

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 8
May 3, 2024**

SUBJECT: A report and recommendation on a proposed Notwithstanding Ordinance permitting the installation of Elm Street Plaza (located between W. 5th Street and W 6th Street) at 525 Elm Street in the Central Business District.

GENERAL INFORMATION:

Location:	525 Elm Street, Cincinnati, OH 45202	
Petitioner/ Petitioner's Address:	3CDC Development Manager, LLC 1203 Walnut Street, 4 th Floor, Cincinnati, OH 45202	
Property Owner/ Property Owner's Address:	City of Cincinnati 801 Plum Street Cincinnati, OH 45202	The Port 3 E 4 th Street, Unit 300 Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A - Location Map
- Exhibit B - Notwithstanding Ordinance (NWO) Application
- Exhibit C – Reasons for the Notwithstanding Ordinance Request
- Exhibit D – Zoning Adjudication Letter
- Exhibit E – Elm Street Plaza Plans

BACKGROUND:

On April 8, 2024, the Department of City Planning and Engagement received an application for a Notwithstanding Ordinance (NWO) from the Cincinnati Center City Development Corporation (3CDC) requesting zoning relief to construct an outdoor plaza located between W. 5th Street and W. 6th Street. The property in question is located in the Central Business District, directly east of the Duke Energy Convention Center and directly west of the 84.51 Building, on the site located where the previous Millennium Hotel once stood. The site is zoned DD – Downtown Development District and consists of property owned by the City of Cincinnati and The Port of Greater Cincinnati Development (The Port). The property that is owned by The Port will be transferred to Hamilton County and then leased by the City.

The proposed development, to be called Elm Street Plaza, will consist of an outdoor plaza across the current Elm Street, utilizing the previous Millennium Hotel site to incorporate a mix of gathering space, a pavilion with outdoor seating and public restrooms, a dog park, a lawn, fencing, landscaping and greenery, and new entrance spaces complimenting the soon to-be renovated Duke Energy Convention Center (DECC).

Elm Street will be closed for the imminent future due to the proposed plaza crossing the street. There will be a 22-foot wide access corridor for emergency vehicles spanning the length of W. 6th Street to W. 5th Street.

PROPOSED NOTWITHSTANDING ORDINANCE:

The proposed language in the Notwithstanding Ordinance authorizes the construction and operation of the proposed plaza notwithstanding the Chapters 1411-05, 1411-15, and 1411-17 of the Cincinnati Zoning Code (Exhibit D). The proposed notwithstanding ordinance would allow for the approval of various design and use elements of the Elm Street Plaza, specifically:

1. The pavilion structure and any accessory structures that do not have a façade of at least 40’ in height.
2. The pavilion structure and any accessory structures to not abut the public right-of-way.
3. To locate a Commercial Meeting Facility use on the ground floor.

The property at the east side of Elm Street, situated between W. 5th Street and W. 6th Street, is located within the Zero Setback Overlay on all three sides abutting the right-of-way. Per Section 1411-15 of the Cincinnati Zoning Code, every building must be built with a façade at least 40-feet in height and abut the public ROW in the indicated locations.

Per Section 1411-17, the property on the east side of Elm Street, between W. 5th and W. 6th Streets, is located within the Commercial Continuity Overlay on all three sides abutting the ROW. The Zoning Code states that “at least 60 percent of first-floor building frontage shall be devoted to commercial uses. Further, floor areas closest in elevation to and within 12-feet of adjoining walkway or atrium frontages must be devoted to lobbies.”

The proposed Plaza which is intending to serve the Duke Energy Convention Center is classified as a Commercial Meeting Facility. The Land Use Regulations of Zoning Code Section 1411-05, Limitation #4, stipulate that a Commercial Meeting Facility is “not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay area.”

ANALYSIS:

The Department of City Planning and Engagement has consistently taken a position to not support any Notwithstanding Ordinances (NWO) because they do not comply with the Cincinnati Zoning Code that the Department is charged with developing and enforcing, however in this unique instance, the Department is recommending approval. The Cincinnati Municipal Code Section 111-5 establishes certain factors for evaluation by the City Council committee that considers a Notwithstanding Ordinance application, and the Department will therefore provide input on the following factors. The City Planning Commission shall consider the following when making a recommendation on NWOs to City Council:

- 1) Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;

The proposed plaza is not expected to have any negative impact on the character of the proposed area, or the public health, safety, and welfare. The area is situated within the DD zoning district. DD zoning districts are intended to provide a balance of uses and amenities fostering a vital economic and cultural center of the city and enhance its aesthetic qualities, encourage quality landscape design including compatibility in use and form, and to create and enhance pedestrian-oriented streets to preserve retail vitality and improve the quality of life for downtown workers, visitors and residents.

The subject property is located within Subdistrict A-Downtown Core which is intended to encourage, support and enhance the downtown area as a high-density, mixed-use urban center of regional importance and a center for a mix of uses.

- 2) Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:

- (a) Providing a guide for the physical development of the city.

The proposal adds much needed public gathering space adjacent to the Duke Energy Convention Center and to other businesses and amenities in the Central Business District.

- (b) Preserving the character and quality of residential neighborhoods.

Not applicable to this application.

- (c) Fostering convenient, harmonious and workable relationships among land uses.

The proposed use is not permitted as a principal ground floor use in this location; however, the plaza is an extension of the Duke Energy Convention Center across the street that is on the ground floor and adds much-needed green space and outdoor gathering areas.

- (d) Achieving the arrangement of land uses described in the comprehensive plan for the development of the city as may have been adopted by council.

The proposed Notwithstanding Ordinance is consistent with Plan Cincinnati (2012) (see "Consistency with Plan Cincinnati" for further information in this staff report).

- (e) Promoting the economic stability of existing land uses and protecting them from intrusions by inharmonious or harmful land uses.

The proposed plaza is a harmonious use within the subject area of the City.

- (f) Providing opportunities for economic development and new housing for all segments of the community.

This proposal will spur further economic development as it will assist the continued success of development in the Central Business District and allows for more green space and outdoor areas that people can gather in and hold events.

- (g) Creating pedestrian-friendly environments to reduce reliance on the automobile for travel.

The proposal is promoting pedestrian-oriented amenities incorporating a mix of gathering space, a pavilion with outdoor seating and public restrooms, a dog park, a lawn, fencing, landscaping and greenery, and new entrance spaces complimenting the soon to-be renovated Duke Energy Convention Center.

- (h) Preventing excessive population densities and overcrowding of land or buildings.

This proposal is adding more green space and public areas to a site that is currently not open to the general public.

- (i) Ensuring the provision of adequate open space for light, air and fire safety.

This proposal ensures adequate open space and light and the Cincinnati Fire Department will have access as there will be removable bollards to access the plaza for emergency vehicles.

- (j) Ensuring that development is compatible with the environment, particularly on the hillsides and along the riverfront.

This proposal is not located along the riverfront or within the Hillside Overlay District.

- (k) Promoting the conservation, protection, restoration and enhancement of the historic resources of the city.

Not applicable to this application.

- (l) Lessening congestion in the public streets by providing for off-street parking and loading areas for commercial vehicles.

Not applicable to this application.

- (m) Providing effective signage that is compatible with the surrounding urban environment.

Not applicable to this application.

- (n) Setting standards by which a nonconforming use may continue to function and to provide for the adaptive reuse of nonconforming buildings.

Not applicable to this application.

PUBLIC COMMENT AND NOTIFICATION:

Notice for the May 3, 2024 City Planning Commission meeting was sent to property owners within 400 feet of the subject property, in addition to the Downtown Residents Council. A webpage was also created displaying the location, background information and relevant materials regarding the proposed Notwithstanding Ordinance. No comments have been received to date.

CONSISTENCY WITH PLAN CINCINNATI (2012):

The proposed Notwithstanding Ordinance is consistent with *Plan Cincinnati* (2012), specifically within the Live Initiative Area through the goals to “Build a robust public life” (p. 149) and to “Create a more livable community” (p. 156). Strategies to support these goals include “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” (p. 150) and “Create a welcoming civic atmosphere” (p. 153).

This project will contribute to the City’s energy, economic vitality, and job growth along with facilitating the development of the Duke Energy Convention Center and improvements of Downtown Cincinnati. This request is additionally consistent with the goal to “Become nationally and international recognized as a vibrant and unique city” (pg. 121) and would “Provide support to businesses that focus on our City’s historic heritage of...the arts and other cultural traditions” (pg. 123).

CONCLUSIONS:

This request for a Notwithstanding Ordinance will allow for the construction and operation of the proposed plaza notwithstanding the Chapters 1411-05, 1411-15, and 1411-17 of the Cincinnati Zoning Code as depicted in the “Proposed Notwithstanding Ordinance Section” and Exhibit D.

The Department of City Planning and Engagement has consistently taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. However, this proposed Notwithstanding Ordinance is providing an effective use to an underutilized site that is not used by the general public at this time.

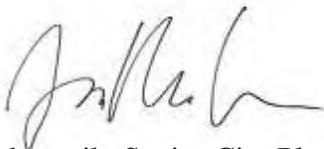
This proposal is consistent with surrounding land uses and properties within the Central Business District as it is surrounded by a variety of uses including the Duke Energy Convention Center, the future hotel, Hyatt Regency, 8451 Building, multiple restaurants, parking garages, and surface parking lots. Adding green space to this area is catalytic because it would allow all these attendees and their employees and customers (and dogs) the chance to enjoy the outdoor space and gathering areas. Lastly, Elm Street Plaza will contribute to the ongoing renaissance of the convention center district and surrounding areas in which it poses no adverse effects to the surrounding buildings or to the public health, safety, and welfare of the Central Business District and City.

RECOMMENDATION:

Typically, the Department of City Planning and Engagement has consistently taken the position to not support any Notwithstanding Ordinances for land use decisions because they do not comply with the zoning laws that the department is charged with developing and enforcing. In this unique situation, the staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

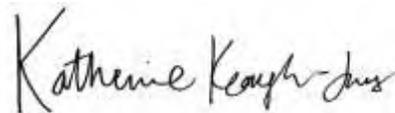
1. **ADOPT** the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and
2. **APPROVE** the Notwithstanding Ordinance permitting the installation of Elm Street Plaza (located between W. 5th Street and W. 6th Street) at 525 Elm Street in the Central Business District.

Respectfully submitted:



Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

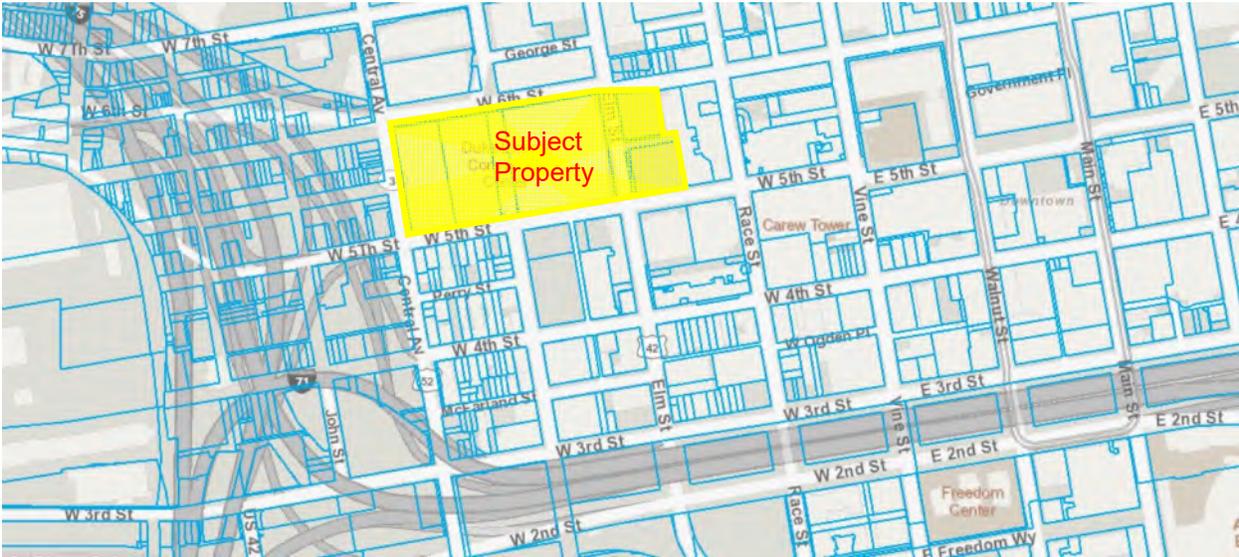
Notwithstanding Ordinance for 525 Elm Street in the CBD

Exhibit A



ZONING MAP – 525 Elm St.

Property is in the DD Zone





TO: Stacy Hoffman, City Planning Division Manager
FROM: Katie Westbrook, 3CDC Development Director
DATE: April 8, 2024

RE: Notwithstanding Ordinance Application for 525 Elm St.

Serving as the Development Manager of the Convention Center, 3CDC Development Manager, LLC (3CDC) is submitting the attached Notwithstanding Ordinance Application on behalf of the City of Cincinnati and Hamilton County to streamline review and approval of various design and use elements of the Elm Street Plaza (located between W 5th and W 6th Street). The specific elements in this request are listed on the following page. Renderings and drawings are also enclosed to illustrate the approximate locations and dimensions of these elements. 3CDC, The City of Cincinnati, Hamilton County, and The PORT Authority are actively working to consolidate ownership of the site as outlined in the attached drawings.

Without the Notwithstanding Ordinance, these elements would require multiple separate approvals for zoning variances. The Notwithstanding Ordinance consolidates these applications into one comprehensive request. This approach allows the Planning Commission to review the proposed site plan more holistically and expedite the approval process. An accelerated approval process is essential to the success of this project due to strict construction deadlines resulting from the Convention Center's event schedule.

This exciting project is a catalyst for economic development throughout Downtown Cincinnati increasing the City's ability to promote the Convention Center and improving public safety surrounding the Convention Center. The items included in this request are integral to the success of this project for its stakeholders.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'KW' with a large, sweeping flourish at the end.

Katie Westbrook
Development Director



Date: 4.5.2024

Location: Elm Street Plaza (East side of Elm Street between W 5th and W 6th Street)

Request: Zoning Relief Analysis, Adjudication Letter

Zoning District: Downtown Development District (DD)

Applicant Name: Katie Westbrook, 3CDC

Dear Applicant:

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your request does not comply with the City of Cincinnati Zoning Code for the following reason:

- **1411-15** - The property at the east side of Elm Street, between W 5th and W 6th Streets, is within the Zero Setback Overlay on all 3 sides abutting right-of-way. Per Zoning Code Section 1411-15, every building must be built with a facade at least 40 feet in height and abut the public right-of-way along the indicated locations.
 - ***A Variance is required to permit the Pavilion structure and any accessory structures that do not have a façade of at least 40 ft. in height.***
 - ***A Variance is required for the Pavilion structure and any accessory structures to not abut the public right-of-way.***

- **1411-17** - The property at the east side of Elm Street, between W 5th and W 6th Streets, is within the Commercial Continuity Overlay on all 3 sides abutting right-of-way. Per Zoning Code Section 1411-17, "at least 60 percent of first-floor building frontage shall be devoted to commercial uses. Further, floor areas closest in elevation to and within 12 feet of adjoining walkway or atrium frontages must be devoted to lobbies." The proposed plaza serving the Duke Energy Convention Center is classified as a Commercial Meeting Facility. The Land Use Regulations of Zoning Code Section 1411-05, Limitation #4, stipulate that a Commercial Meeting Facility is "Not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay."
 - ***A Locational Variance is required to locate a Commercial Meeting Facility use on the ground floor.***

If you choose to move forward with your project as planned, you will need to obtain zoning relief from the Zoning Hearing Examiner. If you have any questions regarding the submission of your Zoning Hearing Application and the required documents, please contact Kasandra Maynes at 513-352-1559 or visit <https://www.cincinnati-oh.gov/buildings/hearings-appeals/zoning-hearing-examiner/>.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Permit Center • 805 Central Avenue, Suite 500 • Cincinnati, Ohio 45202
P 513-352-3271 • F 513-352-2579 • www.cincinnati-oh.gov

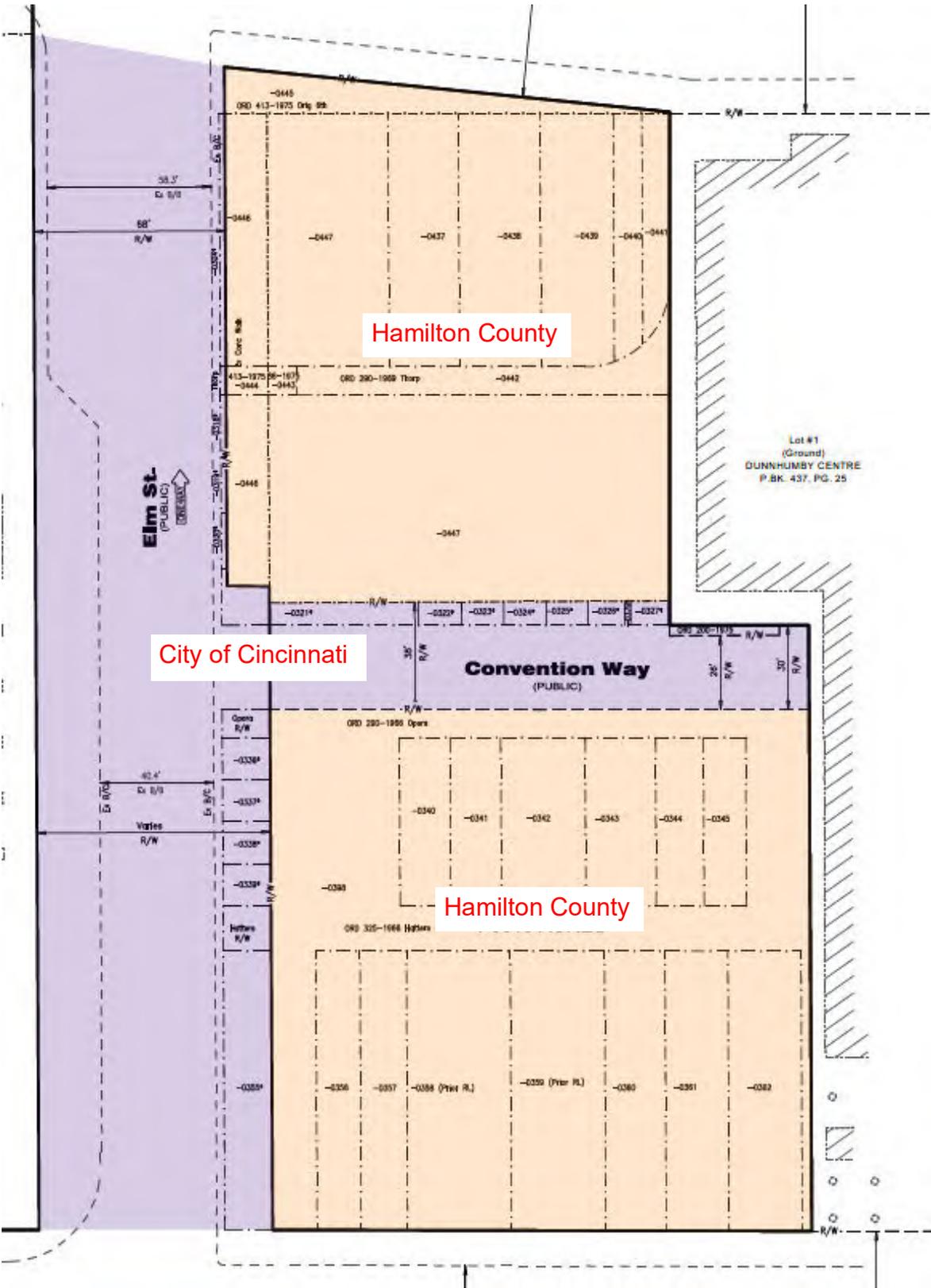
Please include a copy of this letter with your zoning application.

Sincerely,



Emily Ahouse
Zoning Administrator
(p): 513-352-4793
(e): emily.ahouse@cincinnati-oh.gov

Elm Street Plaza Parcel Ownership

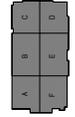
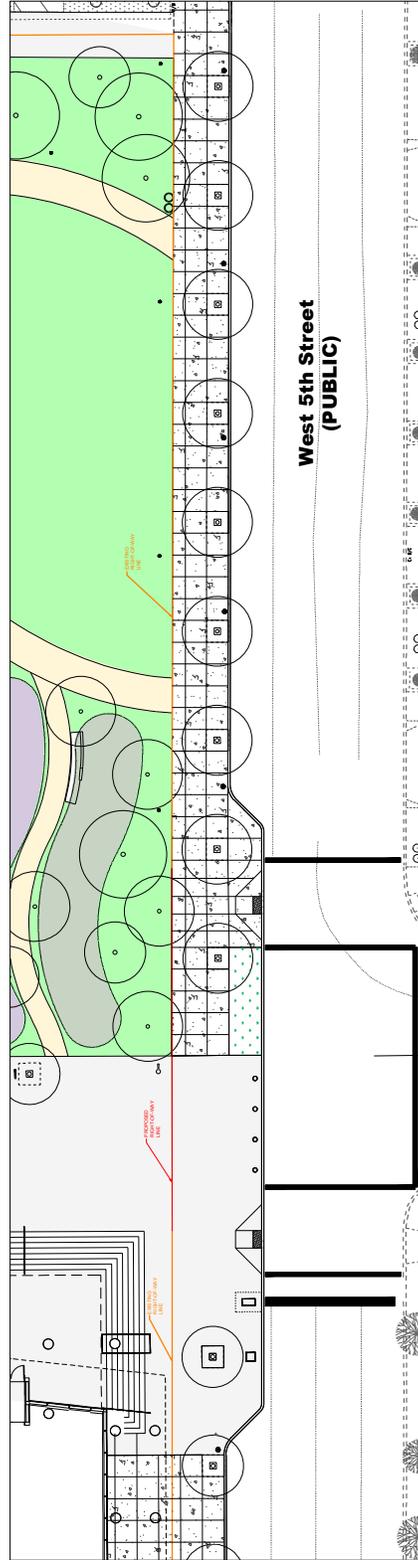
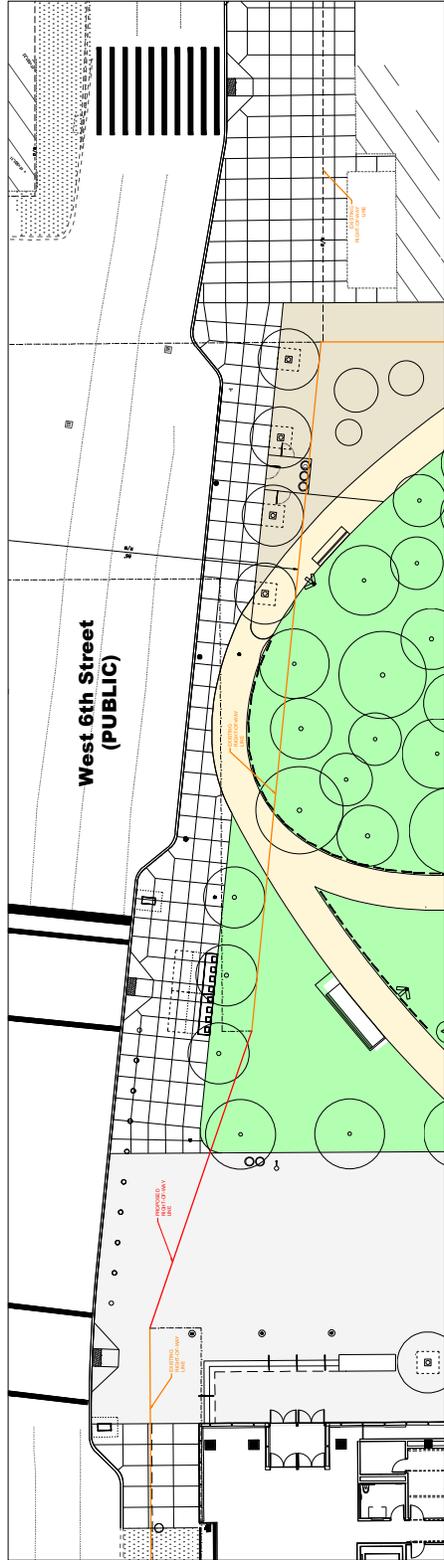


Hamilton County

City of Cincinnati

Hamilton County

Lot #1
(Ground)
DUNNHUMBY CENTRE
P.B.K. 437, PG. 25



DATE: _____

CHANGE DESCRIPTION: _____

WEST PLAIN, OH

1500 PEACHTREE STREET
 SUITE 300
 WEST PLAIN, OH 43080
 PHONE: (614) 88-8000

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 WEST PLAIN, OH 43080
 PHONE: (614) 88-8000



PROPERTY LINE EXHIBIT

PROJECT NO. 221102

DATE: 07/13/12

EXHIBIT

PROCESS DRAWING CONTRIBUTION

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE 200mm THICK UNLESS OTHERWISE SPECIFIED.
3. ALL DOORS ARE 900mm WIDE UNLESS OTHERWISE SPECIFIED.
4. ALL WINDOWS ARE 1200mm WIDE UNLESS OTHERWISE SPECIFIED.
5. ALL FLOORS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWING.
6. ALL ROOFS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED ON THE DRAWING.
7. ALL STRUCTURAL ELEMENTS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
8. ALL MECHANICAL AND ELECTRICAL SERVICES ARE TO BE INSTALLED AS SHOWN ON THE DRAWING.
9. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.
10. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.

COLOUR NOTE LISTING

1	CONCRETE
2	PLASTER
3	PAINT
4	GLASS
5	WOOD
6	STEEL
7	ALUMINIUM
8	BRASS
9	COPPER
10	ZINC

PAVED WALL LEGEND

1	CONCRETE
2	PLASTER
3	PAINT
4	GLASS
5	WOOD
6	STEEL
7	ALUMINIUM
8	BRASS
9	COPPER
10	ZINC

KEYNOTE LISTING

1	CONCRETE
2	PLASTER
3	PAINT
4	GLASS
5	WOOD
6	STEEL
7	ALUMINIUM
8	BRASS
9	COPPER
10	ZINC

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT
2	15/10/2023	ISSUED FOR TENDER
3	20/10/2023	ISSUED FOR CONSTRUCTION

PROJECT INFORMATION

Project Name: [REDACTED]
 Client: [REDACTED]
 Architect: [REDACTED]
 Date: [REDACTED]

DESIGNER INFORMATION

Designer: [REDACTED]
 Title: [REDACTED]
 Contact: [REDACTED]

APPROVALS

Architect: [REDACTED]
 Engineer: [REDACTED]
 Planner: [REDACTED]

LEGEND

1. CONCRETE
 2. PLASTER
 3. PAINT
 4. GLASS
 5. WOOD
 6. STEEL
 7. ALUMINIUM
 8. BRASS
 9. COPPER
 10. ZINC

NOTES

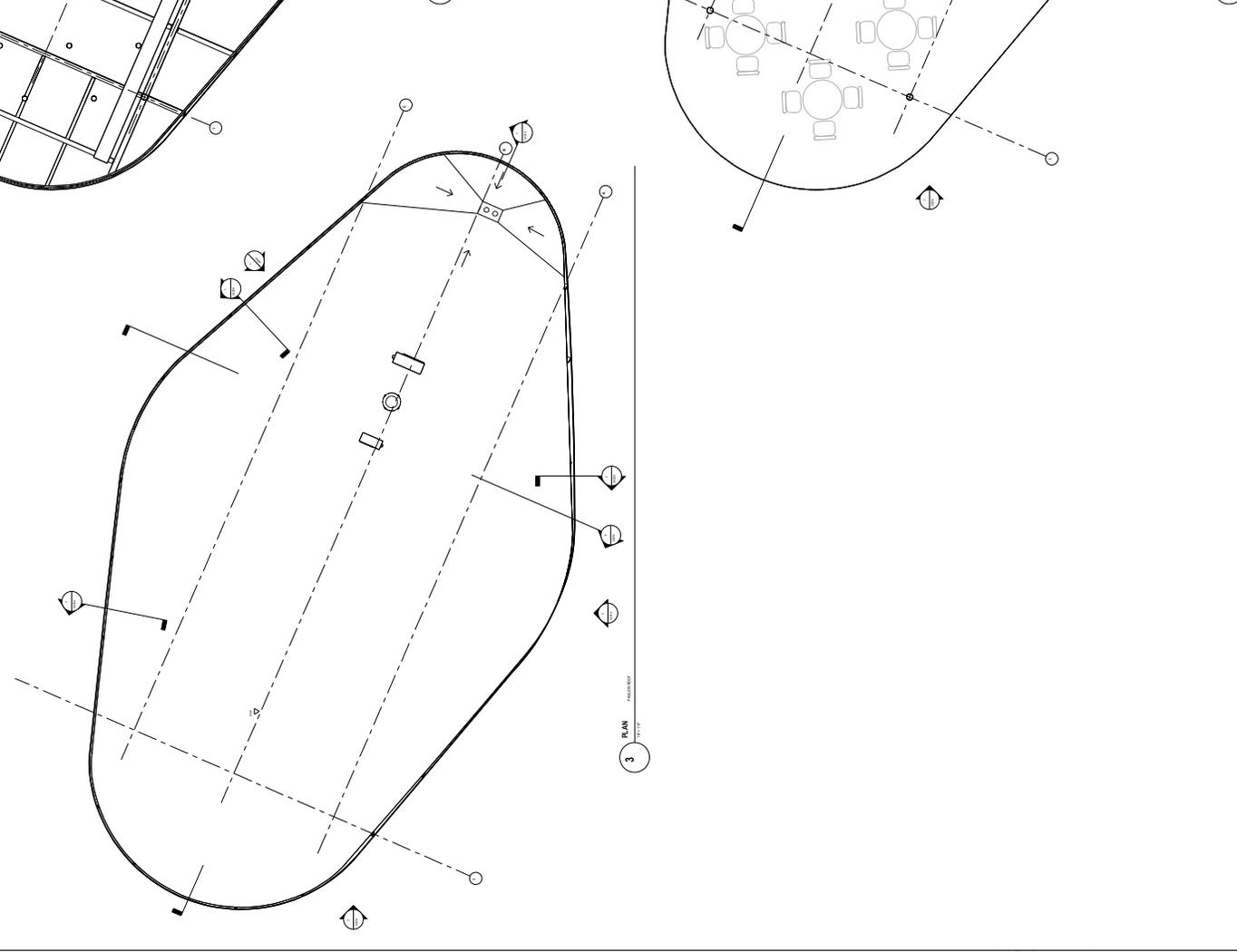
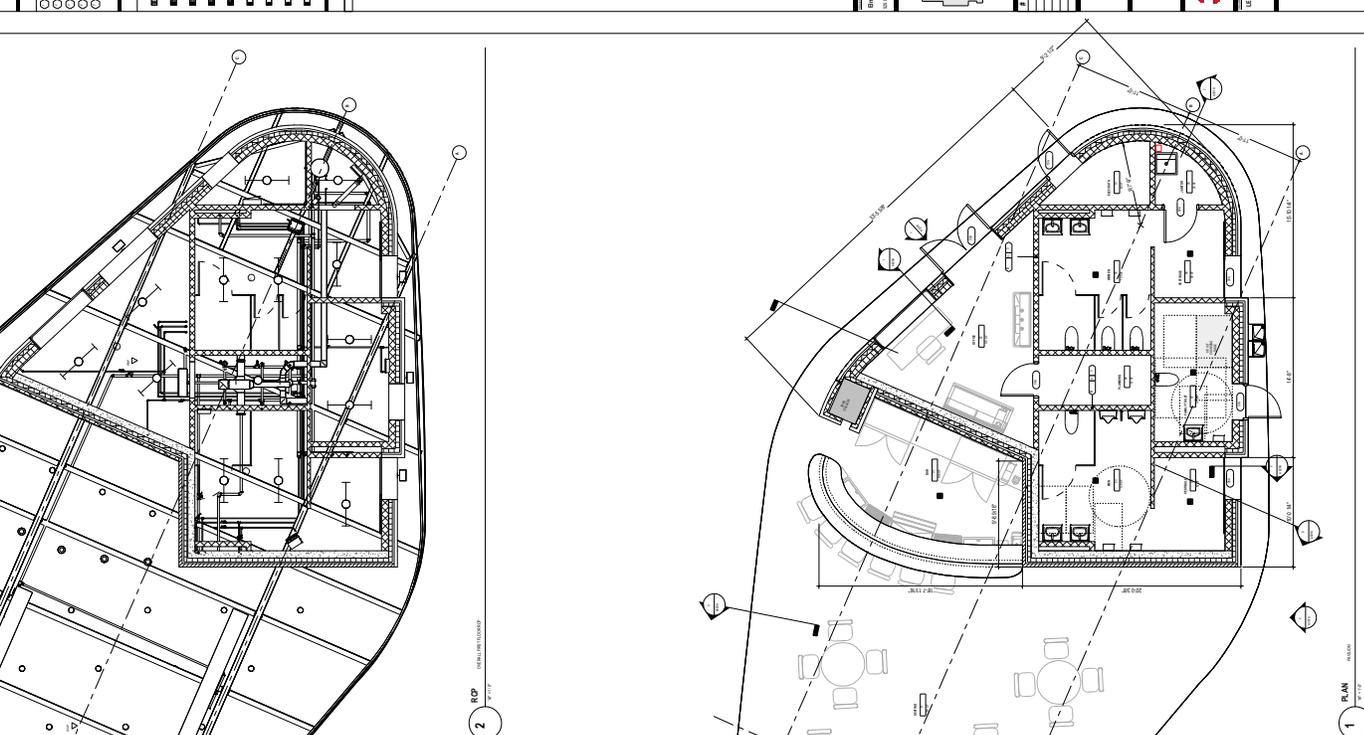
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 10/10/2023
 15/10/2023
 20/10/2023

3CDC
 ARCHITECTS
 10/10/2023
 15/10/2023
 20/10/2023

LEVEL 1 FLOOR PLAN - PALLOU

A101A



3 PLAN
 10/10/2023

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WORK IS TO BE ACCORDING TO THE SUDANESE STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE AS PER THE SPECIFICATIONS.
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CONCRETE WORK LEGEND

○ 100mm THICK

○ 150mm THICK

○ 200mm THICK

○ 250mm THICK

○ 300mm THICK

○ 350mm THICK

○ 400mm THICK

○ 450mm THICK

○ 500mm THICK

○ 550mm THICK

○ 600mm THICK

○ 650mm THICK

○ 700mm THICK

○ 750mm THICK

○ 800mm THICK

○ 850mm THICK

○ 900mm THICK

○ 950mm THICK

○ 1000mm THICK

MECHANICAL WORK LEGEND

○ 100mm THICK

○ 150mm THICK

○ 200mm THICK

○ 250mm THICK

○ 300mm THICK

○ 350mm THICK

○ 400mm THICK

○ 450mm THICK

○ 500mm THICK

○ 550mm THICK

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○ 650mm THICK

○ 700mm THICK

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○ 800mm THICK

○ 850mm THICK

○ 900mm THICK

○ 950mm THICK

○ 1000mm THICK

KEYNOTE LEGEND

○ 100mm THICK

○ 150mm THICK

○ 200mm THICK

○ 250mm THICK

○ 300mm THICK

○ 350mm THICK

○ 400mm THICK

○ 450mm THICK

○ 500mm THICK

○ 550mm THICK

○ 600mm THICK

○ 650mm THICK

○ 700mm THICK

○ 750mm THICK

○ 800mm THICK

○ 850mm THICK

○ 900mm THICK

○ 950mm THICK

○ 1000mm THICK

NO.	DATE	CHANGE DESCRIPTION
1	10/10/2023	ISSUE FOR PERMIT
2	15/10/2023	ISSUE FOR PERMIT
3	20/10/2023	ISSUE FOR PERMIT
4	25/10/2023	ISSUE FOR PERMIT
5	30/10/2023	ISSUE FOR PERMIT
6	05/11/2023	ISSUE FOR PERMIT
7	10/11/2023	ISSUE FOR PERMIT
8	15/11/2023	ISSUE FOR PERMIT
9	20/11/2023	ISSUE FOR PERMIT
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11	30/11/2023	ISSUE FOR PERMIT
12	05/12/2023	ISSUE FOR PERMIT
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19	10/01/2024	ISSUE FOR PERMIT
20	15/01/2024	ISSUE FOR PERMIT
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22	25/01/2024	ISSUE FOR PERMIT
23	30/01/2024	ISSUE FOR PERMIT
24	05/02/2024	ISSUE FOR PERMIT
25	10/02/2024	ISSUE FOR PERMIT
26	15/02/2024	ISSUE FOR PERMIT
27	20/02/2024	ISSUE FOR PERMIT
28	25/02/2024	ISSUE FOR PERMIT
29	30/02/2024	ISSUE FOR PERMIT
30	05/03/2024	ISSUE FOR PERMIT
31	10/03/2024	ISSUE FOR PERMIT
32	15/03/2024	ISSUE FOR PERMIT
33	20/03/2024	ISSUE FOR PERMIT
34	25/03/2024	ISSUE FOR PERMIT
35	30/03/2024	ISSUE FOR PERMIT
36	05/04/2024	ISSUE FOR PERMIT
37	10/04/2024	ISSUE FOR PERMIT
38	15/04/2024	ISSUE FOR PERMIT
39	20/04/2024	ISSUE FOR PERMIT
40	25/04/2024	ISSUE FOR PERMIT
41	30/04/2024	ISSUE FOR PERMIT
42	05/05/2024	ISSUE FOR PERMIT
43	10/05/2024	ISSUE FOR PERMIT
44	15/05/2024	ISSUE FOR PERMIT
45	20/05/2024	ISSUE FOR PERMIT
46	25/05/2024	ISSUE FOR PERMIT
47	30/05/2024	ISSUE FOR PERMIT
48	05/06/2024	ISSUE FOR PERMIT
49	10/06/2024	ISSUE FOR PERMIT
50	15/06/2024	ISSUE FOR PERMIT
51	20/06/2024	ISSUE FOR PERMIT
52	25/06/2024	ISSUE FOR PERMIT
53	30/06/2024	ISSUE FOR PERMIT
54	05/07/2024	ISSUE FOR PERMIT
55	10/07/2024	ISSUE FOR PERMIT
56	15/07/2024	ISSUE FOR PERMIT
57	20/07/2024	ISSUE FOR PERMIT
58	25/07/2024	ISSUE FOR PERMIT
59	30/07/2024	ISSUE FOR PERMIT
60	05/08/2024	ISSUE FOR PERMIT
61	10/08/2024	ISSUE FOR PERMIT
62	15/08/2024	ISSUE FOR PERMIT
63	20/08/2024	ISSUE FOR PERMIT
64	25/08/2024	ISSUE FOR PERMIT
65	30/08/2024	ISSUE FOR PERMIT
66	05/09/2024	ISSUE FOR PERMIT
67	10/09/2024	ISSUE FOR PERMIT
68	15/09/2024	ISSUE FOR PERMIT
69	20/09/2024	ISSUE FOR PERMIT
70	25/09/2024	ISSUE FOR PERMIT
71	30/09/2024	ISSUE FOR PERMIT
72	05/10/2024	ISSUE FOR PERMIT
73	10/10/2024	ISSUE FOR PERMIT
74	15/10/2024	ISSUE FOR PERMIT
75	20/10/2024	ISSUE FOR PERMIT
76	25/10/2024	ISSUE FOR PERMIT
77	30/10/2024	ISSUE FOR PERMIT
78	05/11/2024	ISSUE FOR PERMIT
79	10/11/2024	ISSUE FOR PERMIT
80	15/11/2024	ISSUE FOR PERMIT
81	20/11/2024	ISSUE FOR PERMIT
82	25/11/2024	ISSUE FOR PERMIT
83	30/11/2024	ISSUE FOR PERMIT
84	05/12/2024	ISSUE FOR PERMIT
85	10/12/2024	ISSUE FOR PERMIT
86	15/12/2024	ISSUE FOR PERMIT
87	20/12/2024	ISSUE FOR PERMIT
88	25/12/2024	ISSUE FOR PERMIT
89	30/12/2024	ISSUE FOR PERMIT
90	05/01/2025	ISSUE FOR PERMIT
91	10/01/2025	ISSUE FOR PERMIT
92	15/01/2025	ISSUE FOR PERMIT
93	20/01/2025	ISSUE FOR PERMIT
94	25/01/2025	ISSUE FOR PERMIT
95	30/01/2025	ISSUE FOR PERMIT
96	05/02/2025	ISSUE FOR PERMIT
97	10/02/2025	ISSUE FOR PERMIT
98	15/02/2025	ISSUE FOR PERMIT
99	20/02/2025	ISSUE FOR PERMIT
100	25/02/2025	ISSUE FOR PERMIT

Moody Sulan

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LEVEL 10 FLOOR PLAN ANGLARY

PROJECT NO.	10/10/2023
DATE	10/10/2023
SCALE	1:100
PROJECT NAME	LEVEL 10 FLOOR PLAN ANGLARY
PROJECT NO.	10/10/2023
DATE	10/10/2023
SCALE	1:100
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