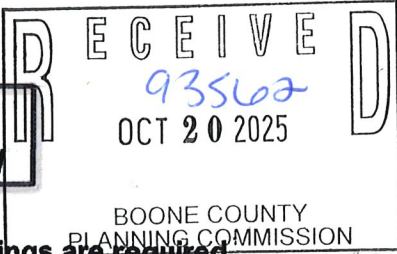


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: HEBRON POINTE VENTURE LLC
Address: 8044 MONTGOMERY RD STE 370
CINCINNATI OH 45236
City State Zip Code
Phone Number: (513) 792-5000 Fax Number: (513)792-5010
Email: criney@midlandatlantic.com
4. Description of Request: Appeal of Mr. Michael D. Schwartz's October 16, 2025 Determination of Whether Proposed Building Materials For Hebron Pointe Meet The Requirements of the Approved Concept Development Plan
5. Name of Development: Shoppes at Hebron Pointe
6. Location of Development: 2540 Worldwide Boulevard
Near the intersection of Graves Rd and Worldwide Blvd
Hebron KY 41048
City State Zip Code
7. Acreage Under Review: 11.42 acre parcel (parcel ID: 035.00-22-006.00)
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: HEBRON POINTE VENTURE LLC
Address: 8044 MONTGOMERY RD STE 370
CINCINNATI OH 45236
City State Zip Code
Phone Number: (513) 792-5000 Fax Number: _____
Email: criney@midlandatlantic.com

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 10/20/25 Fee Received: \$1116⁰⁰ Receipt #: 93562

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 11/12/2025

5. Board Action: 11/12/2025

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: See Minutes

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#5

APPLICANT: Hebron Pointe Venture LLC, per Clayton Riney

LOCATION: 2540 Worldwide Boulevard, Boone County, Kentucky

ZONING: Graves Road Commercial/Planned Development (GR-C/PD)

DATE: November 12, 2025

DESCRIPTION OF REQUEST AND ISSUE

1. On October 16, 2025, the Boone County Zoning Administrator determined that:
 - a. The retail building for the Shoppes at Hebron Pointe is consistent with the existing approved Concept Development Plan; and
 - b. The Publix building at the Shoppes at Hebron Pointe is not consistent with the existing approved Concept Development Plan, and therefore does not comply with Condition Number 1 of Boone County Ordinance Number 2024-26.
2. The applicant is appealing the Boone County Zoning Administrator's decision.

TIMELINE

2024 On September 3, 2024, Boone Fiscal Court adopted Ordinance Number 2024-26, changing the zoning for the Hebron Pointe development from GR-R and GR-C to GR-C/PD (R-24-019-A).

PERTINENT REGULATIONS

1. As part of Boone County Ordinance Number 2024-26, there was a condition, that was accepted by the applicant, owner, and developer, stating that "Development shall be consistent with the approved Concept Development Plan except as provided by Exhibits A and B and the following conditions".
2. The approved Concept Development Plan included renderings of the front building elevation and a document titled 'Hebron Pointe Architectural Guidelines'. These architectural guidelines stated the following, as they apply to building materials and façade composition:
 - a. Exterior walls shall be constructed primarily of masonry brick with masonry accents such as cast stone shapes and architectural calcium silicate units in an integral color. The traditional retail style shall supplement the heavy masonry use with EIFS sign bands capped with an EIFS cornice above storefronts.
 - b. Exterior walls shall include architectural embellishments such as fenestrations, masonry accents, architectural reveals, façade relief bands and or other details consistent with the overall character of the building. Facades shall also provide visual interest and scale by using variations in color, horizontal planes, materials,

- patterns, and height. Exterior walls facing primary road frontages shall not appear blank or monolithic in any way.
- c. Buildings shall utilize large flat roofs with parapets. Front facing architectural facades shall be accented with sloped standing seam metal awnings or flat projecting tie rod metal canopies. No mansard roofs or “stage set” roofs will be permitted.
3. Section 2705.C.1.a of the zoning regulations provides for the following regulations pertaining to Architectural Design – Building Materials:
- a. Primary exterior wall materials shall be brick, architectural grade Concrete Masonry Units (CMU) tile, and stone or concrete with an integral color.
 - b. EIFS, stucco, architectural grade metals, wood or cement board siding, glass block, and precast concrete shall only be used on trim, detailing, and incidental or secondary wall areas.
 - c. Substandard or synthetic appearing exterior wall materials such as ribbed, industrial style metal siding, T-111, EIFS systems with visually pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl siding, and hard board shall be prohibited.
 - d. Visible roof materials shall be architectural grade dimensional shingles, tiles, slate, copper, or standing seam metal.
 - e. Other types of decorative roofing will be considered and evaluated on a case-by-case basis.
4. Section 2705.C.1.b of the zoning regulations provides for the following regulations pertaining to Architectural Design – Façade Composition:
- a. Facades shall provide visual interest and scale by using variations in color, horizontal planes, materials, fenestration, patterns, height, or similar techniques.
 - b. Front facades shall be designed to have a defined based, mid-section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the wainscot, knee wall, or entire ground floor from the upper portion of the exterior wall. A change in the fenestration pattern between floors may be used for mutli-story buildings.
 - c. A simplified expression of the front façade design and materials may be used on rear and side facades not abutting an arterial or collector street.

DETERMINATION

1. The retail building for the Shoppes at Hebron Pointe is consistent with the existing approved Concept Development Plan; and
2. The Publix building at the Shoppes at Hebron Pointe is not consistent with the existing approved Concept Development Plan, and therefore, does not comply with Condition Number 1 of Boone County ordinance Number 2024-26.

ANALYSIS

1. The predominant material for the retail buildings, on all four building elevations, is brick.
2. The buildings materials for the south building façade of the Publix building are consistent with the elevation drawing adopted by Boone Fiscal Court in Ordinance Number 2024-26.
3. The north building façade of the Publix building is approximately 51% EIFS.
4. The east building façade of the Publix building is approximately 54% EIFS.
5. The west building façade of the Publix building is approximately 55% EIFS.

CONCLUSION

Section 160 of the Boone County Subdivision Regulations give the Boone Board of Adjustment the authority to act on this request. In order for an appeal to be granted, the Board must determine that the administrative decision in question is in error.

Respectfully submitted,



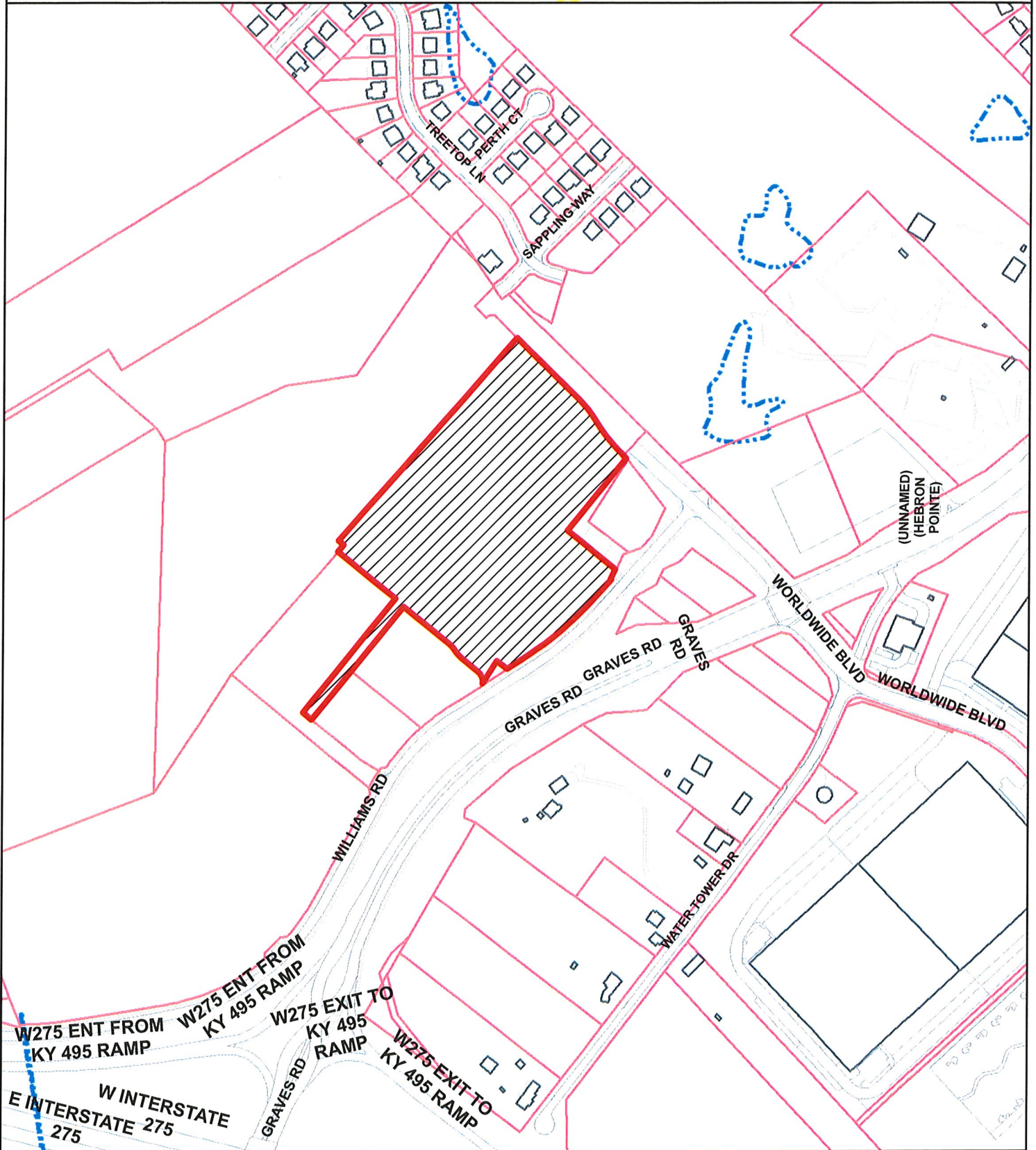
Michael D. Schwartz
Director, Zoning Services
Zoning Administrator

Attachments

- Vicinity Map
- Zoning Map
- Application
- October 16, 2025 Determination Letter
- Building Elevations

Vicinity Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

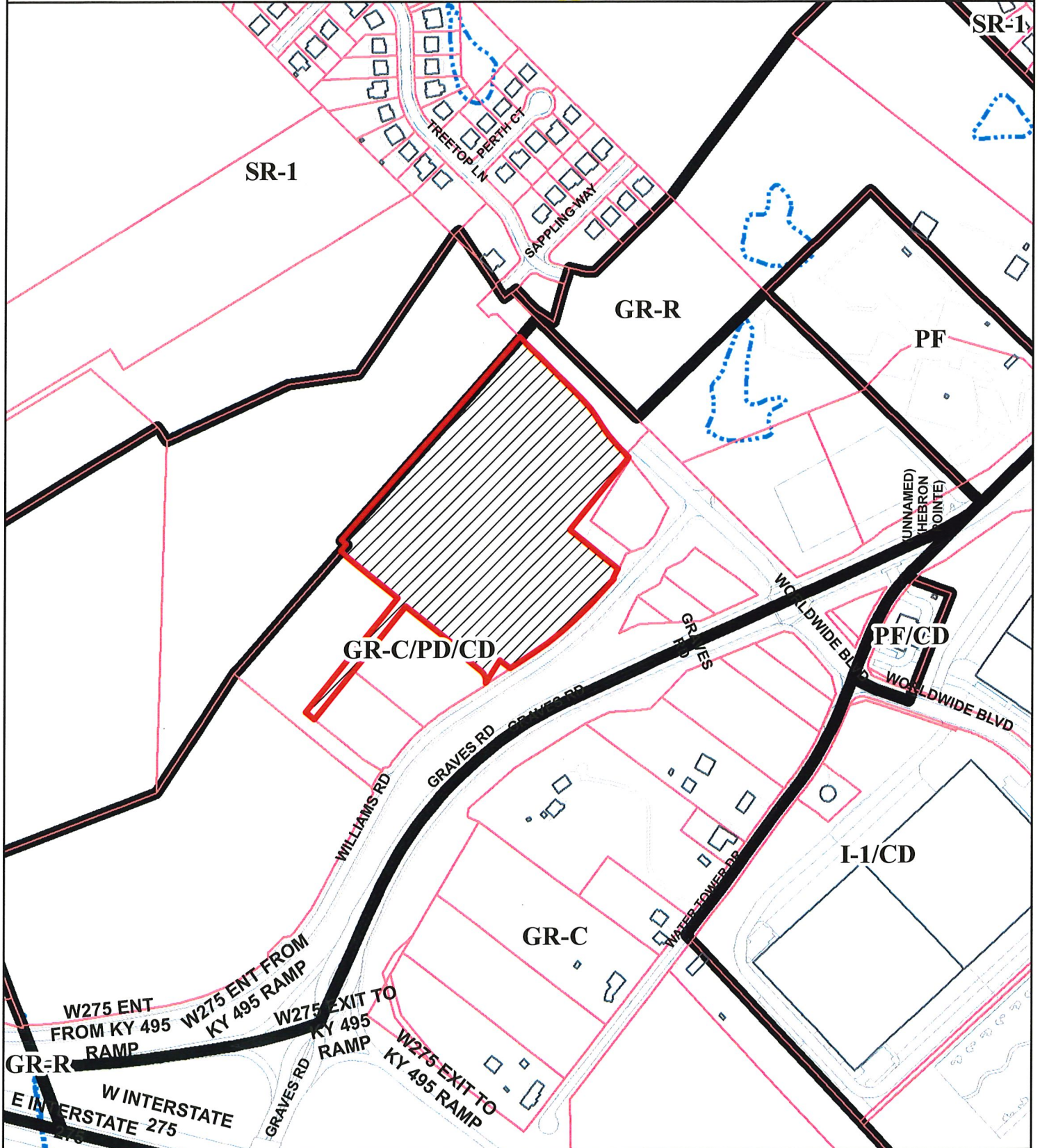


Boone County GIS - Putting Northern Kentucky on the Map

State Plane Kentucky North NAD 1983
ArcMap Document *.mxd

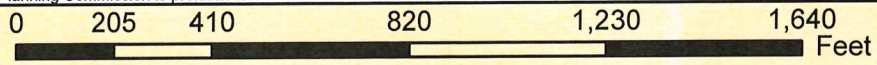
Zoning Map

www.boonecountygis.com



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1 inch = 400 feet

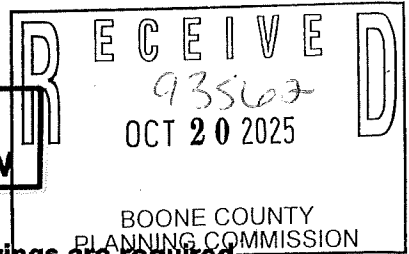


Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union

2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant: HEBRON POINTE VENTURE LLC

Address: 8044 MONTGOMERY RD STE 370

CINCINNATI OH 45236
 City State Zip Code

Phone Number: (513) 792-5000 Fax Number: (513)792-5010

Email: criney@midlandatlantic.com

4. Description of Request: Appeal of Mr. Michael D. Schwartz's October 16, 2025 Determination of Whether Proposed Building Materials For Hebron Pointe Meet The Requirements of the Approved Concept Development Plan

5. Name of Development: Shoppes at Hebron Pointe

6. Location of Development: 2540 Worldwide Boulevard
Near the intersection of Graves Rd and Worldwide Blvd

Hebron KY 41048
 City State Zip Code

7. Acreage Under Review: 11.42 acre parcel (parcel ID: 035.00-22-006.00)

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: HEBRON POINTE VENTURE LLC

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CINCINNATI OH 45236
 City State Zip Code

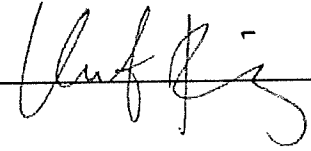
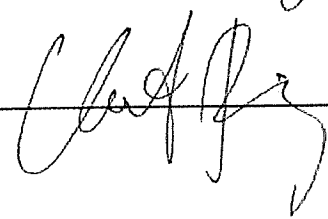
Phone Number: (513) 792-5000 Fax Number: _____

Email: criney@midlandatlantic.com

10. Proposed Use(s) on Site: Retail
11. Total Square Footage of Existing and/or Proposed Buildings: _____
12. Current Zoning: _____
13. 1243 825 2004
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: _____

Applicant's Signature: _____

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 10/20/25 Fee Received: \$1116⁰⁰ Receipt #: 93567

2. Is application complete:

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

October 16, 2025

Clayton Riney
Midland Atlantic Properties
8044 Montgomery Road, Suite 370
Cincinnati, Ohio 45236

RE: Determination of Whether Proposed Building Materials For Hebron Pointe Meet
The Requirements of the Approved Concept Development Plan

Dear Mr. Riney:

On September 3, 2024, Boone Fiscal Court adopted Ordinance Number 2024-26, changing the zoning for the Hebron Pointe development from GR-R and GR-C to GR-C/PD (R-24-019-A). As part of that action, there was a condition, that was accepted by the applicant, owner, and developer, stating that "Development shall be consistent with the approved Concept Development Plan except as provided by Exhibits A and B and the following conditions".

The approved Concept Development Plan included renderings of the front building elevation and a document titled 'Hebron Pointe Architectural Guidelines'. These architectural guidelines stated the following, as they apply to building materials and façade composition:

- Exterior walls shall be constructed primarily of masonry brick with masonry accents such as cast stone shapes and architectural calcium silicate units in an integral color. The traditional retail style shall supplement the heavy masonry use with EIFS sign bands capped with an EIFS cornice above storefronts.
- Exterior walls shall include architectural embellishments such as fenestrations, masonry accents, architectural reveals, façade relief bands and or other details consistent with the overall character of the building. Facades shall also provide visual interest and scale by using variations in color, horizontal planes, materials, patterns, and height. Exterior walls facing primary road frontages shall not appear blank or monolithic in any way.
- Buildings shall utilize large flat roofs with parapets. Front facing architectural facades shall be accented with sloped standing seam metal awnings or flat projecting tie rod metal canopies. No mansard roofs or "stage set" roofs will be permitted.

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5. Other types of decorative roofing will be considered and evaluated on a case-by-case basis.

Section 2705.C.1.b of the zoning regulations provides for the following regulations pertaining to Architectural Design – Façade Composition:

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2. Front facades shall be designed to have a defined based, mid-section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the wainscot, knee wall, or entire ground floor from the upper portion of the exterior wall. A change in the fenestration pattern between floors may be used for mutli-story buildings.
3. A simplified expression of the front façade design and materials may be used on rear and side facades not abutting an arterial or collector street.

An evaluation of the submitted drawings finds the following:


1. The predominant material for the retail buildings, on all four building elevations, is brick.
2. The buildings materials for the south building façade of the Publix building are consistent with the elevation drawing adopted by Boone Fiscal Court in Ordinance Number 2024-26.
3. The north building façade of the Publix building is approximately 51% EIFS.
4. The east building façade of the Publix building is approximately 54% EIFS.
5. The west building façade of the Publix building is approximately 55% EIFS.

Based on the submitted information, it is my determination that:

1. The retail building is consistent with the existing approved Concept Development Plan.
2. The Publix building is not consistent with the existing approved Concept Development Plan, and therefore does not comply with Condition Number 1 of Ordinance Number 2024-26.

Pursuant to Kentucky Revised Statute (KRS) 100.261, appeals to the board of adjustment may be taken by any person, or entity claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of any zoning enforcement officer within thirty (30) days after the appellant or his agent receives notice of the action by filing with said officer and with the board a notice of appeal specifying the grounds thereof, and giving notice of such appeal to any and all parties of record.

Sincerely,

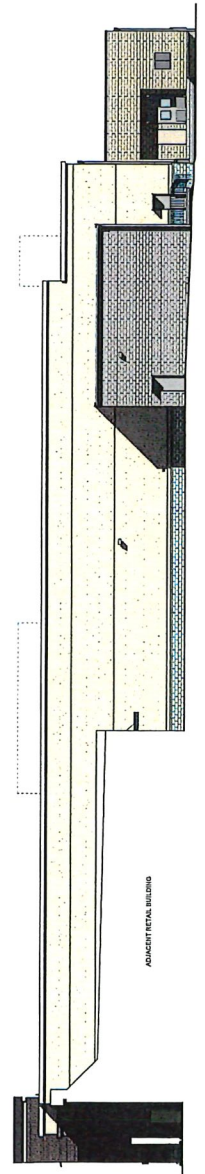
A handwritten signature in black ink, appearing to read 'MS', with a large, sweeping flourish extending to the right.

Michael D. Schwartz
Director, Zoning Services
Zoning Administrator

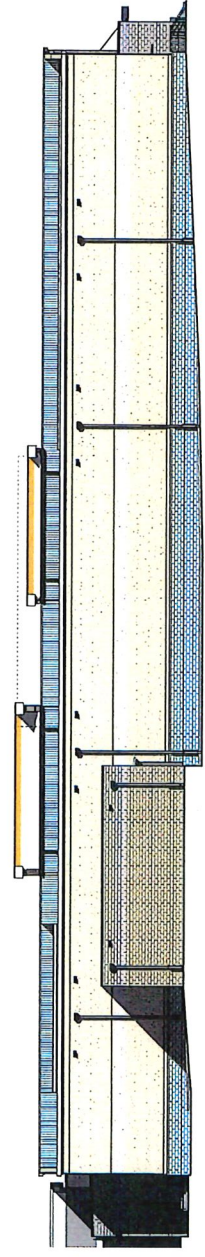
PROJECT: 2024-01
 DATE: 02/22/24
 ARCHITECT: KZF
 CLIENT: KZF

202 ALBANY BLVD
 CHEVY Chase, MD 20815
 TEL: 301.424.2211
 WWW: KZF.COM

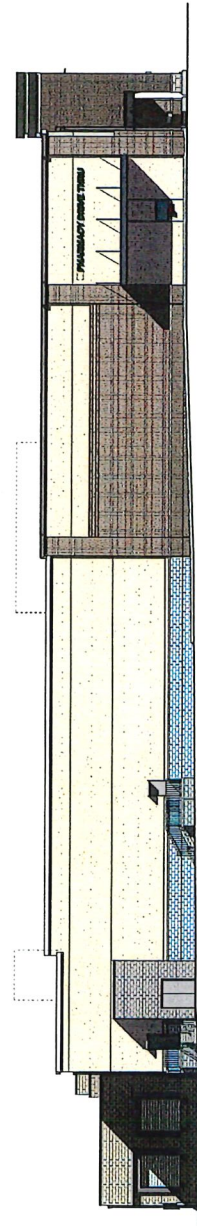
Shoppes at Hebron Pointe - Publix Facade
 Williams Rd & Worldwde Blvd
 Hebron, KY 41048



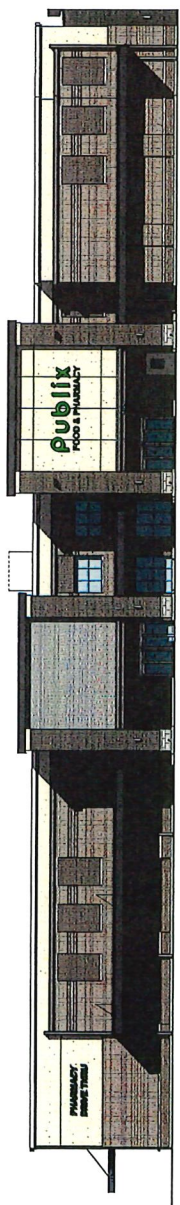
13 EAST ELEVATION
 1/8" = 1'-0"



14 NORTH ELEVATION
 1/8" = 1'-0"



15 WEST ELEVATION
 1/8" = 1'-0"

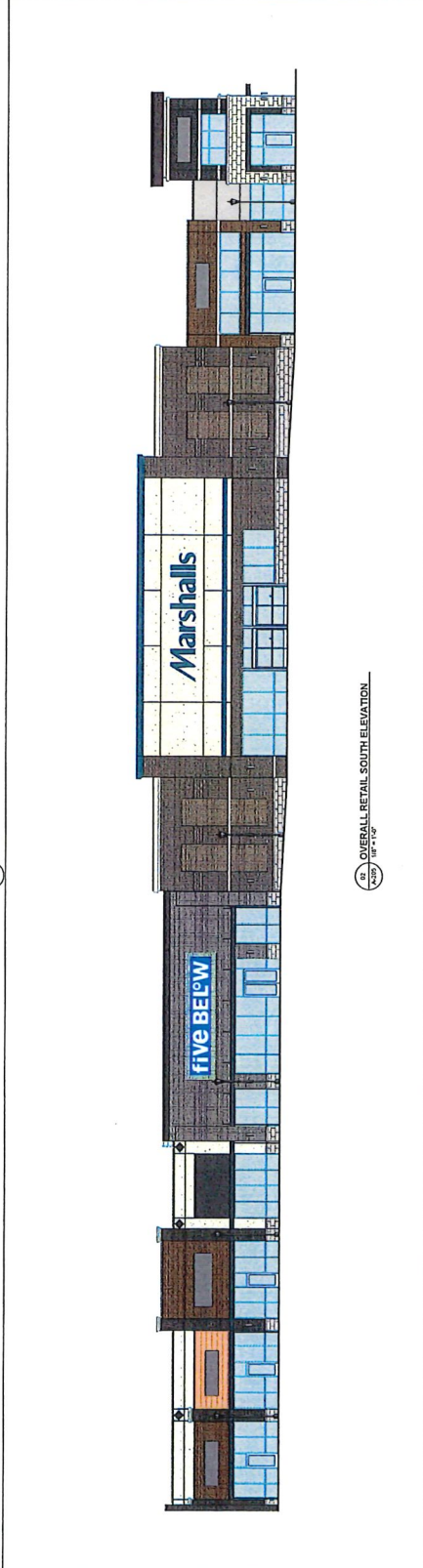


16 SOUTH ELEVATION
 1/8" = 1'-0"

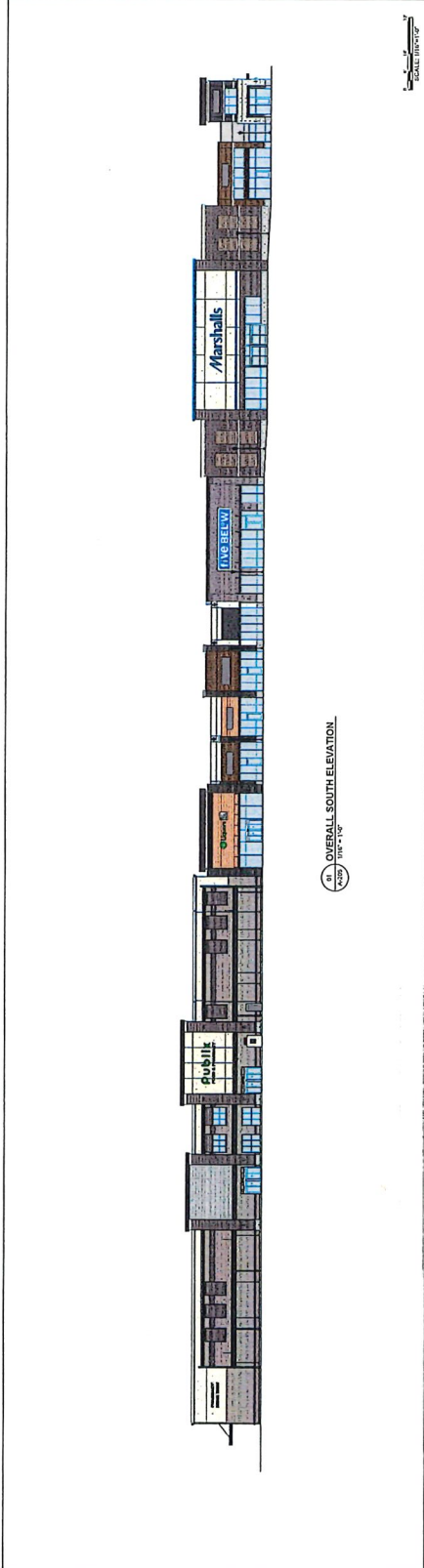
NOT FOR CONSTRUCTION



10. PUBLIX & LIQUOR STORE SOUTH ELEVATION
1/8" = 1'-0"



11. OVERALL RETAIL SOUTH ELEVATION
1/8" = 1'-0"



12. OVERALL SOUTH ELEVATION
1/8" = 1'-0"

Shoppes at Hebron Pointe - Publix Facade
Williams Rd & Worldwde Blvd
Hebron, KY 41048

KZF DESIGN
200 KENNEDY BLVD
CHICAGO, IL 60602
PHONE: 312.461.2511
WWW: KZFDESIGN.COM

DATE: 01/15/14
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: AS SHOWN
PROJECT NO: 14-001
SHEET NO: 12 OF 12
OVERALL ELEVATIONS
A-205

Shoppes at Hebron Pointe
Williams Rd & Worldwide Blvd
Hebron, KY 41048

KZF DESIGN
Architectural Firm

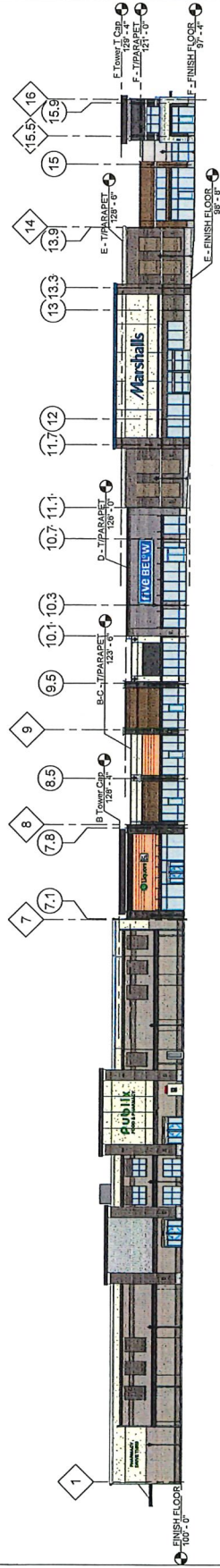
KZF DESIGN INC.
700 Broadway Street
Cincinnati, OH 45202
Phone: 513.821.6211
kzf.com

DESIGNED	CONV. NO.
DRAWN	DATE
CHECKED	PROJECT NO.
DATE	ISSUE NO.

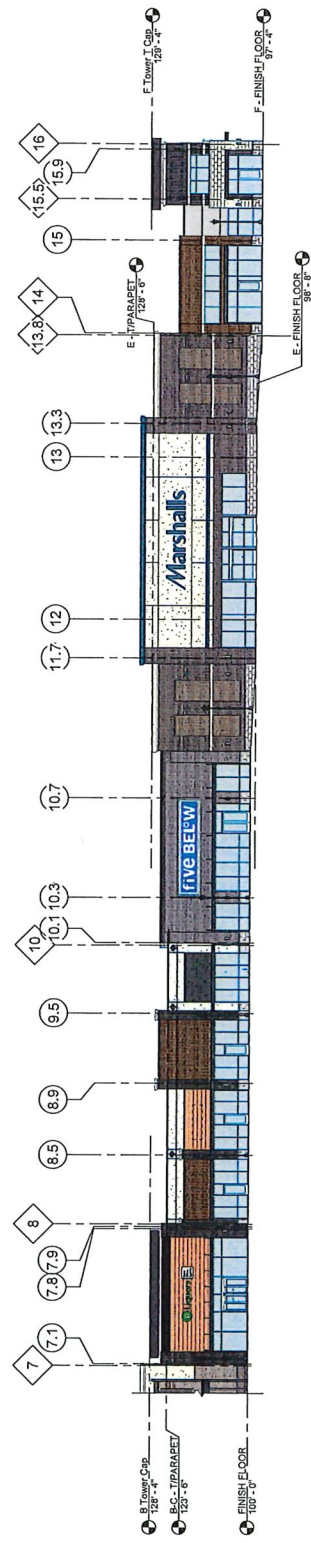
OVERALL
ELEVATIONS

DRAWING NUMBER: ISSUE
A-200.1

NOT FOR CONSTRUCTION



02 OVERALL SOUTH ELEVATION - PUBLIX & RETAIL
A-200.1 3/8" = 1'-0"



01 OVERALL SOUTH ELEVATION - RETAIL
A-200.1 1/16" = 1'-0"

NO. DATE DESCRIPTION

Shoppes at Hebron Pointe
Williams Rd & Worldwide Blvd
Hebron, KY 41048

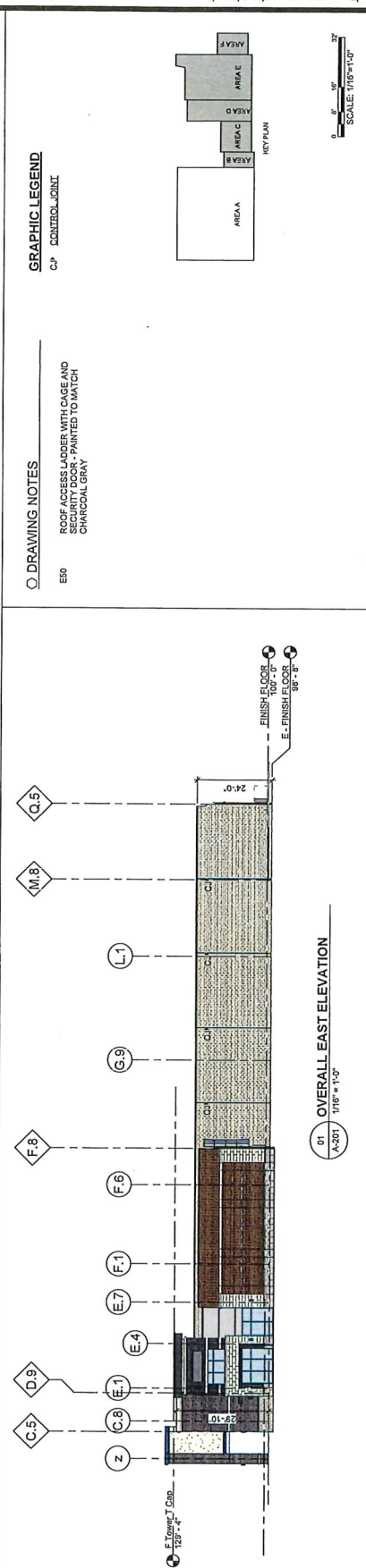
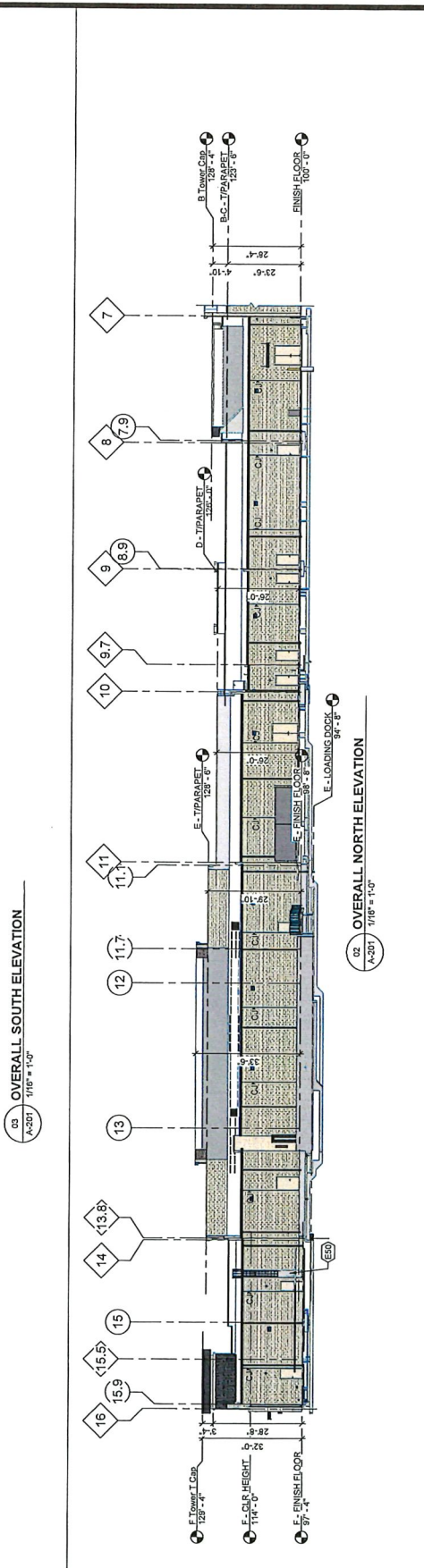
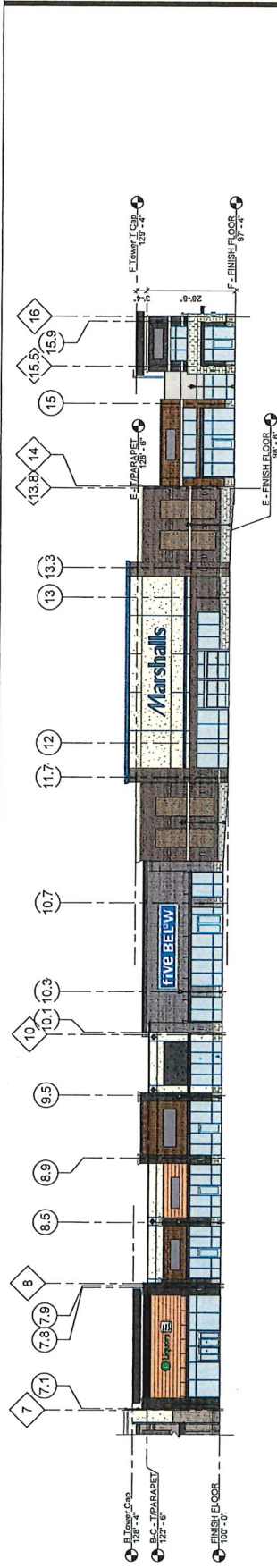
KZF DESIGN
Architectural & Interiors

KZF DESIGN INC.
700 Broadway Street
Cincinnati, OH 45202
Phone: 513.621.0211
kzf.com

DESIGNED	CDM, INC.
DRAWN	BYZOR
DATE	11-03-2011
CHECKED	WAC/DVYTT
OWNER	PROJ. MGR.
	CON.

OVERALL BUILDING ELEVATIONS
DRAWING NUMBER: 0101
A-201

NOT FOR CONSTRUCTION

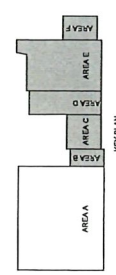


GRAPHIC LEGEND

- C+ CONTROL JOINT

DRAWING NOTES

- E50 ROOF ACCESS LADDER WITH CAGE AND SECURITY DOOR - PAINTED TO MATCH CHARCOAL GRAY



Shoppes at Hebron Pointe
Williams Rd & Worldwde Blvd
Hebron, KY 41048

KZF DESIGN
Architectural
700 Broadway Street
Cincinnati, OH 45202
phone 513.621.6211
kzf.com

NOT FOR CONSTRUCTION
DRAWING NUMBER: ISSUE
A-202

DRAWING NOTES

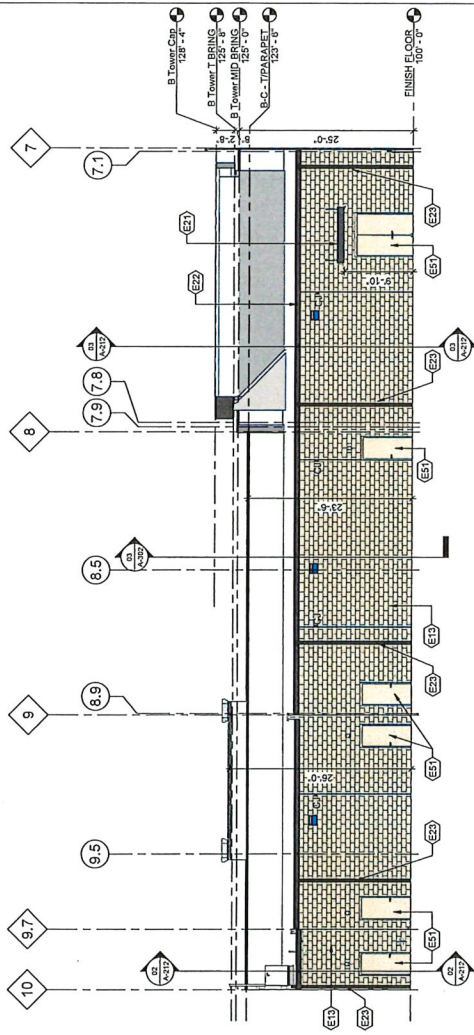
- E19 BRK-4
- E20 BRK-4
- E21 PAINTED CMU - MATCH CMU-1 COLOR - SW
- E22 9180 AGED WHITE
- E23 EIFS COLOR 1
- E24 EIFS COLOR 2
- E25 EIFS COLOR 3
- E26 EIFS COLOR 4
- E27 EIFS COLOR 5
- E28 FC-1 L FIBER CORE PANEL
- E29 MP-1 METAL PANEL
- E30 FACTORY FINISHED METAL COPING - MC-1
- E31 CANOPY - CHARCOAL GRAY BY MAPES OR
- E32 FACTORY FINISHED METAL GUTTER, COLOR
- E33 MATCH MC-1 - SEE ROOF PLAN
- E34 FACTORY FINISHED METAL DOWNSPOUT
- E35 FACTORY FINISHED METAL DOWNSPOUT
- E36 FUTURE SIGNAGE BY TENANT
- E37 EIFS "V" GROOVE 1" X 3/4" REVEAL
- E38 BRICK 4 SOLDIER (2) COURSES
- E39 BRICK 4 SOLDIER (2) COURSES
- E40 3/4" RECESSED BRICK COURSE - BRK-6
- E41 1" X 1" X 1/4" CERAMIC TILE PLAQUE INSERT IN
- E42 FACE OF EIFS
- E43 EIFS CENTERLINE PAINTED TO MATCH
- E44 CMU-1 COLOR - SW 9180 AGED WHITE
- E45 FC-2 FIBER CORE PANEL
- E46 FACTORY FINISHED METAL DOWNSPOUT -
- E47 FACTORY FINISHED METAL DOWNSPOUT
- E48 CHARCOAL GRAY - SEE ROOF PLAN
- E49 STONE VENEER - SV-2

GRAPHIC LEGEND
C/P CONTROL JOINT

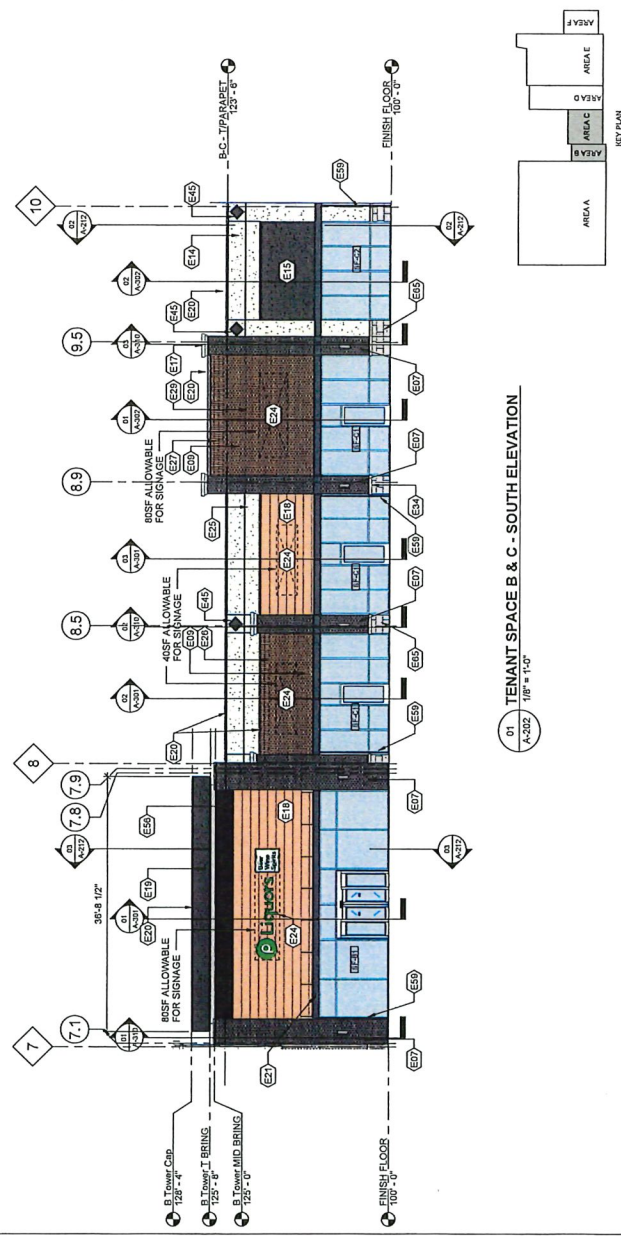
EXTERIOR MATERIALS LEGEND

MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
CMU-1	CMU BLOCK	ALABASTER	CORDOVA STONE	MORTAR C-380
BRK-1	BRICK	ANCHORSTONE	BRICKCRAFT	MORTAR C-380
BRK-2	BRICK	BROWN STONE	BRICKCRAFT	MORTAR C-380
BRK-3	BRICK	STD. 418 MODULAR	CONTINENTAL	MORTAR C-380
BRK-4	CONTEMPO BRICK	SHADOW PRP	BRAMPTON BRICK	MORTAR C-380
BRK-5	BRICK	DOVE GRAY (V)	YANKEE HILL	MORTAR C-380
BRK-6	BRICK	BROWN VELOUR	BRICKCRAFT	MORTAR C-380
BRK-7	BRICK	GRAPHITE	BRAMPTON BRICK	MORTAR C-57
BRK-8	BRICK	WHITESTONE	BRICKCRAFT	MORTAR C-57
SV-1	STONE VENEER	Harmony Stone - Polir	SHOULDICE STONE	MORTAR C-380
SV-2	STONE VENEER	LIGHT BUFF	INDIANA CAST STONE	MORTAR C-380
C.S.	CAST STONE	LIGHT BUFF	INDIANA CAST STONE	MORTAR C-380
EIFS 1	EIFS	#828 WHITE HAZE	DRYVIT	SANDBLAST FINISH
EIFS 2	EIFS	#152 ANTHRACITE COAL	DRYVIT	FINESSE FINISH
EIFS 3	EIFS	#1910 CHINA WHITE	DRYVIT	SANDBLAST FINISH
EIFS 4	EIFS	#178 MIDNIGHT BLUE	DRYVIT	SANDBLAST FINISH
EIFS 5	EIFS	#827 TWILIGHT GRAY	DRYVIT	FINESSE FINISH
EIFS 6	EIFS	FIVE BELOW BLUE	DRYVIT	FINESSE FINISH
EIFS 7	EIFS	#1910 OYSTER SHELL	DRYVIT	SANDBLAST FINISH
EIFS 8	EIFS	#1910 CHINA WHITE	DRYVIT	SANDBLAST FINISH
FC-1	FIBER CORE	CLASSIC OAK	TRESPA	14-1/2" PURA NFC
FC-2	FIBER CORE	SLATE EBONY	TRESPA	8" PURA NFC
MP-1	METAL PANEL	DUSTY CHARCOAL II	ALUCOBOND	
MP-2	METAL PANEL	CADET GRAY	ALUCOBOND	
MC-1	METAL COPING	INK WELLS	METAL ERA	PRE FINISHED
MC-2	METAL COPING	PACIFIC BLUE	METAL ERA	PRE FINISHED
SF	STOREFRONT	CLEAR/ANODIZED	KAWNEER COMPANY	

SCALE: 1/8" = 1'-0"



03 TENANT SPACE B - WEST ELEVATION
1/8" = 1'-0"



01 TENANT SPACE B & C - SOUTH ELEVATION
1/8" = 1'-0"

Shoppes at Hebron Pointe
Williams Rd & Worldwde Blvd
Hebron, KY 41048

KZF DESIGN
Developing Better Futures

KZF DESIGN INC.
700 Broadway Street
Chincinnati, OH 45202
Mobile: 513.624.1821
kzf.com

DESIGNED: CORAL MO...
DRAWN: SHARON...
DATE: 11/10/17
CHECKED: M...
INCHES: 1/8" = 1'-0"

TENANT D
ELEVATIONS

DRAWING NUMBER: 1821E
A-203

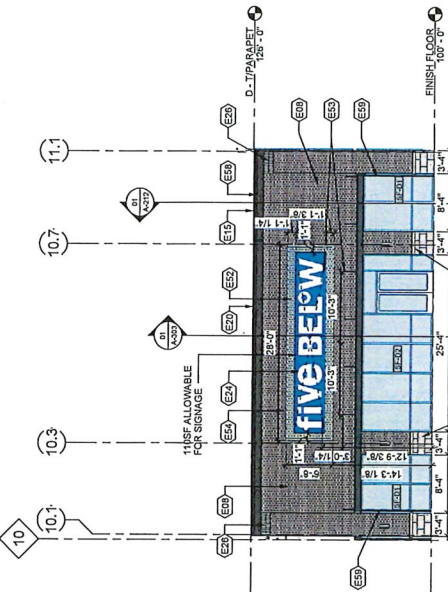
NOT FOR CONSTRUCTION

DRAWING NOTES

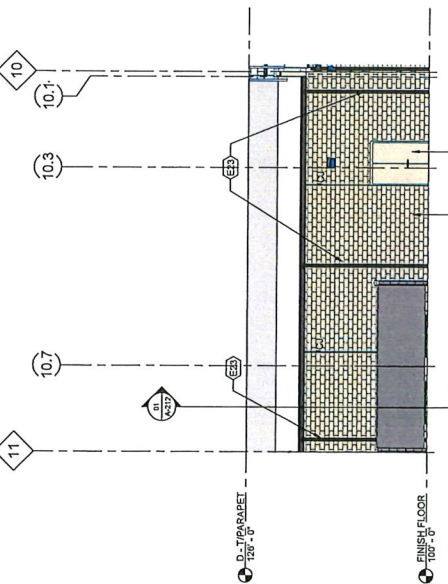
- BRK-5 PAINTED CMU - MATCH CMU-1 COLOR - SW
- E19 9180 AGED WHITE
- E15 EIFS COLOR 2
- E13 FACTORY FINISHED METAL COPING - MC-1
- E23 FACTORY FINISHED METAL COPING - MC-1
- E20 COLOR MATCH MC-1 - SEE ROOF PLAN
- E24 FUTURE SIGNAGE BY TENANT
- E26 BRICK 4 SOLDIER (2) COURSES
- E34 CAST STONE WATER TABLE
- E31 CAST STONE WATER TABLE TO MATCH CMU-1 COLOR - SW 9180 AGED WHITE
- BRK-8
- E52 STAINLESS STEEL PART #215 IDLA 1/4" X 3
- E53 (1) COURSE 1" PROUD BRICK BORDER - TO REMAIN AFTER BANNER IS REMOVED TEMPORARY BANNER LOCATION. EYE BOLTS TO REMAIN AFTER BANNER IS REMOVED
- E54 (1) COURSE 1" PROUD BRICK BORDER -
- E59 EIFS CORNICE COLOR 2
- E65 FACTORY FINISHED METAL DOWNSPOUT COLOR MATCH CANOPY CHARCOAL GRAY -
- E66 STONE VENEER - SW-2

GRAPHIC LEGEND

C* CONTROL JOINT



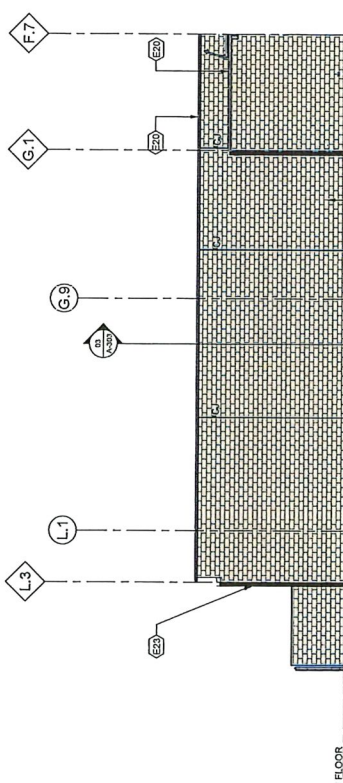
02 TENANT SPACE D - SOUTH ELEVATION
A-203 1/8" = 1'-0"



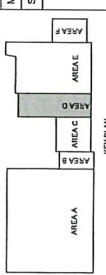
03 TENANT SPACE D - NORTH ELEVATION
A-203 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
CMU-1	CMU BLOCK	ALABASTER	CORCOVA STONE	MORTAR: C-360
BRK-1	BRICK	ANCHORSTONE	BRICKCRAFT	MORTAR: C-360
BRK-2	BRICK	BROWN STONE	BRICKCRAFT	MORTAR: C-360
BRK-3	BRICK	STD. 418 MODULAR	CONTINENTAL	MORTAR: C-360
BRK-4	CONTEMPO BRICK	SHADOW PRP	BRAMPTON BRICK	MORTAR: C-360
BRK-5	BRICK	DOVE GRAY (V)	YANKEE HILL	MORTAR: C-360
BRK-6	BRICK	BROWN VELOUR	BRICKCRAFT	MORTAR: C-360
BRK-7	BRICK	GRAPHITE	BRAMPTON BRICK	MORTAR: C-57
BRK-8	BRICK	WHITESTONE	BRICKCRAFT	MORTAR: C-57
SV-1	STONE VENEER	Harmony Stone - Polar	SHOULDICE STONE	MORTAR: C-57
SV-2	STONE VENEER	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-360
C-S	CAST STONE	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-360
EFS 1	EIFS	#628 WHITE HAZE	DRYVIT	SANDBLAST FINISH
EFS 2	EIFS	#152 ANTHRACITE COAL	DRYVIT	FINESSE FINISH
EFS 3	EIFS	#370 CHINA WHITE	DRYVIT	SANDBLAST FINISH
EFS 4	EIFS	#678 MIDNIGHT BLUE	DRYVIT	SANDBLAST FINISH
EFS 5	EIFS	#627 TWILIGHT GRAY	DRYVIT	FINESSE FINISH
EFS 6	EIFS	FIVE BELOW BLUE	DRYVIT	FINESSE FINISH
EFS 7	EIFS	#468 OYSTER SHELL	DRYVIT	SANDBLAST FINISH
EFS 8	EIFS	#310 CHINA WHITE	DRYVIT	FINESSE FINISH
FC-1	FIBER CORE	CLASSIC OAK	TRESPA	14-1/2" PURA NFC
FC-2	FIBER CORE	SLATE EROSYN	TRESPA	8" PURA NFC
MP-1	METAL PANEL	DUSTY CHARCOAL II	ALUCOBOND	
MP-2	METAL PANEL	CADET GRAY	ALUCOBOND	
MC-1	METAL COPING	INK WELL	METAL ERA	PRE FINISHED
MC-2	METAL COPING	PACIFIC BLUE	METAL ERA	PRE FINISHED
SF	STOREFRONT	CLEAR/ANODIZED	KAWNEER COMPANY	



01 TENANT SPACE D - WEST ELEVATION
A-203 1/8" = 1'-0"



KEY PLAN

SCALE: 1/8" = 1'-0"

Shoppes at Hebron Pointe
 Williams Rd & Worldwide Blvd
 Hebron, KY 41048

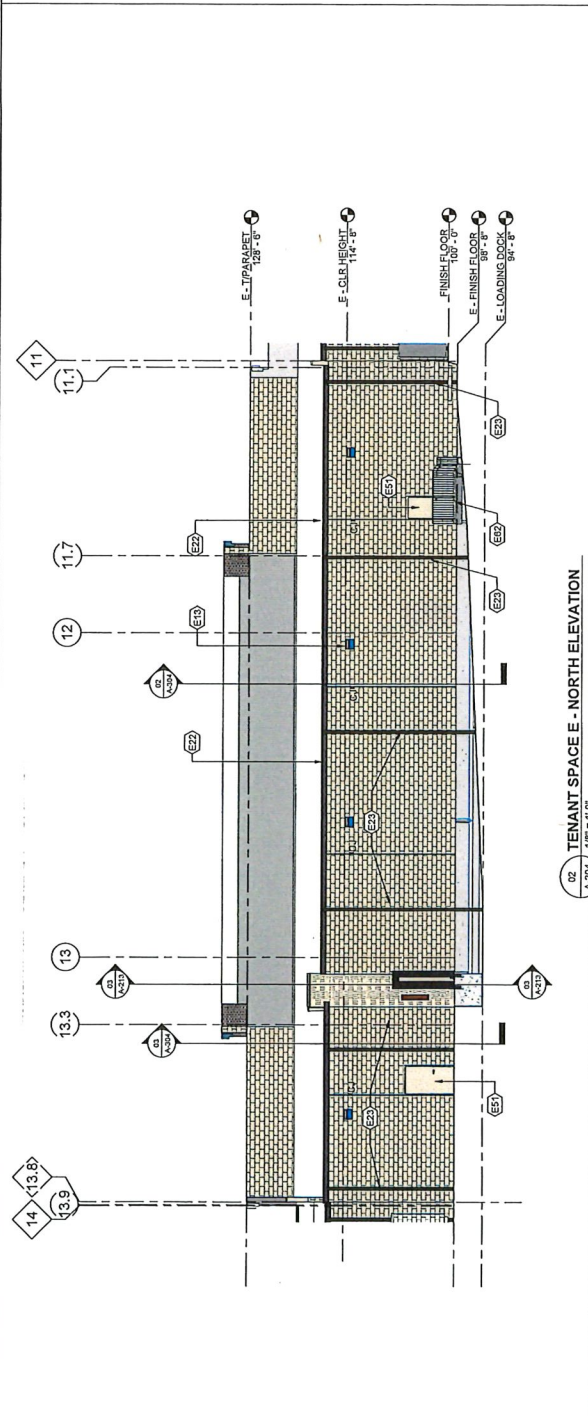
KZF DESIGN
 Designing Better Buildings
 KZF DESIGN INC.
 700 Broadway Street
 Cincinnati, OH 45202
 phone: 513.821.8211
 kzf.com

REVISIONS
 NO. DATE DESCRIPTION
 01 04/20/14
 02 05/01/14
 03 05/01/14
 04 05/01/14
 05 05/01/14
 06 05/01/14
 07 05/01/14
 08 05/01/14
 09 05/01/14
 10 05/01/14
 11 05/01/14
 12 05/01/14
 13 05/01/14
 14 05/01/14

DRAWING NOTES

- BRK-3 PAINTED CMU-MATCH CMU-1 COLOR-SW
- E19 9"80 AGED WHITE
- E16 EIFS COLOR 3
- E22 FACTORY FINISHED METAL GUTTER, COLOR MATCH MC-1
- E23 FACTORY FINISHED METAL DOWNSPOUT COLOR MATCH MC-1 - SEE ROOF PLAN
- E24 FUTURE SIGNAGE BY TENANT
- E25 1/2" O.D. DOWNPIPE
- E26 EIFS WALL SHEET - SEE WALL SECTIONS
- E22 BRK-2 INSET
- E24 CAST STONE WATER TABLE
- E36 CAST STONE VENEER BAND
- E16 EIFS COLOR 4
- E51 3/4" RECESSED BRICK COURSE - BRK-3 CMU-1 COLOR-SW 9"80 AGED WHITE
- E57 3/4" RECESSED BRICK COURSE - BRK-3 EIFS CORNICE COLOR 4 WITH FACTORY FINISHED METAL COPING - MC-2
- E62 BRK-3 AND NAILS TO BE PAINTED FLAT BLACK
- E44 BRK-3 SOLDIER COURSE
- E44 STONE VENEER - SV-2
- E65 EIFS CORNICE COLOR 3 WITH FACTORY FINISHED METAL COPING - MC-1
- E66

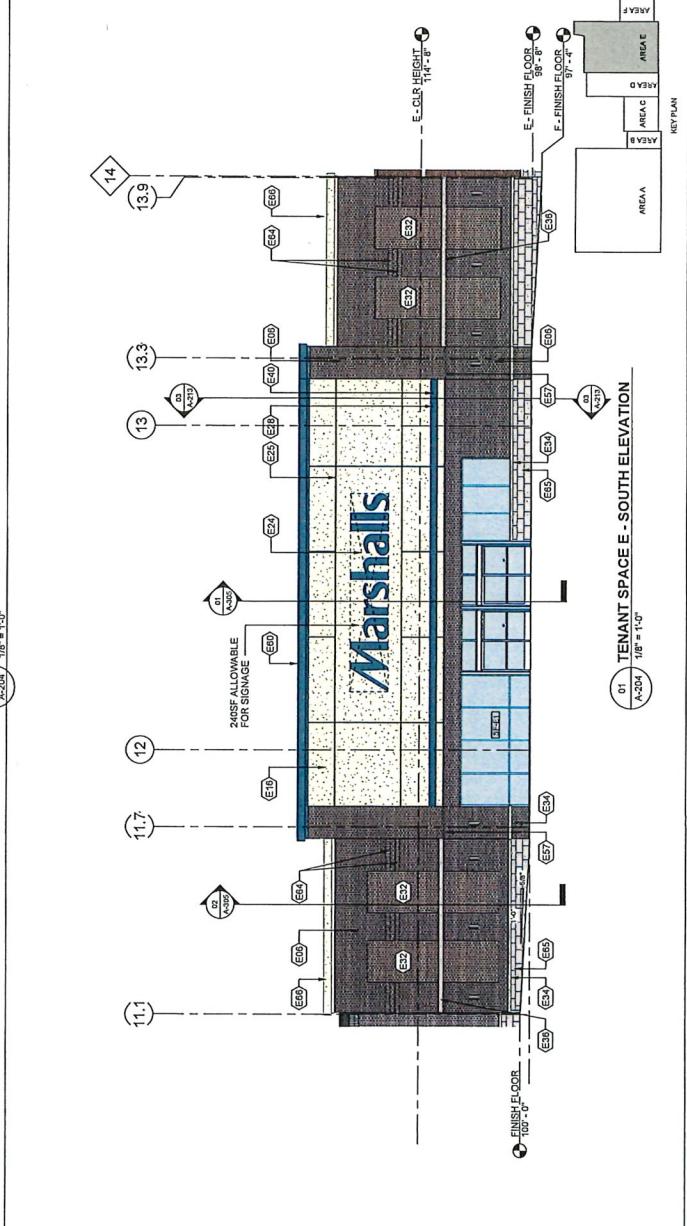
GRAPHIC LEGEND
 C/P CONTROL JOINT



02 TENANT SPACE E - NORTH ELEVATION
 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
CMU-1	CMU BLOCK	ALABASTER	CORDOVA STONE	MORTAR: C-380
BRK-1	BRICK	ANCHORSTONE	BRICKCRAFT	MORTAR: C-380
BRK-2	BRICK	BROWN STONE	BRICKCRAFT	MORTAR: C-380
BRK-3	BRICK	STD. #18 MODULAR	CONTINENTAL	MORTAR: C-380
BRK-4	CONTEMPO BRICK	SHADOW PRP	BRAMPTON BRICK	MORTAR: C-380
BRK-5	BRICK	DOVE GRAY (V)	YANKEE HILL	MORTAR: C-380
BRK-6	BRICK	BROWN VELOUR	BRICKCRAFT	MORTAR: C-380
BRK-7	BRICK	GRAPHITE	BRAMPTON BRICK	MORTAR: C-57
BRK-8	BRICK	WHITESTONE	BRICKCRAFT	MORTAR: C-57
SV-1	STONE VENEER	Hamony Stone - Polif	SHOULDICE STONE	MORTAR: C-380
SV-2	STONE VENEER	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-380
C-5	CAST STONE	INDIANA CAST STONE	INDIANA CAST STONE	MORTAR: C-380
EFS 1	EIFS	#628 WHITE HAZE	DRYVIT	SANDBLAST FINISH
EFS 2	EIFS	#152 ANTHRACITE COAL	DRYVIT	FINESSE FINISH
EFS 3	EIFS	#310 CHINA WHITE	DRYVIT	SANDBLAST FINISH
EFS 4	EIFS	#578 MIDNIGHT BLUE	DRYVIT	SANDBLAST FINISH
EFS 5	EIFS	#627 TWILIGHT GRAY	DRYVIT	FINESSE FINISH
EFS 6	EIFS	FIVE BELOW BLUE	DRYVIT	FINESSE FINISH
EFS 7	EIFS	#488 OYSTER SHELL	DRYVIT	SANDBLAST FINISH
EFS 8	EIFS	#310 CHINA WHITE	DRYVIT	FINESSE FINISH
FC-1	FIBER CORE	CLASSIC OAK	TRESPA	14-1/2" PURA NFC
FC-2	FIBER CORE	SLATE EBONY	TRESPA	8" PURA NFC
MP-1	METAL PANEL	DUSTY CHARCOAL II	ALUCCOBOND	
MP-2	METAL PANEL	CADET GRAY	ALUCCOBOND	
MC-1	METAL COPING	INK WELL	METAL ERA	PRE FINISHED
MC-2	METAL COPING	PACIFIC BLUE	METAL ERA	PRE FINISHED
SF	STOREFRONT	CLEAR ANODIZED	KAWNEER COMPANY	



01 TENANT SPACE E - SOUTH ELEVATION
 1/8" = 1'-0"

Shoppes at Hebron Pointe
Williams Rd & Worldwide Blvd
Hebron, KY 41048

KZF DESIGN
Exhibiting Dealer Builders
KZF DESIGN INC.
700 Broadway Street
Chincinnati, OH 45202
Phone: 513.621.0211
kzf.com

RECORDED - COLUMBUS COUNTY, MISSISSIPPI
BOOK: 104220
DATE: 04/20/2018
DRAWN BY: WMC-DJYTY
CHECKED BY: WMC-DJYTY
OWNER: COX

TENANT E
ELEVATIONS
DRAWING NUMBER: 104220
A-205

NOT FOR CONSTRUCTION

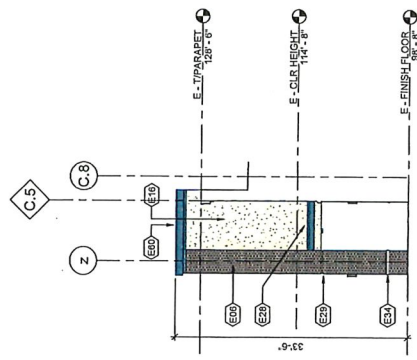
DRAWING NOTES

- BRK-3 PAINTED CMU - MATCH CMU-1 COLOR - SW
- E13 9180 AGED WHITE
- E16 EIFS COLOR 3
- E20 FACTORY FINISHED METAL COPING - MC-1
- E23 FACTORY FINISHED METAL COPING - MC-2
- E28 3/4" RECESSED BRICK COURSE - SEE DOOR
- E29 3/4" RECESSED BRICK COURSE - BRK-6
- E30 3/4" OVERHEAD DOCK DOOR - SEE DOOR
- E31 COMPACTOR SLIDER DOOR - SEE DOOR
- E34 CAST STONE WATER TABLE
- E60 STAINLESS STEEL FACTORY FINISHED METAL COPING - MC-1
- E62 STAIR AND RAILS TO BE PAINTED FLAT BLACK
- E63 DOCK DOOR SEALS AND BUMPERS

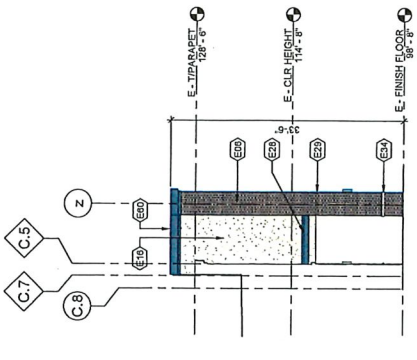
GRAPHIC LEGEND
C- CONTROL POINT

EXTERIOR MATERIALS LEGEND

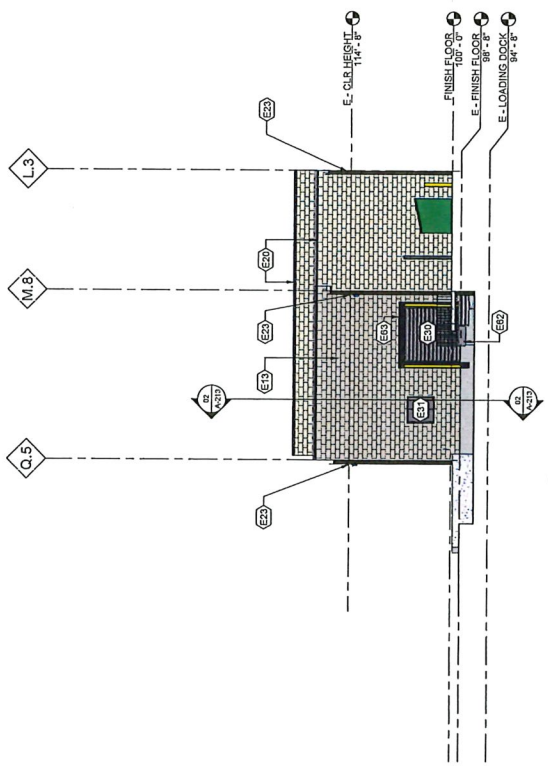
MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
CMU-1	CMU BLOCK	ALABASTER	CORDOVA STONE	MORTAR: C-380
BRK-1	BRICK	ANCHORSTONE	BRICKCRAFT	MORTAR: C-380
BRK-2	BRICK	BROWN STONE	BRICKCRAFT	MORTAR: C-380
BRK-3	BRICK	STD. 418 MODULAR	CONTINENTAL	MORTAR: C-380
BRK-4	CONTEMPO BRICK	SHADOW PRP	BRAMPTON BRICK	MORTAR: C-380
BRK-5	BRICK	DOVE GRAY (V)	YANKEE HILL	MORTAR: C-380
BRK-6	BRICK	BROWN VELOUR	BRICKCRAFT	MORTAR: C-380
BRK-7	BRICK	GRAPHITE	BRAMPTON BRICK	MORTAR: C-380
BRK-8	BRICK	WHITESTONE	BRICKCRAFT	MORTAR: C-380
SV-1	STONE VENEER	Hermey Stone - Polar	SHOULDICE STONE	MORTAR: C-380
SV-2	STONE VENEER	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-380
C.S.	CAST STONE	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-380
EFS 1	EIFS	#628 WHITE HAZE	DRYVIT	SANDBLAST FINISH
EFS 2	EIFS	#152 ANTHRACITE COAL	DRYVIT	FINESSE FINISH
EFS 3	EIFS	#310 CHINA WHITE	DRYVIT	SANDBLAST FINISH
EFS 4	EIFS	#978 MIDNIGHT BLUE	DRYVIT	SANDBLAST FINISH
EFS 5	EIFS	#627 TWILIGHT GRAY	DRYVIT	FINESSE FINISH
EFS 6	EIFS	FIVE BELOW BLUE	DRYVIT	FINESSE FINISH
EFS 7	EIFS	#480 OYSTER SHELL	DRYVIT	SANDBLAST FINISH
EFS 8	EIFS	#310 CHINA WHITE	DRYVIT	FINESSE FINISH
FC-1	FIBER CORE	CLASSIC OAK	TRESPA	14-1/2" PURA NFC
FC-2	FIBER CORE	SLATE EBONY	TRESPA	8" PURA NFC
MP-1	METAL PANEL	DUSTY CHARCOAL II	ALUCOBOND	
MP-2	METAL PANEL	CADET GRAY	ALUCOBOND	
MC-1	METAL COPING	INK WELL	METAL ERA	PRE FINISHED
MC-2	METAL COPING	PACIFIC BLUE	METAL ERA	PRE FINISHED
SF	STOREFRONT	CLEAR ANODIZED	KAWNEER COMPANY	



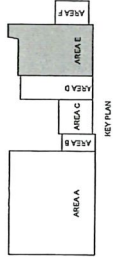
02
A-205
1/8" = 1'-0"
TENANT SPACE E - EAST ELEVATION



03
A-205
1/8" = 1'-0"
TENANT SPACE E - WEST ELEVATION



01
A-205
1/8" = 1'-0"
TENANT SPACE E - WEST ELEVATION



10'-0"

Shoppes at Hebron Pointe
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Hebron, KY 41048

KZF DESIGN INC.
700 Broadway Street
Cincinnati, OH 45202
phone: 513.621.6211
kzf.com

NOT FOR CONSTRUCTION
DRAWING NUMBER: **ELEV-A-206**

DRAWING NOTES

- BRK46 PAINTED CMU - MATCH CMU-1 COLOR - SW
- BRK47 9180 AGED WHITE
- MP-1 METAL PANEL
- FACTORY FINISHED METAL COPING - MC-1 EQUAL - SEE ROOF PLAN - BY IMPRES OR
- FACTORY FINISHED METAL GUTTER, COLOR MATCH MC-1 - SEE ROOF PLAN
- FACTORY FINISHED METAL DOWNSPOUT COLOR MATCH MC-1 - SEE ROOF PLAN
- BRK2 SOLDIER COURSE
- MP-2 METAL PANEL
- CAST STONE WATER TABLE
- CAST STONE VENEER BAND
- STONE VENEER - SV-1
- MP-2 METAL PANEL
- ROOF ACCESS LADDER WITH GAGE AND DOOR AND FRAME PAINTED TO MATCH CHARCOAL GRAY
- CMU-1 COLOR - SW 9180 AGED WHITE
- FACTORY FINISHED METAL DOWNSPOUT COLOR MATCH CMU-1 CHARCOAL GRAY - WATERGAP
- ROOF ACCESS COFFITS PAINTED - SW9470 - STONE VENEER - SV-2

GRAPHIC LEGEND

C-J CONTROL JOINT

EXTERIOR MATERIALS LEGEND

MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
CMU-1	CMU BLOCK	ALABASTER	CORDOVA STONE	MORTAR: C-380
BRK-1	BRICK	ANCHORSTONE	BRICKCRAFT	MORTAR: C-380
BRK-2	BRICK	BROWN STONE	BRICKCRAFT	MORTAR: C-380
BRK-3	BRICK	STD. 418 MODULAR	CONTINENTAL	MORTAR: C-380
BRK-4	CONTEMPO BRICK	SHADOW PRP	BRAMPTON BRICK	MORTAR: C-380
BRK-5	BRICK	DOVE GRAY (V)	YANKEE HILL	MORTAR: C-380
BRK-6	BRICK	BROWN VELOUR	BRICKCRAFT	MORTAR: C-380
BRK-7	BRICK	GRAPHITE	BRAMPTON BRICK	MORTAR: C-57
BRK-8	BRICK	WHITESTONE	BRICKCRAFT	MORTAR: C-57
SV-1	STONE VENEER	Hermey Stone - Polar	SHOULDICE STONE	MORTAR: C-57
SV-2	STONE VENEER	INDIANA CAST STONE	INDIANA CAST STONE	MORTAR: C-380
C.S.	CAST STONE	LIGHT BUFF	INDIANA CAST STONE	MORTAR: C-380
EFS 1	EFS	#628 WHITE HAZE	DRYVIT	SANDBLAST FINISH
EFS 2	EFS	#152 ANTHRACITE COAL	DRYVIT	FINESSE FINISH
EFS 3	EFS	#910 CHINA WHITE	DRYVIT	SANDBLAST FINISH
EFS 4	EFS	#978 MIDNIGHT BLUE	DRYVIT	SANDBLAST FINISH
EFS 5	EFS	#627 TWILIGHT GRAY	DRYVIT	FINESSE FINISH
EFS 6	EFS	FIVE BELOW BLUE	DRYVIT	FINESSE FINISH
EFS 7	EFS	#468 OYSTER SHELL	DRYVIT	SANDBLAST FINISH
EFS 8	EFS	#910 CHINA WHITE	DRYVIT	SANDBLAST FINISH
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FC-2	FIBER CORE	SLATE EBDNY	TRESPA	8" PURA NFC
MP-1	METAL PANEL	DUSTY CHARCOAL II	ALUCOBOND	
MP-2	METAL PANEL	CADET GRAY	ALUCOBOND	
MC-1	METAL COPING	INKWELL	METAL ERA	PRE FINISHED
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SF	STOREFRONT	CLEAR ANODIZED	KAWNEER COMPANY	

SCALE: 1/8" = 1'-0"

