HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, October 10, 2016 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

Item 1. 1539 Elm Street — The applicant requests a Certificate of Appropriateness for the demolition of an existing structure in the Over-the-Rhine Historic District.

Applicant: Urban Sites Limited Liability Company

Owner: Urban Sites Limited Liability Company

Staff Report: Beth Johnson

Item 2. 842 Lincoln Avenue — The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure and to construct new rear deck in the Lincoln-Melrose Historic District.

Applicant: Harold Emory

Owner: Harold Emory

Staff Report: Beth Johnson

Item 3. 1203 Main Street — The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including new windows, balconies, and a rooftop deck in the Over-the-Rhine Historic District.

Applicant: GBS Strategies LLC

Owner: GBS Strategies LLC

Staff Report: Doug Owen

Item 4. 1632 Central Parkway — The applicant requests a Certificate of Appropriateness for the rehabilitation and alteration of an existing structure, including the introduction of new storefronts, new masonry openings, an infill addition, roof modifications, and site improvements. Additionally, the applicant requests zoning relief related to conditional use review and variances concerning lot area per unit density and parking.

Applicant: City Studios Architecture

Owner: Film Center LLC

Staff Report: Doug Owen

Item 5. 1611 -1613 Pleasant Street — The applicant requests a Certificate of Appropriateness for the construction of a new infill, single-family home with a rear detached garage in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to variances from site development standards concerning primary structure setbacks; accessory residential structure height and setbacks; and, maximum wall height and opacity.

Applicant: Karen Wittenberg

Owner: Platte Architecture And Design

Staff Report: Beth Johnson

Item 6. 423 Milton Street — The applicant requests a Certificate of Appropriateness to construct a new multi-story addition with integral garage and roof deck in the Prospect Hill Historic District. Also, the applicant requests Zoning Relief for a front yard setback.

Applicant: Alan C Eccard & Ashley N Bedel

Owner: LUKE FIELD

Staff Report: Beth Johnson

OTHER BUSINESS

ADJOURN

ITEM 1 October 10, 2016

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #:
APPLICANT: Urban Sites
OWNER: Urban Sites
ADDRESS: **1539 Elm St**
PARCELS: 081-0001-0055
ZONING: CC-A (Commercial Community)/Historic District Overlay
OVERLAYS: Over-the-Rhine
COMMUNITY: Over-the-Rhine
REPORT DATE: October 3, 2016
PRE HEARING: September 28, 2016 pre-hearing
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) to demolish a non-contributing accessory structure.

Existing Conditions:
The project location is 1539 Elm Street and the front of the building faces on to Elm Street with the side visible from Wade Street due to a vacant lot at the corner. The principal building is a contributing structure and the accessory structure/addition is an unpainted concrete block building. It is one story with a flat roof. A one story concrete garage is shown on the 1934-1937 Sanborn Maps. While in the period of significance, the addition is a utilitarian building with no architectural or historic significance

The property is on the west side of Elm Street and is mid-block. The subject properties main building and the neighboring building are currently undergoing stabilization work.

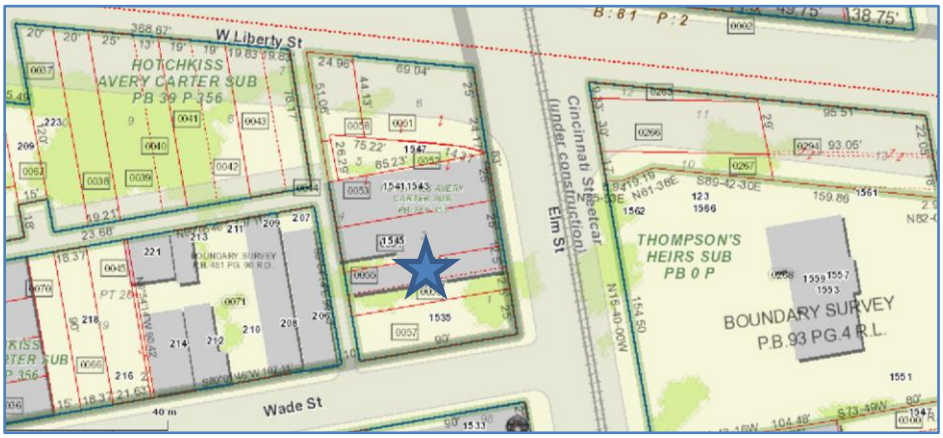


Figure 1: Map provided by CAGIS map.

Figure 2: Pictures from Google Street Images. Top picture- Street elevation of 1539 Elm Street. Bottom Picture- 1 story concrete block garage addition.

Proposed Conditions:
The proposal is to demolish the accessory concrete block addition that is approximately 200 sf. The garage is separate from the building and is only connected at the intersection of a walled courtyard wall (see attached site plan.)

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Districts
Variance Request:	N/A	
HCB authority:	Section 1435-05-4	
Overlays:	Over the Rhine Historic District	
Historic Landmark/Reg:	Over-the-Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Zoning Review

At this time there are no Zoning requirements as the building is being stabilized. When a development plan is in place for the building, zoning regulations will be reviewed accordingly.

Staff comments on the Specific Guidelines for Demolition of Buildings:

The proposed demolition is for a concrete block garage addition that is on the rear of the building. This addition is not contributing to the property and was built in the 1930's. The demolition will not affect the Elm Street streetscape. While the building can be seen from Wade Street it is due to a vacant lot. Once this lot is development the rear of 1539 Elm Street will be hidden. The removal of this garage will help further facilitate rehabilitation on both 1539 and 1541 Elm Street.

Demolition shall not be permitted unless one of the following conditions exists:

(1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;

The demolition has not been ordered by the Director of Buildings and Inspections

(2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;

A) Test 1 - Can the structure be reused?

No documentation was provided to assess the reuse of the property.

B) Test 2 - Can a reasonable economic return be gained from the use of all or part of the building?

Zoning Code Section 1435-09-2 Certificate of Appropriateness; Standards of Review establishes factors the Historic Conservation Board shall consider in determining if a property owner has demonstrated an economic hardship by credible evidence. These factors are:

(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?

CC-A zoning district has a range of permitted commercial and limited residential uses. While it is yet to be determined if, per building code, this building could be reused, a one story concrete block utilitarian building that was used as a garage does not have a desirable reuse except for storage. As the principal building is

not proposed for demolition, the property will still have an economically viable use for the property as a whole.

(ii) Will the reasonable investment-backed expectations of the property Owner be maintained without approval of a Certificate of Appropriateness; and

The applicants bought the property with the intention of rehabilitation of the principal building. The removal of the concrete block garage will help facilitate the rehabilitation of both this property and the neighboring property.

(iii) Whether the economic hardship was created or exacerbated by the property Owner.

The current owners bought the property as it is and did not further create a hardship on the lot.

(iii)(aa) A property's current level of economic return;

Currently the property is vacant and is not creating an economic return for the property owners.

(iii)(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

The property has not been listed for sale.

(iii)(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;

Due to the zoning, the property would be permitted to be used as a variety of commercial uses. However a concrete block accessory structure would not make a desirable unit for office or commercial use.

(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

The property was vacant when it was purchased and it has remained in a stable condition since it was purchased.

(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

The applicants knew that the property was in a Local Historic District when they bought the property.

(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.

The building is eligible for tax credits as the principal building is a contributing building to the National Register Over-the-Rhine Historic District.

(3) The owner is a non- profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.

Not applicable to the request.

(4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

The demolition request is for an inappropriate garage addition that is on the rear of the building. The demolition will not affect the streetscape.

Other Considerations:

Prehearing Results:
September 28, 2016- The applicant was at the pre-hearing.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*: N/A

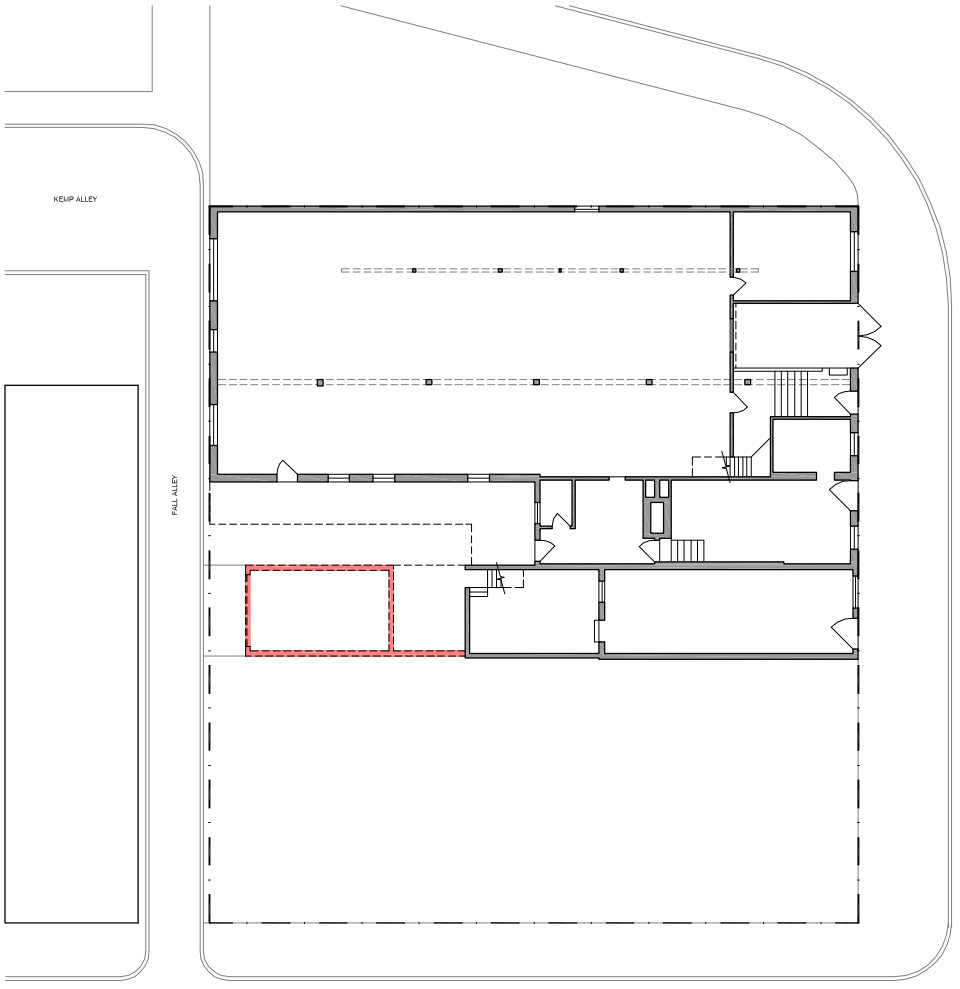
Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. **CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for demolition of 1539 Elm Street based on the credible evidence provided by applicant in their submission dated September 6, 2016 and subject to the following condition:
    a. Any new addition shall have to be approved by the Historic Conversation Board and must comply with the addition guidelines for Over-the-Rhine Historic District.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
    a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
    b. That the Over-the-Rhine Historic Conservation Guidelines allow for the demolition of non-contributing garage additions when the demolition will not adversely affect the character of the streetscape or of the historic district.
    c. That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.



1 E001 EXISTING SITE PLAN
1/8" = 1'-0"

EDWARD MEYER & CO
1535-1541 ELM STREET, CINCINNATI OH 45202
U R B A N S I T E S L L C

EXISTING
SITE PLAN

E001

ITEM 2 October 10, 2016

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #:
APPLICANT: Cornette/Violette Architects
OWNER: Harold Emery
ADDRESS: **842 Lincoln Street**
PARCELS: 065-0002-0153
ZONING: Residential Multi-Family (RM 0.7)
OVERLAYS: Lincoln Melrose Historic District
COMMUNITY: Walnut Hills
REPORT DATE: October 3, 2016
HEARING DATE: Prehearing September 14, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a rear second story deck, infill windows, new windows, glass block windows and other exterior changes and rehabilitation work.

Existing Conditions:

842 Lincoln Avenue is a Queen Anne two and a half story brick residential building mid-block on the Northside of Lincoln Avenue. It is a contributing building to the Lincoln Melrose Historic District.

Figure 1: 824 Lincoln Ave. Picture provided obtained from Google Street Views.

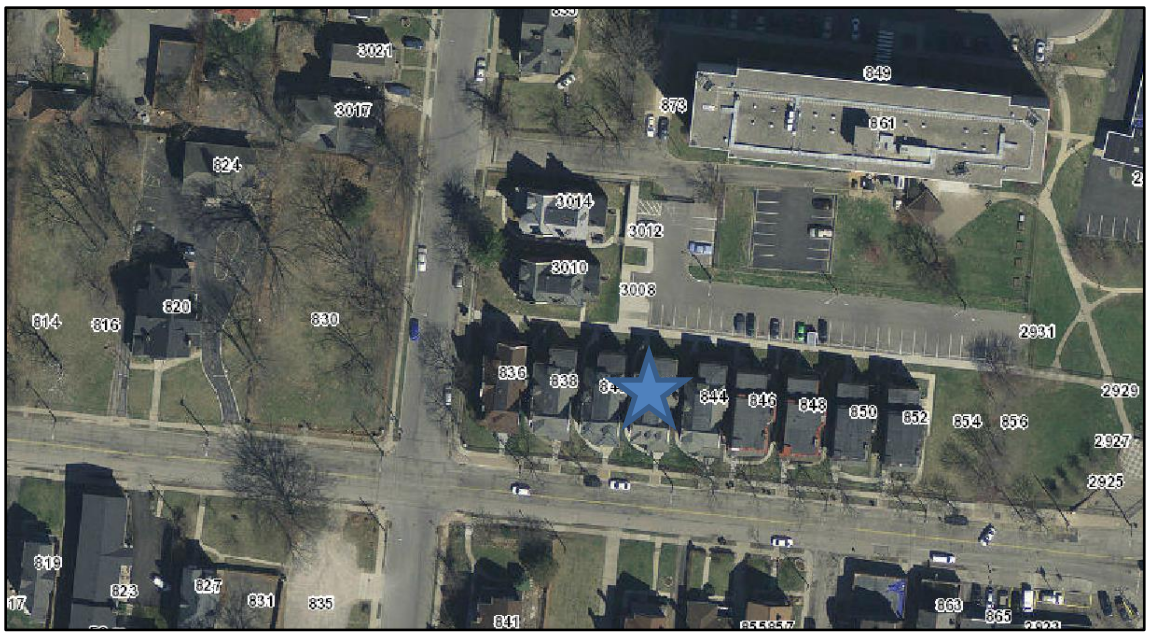


Figure 2: Map of 842 Lincoln Ave. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to construct a second floor rear deck, infill side and rear openings, install glass block windows in the basement and other exterior rehabilitation work.

The construction will feature the following:

1. Conversion of the rear one story rear porch into a first story porch and second story deck. The deck and porch will have wood railing with a simple picket.
2. Replace all windows with Aluminum Quaker H (Historic) series windows. The windows will fill the entire opening. There will be a combination of one over one double hung, fixed and casement windows.
3. New front porch railings. They will be wood and turned. The railings will be to proper code height.
4. New asphalt shingle roof throughout.
5. New wood picket railing next to basement steps on rear.
6. Glass block windows in the basement windows
7. Infill a window on the side rear and two doors on the rear porch with smooth cement board. Set back ½ inch and paint to match house.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Historic District/Reg:	Lincoln Melrose	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1433-17	Land Use Regulations

HCB authority: Section 1435-05-4
Section 1435 Historic Preservation
Historic District/Reg: Lincoln Melrose Historic District
COA Standard: Section 1435-09-2 COA; Standard of Review

Details of Zoning Relief Required:
The applicant does not require any Zoning Relief. The property is being converted to a two family unit, which is a permitted use for this property. As part of the Walnut Woods Home Owners Association, this property is provided with two off-street parking spaces in the rear parking lot. The applicant has provided staff with a copy of the Home Owners Association by-laws.

Certificate of Appropriateness Review

This project and proposed changes generally meets the guidelines for the Lincoln Melrose Historic District. The changes proposed are reasonable and compatible with changes allowed on neighboring buildings.

Staff comments on the Applicable Guidelines:

(a) Materials Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated material should be replaced with recycled or new materials, which match the original as closely as possible with regard to: type of material texture size of unit style color type of joint shape placement composition detailing

The applicant is proposing appropriate materials. The front porch rail has previously been replaced as was determined from google street views. The material and style of the turned post are appropriate and will meet code for the height of railings.
The installation of a black metal railing on the steps is an appropriate treatment and material. It is a simple application that is similar to other houses along the street.

(b) Windows / Doors – Openings Original window and door openings should not be reduced or enlarged in size. Repaired or replacement windows should match the original as closely as possible in size and type of operation. Replacement windows should maintain the original pattern of window pane divisions whenever possible. The elimination or permanent concealment of window and door openings on the primary or street façade should not be permitted, and elsewhere avoided. New window and door openings on the primary or street façade should not be permitted. Removable storm windows and doors should be utilized wherever possible. Aluminum storm windows and doors should be painted to match trim.

The windows that are being proposed for the first, second and attic stories are an aluminum window in the Quaker H (Historic) series. The window has the similar

dimensions to approved replacement windows including the larger bottom rail, and smaller meeting and top rails. These windows have been previously approved in other projects

The basement windows that are being proposed are glass block windows. While staff does not consider glass block windows to match the original, many of the buildings were rehabbed by the City of Cincinnati in 1998 and glass block was included in the projects. Staff feels that a precedent has been set in this district to allow glass block in the basement and that it is consistent with other work in the district.

The project includes filling in/eliminating 3 openings on the side or rear. These openings are not on the primary or street façade.

*(*h) Decks - The addition of decks on the street façade shall not be permitted. Decks, installed elsewhere shall not obscure or require the removal of significant architectural features. Balusters should be vertically placed no more than 6 inches apart. Solid plank railing shall not be permitted. Railing heights should not exceed 42 inches. Screened or glass enclosed decks should be avoided.

The proposed deck is on the rear and is not visible from the street. The railing heights are 36 inches per code and the railing is a simple wood picket railing. While the second floor deck does change the porch roof, as this is not visible from the street it is not an architectural feature that

Other Considerations:

Prehearing Results

September 14, 2016- The applicant was present.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

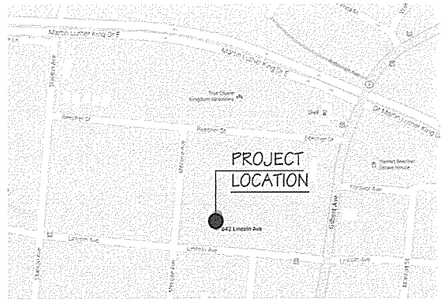
1. **APPROVE** a Certificate of Appropriateness for changes to 842 Lincoln Ave per drawings submitted by Cornette/Violetta Architects dated April 2016 including any revisions with the following conditions

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
   (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
   (b) While glass block is not a historically appropriate material and does not match the historic basement windows, there is precedent of approval for this material in the Lincoln-Melrose Historic Conservation District.

PROPOSED RENOVATIONS TO:

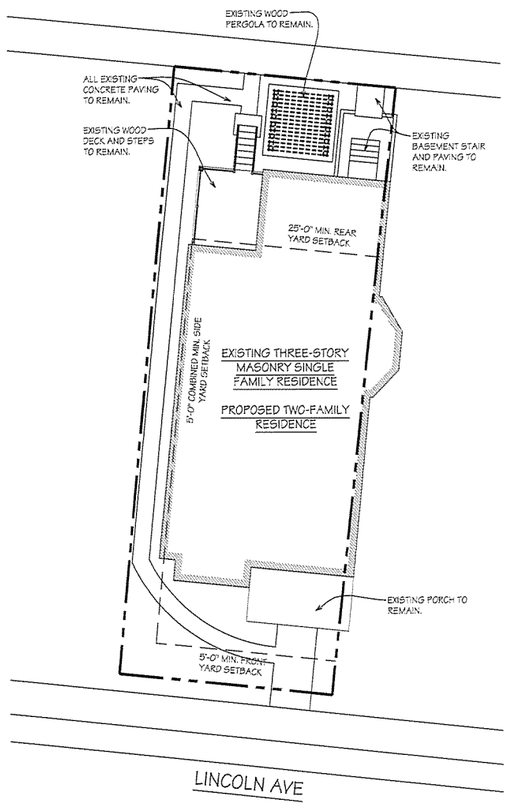
842 LINCOLN AVE.

CINCINNATI, OHIO 45206



1 A0.0 VICINITY MAP
N.T.S.

NORTH



2 A0.0 SITE PLAN
1" = 10'-0"

NOTE: SITE PLAN BASED ON CAGIS INFORMATION AND ON SITE OBSERVATIONS

SHEET INDEX

GA FILE NO. WP 3605	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X plain or predecorated gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c. Joints of square edge, bevel edge or predecorated wallboard may be left exposed. Joints staggered 16" on opposite sides. **(LOAD-BEARING)**

X | X

Thickness: 4⅝"
Approx. Weight: 7 psf
Fire Test: UL R1316-4, -6, 6-17-52, UL R2717-29, 1-20-66, UL R3501-52, 3-15-56, UL Design U305; ULC Design W301
Sound Test: OR 64-8, 2-4-64

GA FILE NO. FC 5242	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 11" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 1¼" Type W drywall screws or 8d common nails. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or ¾" plywood finished floor with long edges T & G and ½" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered

Approx. Ceiling Weight: 2 psf
Fire Test: UL R3543-8, 7-9-68, UL Design L517
Sound Test: Spec FC 5242 (CR 6512-6, -7, 4-15-65)

GENERAL NOTES

CONSTRUCTION AND SAFETY:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION CONVEYED IN THESE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. ANY CHANGE IN THESE DOCUMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED.
2. CONTRACTOR SHALL COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND INDUSTRY REGULATIONS BEARING ON THE INSTALLATION OF THE WORK SHOWN ON THESE DOCUMENTS.
3. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
4. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
5. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS THAT MAY AFFECT THE PROPOSED WORK PRIOR TO BIDDING. FAILURE TO VISIT THE SITE AND ACCOUNT AND NOTE SUCH VISIBLE OR KNOWN CONDITIONS THAT AFFECT THE WORK SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION.
6. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS IN ANY FORM, INCLUDING MOLD, AT THE PROJECT SITE.
7. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

GENERAL REQUIREMENTS:

1. THESE DRAWINGS DEPICT THE DESIGN INTENT OF THE OWNER. ANY DETAILING NOT DESCRIBED IN THESE DOCUMENTS SHOULD BE REVIEWED WITH THE OWNER AND ARCHITECT PRIOR TO ORDERING MATERIALS AND ANY WORK BEING PERFORMED.
2. CONTRACTOR TO REVIEW FINAL DETAILING AND CONFIGURATION OF THE PROPOSED WORK W/ OWNER.
3. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF FINISHED WALL TO FACE OF FINISHED WALL (UNLESS NOTED OTHERWISE).
4. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL TAKE ALL PRECAUTIONS TO MINIMIZE DUST AND DISRUPTION TO SURROUNDING BUILDING AND PROPERTIES DURING CONSTRUCTION. CONSTRUCT DUST BARRIERS AS REQUIRED.
5. ELECTRIC PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR ELECTRICAL SUB-CONTRACTOR. CONFIRM ALL FIXTURES AND LOCATIONS W/ OWNER PRIOR TO ORDERING AND INSTALLATION. COORDINATE ALL LIGHTING CONTROLS W/ OWNER (I.E. SWITCHES, TIMERS, MOTION DETECTORS).
6. HVAC PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR HVAC SUB-CONTRACTOR. CONFIRM THE LOCATION OF ALL GRILLES W/ OWNER PRIOR TO INSTALLATION.
7. PLUMBING PERMIT & INSPECTION IS REQUIRED FROM THE CITY OF CINCINNATI PLUMBING DEPARTMENT FOR ALL STORM PIPING LOCATED ON PRIVATE PROPERTY. ALL NEW DOWNSPOUTS SHALL BE CONNECTED TO EXISTING STORM LINES BELOW GRADE.
8. CONTRACTOR IS RESPONSIBLE FOR ALL OTHER PERMITS & ALL INSPECTIONS.
9. CONSULT OWNER FOR ALL FINAL FINISHES. CONSULT OWNER FOR FINAL COLOR SELECTION ON ALL MATERIALS.

PROPOSED IMPROVEMENTS TO:
842 LINCOLN AVENUE
842 LINCOLN AVE. CINCINNATI, OH 45206

STATE OF OHIO
MICHAEL L. CORNETTE 11490
REGISTERED ARCHITECT

Michael L. Cornette, License #11490-96
Expiration Date 12 / 31 / 2016

Cornette/Violetta Architects, LLC
1117 Cypress Street
Cincinnati, Ohio 45206
Phone (513) 221-6600
Fax (513) 221-6606

Date APRIL 2016

Revisions

08/10/16 ISSUED FOR PERMIT
09/02/16 PERMIT REVISIONS
09/21/16 HISTORIC REVISIONS
09/21/16 OWNER REVISIONS

Sheet No.

A0.0

GENERAL NOTES

GOVERNING CODE:

RESIDENTIAL CODE OF OHIO FOR ONE, TWO- & THREE FAMILY DWELLINGS, 2013

DESIGN LOADS:

1. ROOF LOAD:

A. MINIMUM LIVE LOAD, RAIN LOAD, OR SNOW LOAD (PF)	20	PSF*
B. ROOF DEAD LOAD	25	PSF

(*GROUND SNOW PG = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS. SNOW LOAD IMPORTANCE FACTOR I = 1.0. SNOW EXPOSURE FACTOR CE = 0.7. SECONDARY ROOF DRAINAGE VIA SCUPPERS OR OVERFLOW DRAINS SHALL BE PROVIDED IN ACCORDANCE WITH UBC SECTION 1606.3 AND ASCE 7-98.)

2. FLOOR LOAD:

A. FLOOR DEAD LOAD	20 PSF
B. FIRST FLOOR LIVE LOAD	40 PSF
C. DECK LIVE LOAD	60 PSF

EARTHWORK:

1. EXCAVATE UNDER PAVEMENTS AND FOUNDATIONS TO ELEVATIONS SHOWN AND AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
2. GRANULAR FILL SHALL BE BANKRUN GRAVEL. WHERE COMPACTED GRANULAR FILL IS INDICATED, PLACE MATERIAL IN 8" LIFTS OVER APPROVED SUB GRADE. COMPACT TO 98% STANDARD PROCTOR DENSITY.
3. FOUNDATION ELEVATIONS ARE SHOWN FOR BIDDING PURPOSES ONLY AND MAY VARY TO SUIT SITE SUBSURFACE SOIL CONDITIONS. ELEVATION AND BEARING STRATA SHALL BE APPROVED PRIOR TO PLACING CONCRETE.
4. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

FOUNDATIONS

1. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR LOW STRENGTH CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS. PRESUMED SOIL BEARING PRESSURE IS 1500 PSF.
2. FOOTINGS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL.
3. LATERAL SOIL PRESSURE USED FOR DESIGN OF:
   A. RETAINING WALLS: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION.
4. FILL AND BACK FILL:
   A. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.
   B. BACKFILL AGAINST WALLS:
      1. BACKFILL ALONG INTERIOR FACE OF FOUNDATION WALLS SHALL BE:
         a. CLAYEY MATERIAL COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR DENSITY OR CONCRETE WITH A COMPRESSIVE STRENGTH OF FC = 500 PSI OR
         b. WELL GRADED GRANULAR MATERIAL COMPACTED IN 6" LIFTS; AT THE BOTTOM OF THE GRANULAR BACKFILL PLACE A 4" DIAMETER PERFORATED FOUNDATION DRAIN PIPE. PROVIDE A POSITIVE SLOPE TO DAYLIGHT OR TO SUMP.
      2. BACKFILL ALONG RETAINING TYPE WALLS SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY UP TO WITHIN 24 INCHES OF THE FINISHED GRADE. TOP 24" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT.
      3. BACKFILL ALONG EXTERIOR FACE OF SHALLOW WALL FOUNDATIONS TO BE:
         a. COMPACTED GRANULAR MATERIAL WITH 4" DIAMETER FOUNDATION DRAIN AT THE BOTTOM OF THE GRANULAR MATERIAL. DRAIN TO HAVE POSITIVE SLOPE TO DAYLIGHT OR TO SUMP.
   C. FILL BELOW FLOOR SLABS:
      1. PROVIDE 4" OF COMPACTED GRANULAR MATERIAL BELOW FLOOR SLAB.
      2. TOP 12" OF SUBBASE BELOW INTERIOR FLOOR SLAB TO BE PROOF ROLLED TO 98% STANDARD PROCTOR DENSITY PRIOR TO PLACEMENT OF SLAB.
5. ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FILL MATERIAL OR SLAB.
6. SEAL UTILITY TRENCH AT THE EXTERIOR FOUNDATION WALL BY USING A COMPACTED CLAYEY BACKFILL OR LEAN CONCRETE TO CREATE A DAM TO PREVENT ENTRY OF WATER.
7. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION AT MINIMUM OF 1/4" PER FOOT FOR A MINIMUM OF 6'-0". ALL ROUGH & FINISHED GRADING BY GENERAL CONTRACTOR AND SHALL BE REVIEWED W/ OWNER.

CONCRETE

1. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING", LATEST EDITION, AND ACI 306R "COLD WEATHER CONCRETING", LATEST EDITION.
2. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "HOT WEATHER CONCRETING", LATEST EDITION. THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND VELOCITY SHALL BE ENTERED INTO NOMOGRAPH FIGURE 2.1.5 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
3. MATERIALS: (F'C BASED ON 28 DAY UNLESS NOTED)
   A. CONCRETE FOR INTERIOR FLOOR SLABS: F'C = 4000 PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301-99 TABLE 4.2.2.1, PLASTICIZING OR WATER REDUCING ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50. MINIMUM CEMENT CONTENT REQUIREMENT PER TABLE 4.2.2.1 MAY BE WAIVED IF A HISTORY OF FINISHING QUALITY, APPEARANCE, DURABILITY, AND SURFACE HARDNESS IS SUBMITTED OR IF A TEST SLAB OF AT LEAST 9 FEET X 8 FEET IS PLACED AT THE JOB SITE USING JOB MATERIALS, EQUIPMENT, AND PERSONNEL AND EVALUATION RESULTS SUBMITTED.
   B. CONCRETE FOR EXTERIOR FLATWORK, WALKS, AND DRIVEWAYS, F'C = 4000 PSI AIR ENTRAINED.
   C. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: F'C = 4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
   D. CONCRETE FOR FOOTINGS: F'C = 3000 PSI.
4. REINFORCE ALL SLABS WITH 6" X 6" MESH, 21# UNLESS NOTED OTHERWISE. PLACE MESH AT MID POINT OF SLABS.
5. SET INTO THE WORK ALL EMBEDDED ITEMS REQUIRED FOR OTHER WORK ATTACHED TO OR EMBEDDED INTO THE CONCRETE.
6. CONCRETE FORMWORK SHALL BE ADEQUATELY BRACED AND TIED. FORMS SHALL NOT BE STRIPPED, NOR BACKFILL PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN BRACED TO PREVENT DAMAGE FROM BACKFILL.
7. IF CONCRETE ARRIVES AT THE POINT OF DELIVERY WITH A SLUMP BELOW THAT WHICH WILL RESULT IN THE SPECIFIED SLUMP AT THE POINT OF PLACEMENT AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY TO THE REQUIRED VALUE BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING. AFTER PLASTICIZING OR HIGH-RANGE WATER REDUCING ADMIXTURES ARE ADDED TO THE CONCRETE AT THE SITE TO ACHIEVE FLOWABLE CONCRETE, DO NOT ADD WATER TO THE CONCRETE. MEASURE SLUMP (AND AIR CONTENT OF AIR ENTRAINED CONCRETE), AFTER SLUMP ADJUSTMENT, TO VERIFY COMPLIANCE WITH SPECIFIED REQUIREMENTS.
8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF ADMIXTURES AND AFTER THE ADDITION OF ADMIXTURES.
9. LAP SPLICE REINFORCING BARS AS FOLLOWS UNLESS NOTED OTHERWISE:
   A. BARS WITH MORE THAN 12" OF CONCRETE BELOW - 62 BAR DIAMETERS
   B. BARS WITH LESS THAN 12" OF CONCRETE BELOW - 48 BAR DIAMETERS
10. REINFORCING BARS SHALL BE FREE OF RUST AND FORM RELEASING AGENTS.
11. AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING FOOTING OR WALL. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).
12. MACHINE TROWEL FINISH FLOOR SLAB AND CURE USING "CURE AND SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800, VOC COMPLIANT, 30% MINIMUM SOLIDS CONTENT. FOR APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND. ALL ELEVATED SLABS TO BE SEALED W/ 'AQUAPEL' BY L & M AND MAINTAINED & REAPPLIED PER MANUFACTURER'S SPECIFICATIONS BY OWNER.
13. FLOOR SLAB-ON-GRADE SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES PER ASTM E-1155 AND ACI 117:

	FF(FLATNESS)	FL(LEVELNESS)
SPECIFIED OVERALL VALUE	25	20
MINIMUM LOCAL VALUE	18	13

MAXIMUM GAP UNDER 10 FT. UNLEVELED STRAIGHT EDGE = 1/4".

14. 6 MIL VAPOR BARRIER SHALL BE PLACED OVER COMPACTED GRANULAR SUBBASE.
15. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL CONCRETE STRENGTH HAS REACHED 0.75 F'C AND A MINIMUM OF 7 DAYS.
16. CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 12'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS DEEP. THE CONTROL JOINTS SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE. CUT EVERY OTHER MESH WIRE AT THE CONTROL JOINT LOCATION PRIOR TO PLACING CONCRETE. IF AN EARLY-CUTTING SAW IS BEING USED AND A SHALLOWER DEPTH OF THE CUT IS DESIRED, CONTACT THEARCHITECT IN ADVANCE FOR APPROVAL.
17. CONSTRUCTION JOINTS IN SLABS ON GROUND MAY BE LOCATED AT ANY CONTROL JOINT LOCATION. CONSTRUCTION JOINTS SHALL HAVE A KEY FORMED AT MID-DEPTH OF THE FIRST CAST SECTION. THE KEY SHALL BE 1-1/2" DEEP AND SHALL BE 1/3 OF THE SLAB THICKNESS HIGH. THE TOP AND BOTTOM OF THE KEY SHALL HAVE 1 VERTICAL TO 3 HORIZONTAL SLOPE.
18. PROVIDE 3/4" CHAMFER AT CORNERS OF EXPOSED CONCRETE.
19. WHERE BRITTLE FLOOR FINISHES ARE TO BE APPLIED TO FLOOR SLABS, COORDINATE CONTROL JOINT LOCATIONS WITH FLOOR FINISH JOINT LOCATIONS AND ARCHITECT.
20. VERTICAL CONTROL JOINTS IN FOUNDATION WALLS SHALL BE LOCATED AT 30'-0" ON CENTER MAXIMUM SPACING. AT CONTROL JOINT REDUCE HORIZONTAL REINFORCING BY 1/2 ACROSS JOINT.

WOOD:

1. MATERIALS:
   A. FRAMING LUMBER:
      1. SOUTHERN PINE OR DOUGLAS FIR, S4S DRESSED, #2 KD STRESS GRADE FOR WALL STUDS (2X6 AND LARGER), CONSTRUCTION GRADE FOR 2X4 WALL STUDS. SPRUCE PINE FUR FOR JOISTS AND BEAMS, S4S DRESSED, #2 KD STRESS GRADE. ACQ PRESSURE TREATED WOOD FOR PIECES IN CONTACT WITH FOUNDATIONS OR SLABS, AND ALL EXTERIOR DECKING, FRAMING, AND COLUMNS EXPOSED TO MOISTURE DECAY.
   B. SHEATHING & SUBFLOORING:
      1. MATERIALS:
         a. ROOF SHEATHING: 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
         b. WALL SHEATHING: 32/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
      2. CONNECTIONS:
         a. ALL SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8D NAILS AT 6" ON CENTER AT PANEL EDGES, 12" ON CENTER AT INTERMEDIATE ROOF AND WALL SUPPORTS, AND 10" ON CENTER AT INTERMEDIATE FLOOR SUPPORTS UNLESS NOTED OTHERWISE.
   C. ADHESIVE FOR SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
   D. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, INCLUDINGALL HOLE SIZES & PLACEMENT. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
      FB = 2600 PSI BENDING
      FV = 285 PSI HORIZONTAL SHEAR
      FC = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 1,900,000 PSI MODULUS OF ELASTICITY
   E. PSL (PARALLEL STRAND LUMBER) BEAMS AND COLUMNS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
      FB = 2900 PSI BENDING
      FV = 290 PSI HORIZONTAL SHEAR
      FC = 2900 PSI COMPRESSION PARALLEL TO GRAIN
      FC = 650 PSI COMPRESSION PERPENDICULAR TO GRAIN
      E = 2,000,000 PSI MODULUS OF ELASTICITY
2. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 2304.9.1 "FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
3. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
4. A. NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH.
   B. NOTCHES AT THE END OF THE JOISTS ARE NOT TO EXCEED 1/4 OF THE JOIST DEPTH.
   C. NOTCHES AT THE TOP AND BOTTOM OF JOISTS ARE NOT TO EXCEED 1/6 OF THE JOIST DEPTH, NOR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NO HOLES ARE TO BE BORED GREATER THAN 1/3 OF THE JOIST DEPTH, WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST, NOR WITHIN TWO FEET OF JOIST BEARING.
   D. NO HOLES OR NOTCHES SHALL BE PERMITTED IN BEAMS UNLESS APPROVED BY THE DESIGNER.
5. FIRESTOPPING OF 2" NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.
6. PROVIDE DOUBLE JOIST BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL TO FLOOR JOISTS.
7. BRIDGING IN FLOOR AND CEILING JOISTS SHALL BE 1X3 CROSS BRIDGING, DOUBLE NAILED, OR FULL HEIGHT SOLID BRIDGING, OFFSET AND END NAILED, AT 8'-0" O.C.
8. BRACE ALL CORNERS OF STRUCTURE WITH DIAGONAL METAL STRAPS OR 1/2" PLYWOOD PANELS AT BOTH SIDES.
9. PLYWOOD FLOORS AND DECKS BENEATH MEMBRANE ROOFING SHALL BE FASTENED WITH NAILS AND CONSTRUCTION ADHESIVE APPLIED CONTINUOUSLY TO TOP OF ALL FRAMING MEMBERS.
10. WOOD TRUSSES:
   A. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE FABRICATED BY A MANUFACTURER CERTIFIED UNDER THE TRUSS PLATE INSTITUTE NER-QA 430 QUALITY ASSURANCE PROGRAM.
   B. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-1995) BY THE TRUSS PLATE INSTITUTE, INC.
   C. UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES.
   D. SHOP DRAWINGS ARE REQUIRED AND SHALL BEAR THE DESIGNER'S ENGINEERING SEAL, SHOW ALL DESIGN AND FABRICATION DATA, TEMPORARY AND PERMANENT BRACING REQUIREMENTS, HANDLING AND ERECTION INSTRUCTIONS, AND ALL FIELD-CONNECTION REQUIREMENTS. SHOP DRAWINGS SHALL CLEARLY SHOW PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION MEMBERS. AN ERECTION PLAN LOCATING ALL TRUSSES SHALL BE PROVIDED.
   E. ALL TRUSSES SHALL BE BRACED DURING ERECTION PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HIB-91" BY THE TRUSS PLATE INSTITUTE, UNLESS MORE STRICT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER. THIS BRACING SHALL REMAIN AS PERMANENT BRACING. BRACING IN THE PLANE OF THE TOP CHORD MAY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY PLYWOOD SHEATHING.
11. FOR WOOD ROOF TRUSSES, INSTALL TWO SIMPSON H2.5A HURRICANE TIES AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "FASTENING SCHEDULE."
12. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
13. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16D NAILS AT 12" O.C. FOR BEAM DEPTHS LESS THAN 12 INCHES. FOR DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. SIDE LOADED BEAMS SHALL BE THROUGH- BOLTED.
15. TYPICAL HEADER SIZES AT FRAME OPENINGS, UNLESS NOTED OTHERWISE ON THE PLANS:

    (2) 2X8 @ SPANS TO 5'-0"
    (2) 2X10 @ SPANS TO 6'-6"
    (2) 2X12 @ SPANS TO 8'-0"

PLUMBING:

1. THE PLUMBING CONTRACTOR SHALL TAKE HIS OWN MEASURES AND BE RESPONSIBLE FOR SAME. EXISTING CONDITIONS, TAP SIZES, ETC. SHALL BE VERIFIED AS RELATED TO EXISTING PLUMBING FIXTURES TO BE REMOVED AND AS REQUIRED TO ACCOMMODATE CONNECTIONS TO NEW FIXTURES. THE PLUMBER SHALL PROVIDE ALL INCIDENTAL ITEMS NECESSARY TO COMPLETE THE WORK AS OUTLINED ON THE PLANS, AND AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING ALL DOCUMENTATION NECESSARY TO SECURE AND TO PAY FOR ALL PERMITS AND INSPECTION FEES NECESSARY FOR THE WORK.
2. MINIMUM PIPING MATERIALS SHALL BE AS FOLLOWS:
   A. SOIL, WASTE AND VENT: PVC, DRAINAGE PIPE: DWV SCHEDULE 40
   B. DOMESTIC WATER ABOVE GROUND: TYPE L COPPER WITH WROUGHT COPPER FITTINGS
   C. DOMESTIC WATER BELOW GRADE: TYPE K COPPER WITH WROUGHT COPPER FITTINGS
   D. STORM WATER BELOW GRADE: EXTRA STRENGTH VITRIFIED CLAY PIPE AND FITTINGS OR PVC, AS INDICATED.
   E. FOOTING AND DRAIN TILE: PVC, PERFORATED.
3. PROPERLY INSULATE ALL DOMESTIC HOT AND COLD WATER LINES SUBJECT TO EXTERIOR TEMPERATURE WITH 1/2" THICK ARMAFLEX TYPE FR.
4. ALL SOIL AND SUPPLY LINES WHICH PENETRATE A FLOOR OF LIVING SPACE SHALL BE SOUND INSULATED WITH 3 1/2" FIBERGLASS ROLL TYPE INSULATION.

HEATING, VENTILATING, AND AIR CONDITIONING:

1. HVAC CONTRACTOR SHALL FIELD VERIFY CONDITION OF EXISTING HEATING AND/OR COOLING SYSTEM. IF CAPACITY OF EXISTING SYSTEM IS INSUFFICIENT TO SUPPLY NEW CONSTRUCTION, CONTRACTOR SHALL PROVIDE ALL ADDITIONAL MATERIALS AND INCIDENTAL ITEMS NECESSARY TO COMPLETE THE HVAC WORK AS OUTLINED ON THE PLANS. EACH BIDDING CONTRACTOR SHALL BE REQUIRED TO STATE THE BASIS OF HIS BID REGARDING NEW OR AUXILIARY EQUIPMENT AND DUCTWORK. THIS SHALL INCLUDE A SCHEMATIC DUCT LAY OUT AND THE LOCATION OS SUPPLY AND RETURN AIR GRILLES. HVAC WORK SHOWN ON THE PLANS IS FOR BIDDING PURPOSES ONLY. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, SIZING, INSTALLATION, AND PROPER FUNCTIONING OF THE SYSTEM. VERIFY THE LOCATION OF ALL GRILLES WITH OWNER PRIOR TO PROCEEDING WITH THE WORK. THE HVAC CONTRACTOR SHALL TAKE OUT AND PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED FOR THE WORK.
2. ALL SHEET METAL DUCTS, FITTINGS, ACCESSORIES, AND FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH SMACNA, LATEST EDITION. PROVIDE NEW SUPPLY, RETURN, AND EXHAUST AIR DUCTS AS REQUIRED. EXTERNAL STATIC AIR PRESSURE ON EACH FURNACE SHALL NOT EXCEED 0.50 IN. WG. FURNISH AND INSTALL ALL NEW WALL REGISTERS, FLOOR REGISTERS, RETURN AND EXHAUST GRILLES. ALL SUPPLY AND RETURN AIR DUCTS LOCATED IN CRAWL SPACE/PLENUMS SHALL BE INSULATED WITH 1 1/2" OWENS/CORNING DUCT WRAP FRK-25, ED 100, SECURED WITH STAPLES AND FOIL REINFORCED KRAFT TAPE. NOTE: PROVIDE SUPPLY AND RETURN AIR, AS REQUIRED, TO ALL PLENUM SPACES TO MAINTAIN TEMPERED SPACE.
3. THE CONTRACTOR SHALL ADJUST ALL CONTROLS, DAMPERS, REGISTERS, AND EQUIPMENT AND SHALL SET THE SYSTEM IN OPERATION AND DEMONSTRATE THAT ALL EQUIPMENT PERFORMS THE FUNCTION FOR WHICH IT WAS INTENDED, AND FOR A PROPERLY FUNCTIONING HEATING AND COOLING SYSTEM.
4. THE CONTRACTOR SHALL WARRANTY ALL MATERIALS, EQUIPMENT, WORKMANSHIP, AND LABOR AGAINST DEFECT FOR A PERIOD OF ONE YEAR FROM THE DATE INDICATED ON THE FINAL CERTIFICATE FOR PAYMENT. SHOULD DEFECTS APPEAR WITHIN THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE REFRIGERATION CHARGE IN THE SYSTEM DURING THE WARRANTY PERIOD. SYSTEMS SHALL BE CAPABLE OF HEATING FROM -10 DEGREES OUTSIDE AIR TO 70 DEGREES INSIDE; AND COOLING FROM 95 DEGREE OUTSIDE AIR TO 75 DEGREES INSIDE.

ELECTRICAL:

1. ELECTRICAL PLANS ARE SHOWN FOR BIDDING PURPOSES ONLY. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL PERTINENT CODES. VERIFY THE LOCATION OF ALL FIXTURES, SWITCHES, ETC. WITH OWNER PRIOR TO PROCEEDING WITH THE WORK.
2. VERIFY THE REQUIREMENTS OF ALL APPLIANCES.
3. FIELD VERIFY THE CONDITION AND CAPACITY OF THE EXISTING ELECTRICAL SYSTEM. IF THE CAPACITY OF THE EXISTING SYSTEM IS INSUFFICIENT TO SUPPLY THE NEW CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ALL ADDITIONAL MATERIALS AND INCIDENTAL ITEMS NECESSARY TO COMPLETE THE ELECTRICAL WORK OUTLINED ON THE PLANS, AND AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
4. EACH BIDDER SHALL BE REQUIRED TO STATE THE BASIS OF THE BID REGARDING NEW OR AUXILIARY EQUIPMENT.
5. PROVIDE WEATHERPROOF DEVICES AND GFI DEVICES WHERE REQUIRED, IF NOT INDICATED, AND PERFORM ALL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
6. OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES.
7. SWITCHES, OUTLETS, RECEPTACLES, AND COVER PLATES SHALL BE WHITE UNLESS NOTED OTHERWISE OR SELECTED BY OWNER.
8. DIMMERS SHALL BE VERTICAL SLIDE TYPE.
9. SWITCHES SHALL BE SILENT ROCKER TYPE.
10. LOCATE ALL SWITCHES AT A UNIFORM, AND AS INDICATED. VERIFY ALL HEIGHTS WITH OWNER.
11. ALL RECESSED CAN LIGHTS SHALL HAVE WHITE TRIM, WHITE BAFFLES, AND R TYPE LAMPS, UNLESS NOTED OTHERWISE.
12. SUBMIT SAMPLES OR CUT SHEETS OF ALL LIGHT FIXTURES TO OWNER FOR APPROVAL OF APPEARANCE, PRIOR TO ORDERING.

PROPOSED IMPROVEMENTS TO:
842 LINCOLN AVENUE
842 LINCOLN AVE. CINCINNATI, OH 45206

STATE OF OHIO
MICHAEL L CORNETTE 11490
REGISTERED ARCHITECT

Michael L. Cornette, License #11490-96
Expiration Date 12 / 31 / 2016

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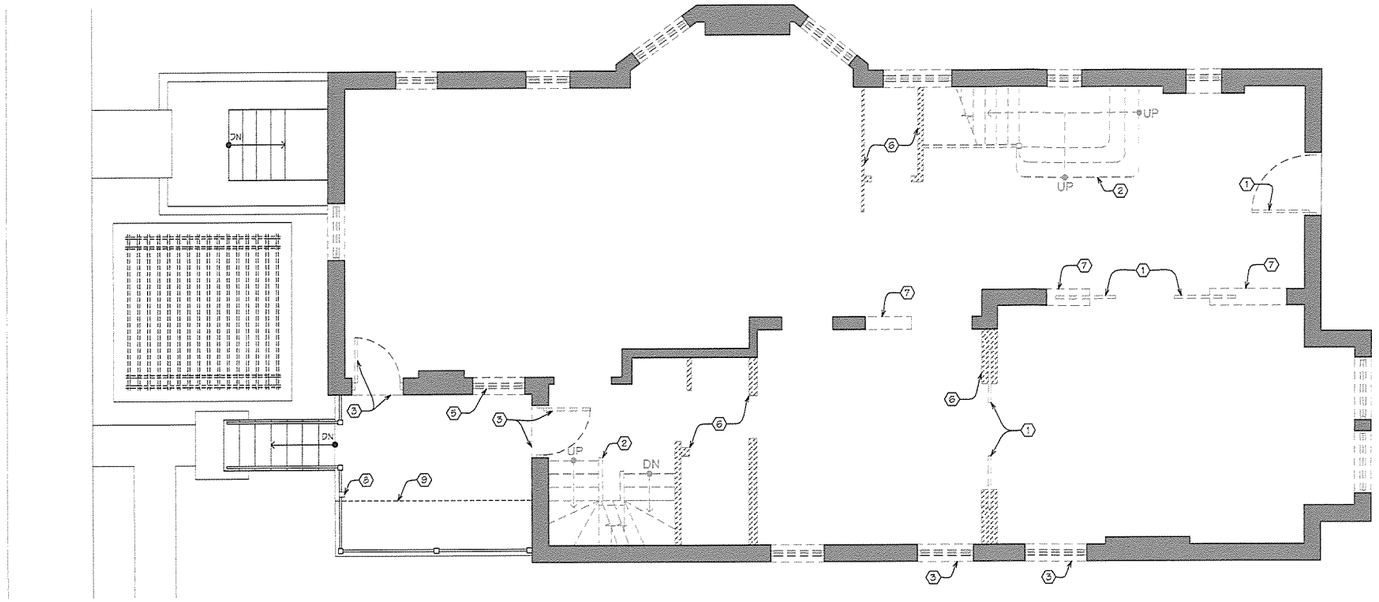
Date APRIL 2016

Revisions

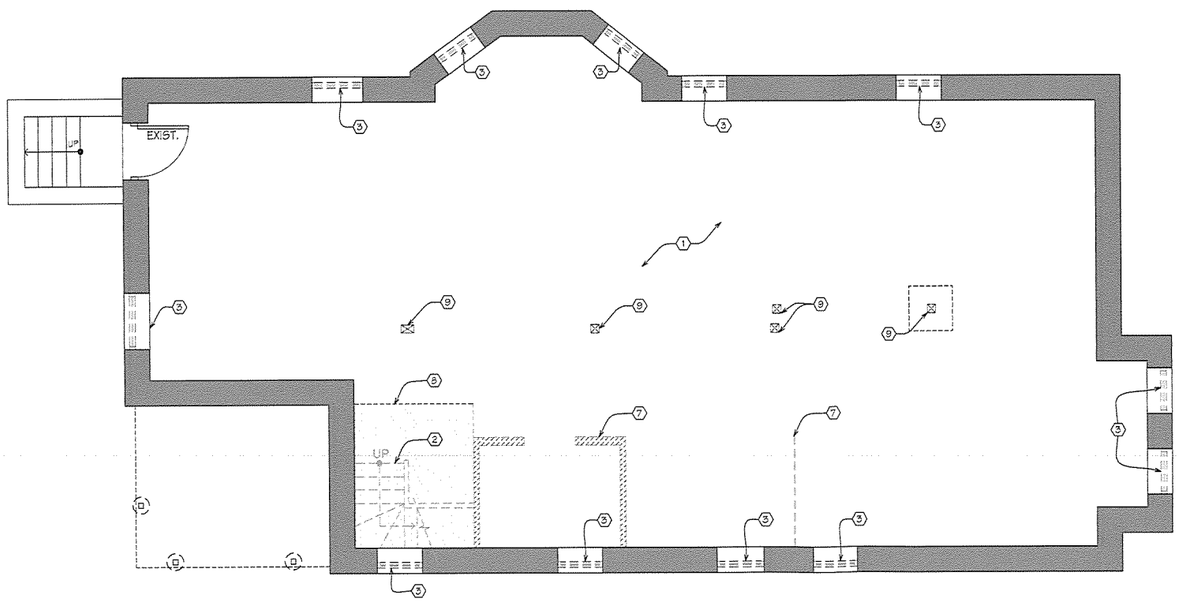
08/10/16 ISSUED FOR PERMIT
09/02/16 PERMIT REVISIONS
09/21/16 HISTORIC REVISIONS
09/21/16 OWNER REVISIONS

Sheet No.

A0.1



2 A1.0 1ST FLOOR DEMO PLAN
1/4" = 1'-0"



1 A1.0 BASEMENT DEMO PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

A. Remove all plaster & lath from interior walls that are to remain except as noted otherwise.
B. Remove all debris & dispose of legally.
C. All existing windows to be removed unless otherwise noted, rebuild surrounds as required.

CONSTRUCTION NOTES - 1ST FLOOR PLAN

1. Existing door to be removed.
2. Existing stair to be removed.
3. Existing window/door to be removed. Infill existing openings as required for installation of new windows/doors. See proposed plans for more details.
4. NOT USED
5. Existing window to be removed. Cut window down to floor line for new door opening. Verify width will fit 3'-0" door.
6. Existing non load-bearing wall to be removed at area shown hatched
7. Existing load-bearing wall to be removed as indicated.
8. Existing 4x4 post to be cut back below deck. Replace decking as required.
9. Existing roof structure to be removed.

CONSTRUCTION NOTES - BASEMENT PLAN

1. Remove existing basement floor slab/rubble throughout and excavate a minimum of 10". Install 6" compacted granular base and 4" concrete slab. Maintain min. 7'-7" to b/ floor joist.
2. Existing wood stair to be removed.
3. Existing window to be removed. Rebuild stone surround and install glass block in opening with wood sill.
4. NOT USED
5. NOT USED
6. NOT USED
7. Existing non load-bearing wall to be removed at area shown hatched
8. Portion of existing 1st floor framing to be removed for new stair opening shown hatched Coordinate location w/ 1st Floor Plan (A/2.0)
9. Existing wood posts and concrete footers to be removed, see 1st Floor plan for proposed replacement.

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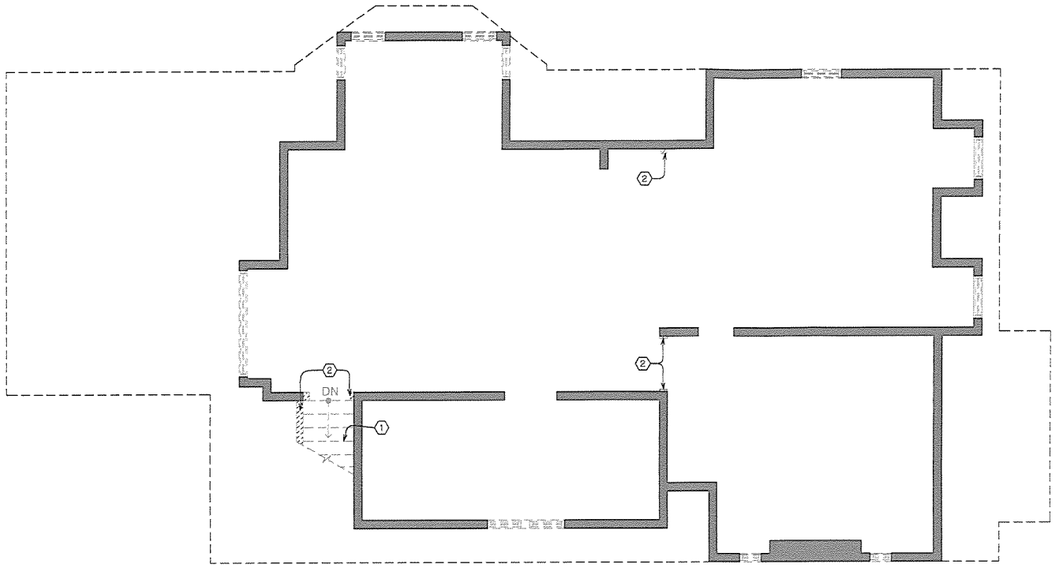
A1.0



2 A1.1 3RD FLOOR DEMO PLAN

1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

A. Remove all plaster & lath from interior walls that are to remain except as noted otherwise.
B. Remove all debris & dispose of legally.
C. All existing windows to be removed unless otherwise noted, rebuild surrounds as required.

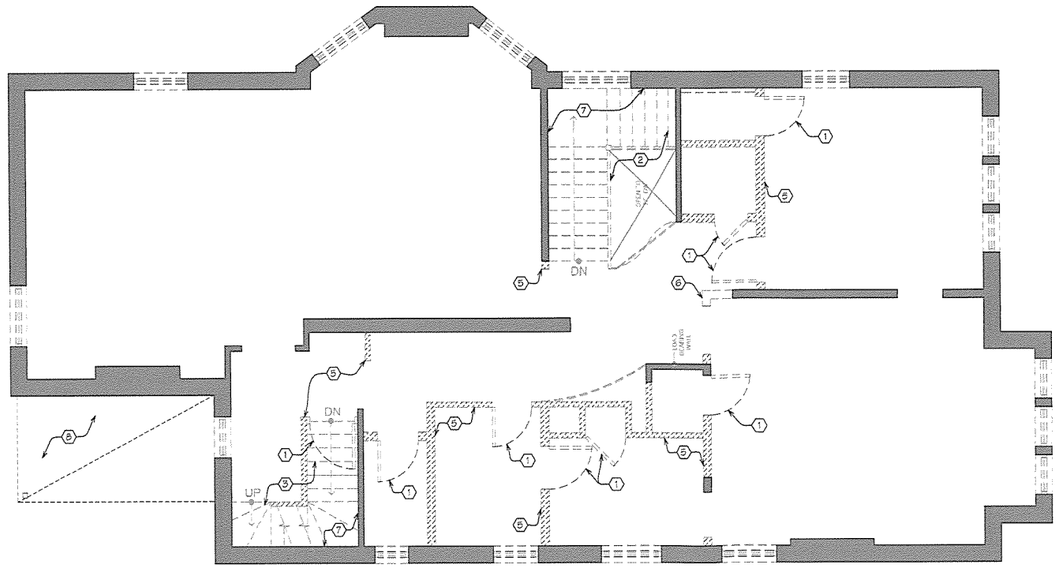
CONSTRUCTION NOTES - 3RD FLOOR PLAN

1. Existing stair to be removed.
2. Existing non load-bearing wall to be removed at area shown hatched ▨

PROPOSED IMPROVEMENTS TO:

842 LINCOLN AVENUE

842 LINCOLN AVE. CINCINNATI, OH 45206



1 A1.1 2ND FLOOR DEMO PLAN

1/4" = 1'-0"

CONSTRUCTION NOTES - 2ND FLOOR PLAN

1. Existing door to be removed.
2. Existing stair to be removed.
3. Existing stair to be removed. Infill former stair opening w/ new 2X10 joists @ 16" O.C.
4. NOT USED
5. Existing non load-bearing wall to be removed at area shown hatched ▨
6. Existing load-bearing wall to be removed as indicated.
7. Existing plaster to be repaired at stairs.
8. Existing roof structure to be removed.

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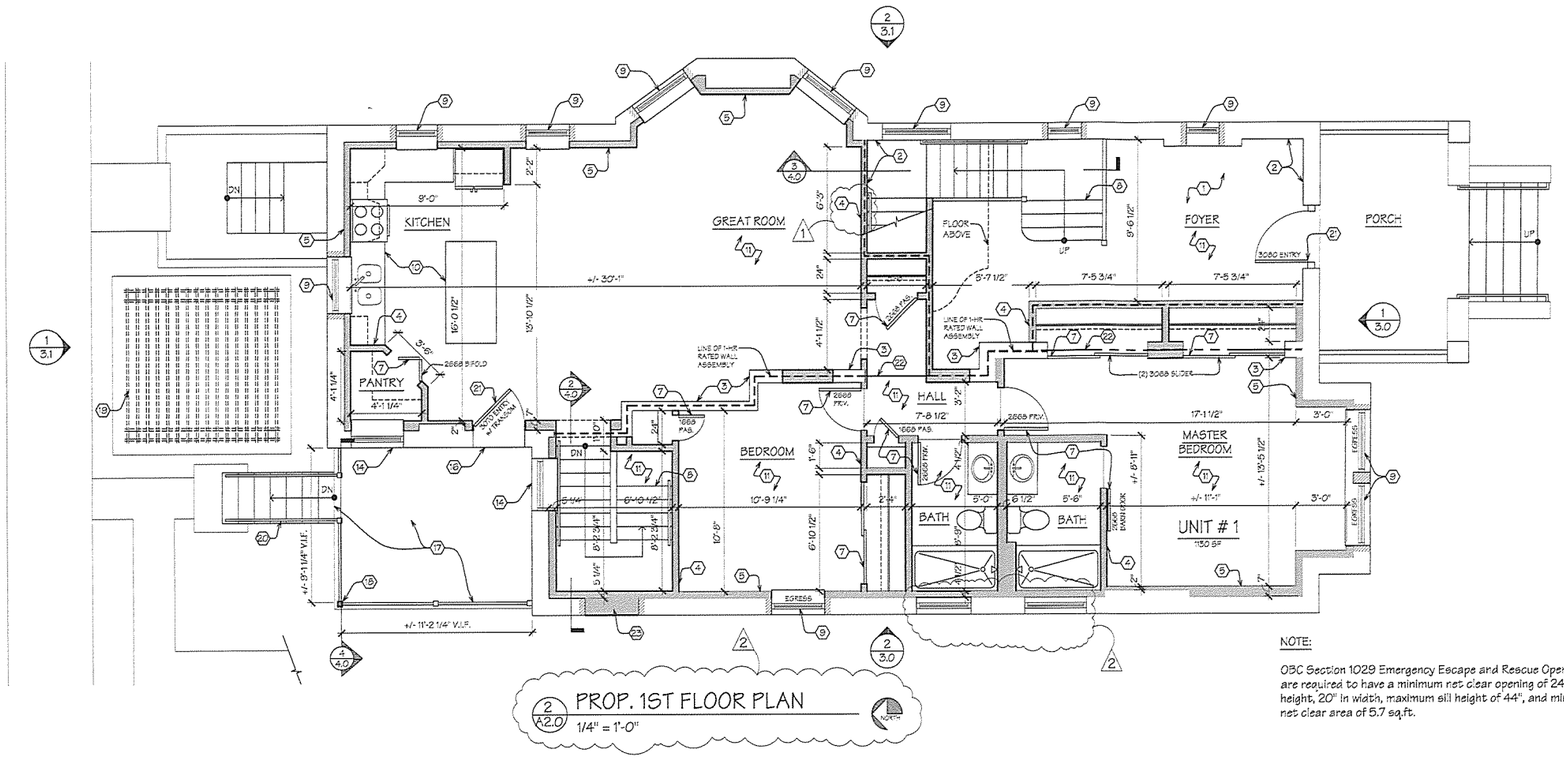
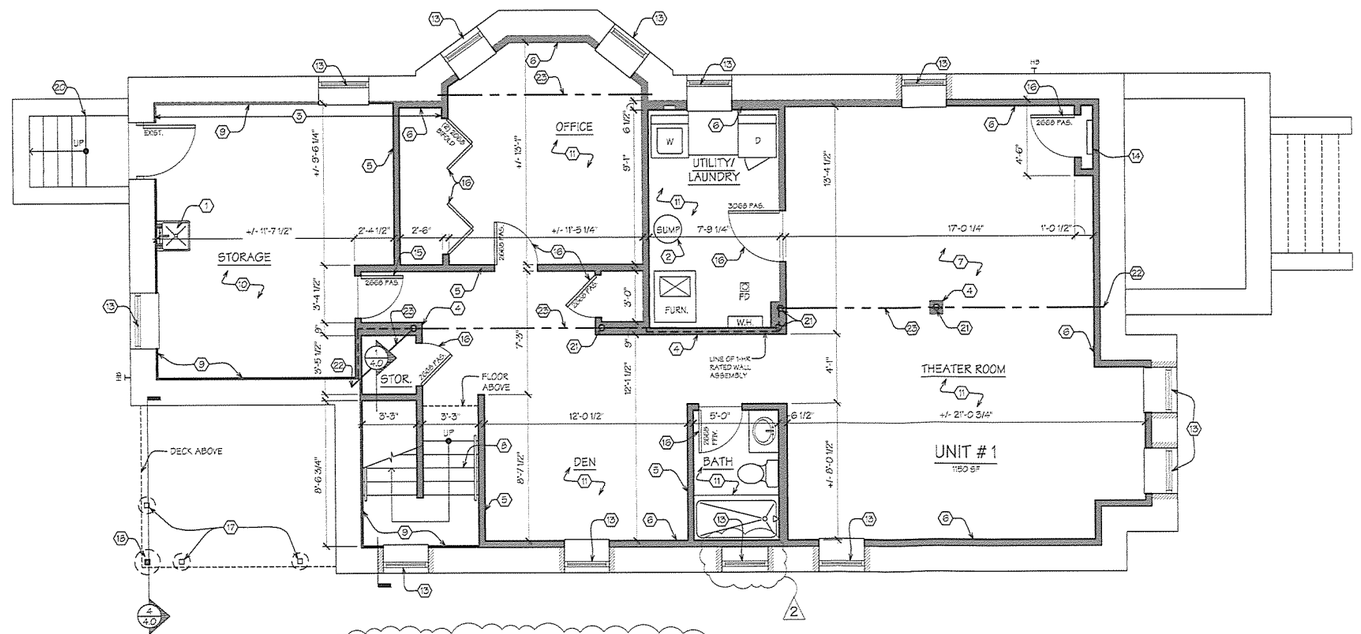


2 PROP. 1ST FLOOR PLAN
A2.0 1/4" = 1'-0"



1 PROP. BASEMENT PLAN
A2.0 1/4" = 1'-0"

NOTE:

OBC Section 1029 Emergency Escape and Rescue Openings are required to have a minimum net clear opening of 24" in height, 20" in width, maximum sill height of 44", and minimum net clear area of 5.7 sq.ft.

CONSTRUCTION NOTES - FIRST FLOOR PLAN

1. Level all existing floors throughout.
2. Patch plaster on main stair walls as required.
3. Install 5/8" Type X gypsum board each side of all load-bearing partitions.
4. Install 5/8" gypsum board on wood studs @ 16" O.C. on all non-load-bearing partitions.
5. Install 5/8" gypsum board on wood stud on all exterior walls with 3 ½" batt insulation.
6. Solid core wood interior door (1) hr. rated.
7. Hollow core wood door, typical.
8. Install new wood stair as shown. See sheet A/4.0 for details.
9. Install new single hung aluminum and insulated glass windows, typ. Provide bottom screen.
10. Cabinets and counter tops as selected by Owner.
11. Laminate flooring with cushion.
12. NOT USED
13. NOT USED
14. Raise sill to 7'-0" AFF and infill existing opening as required. Install new window to match transom over kitchen door. Refer to building elevations on sheets A3.0 & A/3.1
15. NOT USED
16. Cut window down to floor line for new door opening. Verify width will fit 3' door.
17. Existing deck structure, railing, and stairs to remain.
18. New 4x4 post on 1'-6" dia. concrete pier. See detail 5 on sheet A4.0 for details.
19. Existing pergola structure to remain.
20. New 36" railing @ existing deck stair as required by code.
21. Provide solid core wood door w/ 1/2 lite tempered glass. Refer to building elevations on sheets A/3.0 & A/3.1
22. New (2) 2x10 dropped header at new openings as required
23. Infill existing window opening.

INSULATION NOTES:

A. Install R-13 insulation and vapor barrier in all exterior walls.
B. Install R-30 insulation in attic areas.

CONSTRUCTION NOTES - BASEMENT PLAN

1. Laundry tub.
2. Install sump pump and perimeter drain system.
3. Unravel and rebuild existing bulging stone foundation wall this area.
4. Install 5/8" Type X gypsum each side of all load-bearing partitions.
5. Install 5/8" drywall on wood stud on all non-load - bearing partitions.
6. Install 5/8" gypsum board on wood stud on all exterior walls with minimum 2" rigid insulation.
7. Install 5/8" Type X gypsum board on the underside of existing wood joists & beams.
8. Install new wood stair as shown. See sheet A/4.0 for details.
9. Smooth finish concrete parging as indicated.
10. Sealed concrete slab.
11. Laminate flooring with cushion.
12. NOT USED
13. New glass block to be installed in existing window openings with wood sill. Rebuild stone surrounds as required.
14. Existing electric panel. Provide enclosure.
15. Insulated metal door and frame.
16. Hollow core wood door, typical.
17. Existing porch structure to remain.
18. New 4x4 post on 1'-6" dia. concrete pier. See detail 5 on sheet A4.0 for details.
19. NOT USED
20. Existing basement stair to remain.
21. New 4" diameter steel columns in place of existing wood columns to be removed. New 42"x42"x12" footers w/ (4) #5 bars each way (typ.)
22. Rebuild existing beam pocket at this location as required for solid bearing w/ steel shims for leveling.
23. Existing (4) 2x12 beams to remain. Install 5/8" Type X gypsum board on the underside of existing beam (typ).

PROPOSED IMPROVEMENTS TO: 842 LINCOLN AVENUE

842 LINCOLN AVE. CINCINNATI, OH 45206

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REGISTERED ARCHITECT

Michael L. Cornette, License #11490-96
Expiration Date 12 / 31 / 2016

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Date APRIL 2016

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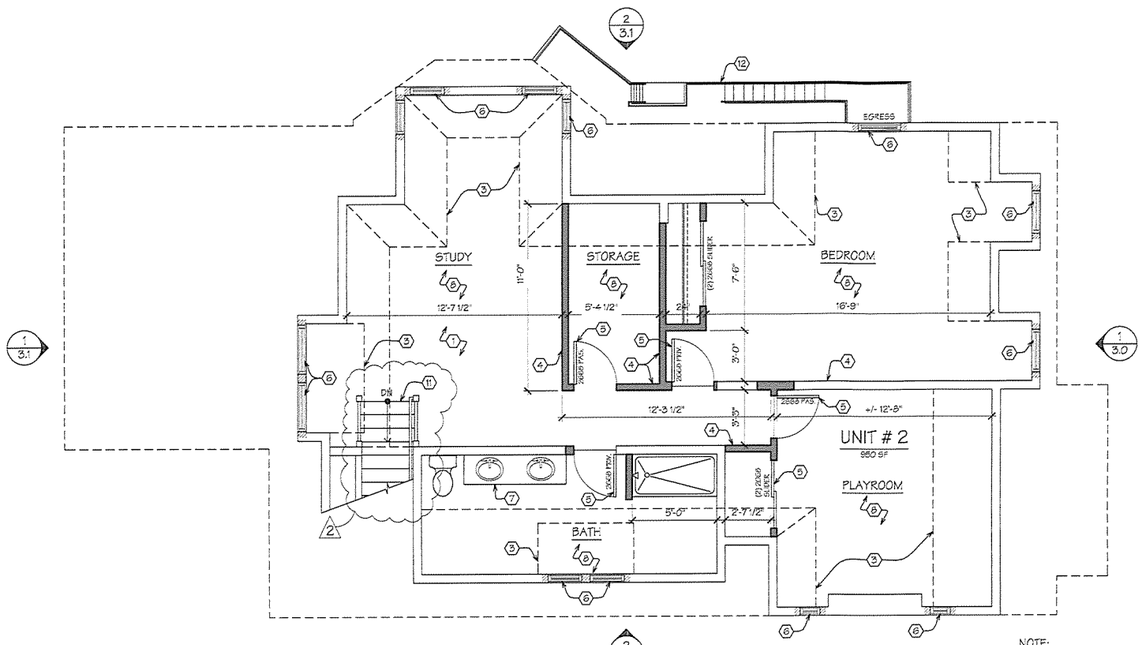
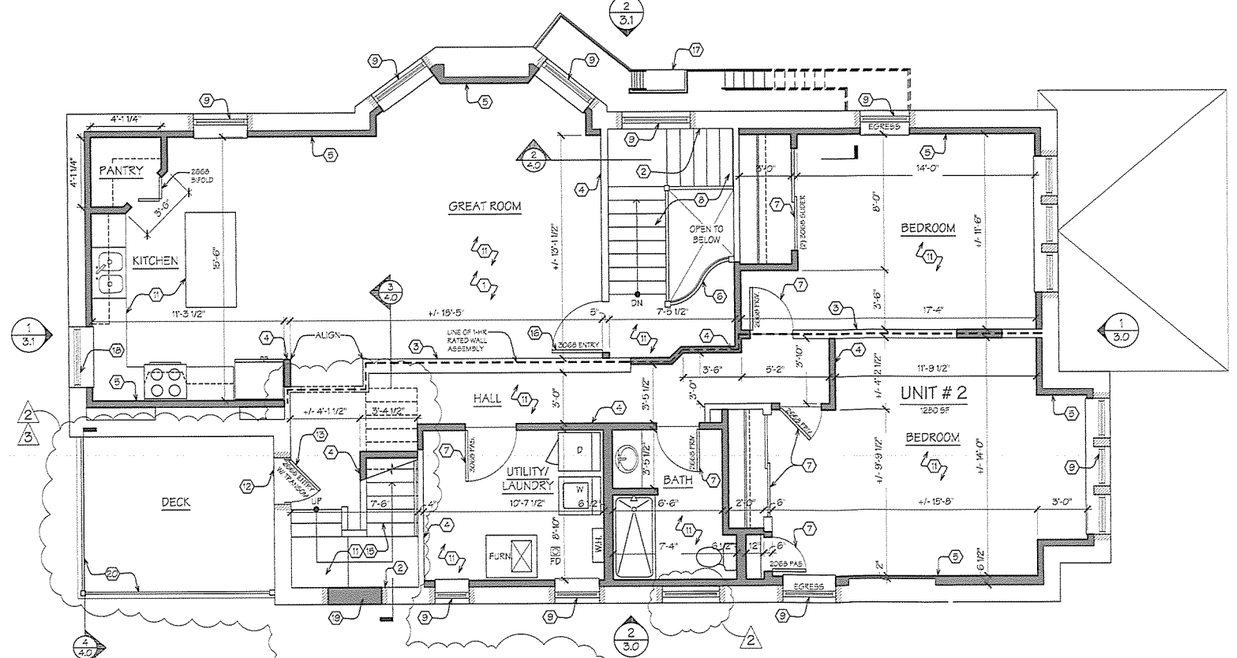
A2.0



2 PROP. 3RD FLOOR PLAN
A2.1 1/4" = 1'-0"



1 PROP. 2ND FLOOR PLAN
A2.1 1/4" = 1'-0"

NOTE:

OBC Section 1029 Emergency Escape and Rescue Openings are required to have a minimum net clear opening of 24" in height, 20" in width, maximum sill height of 44", and minimum net clear area of 5.7 sq.ft.

CONSTRUCTION NOTES - THIRD FLOOR PLAN

1. Level all existing floors.
2. Patch plaster on stair walls.
3. Line of sloped ceiling above.
4. Install 5/8" gypsum board on wood stud @ 16" O.C. on all partitions.
5. Hollow core wood door, typical.
6. Remove existing windows and rebuild surrounds as required. Install new single hung aluminum and insulated glass windows. Provide bottom screen.
7. Cabinets and counter tops as selected by Owner.
8. Laminate flooring with cushion.
9. NOT USED
10. NOT USED
11. Install new wood stair from 2nd floor to 3rd floor. See sheet A/4.0 for details.
12. Existing fire escape to remain.
13. New railing 36" AFF, w/>4" between members.

INSULATION NOTES:

A. Install R-13 insulation and vapor barrier in all exterior walls.
B. Install R-30 insulation in attic areas.

CONSTRUCTION NOTES - SECOND FLOOR PLAN

1. Level all existing floors.
2. Patch plaster on stair walls.
3. Install 5/8" Type X gypsum board each side of all load-bearing partitions.
4. Install 5/8" gypsum board on wood stud @ 16" O.C. on all non-load-bearing partitions.
5. Install 5/8" gypsum board on wood stud on all exterior walls with 3 ½" batt insulation.
6. New railing 36" AFF, w/>4" between members.
7. Hollow core wood door, typical.
8. Install new wood stair as shown. See sheet A/4.0 for details.
9. Install new single hung aluminum and insulated glass windows, typ. Provide bottom screen.
10. Cabinets and counter tops as selected by Owner.
11. Laminate flooring with cushion.
12. ~~Cut window down to floor line for new door opening. Verify width will fit 2'-6" door.~~
13. Provide solid core wood door w/ 1/2 lite tempered glass. Refer to building elevations on sheets A/3.0 & A/3.1
14. ~~NOT USED~~
15. Install new wood stair from 2nd floor to 3rd floor as shown. Infill former stair opening w/ 2X10 joists @ 16" O.C. See sheet A/4.0 for details.
16. Solid core wood entry door, (1) HR rated.
17. Existing fire escape to remain.
18. Raise sill to 3'-9" AFF. Install new single hung aluminum and insulated glass windows, typ. Provide bottom screen.
19. Infill existing window opening as required.
20. New 36" railing @ proposed deck as required by code.

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Sheet No.

A2.1

EXTERIOR BUILDING NOTES:

1. REMOVE ALL VINES/VEGETATION FROM EXISTING WALLS.
2. SCRAPE LOOSE PAINT TO REMOVE, DO NOT SAND BLAST.
3. PAINT ALL EXTERIOR WALLS.
4. REPLACE WINDOWS IN EXISTING OPENINGS AS INDICATED ON PLANS, EXCEPT AS NOTED. VERIFY EXACT SIZE IN FIELD.
5. FLUSH & CLEAR ALL DOWN SPOUT & PLUMBING LINES BELOW GRADE.

(#) CONSTRUCTION NOTES:

1. PROVIDE (2) STONE RISERS TO MATCH EXISTING (SHOWN DASHED).
2. RAISE PORCH FRAMING SO THAT ALL RISER S ARE EQUAL AT 6½" +/-
3. NEW WOOD DOOR & FRAME, PROVIDE TRANSOM WHERE INDICATED.
4. PAINTED METAL HAND RAIL @ 36" ABOVE STAIR NOSING.
5. NEW PAINTED WOOD GUARD @36" ABOVE PORCH W/>4" BETWEEN MEMBERS.
6. PAINTED WOOD LATTICE BELOW PORCH.
7. INFILL EXISTING OPENING W/ SMOOTH CEMENT BOARD, PAINT. SET BACK FROM FACE OF WALL 1/2", TYP.
8. NEW PAINTED WOOD GUARDRAIL @ 36" ABOVE PORCH W/ MAX 4" BETWEEN MEMBERS. SPINDLES TO BE 2" X 2" X 36" CLASSIC TURNED SPINDLES, TREATED.
9. NOT USED
10. REMOVE EXISTING PORCH ROOF FRAMING ENTIRELY. NEW PROPOSED DECK, SEE SECTION 4/A4.0 FOR DETAILS.
11. NOT USED
12. EXISTING FIRE ESCAPE TO REMAIN, INSPECT W/ A QUALIFIED ENGINEER & REPORT CONDITIONS & NEEDED REPAIRS; SAND & PAINT AS REQUIRED.
13. INSPECT EXISTING ROOF & REPAIR AS REQUIRED.

1 A3.0 PROP. WEST ELEVATION
1/4" = 1'-0"

S A3.0 PROP. SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED IMPROVEMENTS TO:
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Sheet No.
A3.0

EXTERIOR BUILDING NOTES:

1. REMOVE ALL VINES/VEGETATION FROM EXISTING WALLS.
2. SCRAPE LOOSE PAINT TO REMOVE, DO NOT SAND BLAST.
3. PAINT ALL EXTERIOR WALLS.
4. REPLACE WINDOWS IN EXISTING OPENINGS AS INDICATED ON PLANS, EXCEPT AS NOTED. VERIFY EXACT SIZE IN FIELD.
5. FLUSH & CLEAR ALL DOWN SPOUT &PLUMBING LINES BELOW GRADE.

(#) CONSTRUCTION NOTES:

1. PAINTED METAL HAND RAIL @ 36" ABOVE STAIR NOSING.
2. NEW PAINTED WOOD GUARD @36" ABOVE PORCH W/>4" BETWEEN MEMBERS.
3. PAINTED WOOD LATTICE BELOW PORCH.
4. INFILL EXISTING OPENING W/ SMOOTH CEMENT BOARD, PAINT. SET BACK FROM FACE OF WALL 1/2", TYP.
5. REMOVE EXISTING PORCH ROOF FRAMING ENTIRELY. NEW PROPOSED DECK, SEE SECTION 4/A4.0 FOR DETAILS.
6. NOT USED.
7. EXISTING FIRE ESCAPE TO REMAIN, INSPECT W/ A QUALIFIED ENGINEER & REPORT CONDITIONS & NEEDED REPAIRS SAND & PAINT.
8. INSPECT EXISTING ROOF & REPAIR AS REQUIRED.
9. NEW WOOD DOOR & FRAME, PROVIDE TRANSOM WHERE INDICATED.
10. NEW PAINTED WOOD GUARDRAIL @ 36" ABOVE PORCH W/ MAX 4" BETWEEN MEMBERS. SPINDLES TO BE 2" X 2" X 36" CLASSIC TURNED SPINDLES, TREATED.

1 A3.0 PROP. WEST ELEVATION
1/4" = 1'-0"

S A3.0 PROP. SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED IMPROVEMENTS TO:
842 LINCOLN AVENUE
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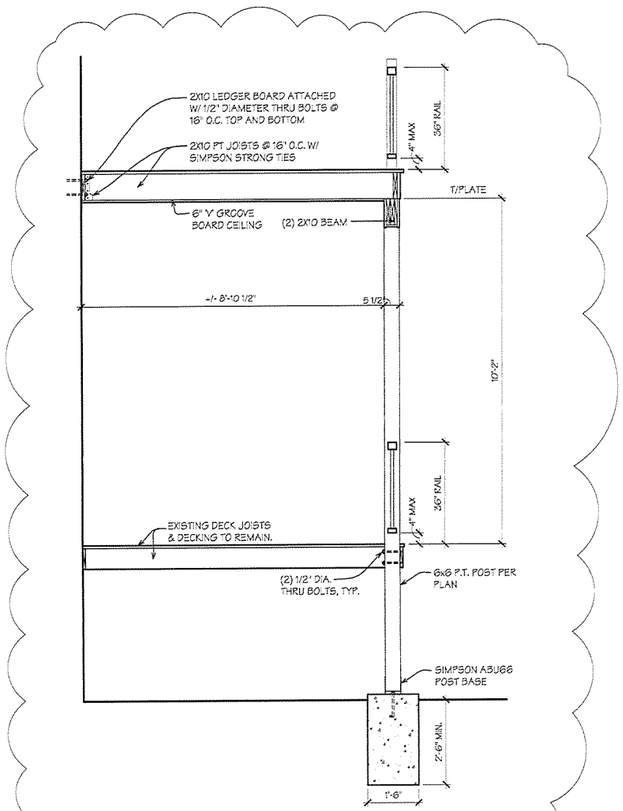
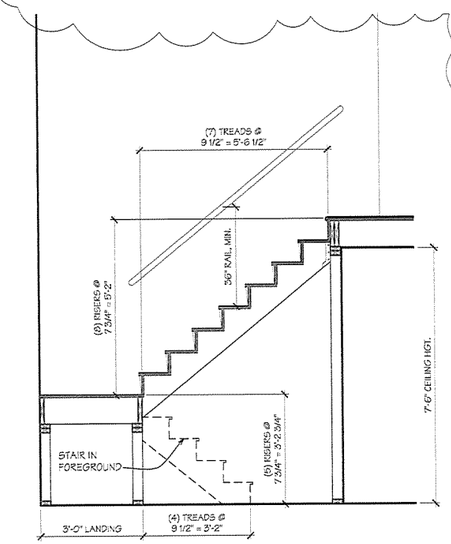
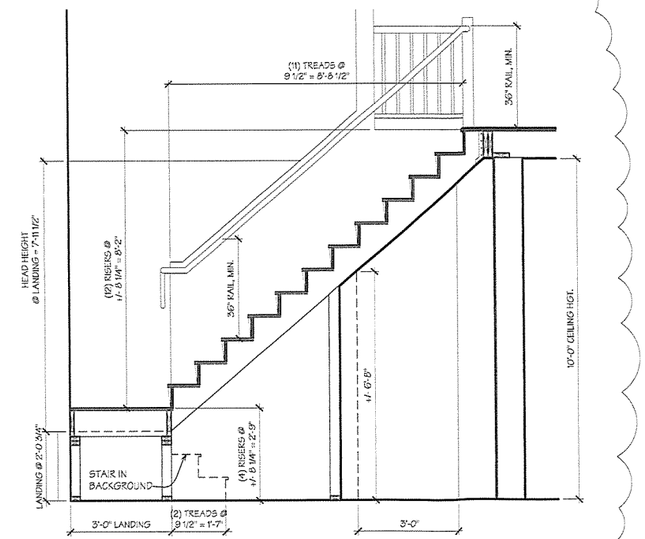
A3.1



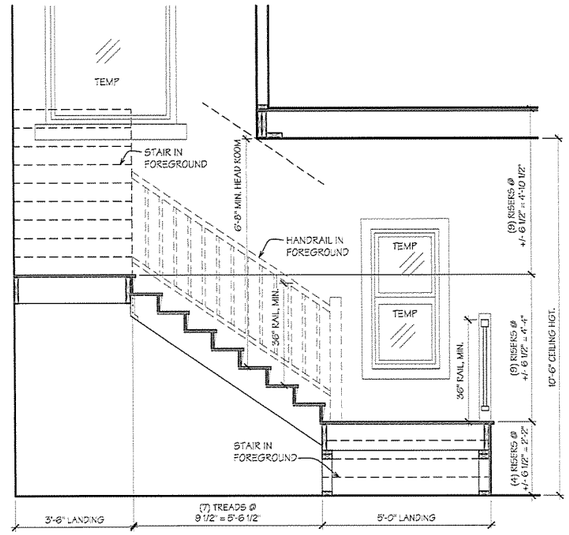
4 A4.0 PORCH SECTION
1/2" = 1'-0"



1 A4.0 STAIR SECTION
1/2" = 1'-0"



2 A4.0 STAIR SECTION
1/2" = 1'-0"



3 A4.0 STAIR SECTION
1/2" = 1'-0"

PROPOSED IMPROVEMENTS TO:
842 LINCOLN AVENUE

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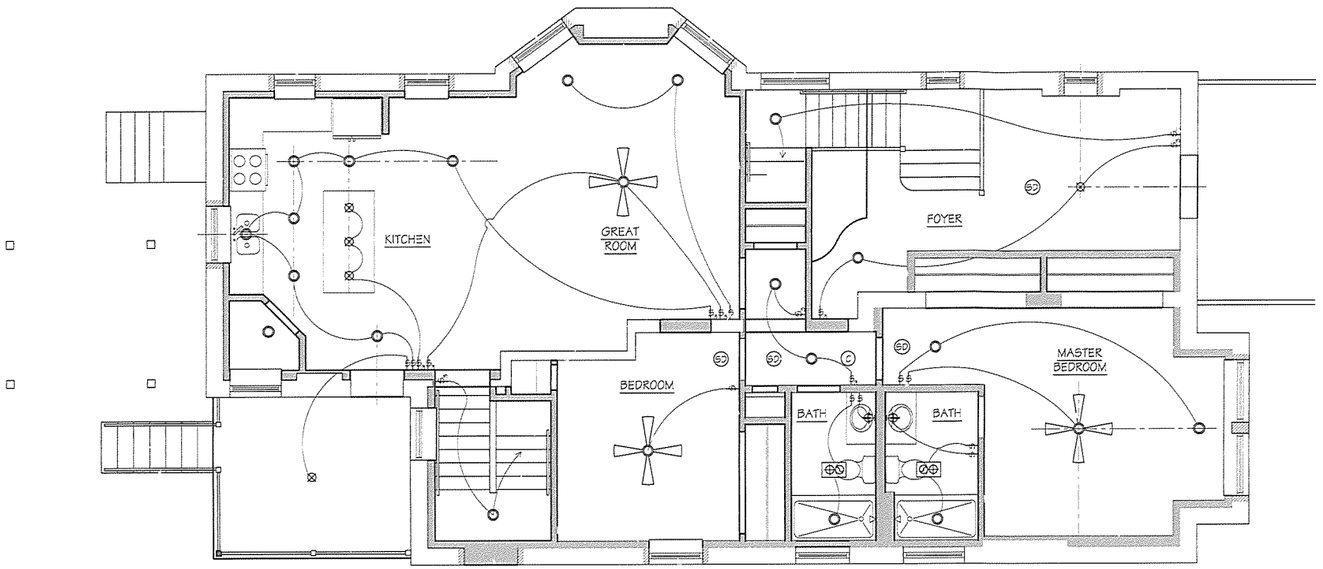
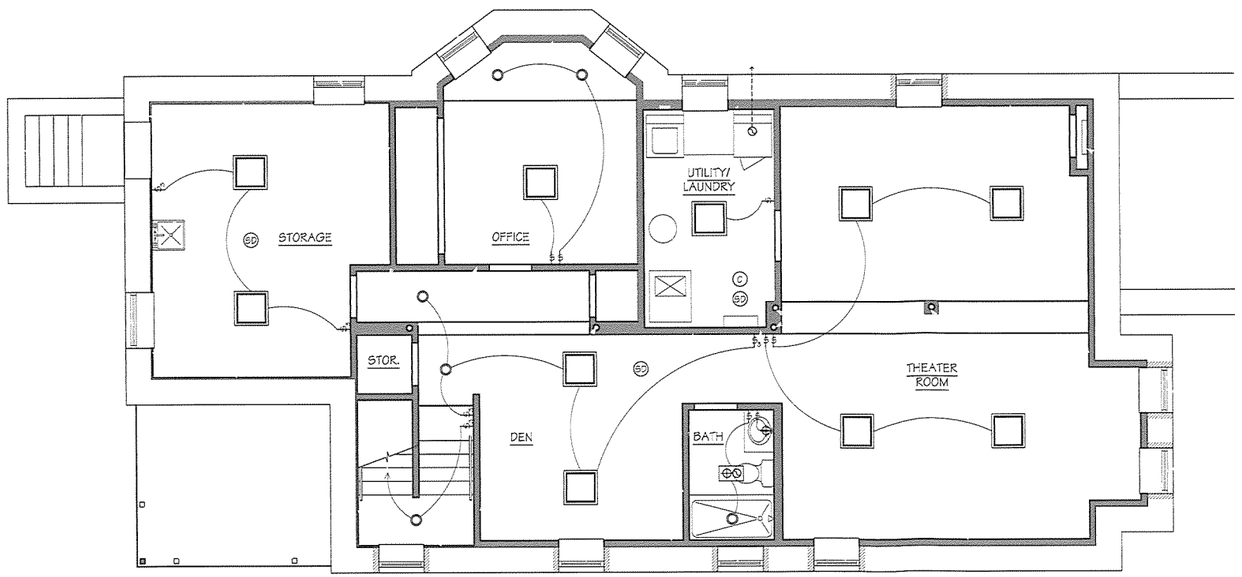


1 / 2 A5.0 PROP. 1ST ELEC. FLOOR PLAN
1/4" = 1'-0"



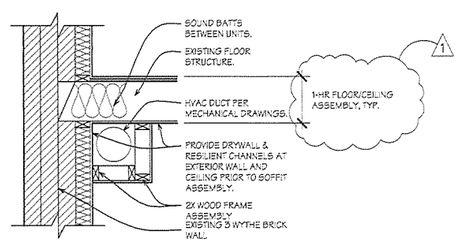
1 / 1 A5.0 PROP. BASEMENT ELEC. PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. All ductwork drops to be coordinated w/ Mechanical drawings, typ.

ELECTRICAL SYMBOLS LEGEND

- $ — Single pole light switch
- $3 — 3-way light switch
- $D — Slide dimmer light switch
- Exhaust fan and light combo (vent exhaust fan to exterior of building)
- 2'x2' LED light fixture (as selected by owner)
- Recessed can light fixture
- Ceiling mounted / pendant light fixture
- Wall mounted light fixture
- SD — Inter-connected elec. smoke alarm w/ battery backup
- C — Inter-connected Carbon monoxide alarm w/ battery backup
- Dryer vent to exterior of building
- Ceiling fan



3 / A5.0 TYP. SOFFIT / HVAC DUCT DETAIL
3/4" = 1'-0"

PROPOSED IMPROVEMENTS TO: 842 LINCOLN AVENUE

842 LINCOLN AVE. CINCINNATI, OH 45206

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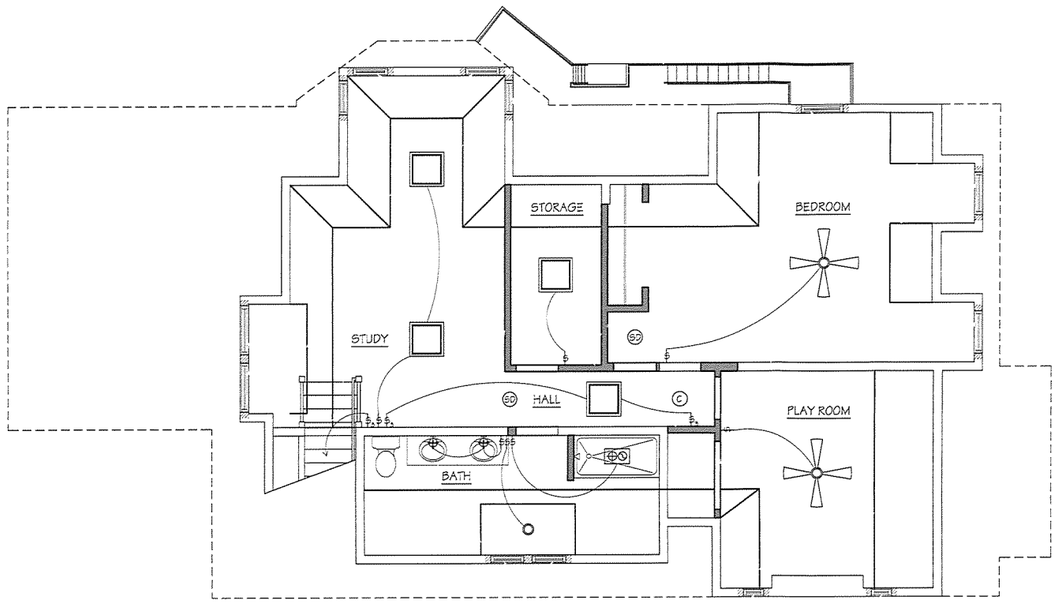
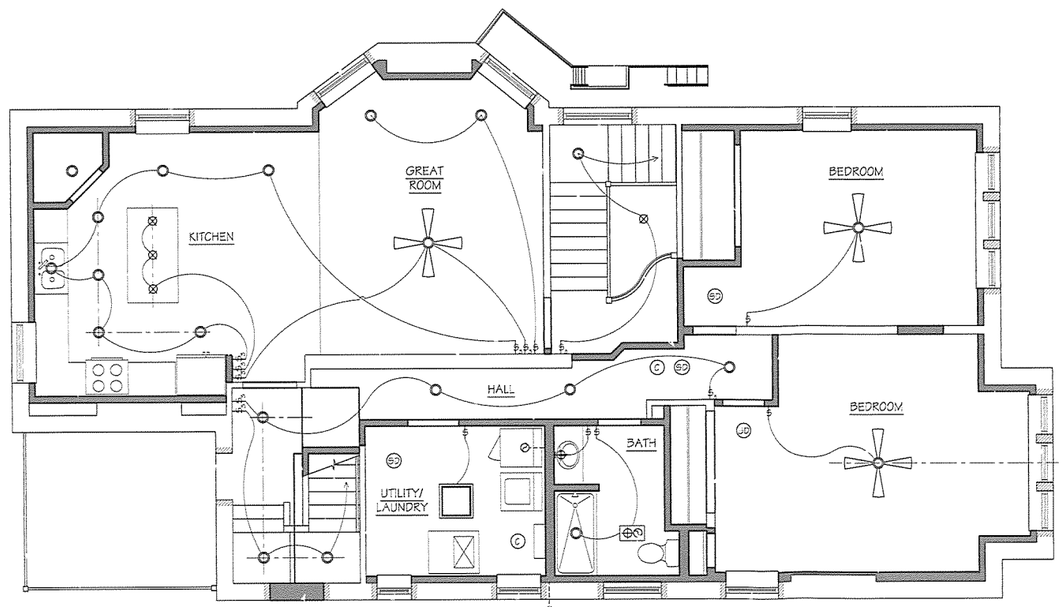
A5.0



1 2 PROP. 3RD FLOOR ELEC PLAN (A5.1)
1/4" = 1'-0"



1 1 PROP. 2ND FLOOR ELEC PLAN (A5.1)
1/4" = 1'-0"

GENERAL NOTES:

A. All ductwork drops to be coordinated w/ Mechanical drawings, typ.

ELECTRICAL SYMBOLS LEGEND

- $ — Single pole light switch
- $3 — 3-way light switch
- $D — Slide dimmer light switch
- Exhaust fan and light combo (vent exhaust fan to exterior of building)
- 2'x2' LED light fixture (as selected by owner)
- Recessed can light fixture
- Ceiling mounted / pendant light fixture
- Wall mounted light fixture
- SD — Inter-connected elec. smoke alarm w/ battery backup
- C — Inter-connected Carbon monoxide alarm w/ battery backup
- Dryer vent to exterior of building
- Ceiling fan

PROPOSED IMPROVEMENTS TO: 842 LINCOLN AVENUE

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Sheet No.

A5.1

ITEM 3 October 10, 2016

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:
APPLICANT: Urban Sites Construction LLC
OWNER: GBG Strategies LLC
ADDRESS: **1203 Main Street & 122 E 12th Street**
PARCELS: 080-0002-0137; 080-0002-0122
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: September 26, 2016
HEARING DATE: October 10, 2016
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) to install a new storefront system and install new rear decks at 1203 Main Street.

Existing Conditions

The existing building is a four-story Italianate building built ca. 1880. The building has a stone foundation, brick bearing walls, windows with wood sash and a flat roof. The building has a replacement storefront spanning the length of the building with tinted glass and a slightly recessed entry bay. A large projecting sign is centered on the front façade.

The building is associated with the structure at 122 E. 12th Street. No exterior changes are proposed for 122 E. 12th Street.

Figure 1. 1203 Main Street, facing southwest.
Photo: Google.

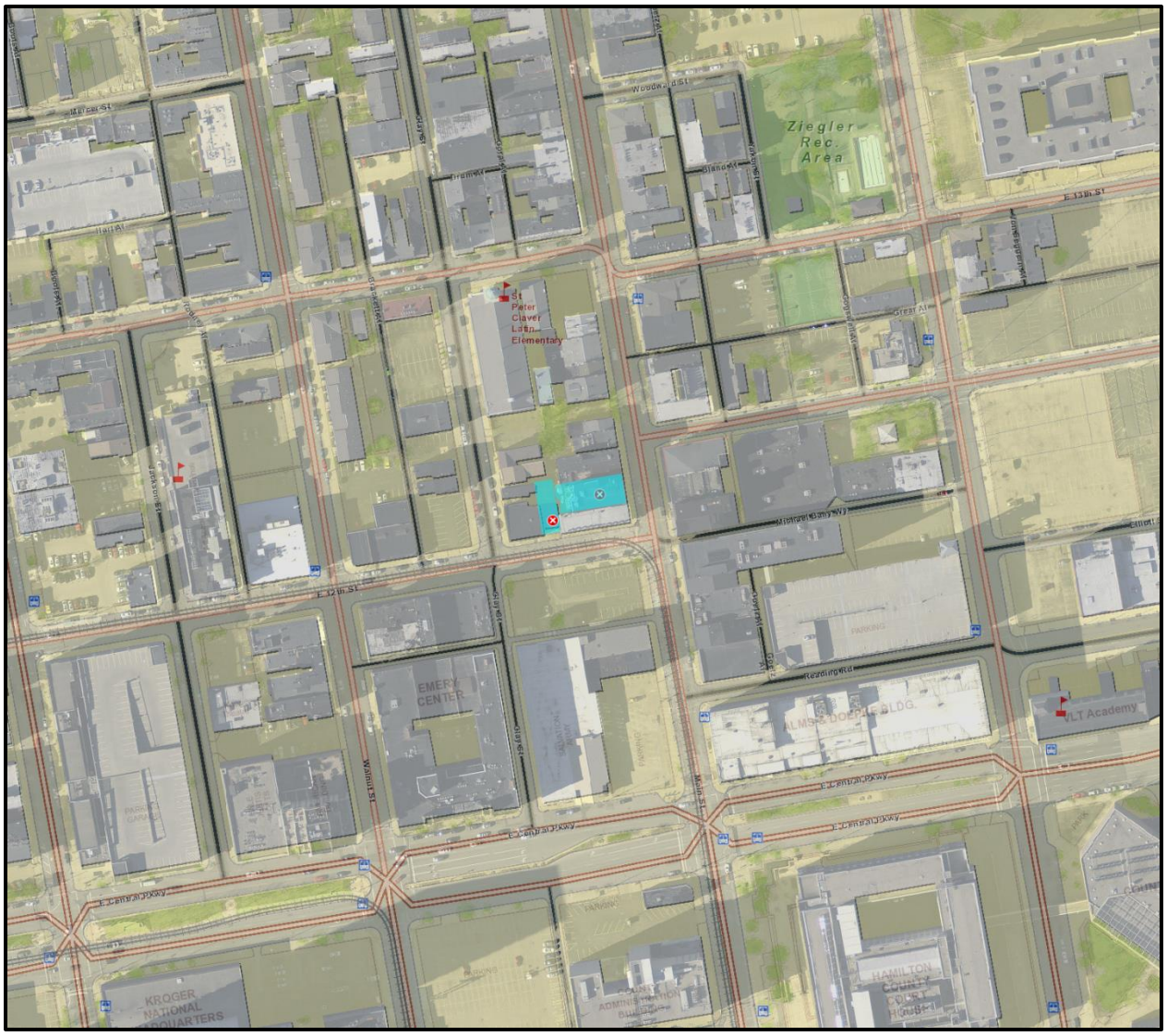


Figure 2. Location of Subject Property. Image courtesy of CAGIS

Proposed Conditions

The applicant is proposing to modify 1203 Main Street in the following:

- New storefront windows and entry
- New rear decks
- New rear rooftop deck
- New entry doors at rear decks
- New paint
- Repaired windows

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District: Section 1409 CC-P
HCB authority: Section 1435-05-4

Overlays: Section 1435 Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Zoning Review

All zoning is compliant and no Zoning Relief is required.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the work to install new storefront windows and doors and the rear decks.

Comments on Applicable Guidelines

Rehabilitation
B. SPECIFIC GUIDELINES

2. DOOR AND WINDOW OPENINGS: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill0in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The storefront on the front façade of 1203 Main Street is a later replacement dating to a ca. 1970s renovation. It will be removed and replaced with a new storefront system discussed below. All window openings on the front façade will remain as is. Three window openings that were previously infilled with brick and/or CMU on the rear elevation will be widened and replaced with doorways to allow access to the rear decks. This alteration is appropriate as these windows are not visible from any surrounding street.

The other windows throughout the building will be repaired in place. No new windows are anticipated. If the deterioration requires replacement, approval will be sought from the Urban Conservator for replacement windows matching the size, style and materials of the existing. The "Solar Shades" referenced in the application will be internal rolling shades. Proposed replacement glass will not be tinted.

9. PAINTING: Repaint buildings that were historically painted. Most buildings built before 1890 in Over-the-Rhine were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted. Because color can have a significant impact on the neighborhood, use paint colors that are appropriate to your building's age and style. Historically, most paint schemes were relatively simple. The Historic Conservation Office can provide owners with color combinations that are appropriate for a building's age and style. Varying the choice of color between neighboring buildings is preferred.

The building was built in 1880 and has been previously painted. The applicant is proposing new paint throughout the building.

12. STOREFRONTS: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the Storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible. Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i.

Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The existing storefront is a 1970s replacement consisting of aluminum framed windows with tinted glass and a recessed entry bay. The storefront system spans the entire length of the building. No original storefront material remains on the building. The proposed storefront will consist of full-length operable windows that will open inwards in the central two bays. The southernmost bay will be recessed slightly to allow for a double entry door that opens outward. The northern bay will remain recessed for access to the Fire Department standpipe. A secondary entry door will be located within the recessed bay to allow access to the staircase and elevator to the upper floors. The windows and doorways will be topped with transoms. All glass in the storefront will be clear and transparent.

Site Improvements

B. SPECIFIC GUIDELINES

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

Decks are proposed on the rear of the building at the second, third and fourth floors. The second floor deck will include a roof deck on the rear one story addition. All decks will consist of steel framing with wood decking and steel rails painted black. Decks will be approximately 10 feet wide and will be placed within the 5 foot recessed bay. No portion of the decks will be visible from any surrounding street due to the location at the rear and behind other surrounding buildings. No roof deck is proposed for the one-story building at 122 E. 12th Street.

Other Considerations:

N/A

Prehearing Results: A prehearing was held on September 14, 2016. The applicant was present.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

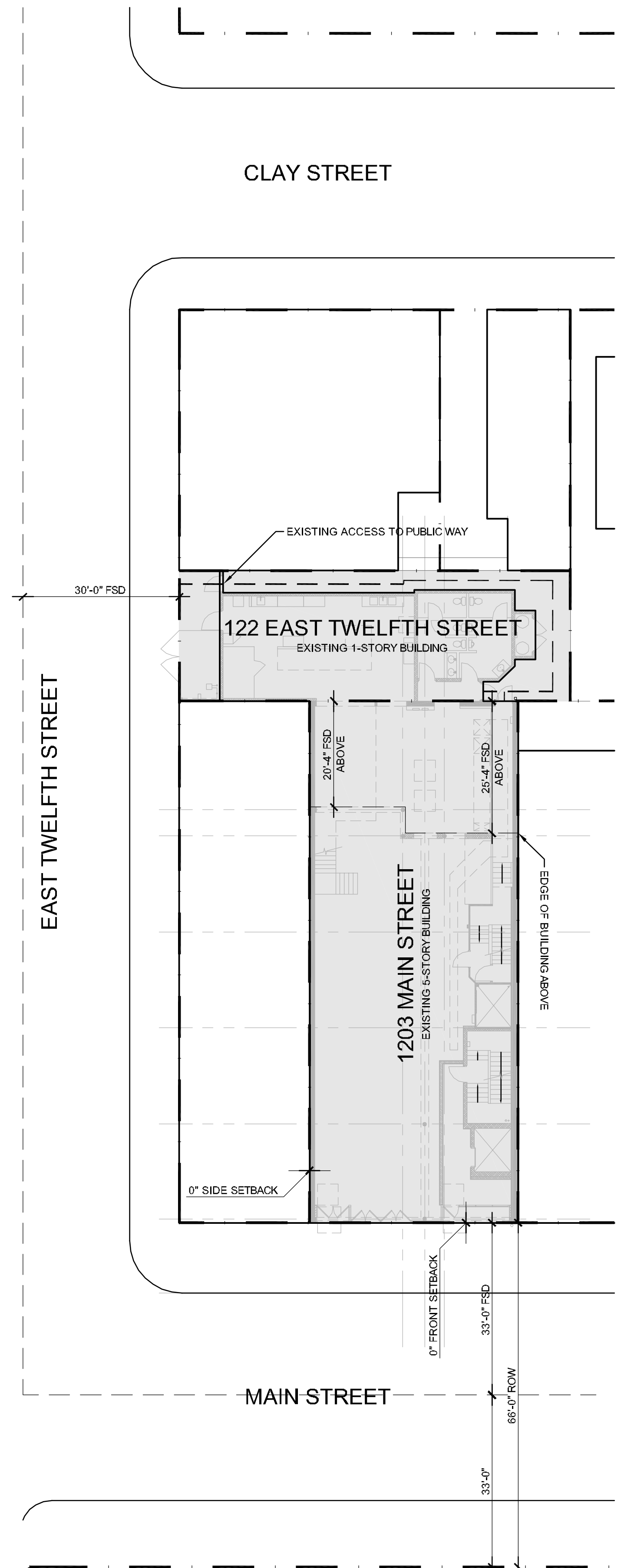
I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1203 Main Street for a new storefront, new rear decks, window repairs, and new painting per plans submitted by Urban Sites Construction LLC and dated 08.15.2016.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

2 / G001 EAST ELEVATION PHOTO
NOT TO SCALE



1 / G001 ZONING SITE PLAN
1/16" = 1'-0"

SUMMARY

2011 OHIO BUILDING CODE

EXISTING 5-STORY BUILDING RENOVATION

SUITE 100 BUILD OUT TO BE SUBMITTED UNDER SEPARATE PERMIT

ZONING

DISTRICT CC-P
USE RESTAURANT & OFFICE

	REQUIRED	*PROVIDED*
LOT	0 SF	5,875 SF
MAX HEIGHT	85'-0"	62'-0"
MIN HEIGHT	15'-0"	62'-0"
SETBACK	0'-0"	0'-0"

HISTORIC CONSERVATION

DISTRICT = OVER-THE-RHINE

USE GROUP (301)

LEVEL	*EXISTING*	*PROVIDED*
000	S-2	S-2
100	A-2	A-2
200	A-2	B
300	B	B
400	B	B
500	B	B

CONSTRUCTION TYPE = III-B

FIRE PROTECTION

BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

ALLOWABLE HEIGHT & AREA (503)

	ALLOWABLE	*PROVIDED*
HEIGHT	75'-0"	62'-0"
S-2	4 / 78,000 SF	1 / 1,944 SF
A-2	3 / 28,500 SF	1 / 3,976 SF
B	4 / 57,000 SF	4 / 2,386 SF

20' HEIGHT, 1 STORY AND 200% AREA INCREASE WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM

**SEE LIFE SAFETY PLAN SHEET G002*

SEPARATED OCCUPANCY RATING (508.4)

S-2 TO A-2 = 0 HR
A-2 TO B = 1 HR
B TO B = 0 HR

FIRE-RESISTANCE RATING (601 & 602)

STRUCTURAL FRAME = 0 HR
BEARING EXTERIOR WALL = 2 HR
BEARING INTERIOR WALL = 0 HR
NON BEARING EXTERIOR WALL

FSD < 5' = 1 HR
5' < FSD < 10' = 1 HR
10' < FSD < 30' = 1 HR
FSD > 30' = 0 HR

NON BEARING INTERIOR WALL = 0 HR
FLOOR CONSTRUCTION = 0 HR
ROOF CONSTRUCTION = 0 HR

FIRE BARRIER (707.3.9) = 2 HR
EXIT ENCLOSURE (1022.1) = 2 HR
EXIT PASSAGEWAY (1023.3) = 2 HR

MAX FLOOR AREA PER OCCUPANT (1004.1.1)

S-2 = 300 GSF PER OCCUPANT
A-2 = TO BE DETERMINED**
B = 100 GSF PER OCCUPANT

LEVEL	*USE*	*GROSS SF*	*OCCUPANT*
000	S-2	1,944	6
100	A-2	3,976	TBD**
200	B	2,379	23
300	B	2,375	23
400	B	2,386	23
500	B	1,805	18
TOTAL		14,865	93+

**SEE LIFE SAFETY PLAN SHEET G002*

***SUITE 100 RESTAURANT A-2 BUILD OUT TO BE SUBMITTED UNDER SEPARATE PERMIT*

INDEX

OWNER
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STATE OF OHIO ★ REGISTERED ARCHITECT ★ WILLIAM A YOKEL 1315843

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

COVER

G001

CLEARANCE KEY

C-1 12" X 48" AT PASSAGE DOOR PUSH
18" X 60" AT PASSAGE DOOR PULL

C-2 60" X 56" AT TOILET

C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- 2X6 WOOD STUD WALL
- 2X4 WOOD STUD WALL
- FIRE EXTINGUISHER
- A1 SEE ASSEMBLY SCHEDULE SERIES A600
- W101 SEE WINDOW SCHEDULE SERIES A600
- D101 SEE DOOR SCHEDULE SERIES A800
- 36" ACCESSIBLE ROUTE

NOTE

1. DIMENSIONS TO FINISH EDGE OF WALL
2. WALL TO BE FULL HEIGHT ASSEMBLY TYPE R1 UNLESS OTHERWISE NOTED
3. CENTER OF 3'-0" DOOR 1'-10" OFF ADJACENT PERPENDICULAR HINGE SIDE WALL UNLESS OTHERWISE NOTED

KEY NOTE

1. CARD READER
2. GAS FURNACE
3. GAS CONDENSING UNIT
4. COMPACT ELECTRIC WATER HEATER
19.9 GALLON PROMAX EJCT-20 WITH 22" DRAIN PAN
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1 HR SUPPORTING ELEMENT (712.4)
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11. INFILL ASSEMBLY STRUCTURE

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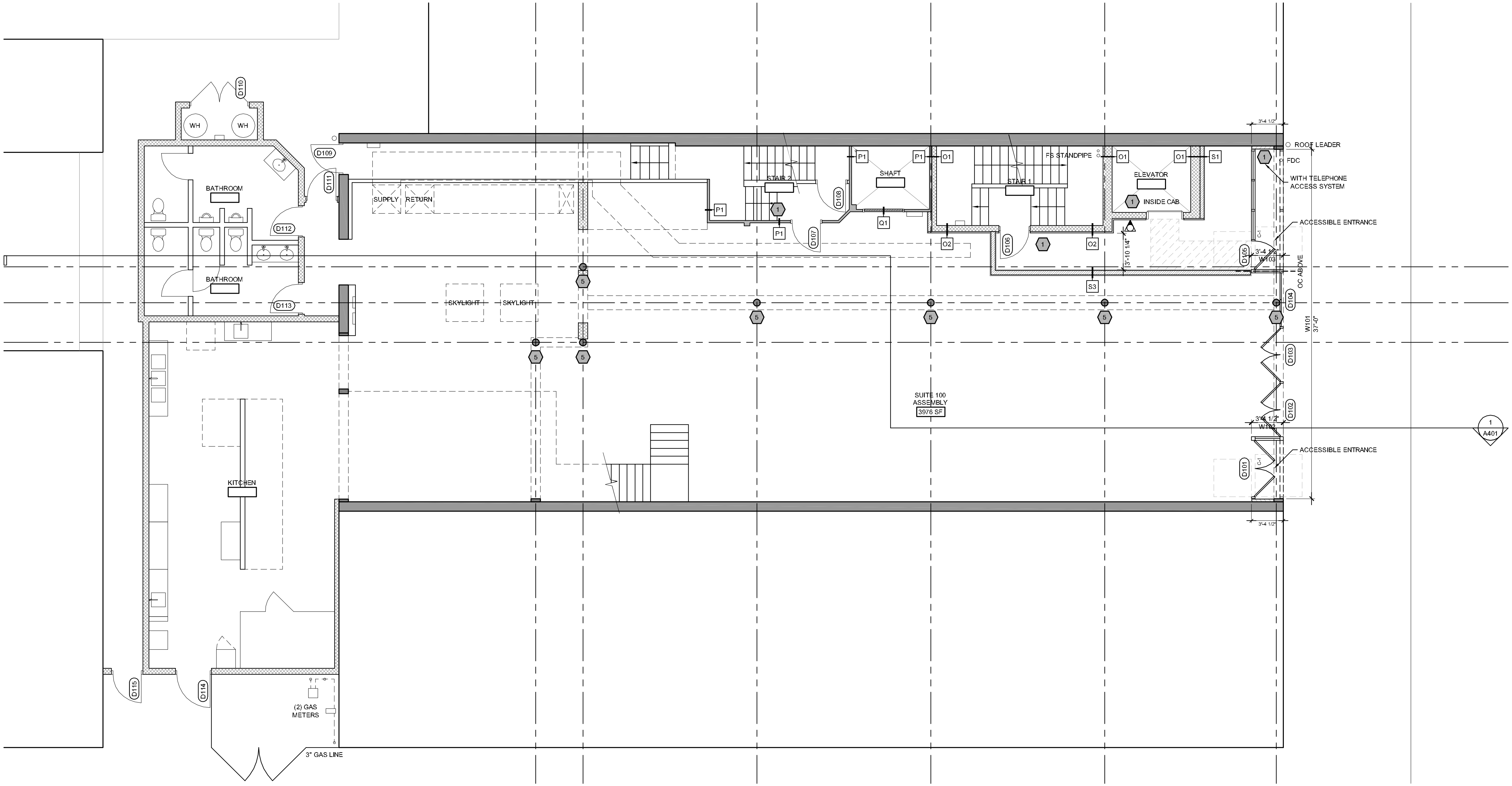

1 LEVEL 100 FLOOR PLAN
A102 3/16" = 1'-0"

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

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1	20160815	BUILDING PERMIT
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LEVEL 100
FLOOR
PLAN

A102

CLEARANCE KEY

- C-1 12" X 48" AT PASSAGE DOOR PUSH
  18" X 60" AT PASSAGE DOOR PULL
- C-2 60" X 56" AT TOILET
- C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- 2X6 WOOD STUD WALL
- 2X4 WOOD STUD WALL
- FIRE EXTINGUISHER
- A1 SEE ASSEMBLY SCHEDULE SERIES A500
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- D101 SEE DOOR SCHEDULE SERIES A800
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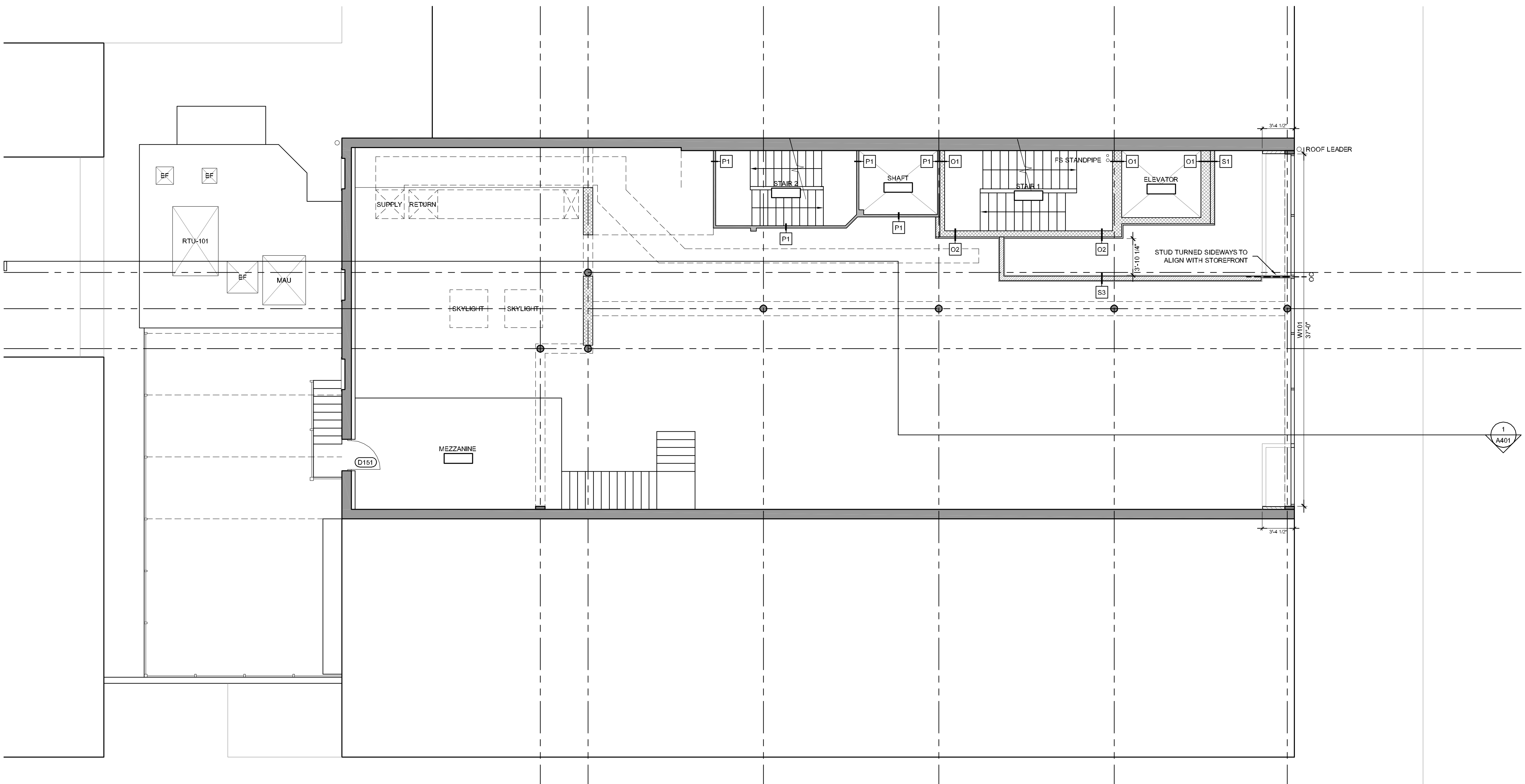
10. INSTALL STEEL BALCONY
11. INFILL ASSEMBLY STRUCTURE



1 A103 LEVEL 150 MEZZANINE PLAN
3/16" = 1'-0"

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#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

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1	20160815	BUILDING PERMIT
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LEVEL 150 MEZZANINE PLAN

A103

CLEARANCE KEY

C-1 12" X 48" AT PASSAGE DOOR PUSH
18" X 60" AT PASSAGE DOOR PULL

C-2 60" X 56" AT TOILET

C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- 2X6 WOOD STUD WALL
- 2X4 WOOD STUD WALL
- FIRE EXTINGUISHER
- A1 — SEE ASSEMBLY SCHEDULE SERIES A500
- W101 SEE WINDOW SCHEDULE SERIES A600
- D101 SEE DOOR SCHEDULE SERIES A800
- 36" ACCESSIBLE ROUTE

NOTE

1. DIMENSIONS TO FINISH EDGE OF WALL
2. WALL TO BE FULL HEIGHT ASSEMBLY TYPE R1 UNLESS OTHERWISE NOTED
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4. COMPACT ELECTRIC WATER HEATER
19.9 GALLON PROMAX EJCT-20 WITH 22" DRAIN PAN
5. INTUMESCENT COATING
1 HR SUPPORTING ELEMENT (7124)
6. REPLACE INSULATED GLASS UNIT
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7. REPAIR WINDOW UNIT
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11. INFILL ASSEMBLY STRUCTURE

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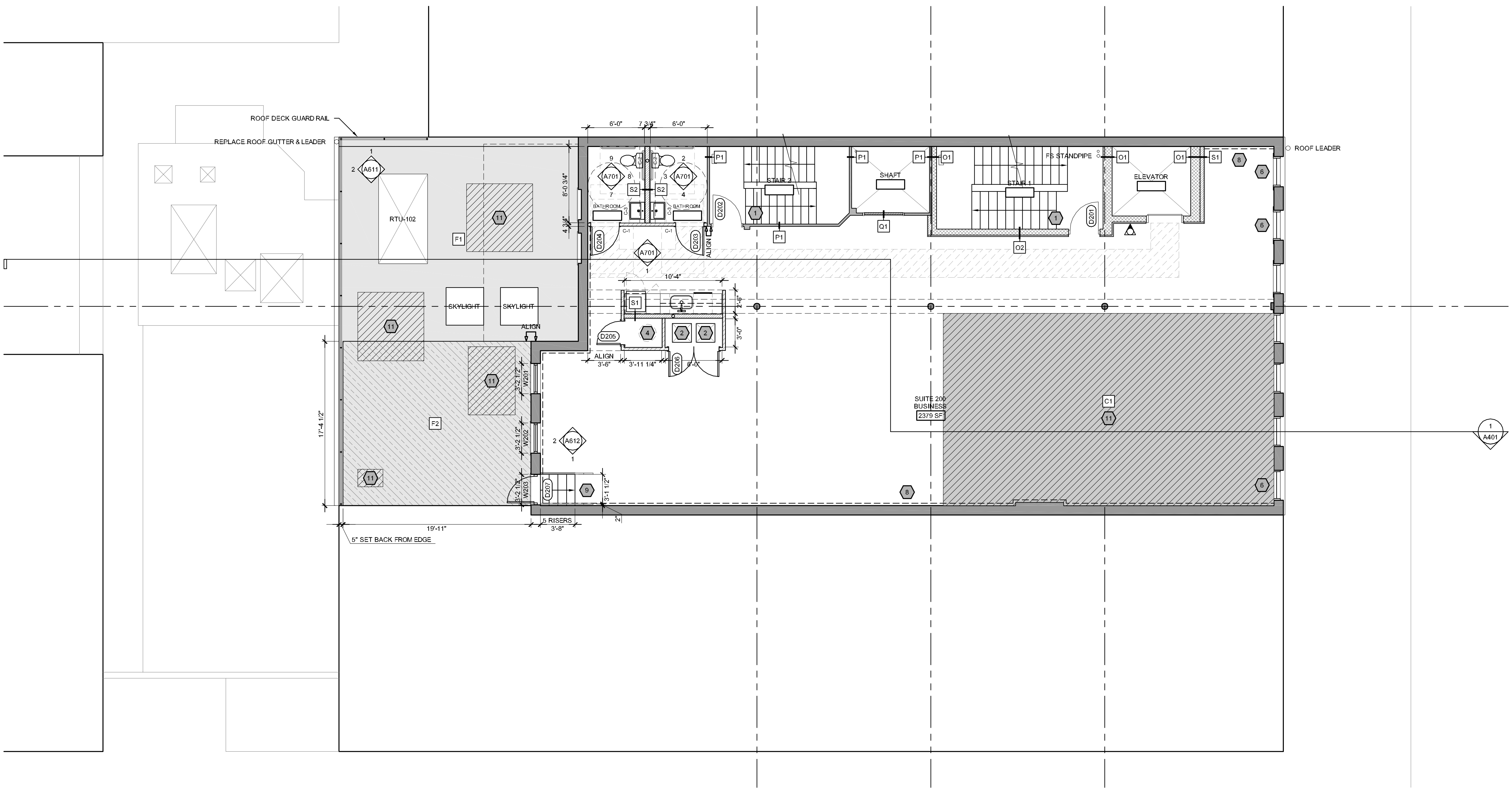

1 A104 LEVEL 200 FLOOR PLAN
3/16" = 1'-0"

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
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LEVEL 200
FLOOR
PLAN

A104

CLEARANCE KEY

- C-1 12" X 48" AT PASSAGE DOOR PUSH
  18" X 60" AT PASSAGE DOOR PULL
- C-2 60" X 56" AT TOILET
- C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- 2X6 WOOD STUD WALL
- 2X4 WOOD STUD WALL
- FIRE EXTINGUISHER
- A1 SEE ASSEMBLY SCHEDULE SERIES A500
- W101 SEE WINDOW SCHEDULE SERIES A600
- D101 SEE DOOR SCHEDULE SERIES A800
- 36" ACCESSIBLE ROUTE

NOTE

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10. INSTALL STEEL BALCONY
11. INFILL ASSEMBLY STRUCTURE

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STATE OF OHIO REGISTERED ARCHITECT 1315843

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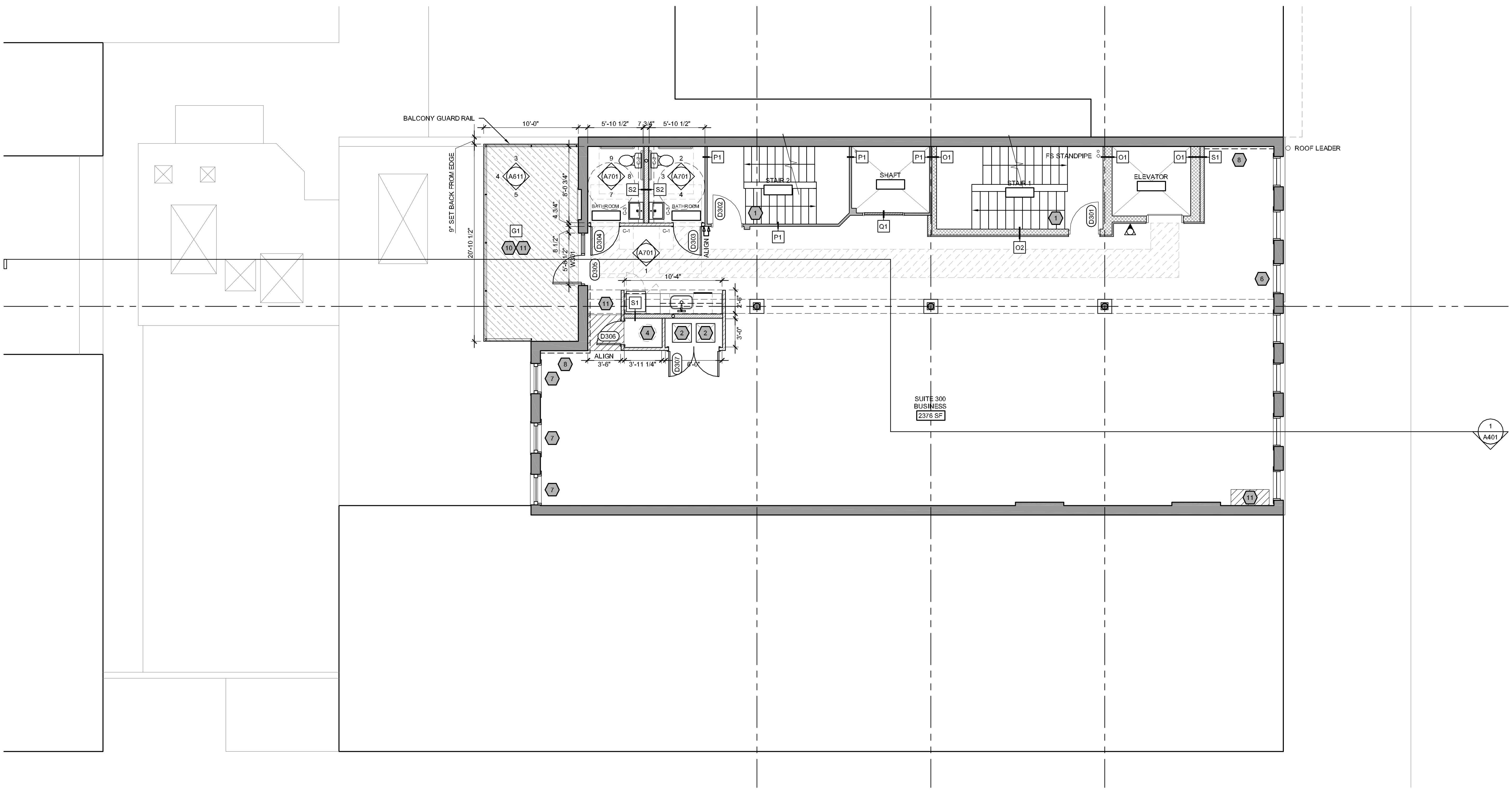

LEVEL 300 FLOOR PLAN
1/A105 3/16" = 1'-0"

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

GBG STRATEGIES LLC

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

LEVEL 300 FLOOR PLAN

A105

CLEARANCE KEY

C-1 12" X 48" AT PASSAGE DOOR PUSH
18" X 60" AT PASSAGE DOOR PULL

C-2 60" X 56" AT TOILET

C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- 2X6 WOOD STUD WALL
- 2X4 WOOD STUD WALL
- FIRE EXTINGUISHER
- A1 SEE ASSEMBLY SCHEDULE SERIES A600
- W101 SEE WINDOW SCHEDULE SERIES A600
- D101 SEE DOOR SCHEDULE SERIES A800
- 36" ACCESSIBLE ROUTE

NOTE

1. DIMENSIONS TO FINISH EDGE OF WALL
2. WALL TO BE FULL HEIGHT ASSEMBLY TYPE R1 UNLESS OTHERWISE NOTED
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KEY NOTE

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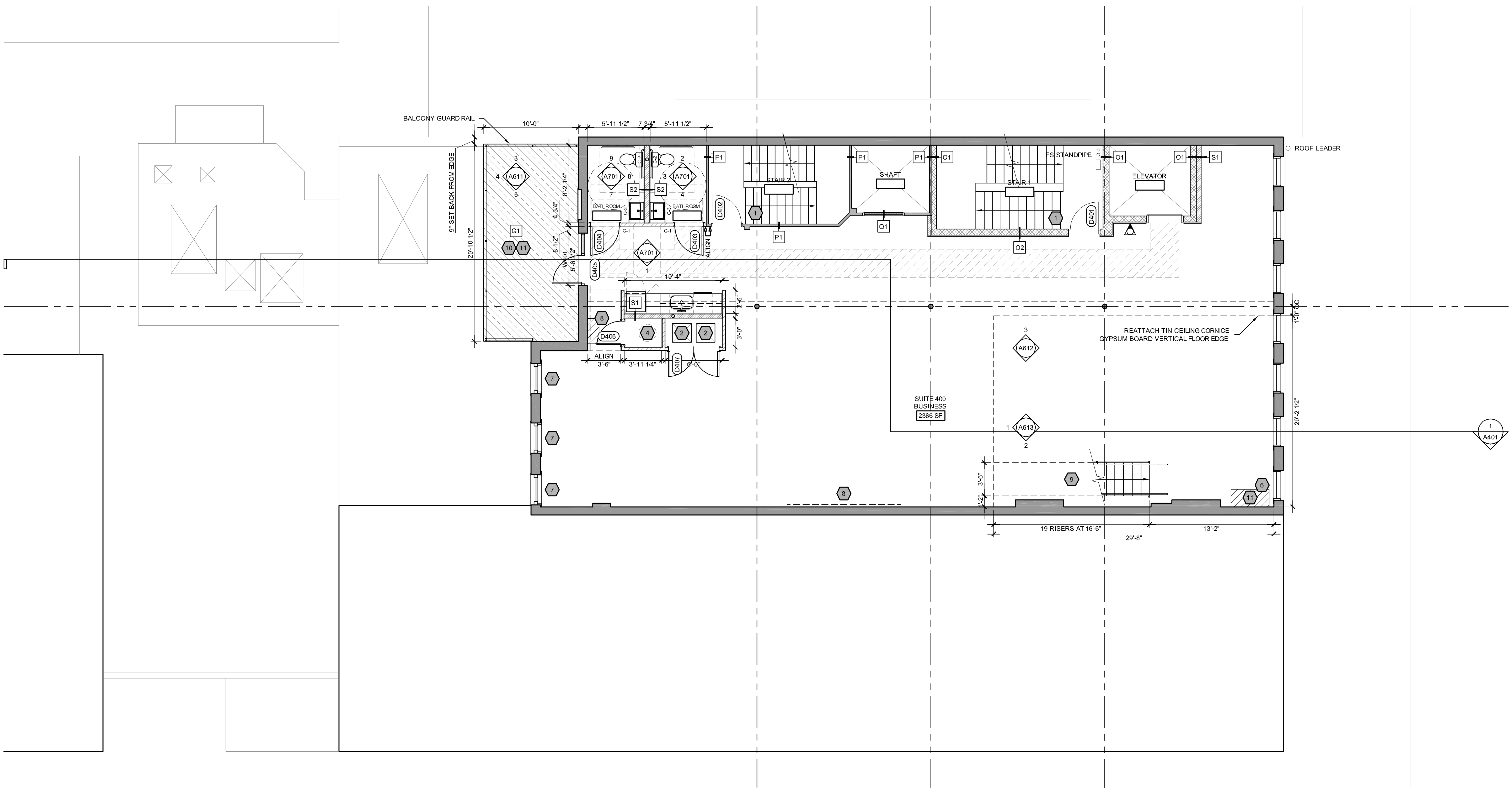

LEVEL 400 FLOOR PLAN

1 / A106 — 3/16" = 1'-0"

OWNER
GBG STRATEGIES LLC
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STATE OF OHIO REGISTERED ARCHITECT 1315843

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

LEVEL 400
FLOOR
PLAN

A106

Z:\COMAX\03 Architecture\16.02 1203 MAIN\DRAWINGS\CURRENT\SHEETS\A101.dwg

PlotDate: 2016-09-29 8:48:15 AM

CLEARANCE KEY

C-1 12" X 48" AT PASSAGE DOOR PUSH
18" X 60" AT PASSAGE DOOR PULL

C-2 60" X 56" AT TOILET

C-3 30" X 48" AT SINK

KEY

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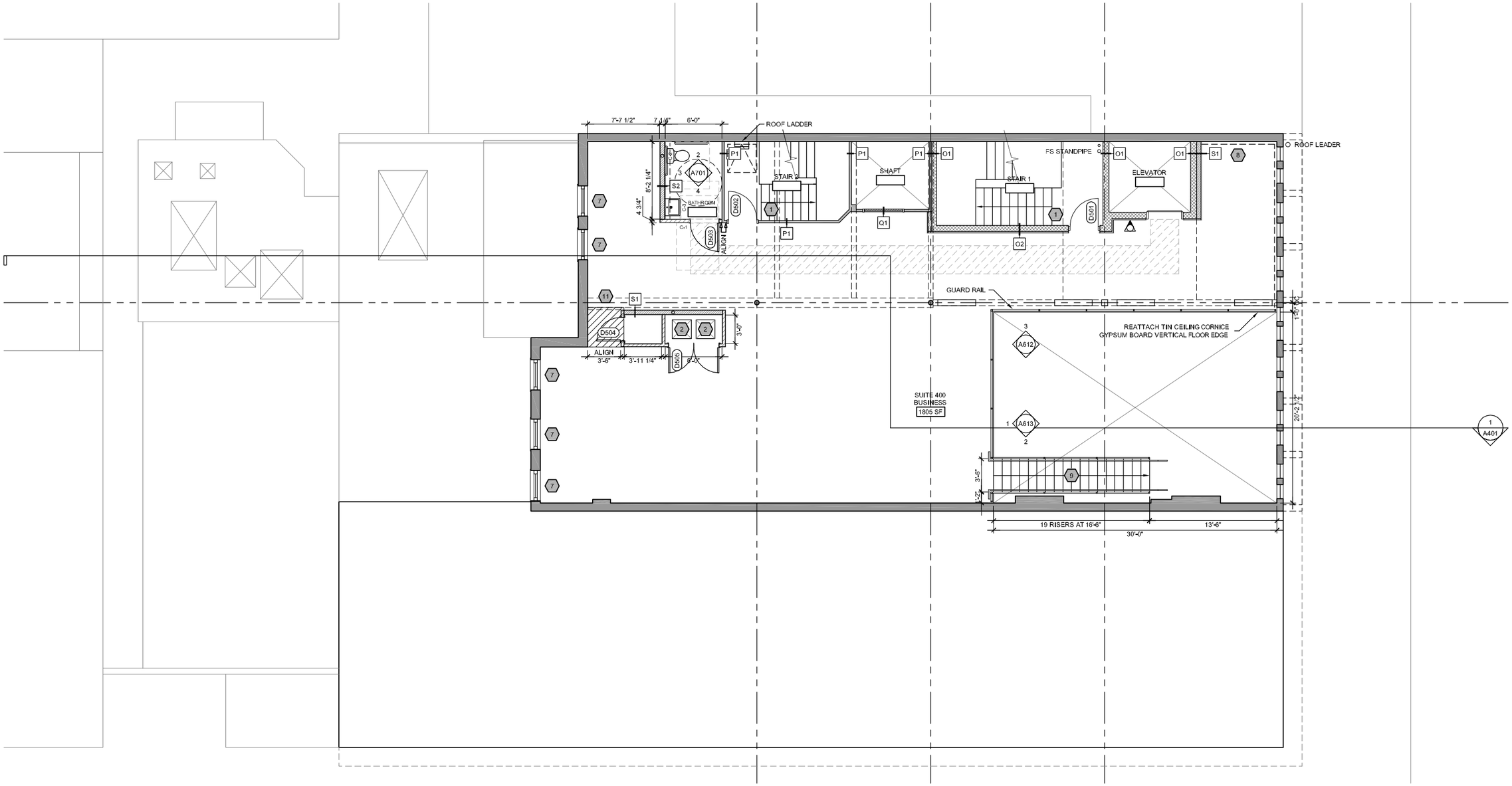

1 / A107 LEVEL 500 FLOOR PLAN
3/16" = 1'-0"

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STATE OF OHIO REGISTERED ARCHITECT WILLIAM J. GOEL 1315843

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

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LEVEL 500 FLOOR PLAN

A107

CLEARANCE KEY

C-1 12" X 48" AT PASSAGE DOOR PUSH
18" X 60" AT PASSAGE DOOR PULL

C-2 60" X 56" AT TOILET

C-3 30" X 48" AT SINK

KEY

- EXISTING STUD WALL
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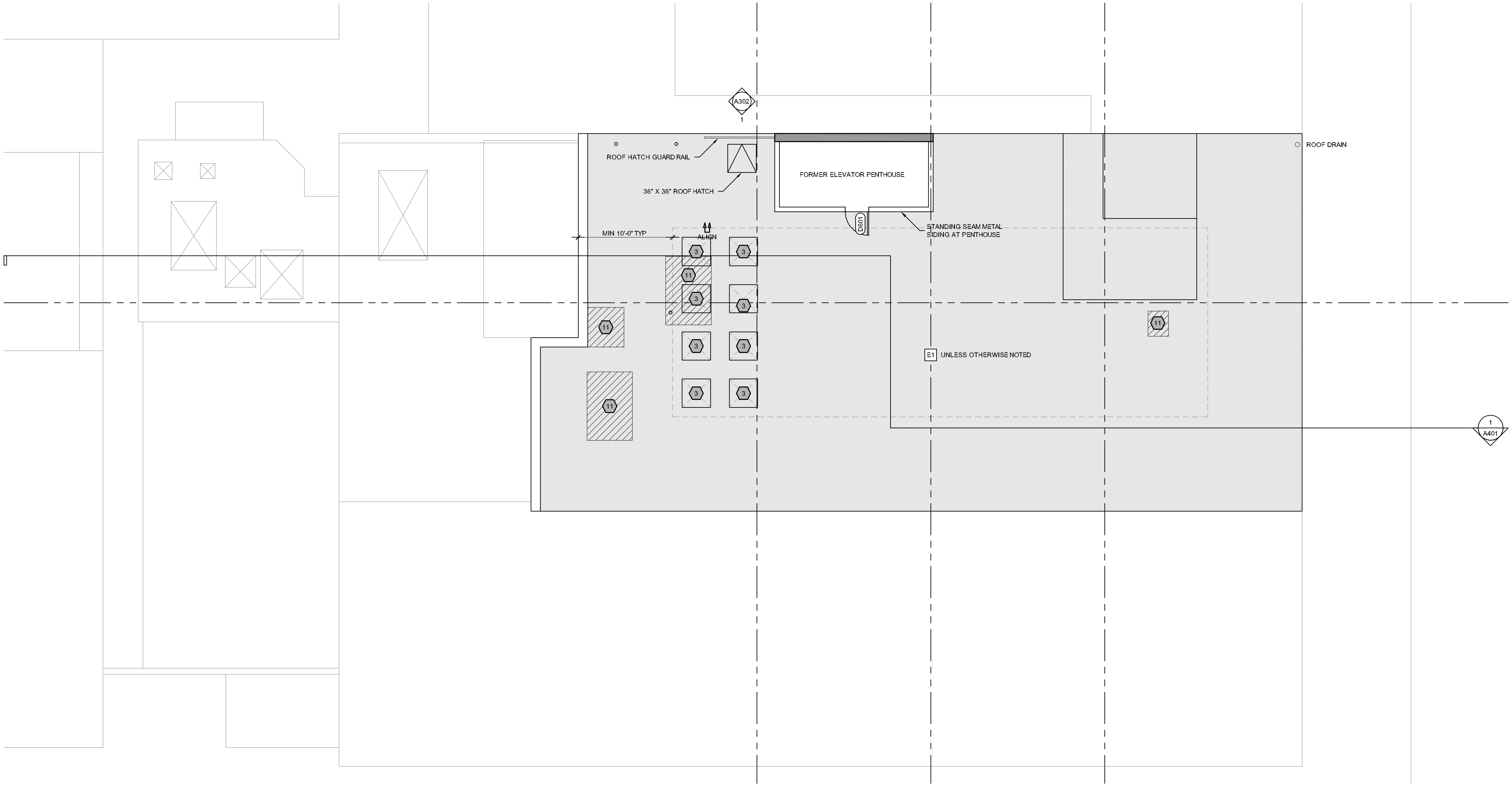
1527 MADISON ROAD
CINCINNATI OH 45206
(513) 396-8900

MECHANICAL ENGINEER
M J FARRELL & ASSOCIATES INC
1885 DIXIE HIGHWAY
FORT WRIGHT KY 41011
(859) 344-6689

#1315843 EXPIRES 12/31/2016



1 A108 LEVEL 600 ROOF PLAN
3/16" = 1'-0"

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

GBG STRATEGIES LLC

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

LEVEL 600
ROOF PLAN

A108

KEY

[swatch]	EXPOSED BRICK
[swatch]	ALUMINUM STOREFRONT BLACK ANODIZED
[swatch]	GALVANIZED STEEL PAINTED BLACK MAGIC SW 6991

PAINTING SCHEDULE

P1	PURE WHITE SW 7005
P2	LAZY GRAY SW 6254
P3	BLACK MAGIC SW 6991

ELECTRIC SCHEDULE

SL	E-CONOLIGHT E-GL4F03N2K LED SPOTLIGHT / 2800 LUMENS / BLACK
W1	E-CONOLIGHT E-S23L034UK UP & DOWN LED SCONCE / 2500 LUMENS / BLACK
W2	E-CONOLIGHT E-S13L033UK DOWN LED SCONCE / 2200 LUMENS / BLACK

KEY NOTE

1	REPLACE INSULATED GLASS UNIT MATCH EXISTING ADJACENT
2	REPAIR WINDOW UNIT
3	SOLAR SHADING SYSTEM SWFCONTRACT A300 3% CHARCOAL F310
4	PRECAST CONCRETE HEADER WITH REINFORCEMENT AS REQUIRED

OWNER
GBG STRATEGIES LLC
1209 SYCAMORE STREET
CINCINNATI OH 45202

ARCHITECT & CONTRACTOR
URBAN SITES CONSTRUCTION LLC
1209 SYCAMORE STREET
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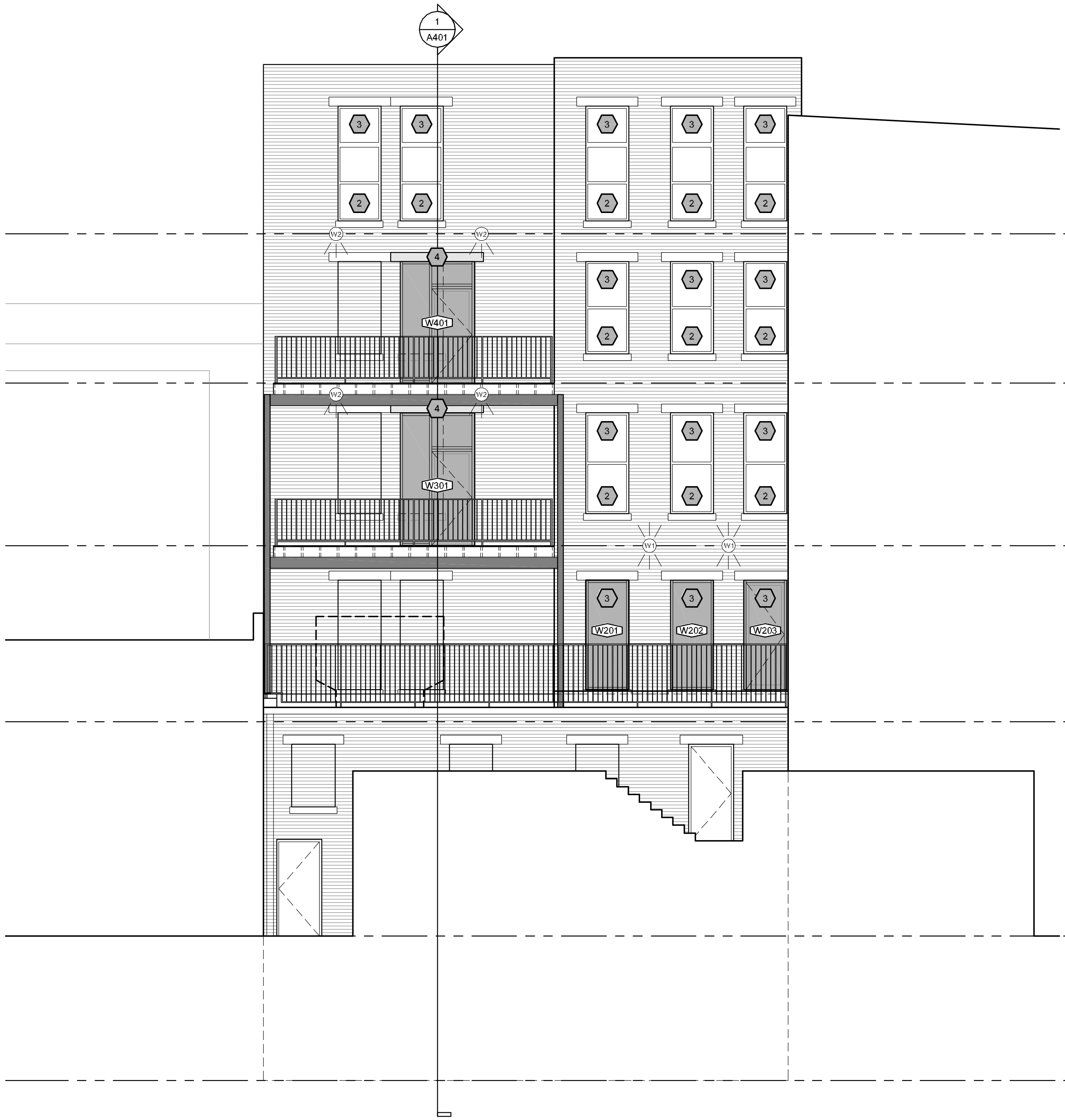
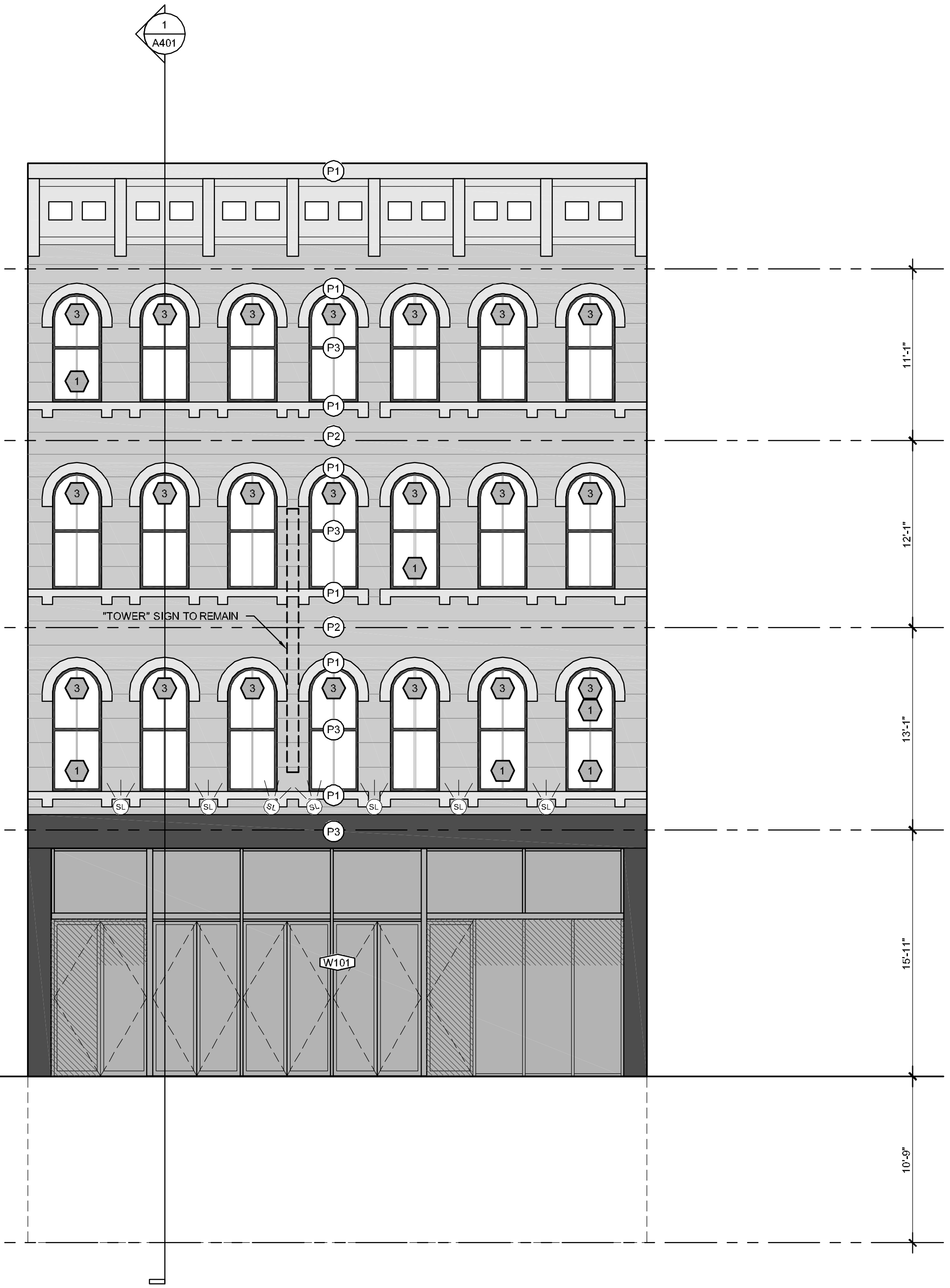


2 A301 WEST ELEVATION
3/16" = 1'-0"



1 A301 EAST ELEVATION
3/16" = 1'-0"

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

EAST &
WEST
ELEVATION

A301

KEY

- EXPOSED BRICK
- ALUMINUM STOREFRONT — BLACK ANODIZED
- GALVANIZED STEEL — PAINTED BLACK MAGIC SW 6991

PAINTING SCHEDULE

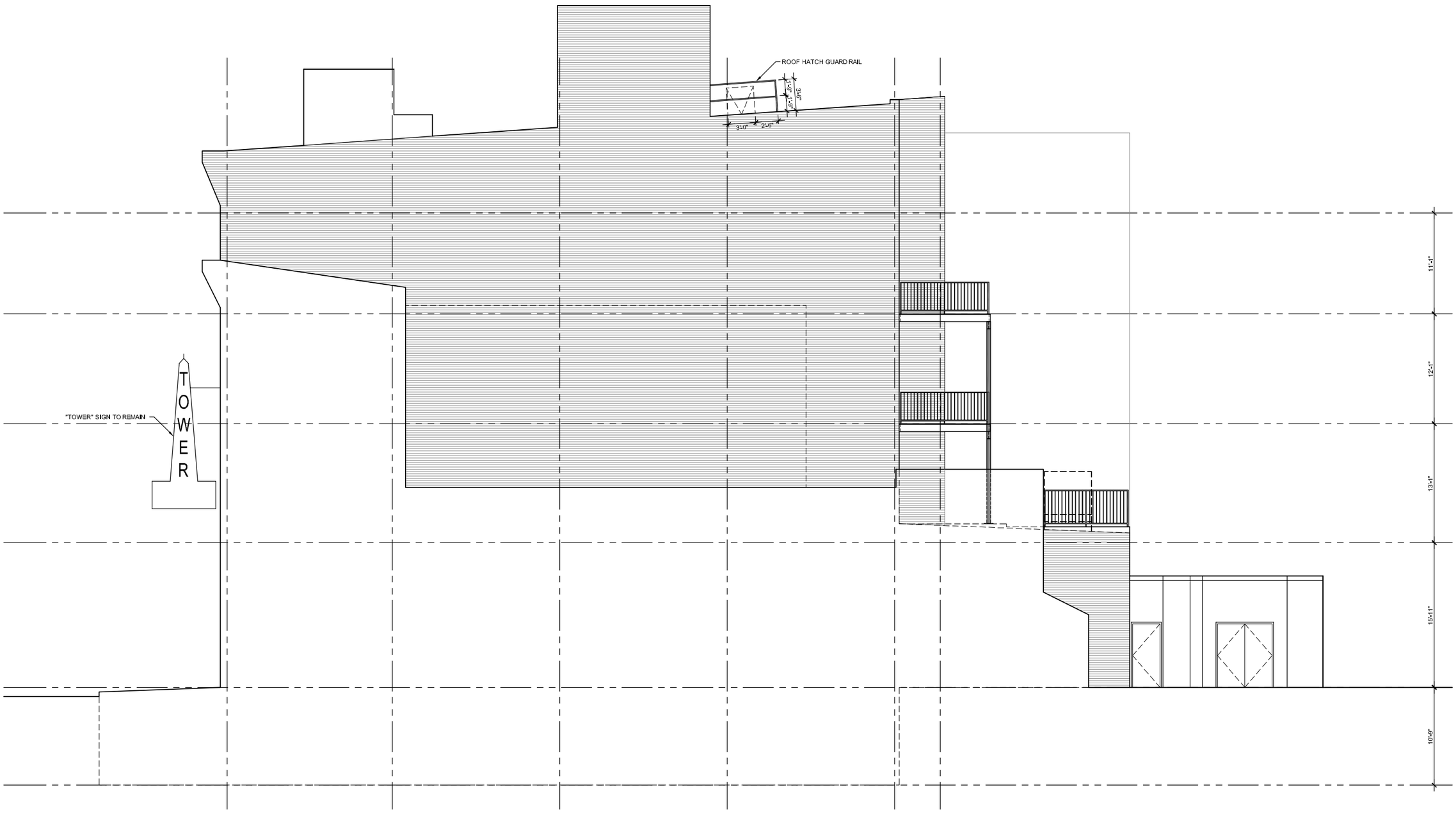
P1	PURE WHITE SW 7006
P2	LAZY GRAY SW 6254
P3	BLACK MAGIC SW 6991

ELECTRIC SCHEDULE

SL	E-CONOLIGHT E-GL4F03N2K — LED SPOTLIGHT / 2800 LUMENS / BLACK
W1	E-CONOLIGHT E-S23L034UK — UP & DOWN LED SCONCE / 2500 LUMENS / BLACK
W2	E-CONOLIGHT E-S13L033UK — DOWN LED SCONCE / 2200 LUMENS / BLACK

KEY NOTE

1. REPLACE INSULATED GLASS UNIT — MATCH EXISTING ADJACENT
2. REPAIR WINDOW UNIT
3. SOLAR SHADING SYSTEM — SWFCONTRACT A300 3% CHARCOAL F310
4. PRECAST CONCRETE HEADER — WITH REINFORCEMENT AS REQUIRED



1 / A302 NORTH ELEVATION
3/16" = 1'-0"

OWNER
GBG STRATEGIES LLC
1209 SYCAMORE STREET
CINCINNATI OH 45202

ARCHITECT & CONTRACTOR
URBAN SITES CONSTRUCTION LLC
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STATE OF OHIO — WILLIAM A. GOEL — 1315843 — REGISTERED ARCHITECT

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

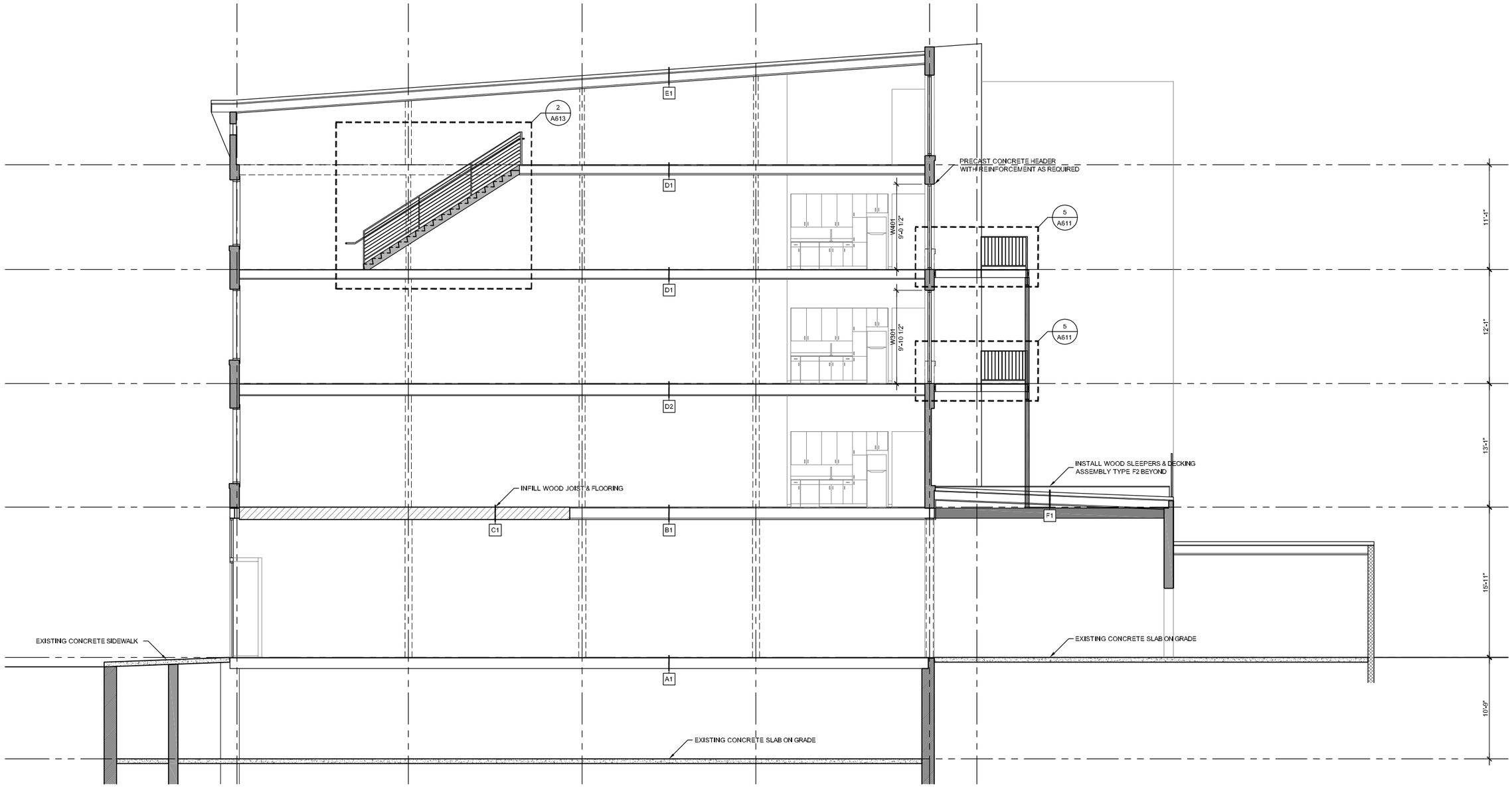
#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

NORTH ELEVATION

A302

KEY

- EXISTING STUD WALL
- EXISTING GYPSUM PLASTER WALL
- EXISTING BRICK WALL
- EXISTING STONE WALL
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- INFILL WOOD JOIST & FLOORING
- STEEL — CLEAR COATED
- GALVANIZED STEEL — PAINTED BLACK MAGIC SW 6991



1 / A401 EAST-WEST SECTION
3/16" = 1'-0"

OWNER
GBG STRATEGIES LLC
1209 SYCAMORE STREET
CINCINNATI OH 45202

ARCHITECT & CONTRACTOR
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STATE OF OHIO ☆ WILLIAM A YOKEL 1315843 ☆ REGISTERED ARCHITECT

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

EAST-WEST SECTION

A401

KEY

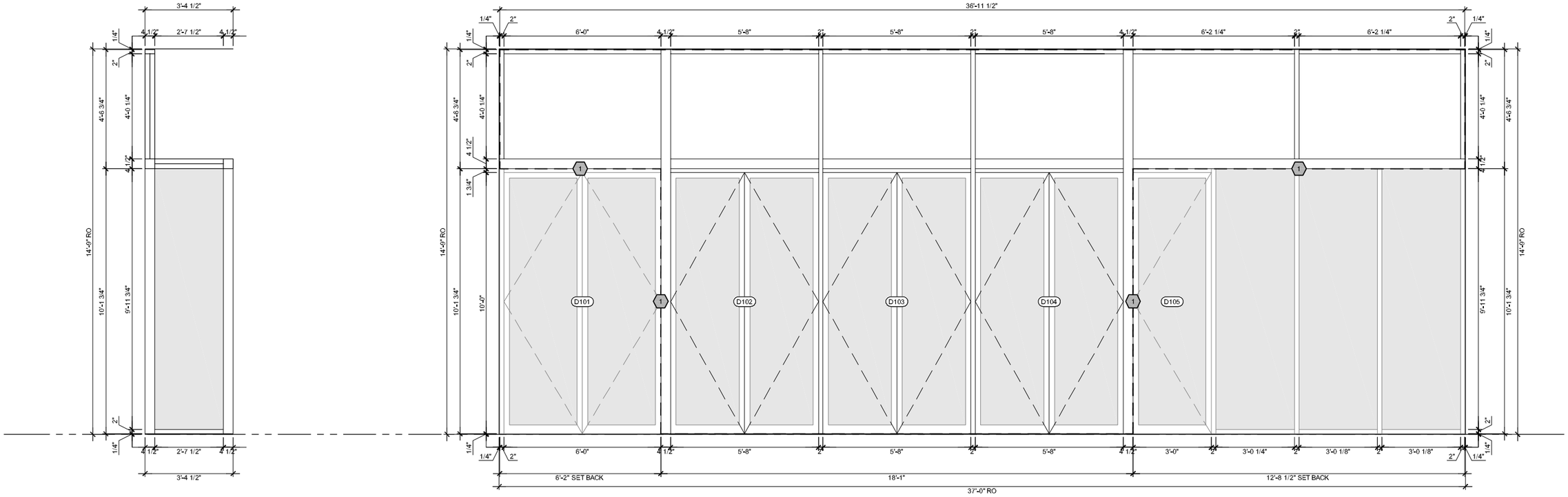
TEMPERED SAFETY GLAZING

NOTE

1. ALUMINUM STOREFRONT WITH BLACK ANODIZED 2" X 4 1/2" FRAMING SYSTEM AND 1" INSULATED UNIT WITH CLEAR OVER LOW-E GLASS

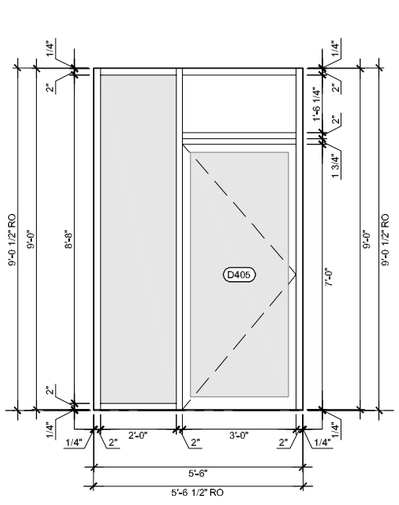
KEY NOTE

(1) ADDITIONAL MEMBER BEYOND

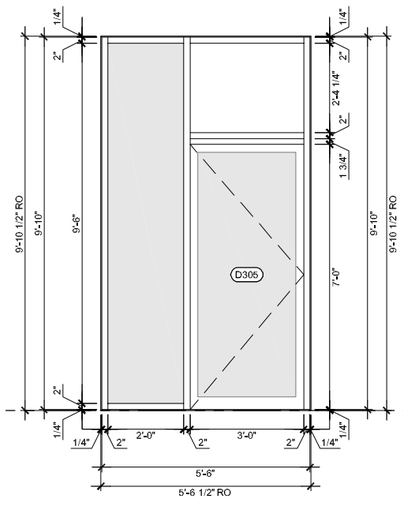


6 A601 WINDOW ELEVATION 102 & 103
1/2" = 1'-0"

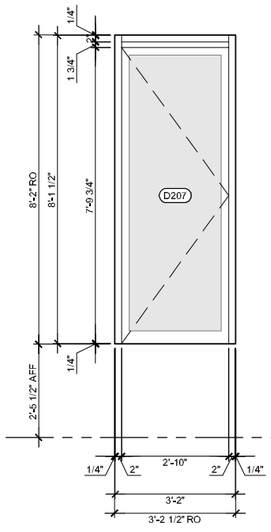
5 A601 WINDOW ELEVATION 101
1/2" = 1'-0"



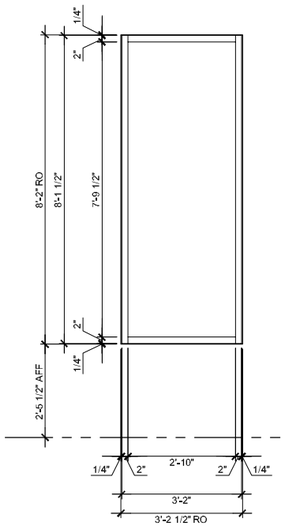
4 A601 WINDOW ELEVATION 401
1/2" = 1'-0"



3 A601 WINDOW ELEVATION 301
1/2" = 1'-0"



2 A601 WINDOW ELEVATION 203
1/2" = 1'-0"



1 A601 WINDOW ELEVATION 201 & 202
1/2" = 1'-0"

OWNER
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1209 SYCAMORE STREET
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STATE OF OHIO REGISTERED ARCHITECT WILLIAM J. GOEL 1315843

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
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WINDOW SCHEDULE

A601

KEY

GALVANIZED STEEL GUARD RAIL
PAINTED BLACK MAGIC SW 6991

1X2 HORIZONTAL RAIL TOP & BOTTOM
1X2 VERTICAL POST
2X2 VERTICAL CORNER POST
1/2" DIAMETER VERTICAL BALUSTER

STEEL GUARD RAIL
CLEAR COATED

1X2 HORIZONTAL RAIL TOP & BOTTOM
1X2 VERTICAL POST
2X2 VERTICAL CORNER POST
1/2" DIAMETER HORIZONTAL BALUSTER
2X10 CHANNEL STRINGER
1 1/2" X 11/2" TREAD ANGLE (ALL 4 SIDES)

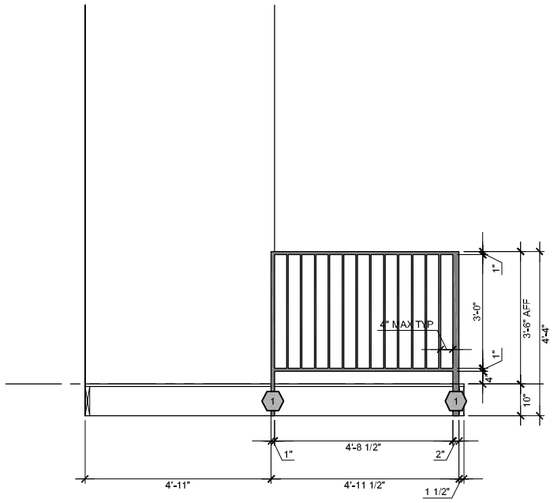
STEEL HAND RAIL
CLEAR COATED

1 1/2" DIA RAIL WITH 1 1/2" CLEARANCE

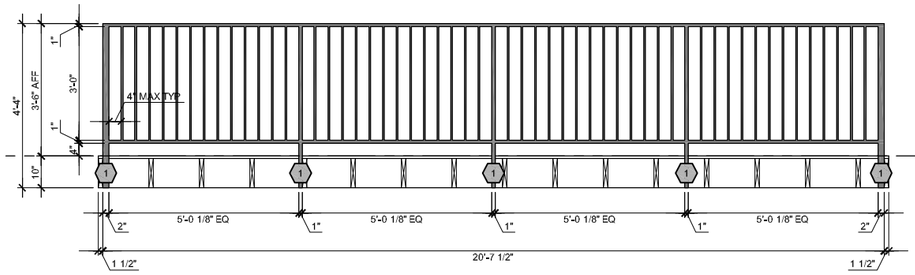
2X12 WOOD TREAD
STAIN & FINISH

KEY NOTE

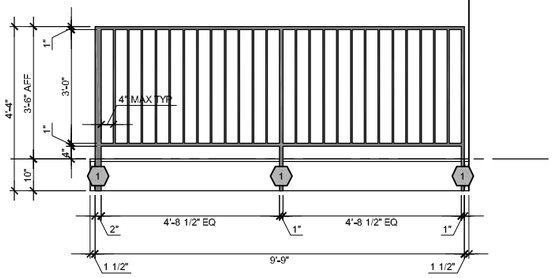
1. POST BOLTED TO 2X10 RIM BOARD
2. POST WELDED TO PLATE AND BOLTED TO MASONRY OR WOOD BLOCKING
3. POST WELDED TO MC10X8.4 STRINGER



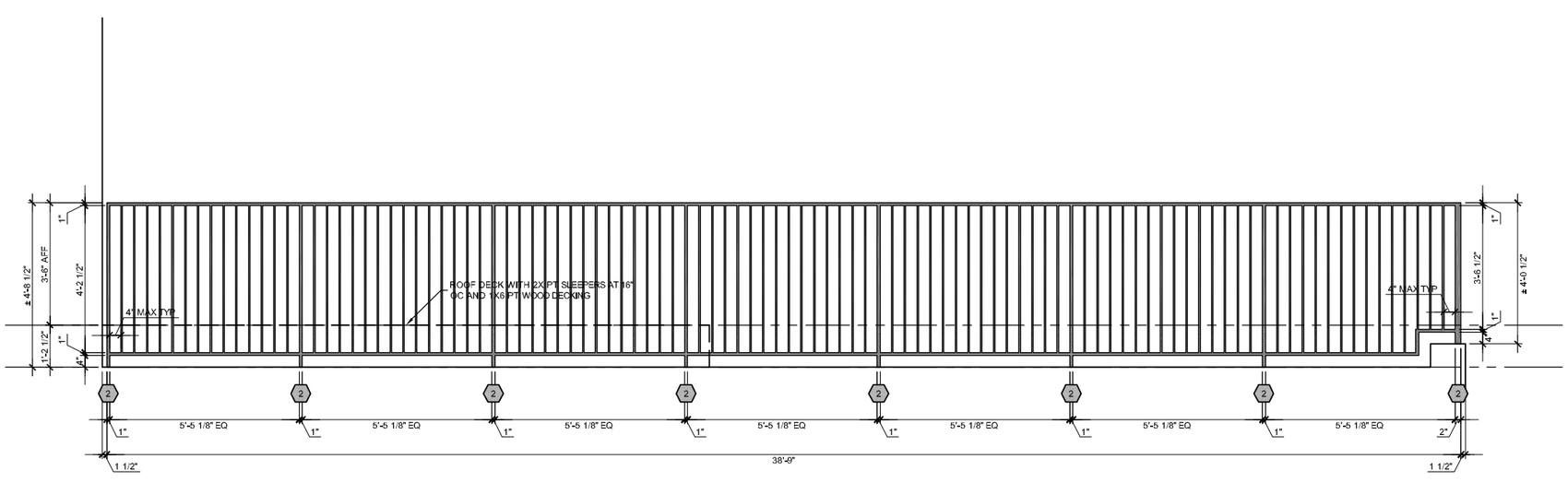
5 A611 RAILING ELEVATION
1/2" = 1'-0"



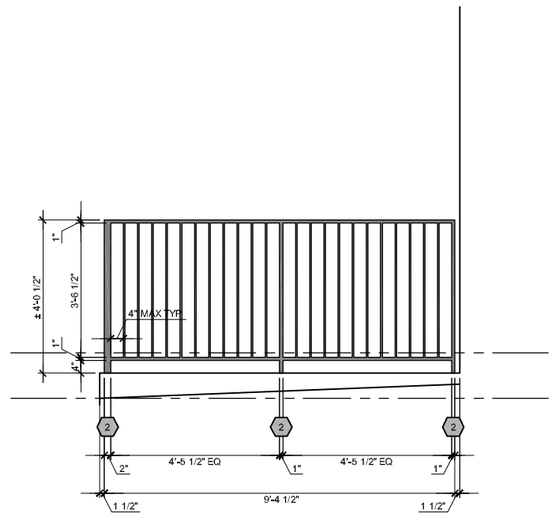
4 A611 RAILING ELEVATION
1/2" = 1'-0"



3 A611 RAILING ELEVATION
1/2" = 1'-0"



2 A611 RAILING ELEVATION
1/2" = 1'-0"



1 A611 RAILING ELEVATION
1/2" = 1'-0"

OWNER
GBG STRATEGIES LLC
1209 SYCAMORE STREET
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ARCHITECT & CONTRACTOR
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STATE OF OHIO REGISTERED ARCHITECT WILLIAM J. URSO 1315843

#1315843 EXPIRES 12/31/2016

1203 MAIN STREET

122 E TWELFTH ST & 1203 MAIN ST, CINCINNATI OH 45202

G B G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160815	BUILDING PERMIT
2	20160915	BUILDING PERMIT REVISION

RAILING SCHEDULE

A611

ITEM 4 October 10, 2016

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20160169
APPLICANT: Film Center LLC
OWNER: Film Center LLC
ADDRESS: **1632 Central Parkway, Cincinnati OH 45202**
PARCELS: 133-0003-0010; 133-0003-0016
ZONING: CC-A
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 13, 2016
HEARING DATE: October 10, 2016
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for renovations and a small addition to the existing structure at 1632 Central Parkway and Zoning Relief for a Conditional Use for apartments on the ground floor, a dimensional variance to allow increased density and a Special Exception for the terms of off-site parking.

Existing Conditions:
The subject property at 1632 Central Parkway is a ca. 1932 industrial building with Art Deco elements. The reinforced concrete building features a poured concrete foundation, blond brick walls, window openings with metal industrial sash and a flat roof. The building is five stories in height on Logan Street and 4 stories on Central Parkway. The northern wing of the building is three stories tall on Logan Street and two stories on Central Parkway. The northern and southern wings are connected by a one-bay deep hyphen that is flush with the Central Parkway façade with a narrow courtyard behind. The primary façade fronting Central Parkway features stone belt courses above the second, third and fourth stories, a carved stone door surround on the southernmost entry and a “Film Center” engraving above the second story. The Logan Street and north and south façades are less ornamental featuring the exposed reinforced concrete grid.

The building originally served as a film distribution center and underwent several renovations from the 1970s through the 2010s, which primarily consisted of internal changes. The exterior of the building largely appears as it did after its initial construction in 1932 with the exception of an access ramp on the central entry of the west façade and some boarded or infilled window and door openings. The building has been vacant since ca. 2010.

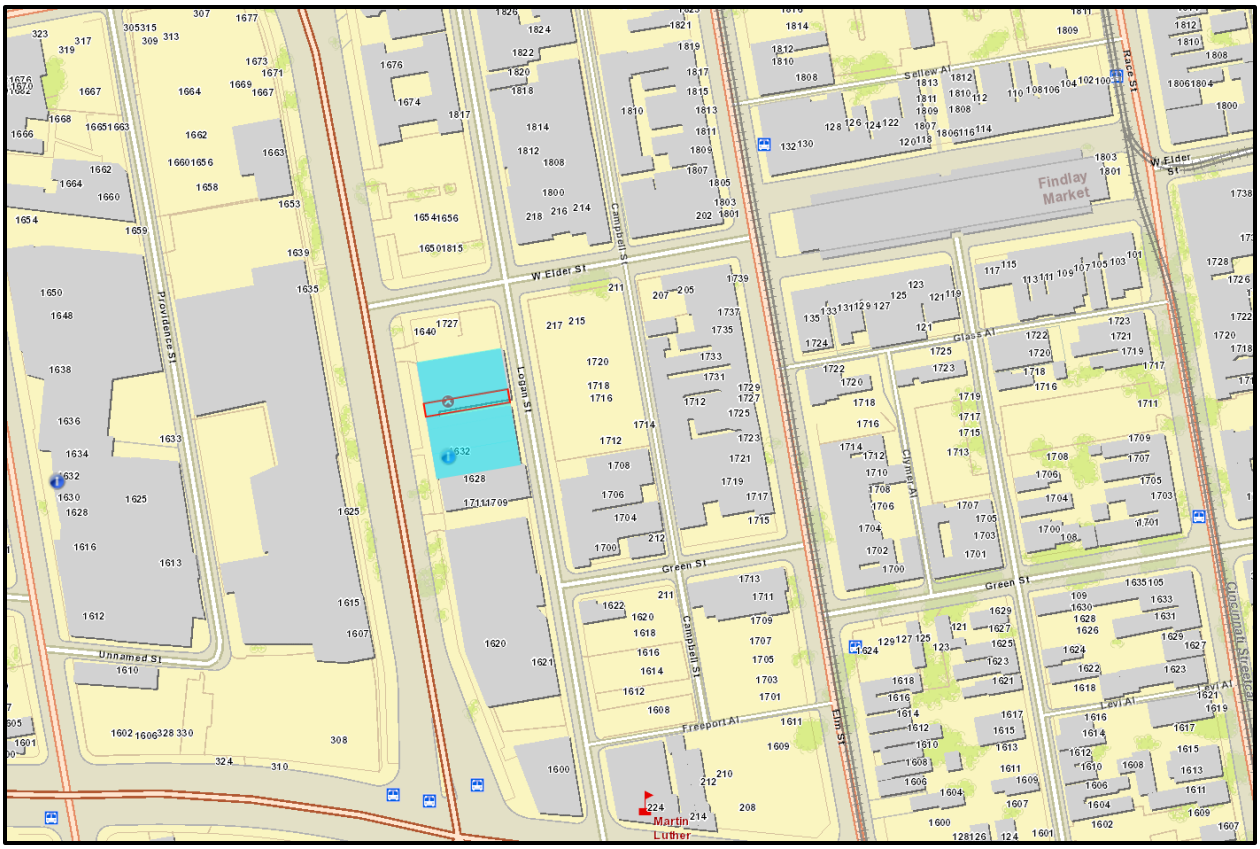


Figure 1. Location of 1632 Central Parkway. Image courtesy of CAGIS.

Figure 2. Existing condition of 1632 Central Parkway. Image courtesy of Google.

Proposed Conditions:
The applicant is proposing to rehabilitate the existing building into first floor office and upper floor residential apartments. The project has an approved Part II Historic Tax Credit application on file with OHPO. The first floor Office space would front Logan Street. Due to the grade differential between Logan Street and Central Parkway, the ground level fronting Central Parkway (second story fronting Logan Street) will have apartments. No Office tenants have been identified at this point and the Office spaces will be white boxed. The majority of the rehabilitation work will occur on the interior of the building.

Exterior improvements include replacement windows and doors throughout the building. Windows and doors will maintain the size and configuration of the existing. New window and door openings will be added to the north elevation. The existing concrete grid will be maintained and new openings will be created in the parged or brick sections of this non-primary elevation. Door access will also require small cuts in the existing foundation to access the courtyard area. Brick will also be removed from the south elevation for additional windows. These spaces will not be visible from Central Parkway due to the adjoining building to the south and will be visible from Logan Street. The proposed replacement windows consist of “Win-Vent” custom aluminum windows that will fill the existing openings and will match the historic configurations in profile, dimensions, and features. New doors will replace the existing boarded up aluminum storefront doors and will consist of full-light aluminum storefront entry systems on the front (west) and rear (east) elevations.

Some brick will be removed from the rear (east) elevation for the addition of new window and door openings for the office space and upper residential areas. Brick in walls facing the interior courtyard off Logan Street will also be removed for new window openings to allow additional light into office and residential spaces. A small three-story addition will be added within the courtyard to extend the entry space in the existing hyphen. The addition will consist of aluminum frame storefront glass with horizontal metal panels at the floor lines, maintaining a contemporary but compatible appearance. These spaces will be minimally visible from Logan Street when standing directly in front of the courtyard opening.

Minor tuckpointing and concrete repair will occur throughout the exterior surfaces. The existing roofing material will be removed and replaced in kind with built-up material. The parapet and coping will remain. New coping will be installed around the inner courtyard and will not be visible from the surrounding streets. The existing brick stack on the roof will be removed to the roofline. The stairway penthouses will remain with the central penthouse extended three feet to allow access to a proposed rooftop deck. The rooftop deck will have guardrails and will be set back from the parapet walls so as not to be visible from the surrounding streets. Air conditioner condensing units will also be located on the rooftop and will not be visible from the street.

Parking is proposed to be handled through a lease agreement with the Corporation for Findlay Market (CFFM) on the West and South Market Lots within 600 feet of the

subject property. The total amount of parking required would be 44 spaces for the residential use. Zoning Administration has determined that the preexisting office space in the building does not require parking. as the applicant is proposing and the Zoning Administrator is conditioning this recommendation upon the continuation of a previously existing office use. The most recent use of the building consisted of incubator office space throughout the entire building, resulting in a higher parking requirement than the present uses (approximately 75 spaces). Per Section 1425-05, an existing use of land or structure is not considered nonconforming solely because of the lack of off-street parking; therefore the provisions for abandonment of a nonconforming use in Section 1447-07 in which a use reverts to the base zoning district regulations after 365 days of abandonment does not apply to parking. The 24 parking spaces that would be required for the currently proposed office space need not be provided because it is an existing Office use, resulting in a total requirement of 44 spaces for the residential component of the project at a rate of 1 space per dwelling unit.

The applicant has been granted a 50% parking reduction per Section 1425-23(a) due to its proximity to available spaces in the public Findlay Market parking lots within 600 feet of the project resulting in a net requirement of 22 parking spaces. These 22 spaces will be provided through a long-term lease with the Corporation for Findlay Market in their south and west parking lots for weekdays and weekend evenings and nights.

It should be noted that the Findlay Market corporation demand for parking, and the current two proposals by Urban Sites and Model Group have effectively exhausted all the public parking available within the immediate area. Further uses within this area will have to begin to work on parking capacity increases to continue keeping up with the expansion of demand generators around Findlay Market.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409-07	Commercial Community – Auto District
Variance Requests:	Section 1409-07	Land Use Regulations
	Section 1409-09	Development Regulations
	Section 1425-15	Location of Parking
	Section 1425-19	Off-Street Parking and Loading Requirements
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a **Conditional Use** to allow apartments on the ground floor of mixed-use development.

- The project is in violation of the **Section 1409-07** of the Cincinnati Zoning Code.
- Per Section 1409-07, multi-family residential units are permitted only above the ground floor in a mixed use building. Modification requires Conditional Use Approval.
- A **Conditional Use Approval** is sought **to allow ground floor residential units** on the Central Parkway side of the subject property.

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow increased density on the subject property.

- The project is in violation of **Section 1409-09** of the Cincinnati Zoning Code.
- Per Section 1409-09, residential development in existing buildings in the CC-A Zoning District require 500 square feet of lot area per unit.
- With 44 proposed units, the property requires 22,000 square feet of lot area and has an actual lot area of 18,982 square feet for a total of 431 square feet of lot area per unit.
- A **Dimensional Variance of 3,018 square feet** (or 68.6 square feet per unit) is required.

The applicant and/or owner(s) require a **Special Exception** to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained.

- The project is in violation of **Section 1425-15(c)(3)** of the Cincinnati Zoning Code, which requires a covenant or reciprocal easement for off-site parking.
- The applicant requires a Special Exception to allow for the following parking solution as conditioned below:
    - Property owner shall control the rights to at least **22** parking spaces within 600 feet of the property from Sunday at 4pm through Saturday at 7 am and overnight on Saturday from 4pm – 7am for the life of the project.
    - Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
    - Such control shall be established prior to issuance of the first Certificate of Occupancy.
    - Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.
        - The applicant is proposing a long-term lease with the Corporation for Findlay Market to allow the use of a minimum of 22 parking spaces in the west and south lots, which are within 600 feet of the subject property.
        - The lease will make these spaces available for the exclusive use of tenants of the subject property from 4 p.m. Sunday through 7 a.m. Saturday, as well as Saturday from 4 p.m. through Sunday at 7 a.m.

        - The lease agreement has the added benefit of providing for the option of shared use of some parking spaces for office tenants during daytime weekday hours.

The applicant and/or owner(s) require a **Numerical Variance** per Section 1425-19.

- Per Section **1425-19**, off-street parking must be made permanently available to the use served.
    - The proposed parking solution includes a long-term lease for the required 22 parking spaces within the West and South Findlay Market parking lots, which are within 600 feet of the subject property.
        - This lease will provide parking from Sunday at 4 pm through Saturday at 7 am and on Saturday from 4 pm through Sunday at 7 am.
        - No parking will be provided on Saturday or Sunday from 7 am to 4 pm.
    - A **Numerical Variance** is required for **22 spaces for Saturday and Sunday from 7 am through 4 pm**.

<u>Zoning Analysis</u>:

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is CC-A. The proposed use of the subject property conforms to the underlying zone district regulations, with the exception of proposed residential units on the ground floor of the Central Parkway elevation and the required density per unit. It should be noted the residential use is above the ground floor on Logan Street. The grade differential between the two streets creates the need for the variance. A Special Exception and Parking Variance is required for the proposed parking solution. The use is in harmony with the intent of the Zoning Code, though Staff would have been concerned if the applicant had proposed Eating and Drinking Establishments within the building.

b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work substantially conforms to the guidelines for the district.

c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Surrounding streets are adequate to carry the anticipated traffic from the proposed development. The parking arrangement will provide the required number of spaces during the hours of heaviest residential demand and on-street spaces are available in the vicinity to handle additional parking that may be necessary for the development.

By providing parking 24 hours a day on weekdays as well as weekend nights, the only time when parking will not be available is weekend days during Findlay Market operating hours from 7 am to 4 pm. Residents wishing to keep their vehicles parked in the lot will have the limited option of pay parking within the same lot during part of the daytime weekend hours when parking demand for the project is not expected to be as great as overnight hours. Parking is required for the residential use only and the highest demand is likely to be overnight.

This parking solution has the added benefit of providing the option of shared parking during weekday office hours where office tenants may utilize residential parking spaces that are unoccupied during these hours. An internal survey by Urban Sites found that approximately 27% of residents at other Urban Sites properties utilize off-street parking. If that measure holds true for this development, the 22 provided spaces will be more than sufficient.

e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable.

f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable though a patio area, not to be used as an Outdoor Area for an Eating and Drinking Establishment is proposed.

g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

Hours of Operation for Office uses have not been established.

h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work will not have an adverse impact on the neighborhood. The proposed uses of Office and residential are compatible with the surrounding area which features both use types in close proximity. The proposed density is compatible with the neighborhood which is located in a densely populated urban area. Without Commercial and Eating and Drinking Establishments proposed, peak parking demand generators are minimized. The office and multi-family uses are the most complementary parking demand generators that could be proposed for the site.

i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated. Access to light and air will not be impacted as no major additions are planned. The value of neighboring properties is likely to increase by reoccupying this vacant property. The visual looking into the market area will be enhanced at Central Parkway.

k. **Blight.** The elimination or avoidance of blight.

The proposed work will eliminate blight by returning a long vacant building to productive use.

l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed project will benefit the Cincinnati economy by establishing rehabilitated Office and residential spaces in a formerly vacant property.

m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary construction jobs as well as permanent jobs for Office uses.

n. **Tax Valuation.** Any increase in the real property tax duplicate.

Property taxes are likely to increase as a result of the creation of new living facilities and space.

o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has an economic benefit to the proposed establishment.

p. **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The increased density will not impact the integrity of the district and the parking arrangement will allow the full utilization of the site and will not require demolition to provide additional parking spaces on site.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The denial of the requested Special Exception and Parking Variance would deprive the property of many economically viable uses, as the conversion of the long-vacant building to a mixed-use development is contingent upon providing the required number of off-street parking spaces. The lease agreement as proposed has been used in similar situations on other projects and is acceptable in this instance.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for exterior renovations and an addition, including:

- Replacement windows and doors
- New window and door openings
- New addition within inner courtyard
- New rooftop deck

Applicable Guidelines

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

   The addition is compatible in character with the original building as it is a similar height and scale. The addition will be recessed far within the interior courtyard in the center of the building and will only be visible from directly in front of the courtyard opening on Logan Street. The addition will require the removal of the brick from the interior of the courtyard to provide interior access to the connector addition. The addition itself will consist of aluminum frame storefront glass with horizontal metal panels at the floor lines. The design will be contemporary but

compatible, sympathetic in design, and will not overpower the original building due to its location deep within the courtyard and severely limited visibility.

Rehabilitation

B. SPECIFIC GUIDELINES

2. DOOR AND WINDOW OPENINGS: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   The existing door and window openings will remain intact throughout the majority of the building. No openings will be altered on the primary façade facing Central Parkway. Openings on the east elevation fronting Logan Street will feature minor alterations, including the removal of concrete block infill in certain door and window openings and the partial enclosure of the existing open loading dock. New door and window openings will be created in the north and south elevations as well as within the interior courtyard where the building is less ornate and features the exposed reinforced concrete grid framing with either blonde brick or parged brick within the framing. Openings in these secondary elevations are required for additional light and ventilation into the new office and residential units at these areas. Doorways will be created at ground level on the north elevation for access to the proposed exterior plaza.

   The newly created openings are appropriate as they are not located on primary elevations and will not be visible from directly in front of the building. They will be visible from further north and south on Central Parkway and Logan Street; however the openings will not detract from the historic character of the building. These secondary elevations feature large expanses of parged brick where now-demolished buildings once abutted this structure. Adding new window openings in these locations is fitting for the character of the building.

3. DOOR AND WINDOW SASH: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

   No original doors remain on the building with the possible exception of the metal door on the east elevation. Doors on the primary façade were replaced ca. 1970 with a replacement aluminum storefront system consisting of full-light doors. These entries have since been boarded over. The applicant plans to remove the plywood coverings and entrance framing and replace it with new aluminum

storefront framing with full-light storefront doors. Three new full-light aluminum storefront doors with transoms will be placed in new openings on the north elevation for Office space access. Doors on the east elevation will also be replaced with full-light aluminum storefront doors.

The existing windows in the building consist of steel industrial sash in three primary configurations. Windows on the primary façade consist of a central single fixed pane flanked by casements with a horizontal band of seven lights above. Windows on other elevations are either 12- or 16-light industrial sash. All existing windows are in varying states of disrepair. The majority of them are no longer operable and all windows contain uninsulated glass and various degrees of damage to the hardware frames and/or individual glass panes.

A window survey will be submitted to OHPO to show the extent of damage necessitating replacement of the windows. If OHPO does not feel the survey shows extensive damage that would require replacement, the existing steel sash must be retained and rehabilitated in place. The proposed replacement windows consist of new custom made aluminum windows by "Win-Vent" Architectural Windows. The proposed replacements will fill the entire openings and will match the historic placement and pane configurations. The aluminum will be factory color treated to match the historic steel and new glass will be insulated clear glass. Replacement windows will be operable. The proposed replacement windows comply with the Conservation Guidelines for Over-the-Rhine as they will be metal (aluminum) for metal (steel) and match the configuration, profile, and size. If OHPO requires the existing windows to be rehabilitated, that would also be acceptable.

4. ORNAMENTATION: Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved. These distinctive features help identify and distinguish the buildings in Over-the-Rhine. Don't remove or replace ornamentation with substitutes that are of a different scale or design or an incompatible material Make replacement ornamentation match the character of the existing feature closely as possible with respect to type, color, style, shape and texture of material. Some synthetic materials including fiberglass castings may be approved on a case-by case basis.

   Significant architectural features on the building primarily consist of a carved stone door surround around the primary entrance; the "Film Center" engraved stone above the second story, and stone belt courses. All these features are located on the primary Central Parkway façade. These features will remain in place and will not be altered or impacted by the proposed work.

5. ROOFS: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The

addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

The existing flat roof will be rebuilt in kind. The parapet will remain in place. Existing coping will be temporarily removed for the installation of the new roof and reinstalled. Where coping is damaged beyond repair, clay coping will be consolidated along the perimeter and new metal coping matching the color of the clay will be placed along the interior courtyard where it is not visible from the street. The existing stacks on the roof will be removed due to excessive deterioration and obsolescence. The parapets where any stacks meet perimeter walls will remain. The stacks are not highly visible from the street and are not major character-defining features.

Rooftop utilities will be placed on the roofs of the five and the three story sections and a rooftop deck will be placed on the roof of the three story section. All rooftop utilities and decks will be recessed from the perimeter. The depth of the recession combined with the parapet roof will hide the utilities and deck from view from the street level.

12. STOREFRONTS: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible. Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i.

    Don’t reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don’t cover or remove significate elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutter and metal bar systems installed on the exterior of the building are not appropriate.

    The building has three existing storefront-type entries. All three entries have been altered from their original construction with aluminum framed storefronts and full-light aluminum doors. The storefronts are currently covered with painted plywood. The primary entry in the building is located at the south end of the

Central Parkway façade. The central entry connects to the ADA ramp and is likely a later addition to the building. The third entry is on the north end of the Central Parkway façade.

The existing storefront systems in the building will be removed and replaced with new aluminum storefront materials. The new storefronts will fill the existing openings with sidelights, transoms, and full-light double doors. The storefronts will be contemporary but compatible.

Site Improvements

B. SPECIFIC GUIDELINES

3. FENCES AND WALLS: Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

   The project includes retaining walls around the proposed northern patio. The wall will reach approximately 8 feet on the western end and will gradually slope down to the east meeting the ramp and stairs. The walls appear to be constructed of poured concrete. The walls should be faced with an approved building material such as stone, brick or specialized masonry block. Poured concrete would also be acceptable if it is stamped with a masonry pattern.

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

   The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level. The existing building has a flat roof with a parapet. The deck will be recessed from the façade and will not be visible from Central Parkway or Logan Street. The deck will have a black metal railing, which will also be screened from view by the parapet roof and the recessed depth of the deck.

5. PAVING FOR SIDEWALKS, PATIOS AND OTHER SIMILAR AREAS: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include, brick, stone, scored concrete and unit pavers. Concrete should be limited to sidewalks and should not be used in large slabs over pig areas, such as driveways and parking lots.

   The applicant is proposing an outdoor patio on the existing gravel lot to the north of the building. The patio will service the Office space on the ground floor of the

building. Proposed paving includes scored concrete. The scoring will break up the appearance of the concrete into smaller square sections to provide scale. Planting beds will also be placed throughout the patio. The same scoring treatment will be applied to the concrete paving in the interior courtyard.

The patio will require excavation with retaining walls, stairs and a ramp to allow access to the ground floor Office space. The retaining wall will reach approximately 8 feet on the western end and will slope downward toward the stair and ramp at the east. The retaining walls will be topped with a metal handrail painted black.

7. TREES: Street trees and tress on private property are encouraged. Don't cut down mature, health trees.

   New trees are proposed within the gravel lot to the west of the existing building.

Other Considerations:

N/A.

Prehearing Results: A prehearing was held on September 14, 2016.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Other: The applicant is also proposing:

- Restoration of the façade including cleaning and minor tuckpointing.

All of this work is consistent with the Over-the-Rhine Historic District Conservation Guidelines.

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **CONDITIONAL USE**

1. APPROVE the **Conditional Use** per §**1409-07** to allow multi-family dwelling units on the ground floor facing Central Parkway within a mixed-use development subject to the condition that the building shall only be occupied as Multi-Family or Office uses.

2. FINDING: The Board makes this determination that per Section 1435-05-4:

a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is

located; and

b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

c. The unique variation of the floor grade to the street grade along Central Parkway and to be in keeping with the historical architecture of the building precludes the practical use of the Central Parkway ground floor as a Commercial use.

B. **DIMENSIONAL VARIANCE**

1. APPROVE the **Dimensional Variance** to §**1409-09** to allow a 69 sq. ft. of lot area per dwelling unit reduction creating a net increased density of 431 square feet per unit subject to the following conditions:

a. The maximum number of dwelling units on the site shall be no greater than 44 residential units.

b. Only Office uses are permitted as a secondary use of the property.

c. Eating and Drinking Establishments are expressly prohibited.

2. FINDING: The Board makes this determination that per Section 1435-05-4:

a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and

b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

c. The minimal percentage of variance is balanced by the lack of potential nuisance generated by the proposed office uses.

C. **SPECIAL EXCEPTION**

APPROVE the **Special Exception** to §**1425-19** regarding how required off-site parking shall be established and maintained, to allow a lease in lieu of ownership, covenant or easement, subject to the following conditions:

a. Approval granted contingent upon the proposed project consisting of a 44 dwelling unit Multi-Family Use and an Accessory Use of approximately 10,200 sq. ft. of Office Use.

b. No Eating and Drinking Establishments or their associated Outdoor Areas shall be permitted without amendment to this approval.

c. Property owner shall control the rights to at least **22** parking spaces within 600 feet of the property from Sunday at 4pm through Saturday at 7 am and on Saturday at 4 pm through Sunday at 7 am for the life of the project.

d. Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form

approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.

e. Such control shall be established prior to issuance of the first Certificate of Occupancy.
f. Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

2. FINDING: The Board makes this determination that per Section 1435-05-4:

a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
c. The complimentary nature of the proposed multi-family and office uses allows for the ability to balance parking demand generators.

D. **NUMERICAL VARIANCE**

1. **APPROVE** the **Numerical Variance** request to reduce the required amount of parking spaces to Zero on Saturday and Sunday from 7 am to 4 pm.
   a. That the proposed Primary Use of the building is a 44 dwelling unit Multi-Family Use and an Accessory Use of approximately 10,200 sq. ft. of Office Use and the complimentary parking demand generations these uses exclusively provide each other.
   b. A minimum of 22 parking spaces shall be provided during all other hours of the week for the life of the project through a Special Exception for a Lease Agreement at the West and South parking lots for Findlay Market.

2. FINDING: The Board makes this determination that per Section 1435-05-4:

a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
c. The complimentary nature of the proposed multi-family and office uses allows for the ability to balance parking demand generators.

d. Parking is capable of being shared with the proposed office uses and the residential units are provided with critically needed parking at night seven days per week.

II. **CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for 1632 Central Parkway for a 44 dwelling unit Multi-Family Use and an Accessory Use of approximately 10,200 sq. ft. of Office Uses, per plans submitted by City Studios Architecture dated 08.26.2016 including any revisions submitted for permit subject to staff review and approval with the following condition.
    a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
    b. The proposed retaining wall shall be faced with stone, brick, specialized masonry block or stamped concrete resembling masonry.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
    a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

FILM CENTER BUILDING 1632 CENTRAL PARKWAY, CINCINNATI, OHIO

PROJECT INFORMATION & CODE DATA

PROJECT LOCATION:
FILM CENTER BUILDING
Over-the-Rhine
1632 Central Parkway
Cincinnati, Ohio 45220

PROJECT DESCRIPTION:
This project is the renovation and partial change of use of an existing 5-story, historic office building into a separated mixed-use building with 1st Floor "white box" commercial space, and 44 apartment units. The 1st Floor non-separated commercial spaces are separated from the upper-level residential use.

Interior, non-load-bearing partitions are to be removed. One existing stairway, and (3) existing elevators are to be removed, as well as existing electrical, plumbing and mechanical systems. New work to include the following: a new elevator, new trash chute, new windows, new partition walls, new doors, new finishes, and new kitchens and bathrooms inside each apartment unit. Three existing stairways are to have minor modifications, and a portion of the existing roof will be modified into a roof deck for use by the residential tenants. The existing 1st floor is to be renovated into commercial space, which will include new public restrooms. A small, 4-story addition is to be added on the west side of the existing Courtyard.

New work will also include new mechanical, electrical, and plumbing systems throughout the building. The existing fire protection system is to be modified. Plumbing, electrical, and fire protection drawings are to be prepared and submitted under a separate permit.

The project is pursuing Federal Historic Tax Credits.

GOVERNING CODE:
2011 Ohio Building Code

CONSTRUCTION CLASSIFICATION: IIIA

ZONING DESIGNATION:
CC-A, Over-the-Rhine Historic District

USE: CC-A Districts permit multi-family residential and commercial uses.

PARKING:

Chapter 3 - USE AND OCCUPANCY CLASSIFICATION:

EXISTING USE GROUP:	1st - 5th Floors	B (office) S-1 (storage)
PROPOSED USE GROUP:	1st Floor:	B (white box commercial - future office) S-1 (mechanical room & trash room)
	2nd - 3rd Floors:	R-2 (28 apartments) S-1 (tenant storage)
	4th Floor:	R-2 (9 apartments) A-3 (roof deck)
	5th Floor:	R-2 (9 apartments)

Chapter 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY:

420.2 Group R-2 Separation walls:
Walls separating dwelling units in the same building, and walls separating dwelling from other occupancies contiguous to them in the same building shall be constructed as 1-HR rated fire partitions in accordance with Section 709.

420.3 Group R-2 Horizontal separation:
Floor assemblies separating dwelling units in the same buildings, and floor assemblies separating dwelling from other occupancies contiguous to them in the same building shall be constructed as 1-HR rated horizontal assemblies in accordance with Section 712.

Chapter 5 - GENERAL BUILDING HEIGHTS AND AREAS:

503 General Building Height and Area Limitations

GROUP	ALLOWABLE, TABLE 503	ALLOWABLE [1, 2]	ACTUAL
A-3 (Type IIIA)	3/14,000 - 65'	4/42,000 - 85'	4/3,273 (roof deck) - 37'± - 3rd Flr.
B (Type IIIA)	5/28,500 - 65'	6/85,500 - 85'	1/13,142 (footprint)[3] - 11'± - 1st Flr.
R-2 (Type IIIA)	4/24,000 - 65'	5/72,000 - 85'	5/13,142 (footprint) - 65'± - 2nd Flr. 5/13,142 (footprint) - 65'± - 3rd Flr. 5/13,142 (footprint) - 65'± - 4th Flr. 5/13,142 (footprint) - 65'± - 5th Flr.
S-1 (Type IIIA)	3/26,000 - 65'	4/78,000 - 85'	5/13,142 (footprint) - 65'±

[1] 504.2 Automatic sprinkler system increase
[2] 506.3 Automatic sprinkler system increase
[3] Story and height are limited by an existing 2-HR fire-rated concrete floor construction.

508.2 Accessory occupancies
Type S-1 occupancies on floors 2 and 3 do not exceed 10% of the building floor area in which they are located.

508.3 Nonseparated occupancies
The 1st Floor commercial spaces are non-separated occupancies in compliance with Section 508.3, and are separated from the R-2 use on floor 2-5 by an existing 2-HR fire-rated concrete floor construction. No separation is required between nonseparated occupancies per Section 508.3.3.

508.4 Separated occupancies
Occupancies are separated as required by Table 508.4:

- 1-HR horizontal assembly separation between A-2 & B (1st floor) and R-2 (2nd floor).
- 1-HR horizontal assembly separation between R-2 and A-3 (4th floor roof deck).
- 1-HR fire barrier separation between R-2 and A-3 (4th floor roof deck).

508.4.4.1 Construction
Required separations shall be fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both.

Chapter 6 - TYPES OF CONSTRUCTION:

Table 601 - Fire-resistance Rating Requirements for Building Elements (hours)

BUILDING ELEMENT	REQ'D RATING (IIIA)	EXISTING MATERIAL (III)	PROPOSED MATERIAL (IIIA)
Primary structure	1 hr.	concrete	-
Exterior bearing	2 hr.	concrete	-
Interior bearing	1 hr.	concrete	-
Exterior non-bearing	2 hr.	concrete/masonry	-
Interior non-bearing	0 hr.	concrete/steel	wood/steel
Floor construction	1 hr.	concrete	concrete/steel
Roof construction	1 hr.	concrete	-

Chapter 7 - FIRE RESISTANCE RATED CONSTRUCTION:

Fire-resistance rating overview:

RATING	PROTECTION FEATURE	LOCATION	OBC SECTION(S)
1-HR	FIRE BARRIER	Wall separating Trash Rooms	707 & 708.13
2-HR	FIRE BARRIER	Existing and new stair enclosure	707
2-HR	SHAFT (FIRE BARRIER)	New elevator shaft	708
2-HR	SHAFT (FIRE BARRIER)	New trash chute	708
2-HR	SHAFT (FIRE BARRIER)	New mechanical shaft	708
1 HR	FIRE PARTITION	Walls separating dwellings	420, 709
1/2 HR	FIRE PARTITION	Corridor walls	420, 709, 1018.1
1 HR	HORIZONTAL ASSEMBLY	Floor/ceiling separating dwellings	420, 712
1 HR	HORIZONTAL ASSEMBLY	Floor/ceiling separating 1st & 2nd Floors	712

707.5 Fire Barrier Continuity
Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or above and shall be securely attached. Fire barriers shall be continuous through concealed spaces, such as the space above a suspended ceiling.

708.4 Shaft Enclosure Fire Resistance Rating
Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories.

708.14.1 Elevator lobby
Per 708.14.1, Exception 4, an enclosed elevator lobby is not required because the building is equipped with an automatic sprinkler system.

709.3 Fire Partition Fire-Resistance Rating
Fire partitions separating dwelling units shall have a fire-resistance rating of not less than 1 hour. Per 709.3, Exception 1, and Table 1018.1, corridor walls are permitted to have a 1/2-hour fire-resistance rating. 1-HR fire-rated corridor walls are provided.

712.3 Horizontal Assemblies Fire-resistance rating
Where the floor assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated.

Horizontal assemblies separating dwelling units in the same building shall be a minimum of 1-hour fire-resistance-rated construction.

715 Opening protectives
Openings in fire-rated assemblies are to comply with OBC, Table 715.4.

Chapter 8 - INTERIOR FINISHES:

803.1.1 Interior wall and ceiling finish materials
Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

Class A: Flame spread index 0-25; smoke-developed index 0-450.
Class B: Flame spread index 26-75; smoke-developed index 0-450.
Class C: Flame spread index 76-200; smoke-developed index 0-450.

Table 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy

GROUP	EXIT ENCLOSURES	CORRIDORS	ROOMS & ENCLOSED SPACES
A-2	B	B	C
R-2	C	C	C
S	C	C	C

Chapter 9 - FIRE PROTECTION AND SMOKE DETECTION SYSTEMS*:

*Fire protection system permit(s) are to be obtained under a separate application.

903.3.1.1 NFPA 13 sprinkler systems
The existing sprinkler system is to be modified in accordance with NFPA 13.

906 Portable Fire Extinguishers
Per Table 906.3(1), fire extinguishers shall be provided so that each protects no more than 11,250 sq. ft. floor area, and the maximum travel distance to the extinguisher is 75'.

907 Fire Alarm Detection Systems
A fire alarm and detection system is to be installed as required and in accordance with Section 907.

Chapter 10 - MEANS OF EGRESS:

1004.1 Design Occupant Load & Table 1004.1.1 Maximum Floor Area Allowances Per Occupant

FLOOR LEVEL	FUNCTION OF SPACE	AREA	AREA PER OCC.	OCCUPANT LOAD
1st Floor	Business - east (B)	2,967 gsf	100 gsf	30 (TBD*)
	Business - west (B)	5,592 gsf	100 gsf	56 (TBD*)
	Interior Courtyard (B)	348 gsf	100 gsf	4
	Mechanical/Storage (S-1)	1,137 gsf	300 gsf	4
	Trash Room (S-1)	383 gsf	300 gsf	2
2nd Floor	Dwelling units (R-2)	12,544 gsf	200 gsf	63
	Tenant storage (S-1)	506 gsf	300 gsf	2
3rd Floor	Dwelling units (R-2)	12,544 gsf	200 gsf	63
	Tenant storage (S-1)	506 gsf	300 gsf	2
4th Floor	Dwelling units (R-2)	6,909 gsf	200 gsf	35
	Roof deck (A-3)	3,273 nsf	15 nsf	219
5th Floor	Dwelling units (R-2)	6,909 gsf	200 gsf	35
			TOTAL =	485

*1st Floor "white box" commercial space occupant loads have been calculated based on possible uses for the 1st floor. The actual use and occupancy of the 1st Floor is to be determined when a tenant(s) seeks occupancy of the space.

Summary of required exits from each floor level:

1st Floor:

- B (commercial space) - the (2) required exits are at the new Plaza on Elder St.
- B (east commercial/business space) - the (2) required exits are on Logan St.
- B (west commercial/business space) - the (2) required exits Stair C and the new Plaza on Elder St.
- B (Exterior Courtyard) - the (1) required exit is on Logan St. (See Section 1021.2 below.)

2nd & 3rd Floors:

- R-2 - the (2) required exits are Stair A & Stair B. Stair C is an additional exit.

4th & 5th Floors:

- R-2 - the (2) required exits are Stair B & Stair C.

4th Floor Roof Deck:

- A-3 - the (2) required exits are Stair C & the existing fire escape.

1007.1 Accessible means of egress required
Per 1007.1, Exception 1, accessible means of egress are not required in alterations to existing buildings.

1009.1 Stairway width
Existing Stairs B & C are less than 44" wide (all existing stairs are minimum 36" wide).*

1009.4.2 Riser height and tread depth
Existing stair riser heights are 7" and tread depths are minimum 10".*

1009.5 Stairway landings
The widths of stair landings are not less than the width of stairways they serve. Doors opening onto landings do not reduce the landing to less than one-half the required width.

*Per OBC Sections 3404.1, Exception 1 and 3408.3, an existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.

1012 Handrails & 1013 Guards
New handrails and guardrails are to be added to existing stairs, and existing non-complying handrails and guards are to be modified in accordance with OBC Sections 1012 and 1013.

Where noted on plans, existing non-complying handrails and guards are to remain in accordance with OBC Section 3409.1 for historic buildings.

1014.3 Common path of egress travel

GROUP	MAXIMUM ALLOWABLE	MAXIMUM OCCURING
B	100' per Exception 1	
S-1	100' per Exception 1	
R-2	125' per Exception 4	
A-2/A-3	30', per Section 1028.8	

1015.1 Exits or exit access doorways from spaces

GROUP	MIN. REQ'D NO. OF EXITS	NO. OF EXITS PROVIDED
B	2	2
S-1	1 (<29 occ.)	1
R-2	1 from each dwelling	1 from each dwelling
A-2/A-3	2	2

1016.1 Exit access travel distance limitations

GROUP	MAXIMUM ALLOWABLE	MAXIMUM OCCURING
B	300'	
S-1	250'	
R-2	250'	
A-2/A-3	250'	

Table 1018.1 Corridor Fire-Resistance Rating
Per Table 1018.1, Corridors shall have a 1/2 hour fire-resistance rating.

1018.4 Dead ends

GROUP	MAXIMUM ALLOWABLE	MAXIMUM OCCURING
B	50', per Exception 2	
S-1	50', per Exception 2	
R-2	50', per Exception 2	
A-2	20'	

1021.1 Number of Exits and Continuity - Exits from stories
Each story as an occupant load less than 500 occupants, and has 2 or more exits.

1022 Exit Enclosures
All (3) stairs are existing to remain, and are enclosed with an existing or new 2-HR fire barrier complying with Section 707.
Stair A connects four stories, and will be enclosed and extended to the exterior of the building at the 1st Floor level.
Stair B connects five stories and exits through an area at the level of exit discharge as permitted by OBC Section 1027.1, Exception 1.
Stair C connects five stories and leads to the exterior of the building at the 2nd Floor level.

Chapter 11 - ACCESSIBILITY:

1105.1.6 Accessible Entrances to Tenant Spaces
At least one accessible entrance shall be provided to each tenant space (1st Floor).

1107.6.2.1.1 Type A units
In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit.
(1) Type A Unit is provided (46 dwelling units x 2% = 0.92 = 1 Type A Unit required).

1107.6.2.1.2 Type B units
Per OBC Section 3411.1, Exception, Type B units are not required in existing building being altered or undergoing a change of occupancy. Type B units are not provided.

Chapter 15 - ROOF ASSEMBLIES:

1505.1 General
Class B roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790.

Table 1505.1 Minimum Roof Covering Classification For Types of Construction
Construction Type IIIA = Class B Roof Covering Classification

Chapter 29 - PLUMBING SYSTEMS:

Table 2902.1 Minimum Number of Required Plumbing Fixtures*

*1st Floor "white box" commercial space occupant loads have been calculated based on possible uses for the 1st floor. The actual use and occupancy of the 1st Floor is to be determined when a tenant(s) seeks occupancy of the space.

GROUP	DESCRIPTION	OCC.	MALE WC	FEMALE WC	MALE LAV.	FEMALE LAV.	DF
B	Business - east	36/2=18	1	1	1	1	1
B	Business - west	68/2=34	1	1	1	1	1

Separate plumbing fixtures are not provided for the new 4th Floor Roof Deck (A-2). The Roof Deck is to be used exclusively by residential tenants and their guests, who will have access to plumbing fixtures in dwelling units.

Each dwelling unit is to include (1) full bathroom with shower and water closet, washing machine, and kitchen with sink and dishwasher.

GENERAL NOTES

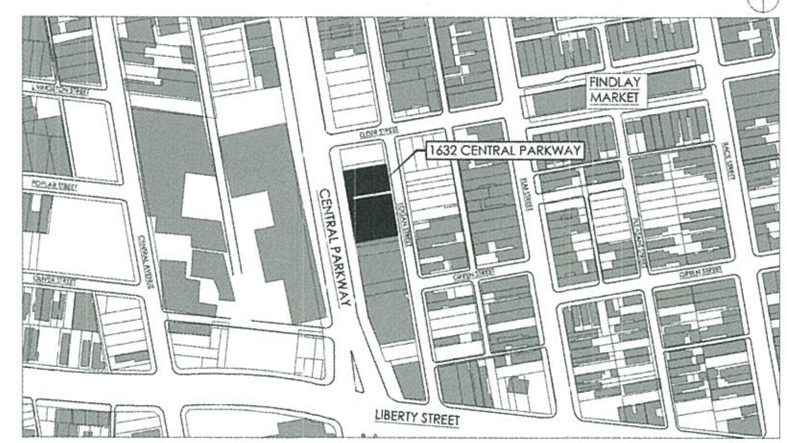
1. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADES.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
4. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
5. THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
6. THE CONTRACTOR IS TO REMOVE ONLY THOSE ELEMENTS SLATED FOR DEMOLITION EITHER GRAPHICALLY OR BY NOTATION. NO OTHER ELEMENTS ARE TO BE REMOVED. IF THE CONTRACTOR QUESTIONS THE REMOVAL OF AN ELEMENT, OR IF THERE IS A CONFLICT BETWEEN THE NOTES AND THE GRAPHICS, CONTRACTOR IS TO ASK THE ARCHITECT IMMEDIATELY.
7. THE CONTRACTOR IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJACENT TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.
8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ARCHITECT/OWNER IMMEDIATELY.
8. IT IS UP THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ARCHITECT/OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEES, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.
11. THE CONTRACTOR SHALL IDENTIFY, LOCATE AND PROTECT ANY ABOVE AND BELOW-GROUND UTILITIES ON SITE DURING THE COURSE OF THE DEMOLITION WORK. UPON COMPLETION, CONTRACTOR IS TO LEAVE ALL UTILITY LINES AND CONNECTIONS IN A STABLE, PROTECTED STATE.
12. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ASSOCIATE SHALL BE RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
14. CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.
15. ELECTRICAL DRAWINGS ARE TO BE PREPARED AND A SEPARATE PERMIT IS TO BE OBTAINED.
16. PLUMBING DRAWINGS ARE TO BE PREPARED AND A SEPARATE PERMIT IS TO BE OBTAINED.
17. SPRINKLER SYSTEM AND FIRE ALARM DRAWINGS ARE TO BE PREPARED AND A SEPARATE PERMIT IS TO BE OBTAINED.
18. WINDOW REPAIR AND REPLACEMENT WORK IS TO BE DETERMINED AND COORDINATED BY CONTRACTOR AND OWNER.
19. EXTERIOR MASONRY REPAIR WORK TO BE DETERMINED AND COORDINATED BY CONTRACTOR AND OWNER.
20. ROOF REPAIR OR REPLACEMENT TO BE DETERMINED AND COORDINATED BY CONTRACTOR AND OWNER. ALL ROOF WORK TO BE COMPLETED IN ACCORDANCE WITH ROOF MANUFACTURER'S MATERIAL AND INSTALLATION SPECIFICATIONS.
21. CONTRACTOR TO PROVIDE SPRINKLER LINE DRAWINGS TO ARCHITECT FOR REVIEW WITH OWNER PRIOR TO SUBMITTING FOR PERMIT AND COMMENCING WORK.
22. FINAL LOCATIONS OF ROOFTOP CONDENSERS ARE TO BE REVIEWED BY STRUCTURAL ENGINEER FOR APPROVAL.

GRAPHIC SYMBOLS

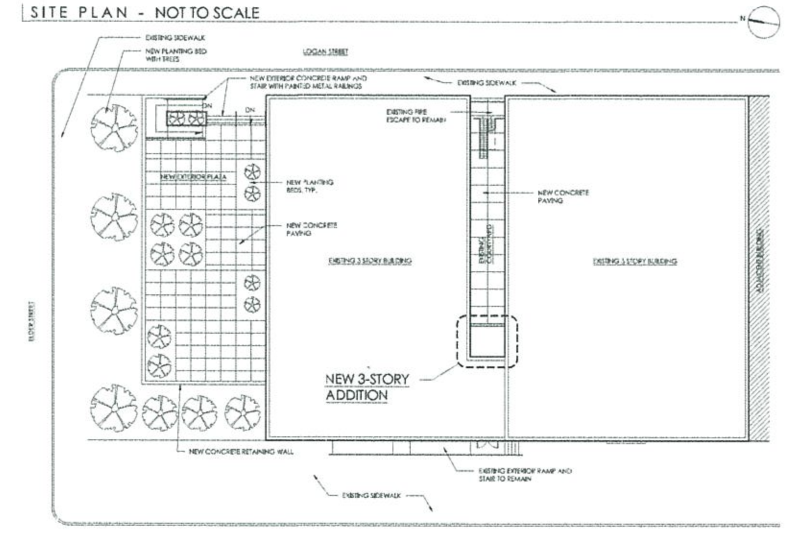
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- FIRE-RATED PARTITION WALL
- NEW PARTITION WALL
- NEW CONCRETE
- NEW CMU
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- PLAN DETAIL (X / AX — Dwg # / Sheet #)
- SECTION (X / AX — Dwg # / Sheet #)
- WALL TYPE / NEW PARTITION STUD SIZE (IF OTHER THAN 3⅝")
- WINDOW TYPE
- DOOR NUMBER / HARDWARE SET, SEE SCHEDULE
- KEY NOTE
- INTERIOR ELEVATION TAG
- FINISHED FLOOR ELEVATION TAG (PLANS) — FFE: XX' - XX"
- REVISION NUMBER
- CENTER LINE
- LOWERED DRYWALL CEILING CONSTRUCTION
- STRUCTURAL MEMBER ABOVE
- STACKED WATER HEATER AND MECHANICAL UNIT
- SHOWER w/ GLASS ENCLOSURE & DOOR
- TUB / SHOWER & SHOWER ROD
- TOILET
- BATHROOM SINK
- KITCHEN SINK w/ DISPOSAL
- DISHWASHER
- REFRIGERATOR
- RANGE
- FLOOR DRAIN
- WASHER AND DRYER w/ DRAIN PAN AND DRAIN
- STACKED WASHER & DRYER w/ DRAIN PAN AND DRAIN
- SMOKE DETECTOR

BUILDING IMAGES


LOCATION PLAN - NOT TO SCALE



SITE PLAN - NOT TO SCALE



DRAWING INDEX

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COVER SHEET

A0.0

DEMOLITION GENERAL NOTES

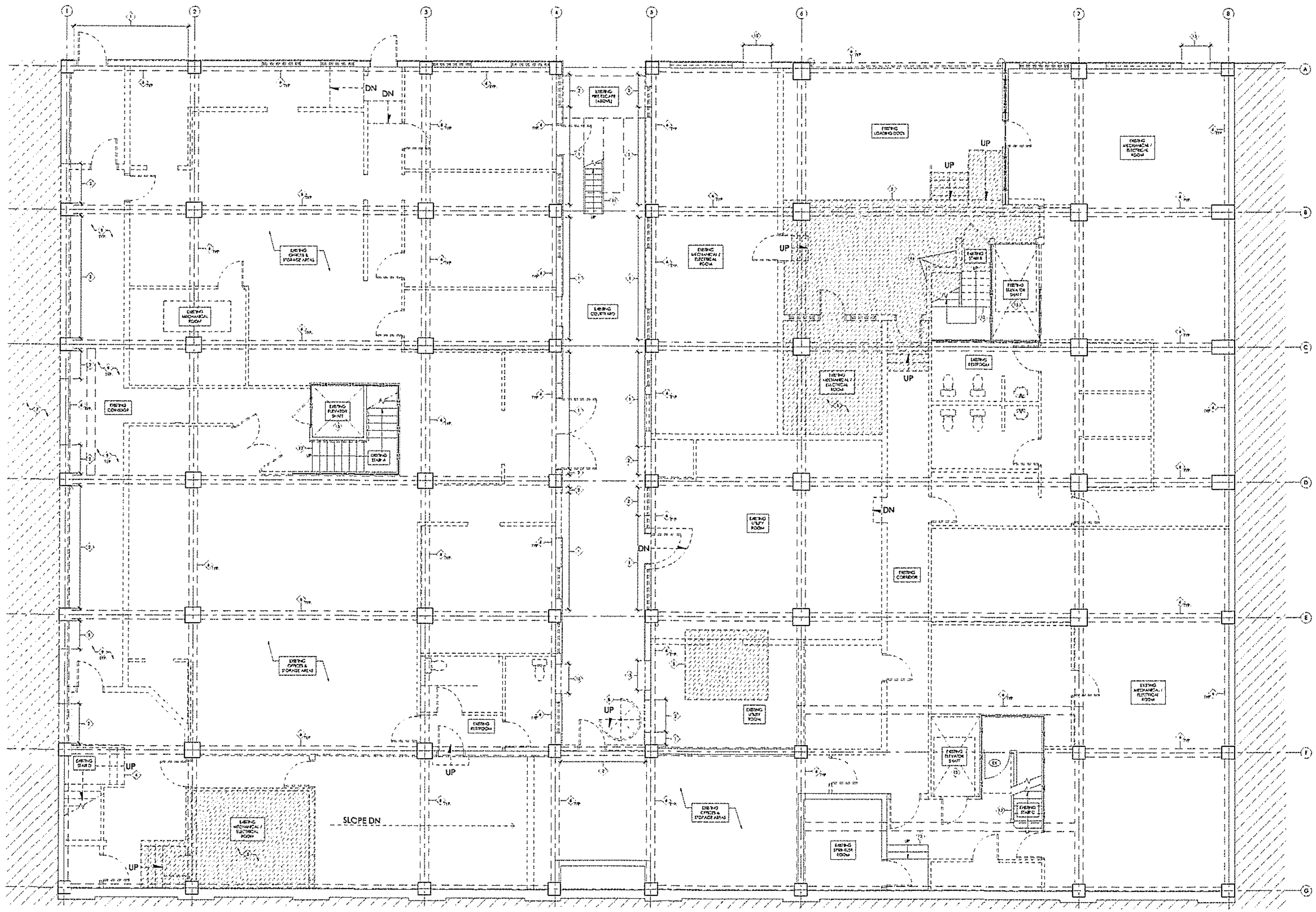
1. REMOVE ALL NON-LOADBEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT, FIXTURES, APPLIANCES, PIPING, CONDUIT, ANCHORING, ETC. FIELD VERIFY LOCATIONS OF EXISTING EQUIPMENT TO BE REMOVED. COORDINATE w/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM IS TO REMAIN, AND TO BE MODIFIED FOR COMPLETED PROJECT.
7. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
8. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS, INCLUDING NON-STRUCTURAL CONCRETE LOWERED CEILINGS AT 1ST LEVEL. VERIFY EXTENTS IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION, PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DETERIORATION TO THE BUILDING ENCOUNTERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. EXISTING INTERNAL ROOF DRAINS TO REMAIN. FIELD VERIFY LOCATIONS AND WORKING CONDITION. REPAIR AS REQUIRED.
13. EXISTING FLOOR OPENINGS OF EXIST. EXHAUST SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL, OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW WINDOW(S). SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND BRICK WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT 1ST FLOOR LEVEL, EXCAVATE AS REQ'D FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB EXIST. CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE, SUPPORTS AND RAILINGS. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIRS/RAMPS. PREP FOR NEW SLAB ON GRADE TO BE FLUSH w/ ADJACENT CONCRETE FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ABOVE. RAISE CEILING TO HEIGHT OF BOTTOM OF EXISTING 2ND LEVEL FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR AND EXISTING LANDINGS ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR, INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED STAIR WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVE EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO ENLARGE EXISTING SHAFT SIZE AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTES AND TRASH ROOM. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY / LOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING SHAFT FLOOR OPENING TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONCRETE MASONRY WALL TO REMAIN
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- EXISTING 1-HR FIRE-RATED WALL
- EXISTING 2-HR FIRE-RATED WALL
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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FIRST FLOOR DEMOLITION PLAN

A2.1

DEMOLITION GENERAL NOTES

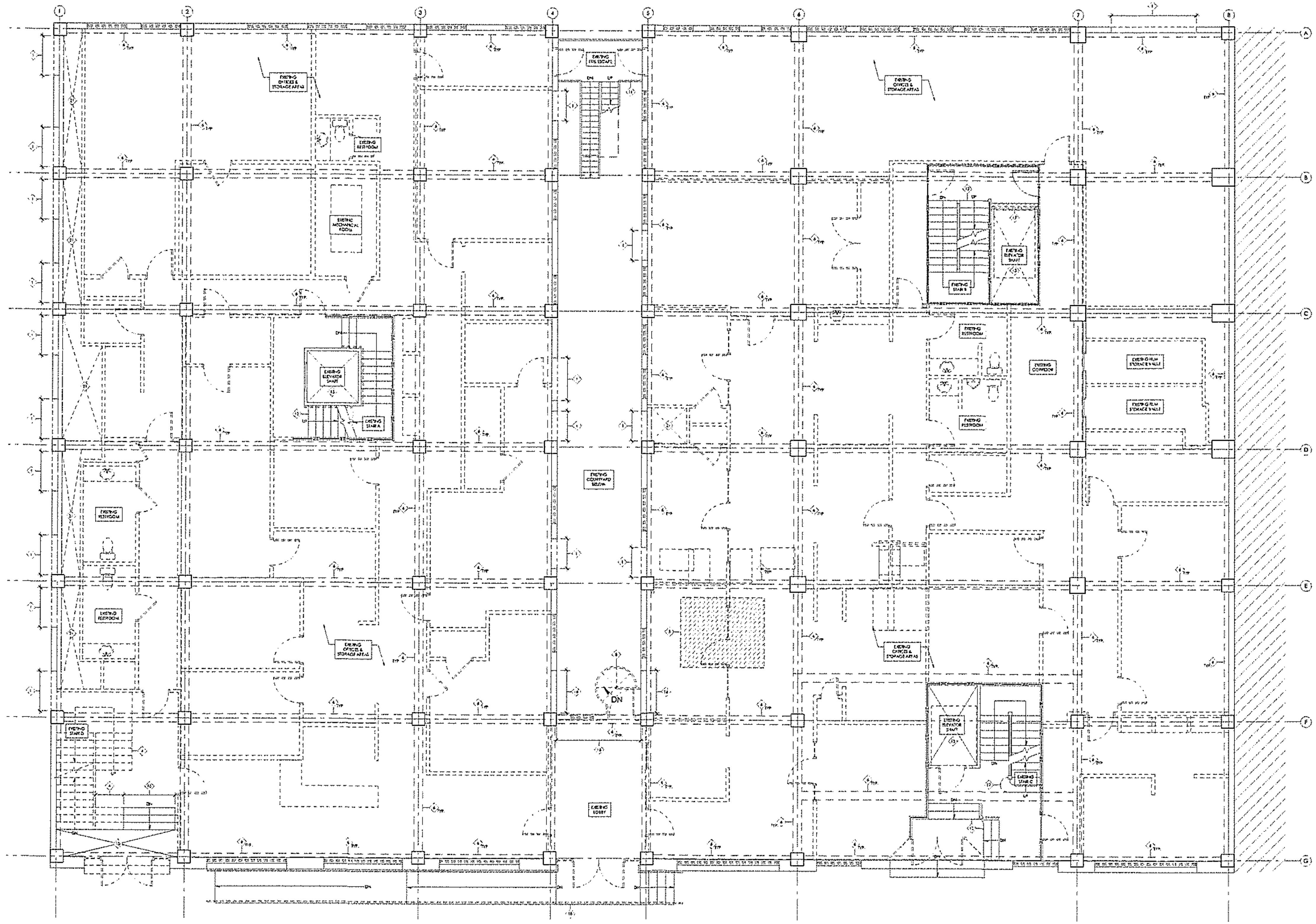
1. REMOVE ALL NON-LOADBEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT, FIXTURES, APPLIANCES, PIPING, CONDUIT, ANCHORING, ETC. FIELD VERIFY LOCATIONS OF EXISTING EQUIPMENT TO BE REMOVED. COORDINATE W/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM IS TO REMAIN AND TO BE MODIFIED FOR COMPLETED PROJECT.
5. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
6. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS, INCLUDING NON-STRUCTURAL CONCRETE LOWERED CEILINGS AT 1ST LEVEL. VERIFY EXTENTS IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION. PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DETERIORATION TO THE BUILDING UNCOVERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. EXISTING INTERNAL ROOF DRAINS TO REMAIN. FIELD VERIFY LOCATIONS AND WORKING CONDITION. REPAIR AS REQUIRED.
13. EXISTING FLOOR OPENINGS OF EXIST. EXHAUST SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW WINDOWS. SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND BRICK WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT 1ST FLOOR LEVEL, EXCAVATE AS REQ'D FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB EXIST. CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE, SUPPORTS AND RAILINGS. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIRS/RAMPS. PREP FOR NEW SLAB ON GRADE TO BE FLUSH W/ ADJACENT CONCRETE FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ABOVE. RAISE CEILING TO HEIGHT OF BOTTOM OF EXISTING 2ND LEVEL FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR, AND EXISTING LANDING ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR, INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED STAIR WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVE EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO ENLARGE EXISTING SHAFT SIZE AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTE AND TRASH ROOM. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY / LOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING SHAFT FLOOR OPENING TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONCRETE MASONRY WALL TO REMAIN
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- EXISTING 1-HR FIRE-RATED WALL
- EXISTING 2-HR FIRE-RATED WALL
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED



1 A2.2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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SECOND FLOOR DEMOLITION PLAN

A2.2

DEMOLITION GENERAL NOTES

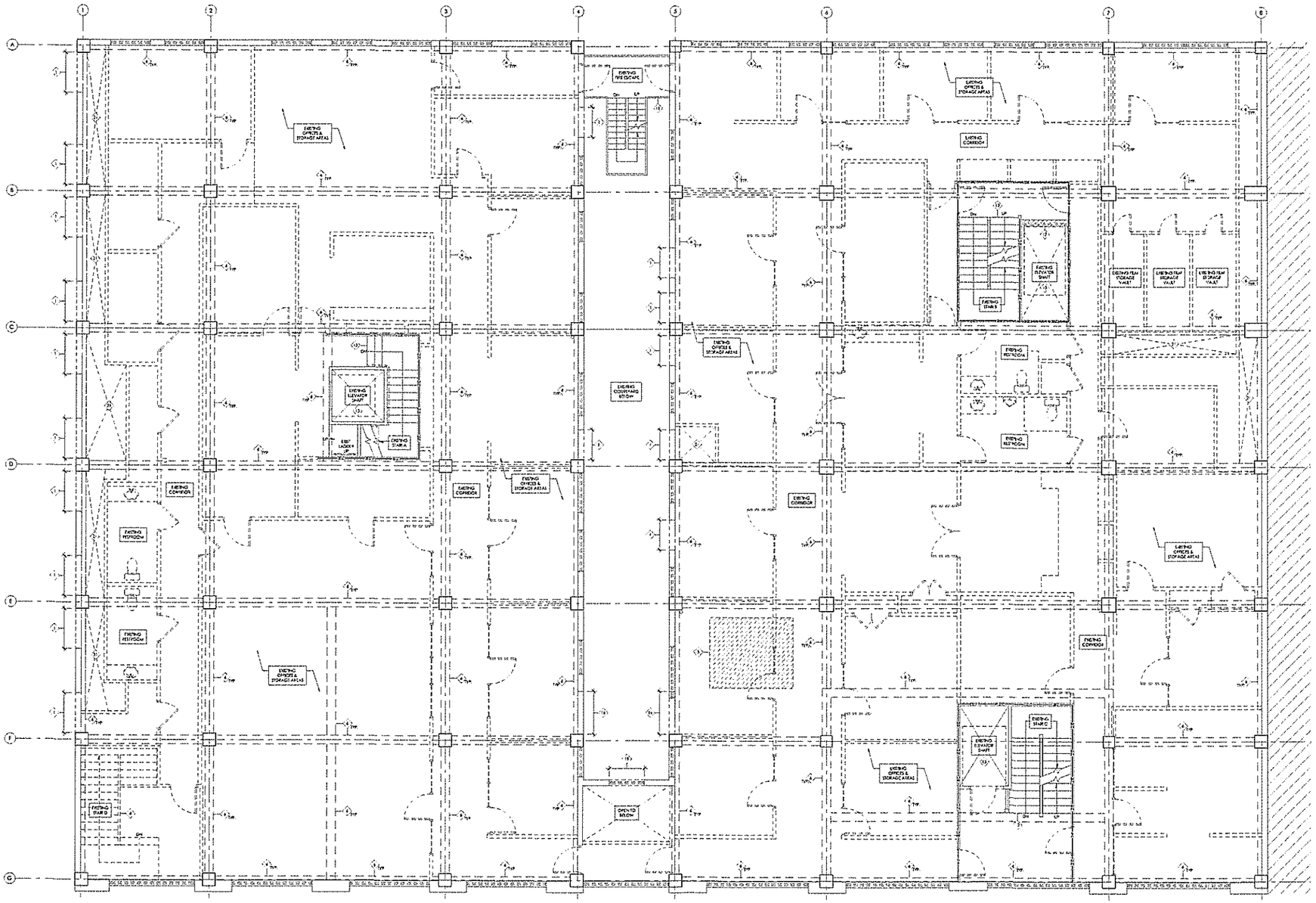
1. REMOVE ALL NON-LOAD-BEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL, FIRE PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT AND PIPES, AS INDICATED. PIPING, CONDUIT, ANCHORING, ETC. WITHIN FINISH LOCATIONS OF EXISTING WORK MUST BE REMOVED. COORDINATE W/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM TO REMAIN, AND TO BE MODIFIED FOR COMPLETED PROJECT.
7. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
8. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS, INCLUDING NON-STRUCTURAL CONCRETE DIAPHRAGM CEILINGS, AS IS LEVEL. VERIFY EXTENT IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION. PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DEFICIENCIES FROM THE BUILDING UNCOVERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. MAINTAIN INTERNAL ROOF DRAINS TO REMAIN. PROVIDE TEMPORARY MODIFICATIONS AND WORKING CONDITION AS NEEDED DURING CONSTRUCTION.
13. EXISTING FLOOR OPENINGS OF EXIST. ELEVATOR SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AT TIME OF DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT EXTERIOR LEVEL, EXCAVATE AS REQUIRED FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB FOOT CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED TREADS/RISERS, SUPPORTS AND HARDWARE. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIR FRAMES. PREP FOR NEW SLAB ON GRADE TO BE FLUSH W/ ADJACENT CORRIDOR FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND GEOTECHNICAL SPT PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ALONG FACE CEILING TO UNDERSIDE OF EXISTING PRECAST FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR AND EXISTING LANDINGS ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR, INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED BRICK WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALLS AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVING EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO PROVIDE FIRE-RATED SHAFT WALL AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTES AND TRASH PODIUM. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY FLOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING STAIRS, DOOR OPENINGS TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING STAIR OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONCRETE MASONRY WALLS TO REMAIN
- EXISTING CONCRETE BEAMS ABOVE TO REMAIN
- EXISTING 1-HR FIRE-RATED WALL
- EXISTING 2-HR FIRE-RATED WALL
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED



1 THIRD FLOOR DEMOLITION PLAN
A2.3 1/4" = 1'-0"

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THIRD FLOOR DEMOLITION PLAN

A2.3

DEMOLITION GENERAL NOTES

1. REMOVE ALL NON-LOADBEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT, BOILERS, APPLIANCES, PIPING, CONDUIT, ANCHORING, ETC. FIELD VERIFY LOCATIONS OF ITEMS FOR WHICH TO BE REMOVED. COORDINATE w/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM IS TO REMAIN, AND TO BE MODIFIED FOR COMPLETED PROJECT.
7. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
8. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS, INCLUDING NON-STRUCTURAL CONCRETE LOWERED CEILINGS, AT 1ST LEVEL. VERIFY EXTENTS IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION. PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DETERIORATION TO THE BUILDING UNCOVERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. LIVE-IN INTERNAL ROOF DRAINS TO REMAIN. FIELD VERIFY LOCATIONS AND WORKING CONDITION. REPAIR AS REQUIRED.
13. EXISTING FLOOR OPENINGS OF EXIST. EXHAUST SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND BRICK WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT 1ST FLOOR LEVEL, EXCAVATE AS REQD FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB EXIST. CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE, SUPPORTS AND RAILINGS. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIRS/RAMPS. PREP FOR NEW SLAB ON GRADE TO BE FLUSH w/ ADJACENT CONCRETE FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ABOVE. FURR CEILING TO HEIGHT OF BOTTOM OF EXISTING 2ND LEVEL FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR AND EXISTING LANDING ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR, INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED STAIR WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVE EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO ENLARGE EXISTING SHAFT SIZE AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTES AND TRASH HOOK. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY / LOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING SHAFT FLOOR OPENING TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONCRETE/MASONRY WALL TO REMAIN
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- EXISTING 1-HR FIRE-RATED WALL
- EXISTING 2-HR FIRE-RATED WALL
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

1 / A2.4 FOURTH FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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FOURTH FLOOR DEMOLITION PLAN

A2.4

DEMOLITION GENERAL NOTES

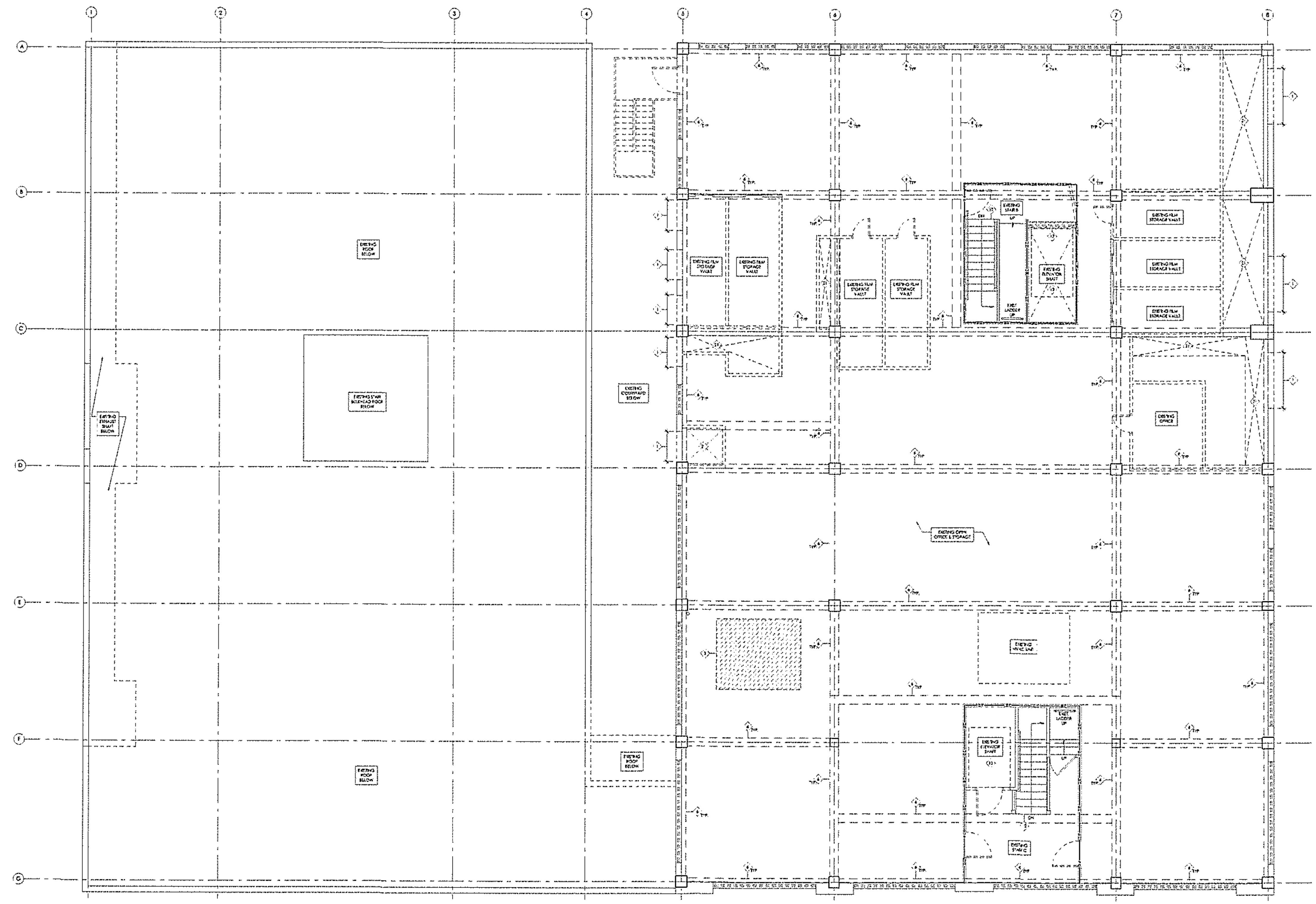
1. REMOVE ALL NON-LOAD-BEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT, FIXTURES, APPLIANCES, PIPING, CONDUIT, ANCHORING, ETC. FIELD VERIFY LOCATIONS OF EXISTING EQUIPMENT TO BE REMOVED. COORDINATE W/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM IS TO REMAIN, AND TO BE MODIFIED FOR COMPLETED PROJECT.
7. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
8. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS INCLUDING NON-STRUCTURAL CONCRETE LOWERED CEILINGS AT 1ST LEVEL. VERIFY EXTENTS IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION, PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DETERIORATION TO THE BUILDING UNCOVERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. EXISTING INTERNAL ROOF OPENINGS TO REMAIN. FIELD VERIFY LOCATIONS AND WORKING CONDITION, REPAIR AS REQUIRED.
13. EXISTING FLOOR OPENINGS OF EXIST. EXHAUST SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL, OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW WINDOWS. SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND BRICK WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT 1ST FLOOR LEVEL, EXCAVATE AS REQ'D FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB EXIST. CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURAL SUPPORTS AND RAILINGS. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIRS/RAMPS. PREP FOR NEW SLAB ON GRADE TO BE FLUSH W/ ADJACENT CONCRETE FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ABOVE. RAISE CEILING TO HEIGHT OF BOTTOM OF EXISTING 2ND LEVEL FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR AND EXISTING LANDING ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED STAIR WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVE EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO ENLARGE EXISTING SHAFT SIZE AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTES AND TRASH ROOM. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY / LOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING SHAFT FLOOR OPENING TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONCRETE MASONRY WALL TO REMAIN
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- EXISTING 1 HR FIRE-RATED WALL
- EXISTING 2 HR FIRE-RATED WALL
- EXISTING DOOR AND HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED



1/A2.5 FIFTH FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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FIFTH FLOOR DEMOLITION PLAN

A2.5

DEMOLITION GENERAL NOTES

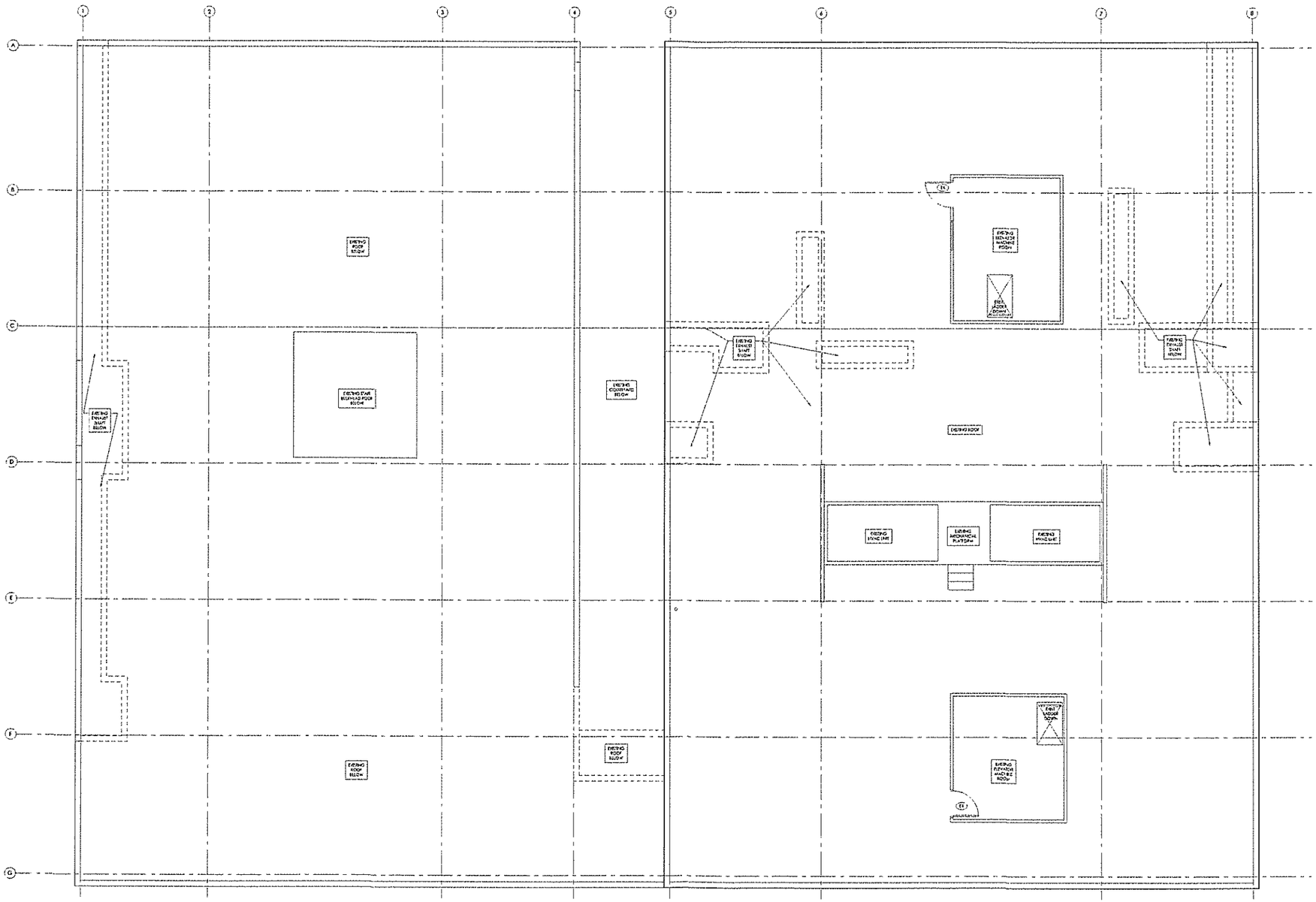
1. REMOVE ALL NON-LOADBEARING PARTITION WALLS AND FRAMING AS INDICATED.
2. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
3. REMOVE EXISTING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND ASSOCIATED EQUIPMENT, FIXTURES, APPLIANCES, PIPING, CONDUIT, ANCHORING, ETC. FIELD VERIFY LOCATIONS OF EXISTING EQUIPMENT TO BE REMOVED. COORDINATE W/ OWNER FOR ITEMS TO BE SALVAGED OR RECYCLED.
4. EXISTING SPRINKLER SYSTEM IS TO REMAIN, AND TO BE MODIFIED FOR COMPLETED PROJECT.
7. REMOVE, TERMINATE, AND CAP ALL ABANDONED ELECTRICAL AND PLUMBING SYSTEMS.
8. REMOVE ALL EXISTING FLOOR FINISHES.
9. REMOVE ALL LOWERED CEILINGS AND ASSOCIATED ATTACHMENTS, INCLUDING NON-STRUCTURAL CONCRETE LOWERED CEILINGS AT 1ST LEVEL. VERIFY EXTENTS IN FIELD.
10. REMOVE EXISTING ROOFING AND EXISTING ROOF INSULATION. PREPARE FOR REPLACEMENT.
11. NOTIFY ARCHITECT AND OWNER OF ANY STRUCTURAL DAMAGE OR DETERIORATION TO THE BUILDING UNCOVERED DURING DEMOLITION, WHICH IS NOT ADDRESSED IN THE DRAWINGS.
12. EXISTING INTERNAL ROOF DRAINS TO REMAIN. FIELD VERIFY LOCATIONS AND WORKING CONDITION. REPAIR AS REQUIRED.
13. EXISTING FLOOR OPENINGS OF EXIST. EXHAUST SHAFTS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE AND LOCATION OF OPENINGS MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF SHAFT WALLS.

DEMOLITION KEY NOTES

1. REMOVE PORTION OF EXISTING BRICK WALL OR PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW WINDOW(S). SEE NEW WORK PLANS.
2. REMOVE PORTION OF EXISTING CONCRETE FOUNDATION WALL AND BRICK WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME, AND/OR WINDOWS. SEE NEW WORK PLANS.
3. REMOVE AREA OF EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW ELEVATOR SHAFT. AT 1ST FLOOR LEVEL, EXCAVATE AS REQ'D FOR CONSTRUCTION OF NEW ELEVATOR PIT AND FOUNDATION. DO NOT DISTURB EXIST. CONCRETE COLUMN FOOTINGS. VERIFY LOCATIONS IN FIELD.
4. REMOVE EXISTING STAIR AND ASSOCIATED STRUCTURE, SUPPORTS AND RAILINGS. PREPARE OPENING FOR NEW FLOOR INFILL. SEE NEW WORK PLANS.
5. REMOVE AREA OF RAISED CONCRETE FLOOR AND ASSOCIATED STAIRS/RAMPS. PREP FOR NEW SLAB ON GRADE TO BE FLUSH W/ ADJACENT CONCRETE FLOOR.
6. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
7. AREA OUTSIDE BUILDING TO BE EXCAVATED. SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.
8. REMOVE EXISTING STEEL SPIRAL STAIRCASE.
9. REMOVE EXISTING NON-STRUCTURAL CONCRETE CEILING ABOVE. RAISE CEILING TO HEIGHT OF BOTTOM OF EXISTING 2ND LEVEL FLOOR SLAB. VERIFY EXTENTS OF CONCRETE CEILING IN FIELD.
10. PORTION OF EXISTING STAIR AND EXISTING LANDING ARE TO REMAIN. SEE NEW WORK PLANS.
11. EXISTING FIRE ESCAPE TO REMAIN.
12. EXISTING STAIR TO REMAIN. REMOVE EXISTING FLOOR FINISH AND WALL BASE.
13. REMOVE EXISTING ELEVATOR INCLUDING CAB AND ALL ASSOCIATED EQUIPMENT. EXISTING ELEVATOR SHAFT TO REMAIN WHERE INDICATED ON PLANS.
14. EXISTING DAMAGED STAIR WALL TO BE DEMOLISHED AND REBUILT. SEE NEW WORK PLANS.
15. REMOVE PREVIOUSLY INFILLED CONCRETE MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
16. REMOVE EXISTING CONSTRUCTION, INCLUDING BRICK WALLS, AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION. SEE NEW WORK PLANS.
17. REMOVE PORTION OF EXISTING CONCRETE FLOOR SLAB TO ENLARGE EXISTING SHAFT SIZE AS REQUIRED FOR INSTALLATION OF NEW TRASH CHUTE AND TRASH ROOM. VERIFY EXTENTS IN FIELD. SEE NEW WORK PLANS.
18. EXISTING CONCRETE RAMPS, STAIRS, AND LANDINGS TO REMAIN.
19. MODIFY EXISTING WINDOW OPENING AS REQUIRED FOR INSTALLATION OF NEW DOOR AND FRAME. SEE NEW WORK PLANS.
20. MODIFY / LOWER EXISTING PARAPET AS REQUIRED FOR CONSTRUCTION OF NEW ADDITION AND ROOF DECK. EXISTING ROOF DRAINAGE SYSTEM TO BE MAINTAINED. SEE NEW WORK PLANS.
21. EXISTING SHAFT FLOOR OPENING TO BE INFILLED. LOCATIONS AND SIZES OF EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED.

DEMOLITION LEGEND

- - - -	EXISTING CONSTRUCTION TO BE REMOVED
═══	EXISTING CONSTRUCTION TO REMAIN
▬▬▬	EXISTING CONCRETE MASONRY WALL TO REMAIN
═ ═ ═	EXISTING CONCRETE BEAM ABOVE TO REMAIN
—1H—	EXISTING 1HR FIRE-RATED WALL
—2H—	EXISTING 2HR FIRE-RATED WALL
⌐	EXISTING DOOR AND HARDWARE TO BE REMOVED
⌐	EXISTING DOOR TO REMAIN
▨	EXISTING FLOOR CONSTRUCTION TO BE REMOVED



1 A2.6 ROOF DEMOLITION PLAN
1/4" = 1'-0"

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ROOF
DEMOLITION PLAN

A2.6

NEW WORK GENERAL NOTES

1. DIMENSIONS ARE TO NEW FINISH FACE, OR EXISTING FINISH, UNLESS NOTED OTHERWISE. SEE A0.2 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT FOR DISCREPANCIES.
3. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED ON PLANS. INSTALL NEW DOORS 4" FROM END OF WALL TO INSIDE OF FRAME UNLESS NOTED OTHERWISE.
7. NEW CLOSET DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW [illegible], FIXTURES, SHELVING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ASSUMED TO BE UNIQUE.
10. COORDINATE FRAMING AT SHOWERS AND BATHTUBS WITH PLUMBING FIXTURE PRODUCTS AND FINISHES. DIMENSIONS SHOWN AT SHOWER BASES AND BATHTUBS ARE FOR REFERENCE ONLY.
11. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES W/ CEILING HEIGHTS AND MECHANICALS / SPRINKLERS ABOVE.
12. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR NEW WALL AND FLOOR FINISHES.
13. NEW WATER HEATERS AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE LOWERED CEILINGS IN APARTMENT UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. SEE A5.0 AND A5.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
15. AT 1ST FLOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON GRADE TO BE FLUSH W/ EXISTING ADJACENT 1ST LEVEL FLOOR SLAB, WHERE RAISED FLOOR AREAS HAVE BEEN DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
16. AREAS OF FLOOR INFILL AT EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF FLOOR INFILL MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

1. INSTALL NEW PARTITION WALL CENTERED ON EXISTING COLUMN. VERIFY LOCATION IN FIELD.
2. LINE OF LOWERED CEILING ABOVE. SEE REFLECTED CEILING PLANS. COORDINATE W/ MECHANICAL DRAWINGS.
3. STACKED WASHER AND DRYER W/ PLUMBED WASHER PAN.
4. SIDE-BY-SIDE WASHER AND DRYER, FRONT LOADING, W/ PLUMBED WASHER PAN.
5. CLOTHES HANGING ROD @ 5'-6" AFF, AND VINYL COATED WIRE SHELF ABOVE. IN UNIT [illegible] HANGING ROD @ [illegible] AFF.
6. (5) 12" DEEP WOOD SHELVES ON CLEATS, PAINTED. EQUALLY SPACED @ 24" AFF & 72" AFF. PROVIDE BLOCKING.
7. AREA OF NEW CONCRETE FLOOR INFILL, FLUSH W/ EXISTING ADJACENT FINISHED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. NEW CMU ELEVATOR SHAFT AND NEW ELEVATOR. BASIS OF DESIGN: SCHINDLER 3300 TRACTION ELEVATOR WITH 2500# CAPACITY. VERIFY REQUIRED SHAFT SIZE WITH ELEVATOR MANUFACTURER. SEE SPECIFICATION.
9. NEW TRASH CHUTE W/ 90 MINUTE UL RATED CHUTE DOORS AND ACCESS DOORS. 24" DIAMETER, 16 GAUGE, GALVANIZED STEEL. BASIS OF DESIGN: [illegible] TRASH CHUTE. COORDINATE PRODUCT SELECTION W/ OWNER.
10. NEW 1 1/2" DIA. METAL HANDRAIL @ 34" AFF. RETURN TO WALL. WHERE EXISTING CONDITIONS ALLOW, EXTEND 12" HORIZONTALLY BEYOND TOP RISER AND CONTINUE ONE TREAD DEPTH BEYOND BOTTOM RISER. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
11. NEW 1 1/2" DIA. GALVANIZED METAL GUARDRAIL & HANDRAIL. GUARD @ 42" AFF. BOTTOM RAIL @ 3 1/2" AFF W/ VERTICAL METAL PICKETS AT 4" O.C. HANDRAIL AT 34" AFF. EXTEND 12" AT TOP AND BOTTOM OF RAMP AND STAIR. VERTICAL 1 1/2" DIA. POSTS AT 4' O.C. MIN. CORE DRILL INTO EXISTING CONCRETE AND GROUT SOLID.
12. EXISTING METAL HANDRAIL TO REMAIN.
13. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
14. NEW ADA COMPLIANT MAILBOXES. COORDINATE WALL FRAMING W/ MAILBOX INSTALLATION INSTRUCTIONS.
15. DROPPED PARTITION HEADER @ 7'-0" AFF.
16. NEW METAL GUARDRAIL, PAINTED. 1 1/2" DIA. METAL RAILS AND POSTS. TOP RAIL @ 36" AFF. MID RAIL @ 18" AFF. VERTICAL POSTS AT 4' O.C. MAX. CORE DRILL INTO SLAB AND GROUT SOLID.
17. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
18. REMOVABLE CABINETRY AT SINK W/ 30" CLEAR FLOOR SPACE PER ANSI A117.1.
19. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATHTUB AND TOILET, PER ANSI A117.1.
20. (4) 12" DEEP VINYL COATED WIRE SHELVES ABOVE W/D AT [illegible] AFF AND [illegible] AFF.
21. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED AND PAINT.
22. NEW CONCRETE INFILL LOW WALL / SILL. MATCH HEIGHT, THICKNESS, AND FINISH OF EXISTING ADJACENT CONCRETE FOUNDATION WALL. DOWEL INTO ADJACENT CONCRETE FOUNDATION AT EACH SIDE.
23. LINE OF TRASH CHUTE SHAFT OPENING ABOVE.
24. PROVIDE NEW METAL PAN STAIRS FROM EXISTING STAIR LANDING TO 1ST LEVEL FINISHED FLOOR. MATCH CONSTRUCTION, WIDTH, AND TREAD DEPTH OF EXISTING STAIR. V.I.F. PROVIDE UNIFORM RISERS AND TREADS. MAX. RISER HEIGHT 7", MIN. HEAD CLEARANCE 80".
25. STACKED MECHANICAL UNIT AND WATER HEATER.
26. EXISTING HANDRAIL / GUARDRAIL TO REMAIN. REPAINT.
27. AREA OF NEW CONCRETE FLOOR INFILL AT EXISTING FREIGHT SHAFT. LOCATION, SIZE, AND EXTENTS OF EXISTING SHAFT INFILL ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED. NEW FLOOR INFILL TO BE FLUSH W/ EXIST. ADJACENT FLOOR.
28. RETAIN EXIST. RAIL AT AREA OF DEMO. FIELD VERIFY CONDITION. REPAIR AS REQ'D.
29. EXISTING HISTORIC ELEVATOR DOOR TO REMAIN AND TO BE PERMANENTLY FIXED SHUT AND MADE NON-OPERABLE.
30. SHADED AREA INDICATES NEW AREA OF RAISED FLOOR AT ELEVATOR. NEW RAISED FLOOR ELEVATION IS TO MATCH FINISHED FLOOR ELEVATION OF NEW ROOF DECK. COORDINATE EXACT HEIGHT OF RAISED FLOOR IN FIELD.
31. NEW ADA RAMP, 1:12 MAX SLOPE. COORDINATE EXACT LENGTH OF RAMP IN FIELD BASED ON ELEVATION OF NEW RAISED FLOOR AND ROOF DECK FIN. FLR.
32. NEW STEPS W/ WOOD TREADS AND RISERS. EQUAL SIZED TREADS AND RISERS. 11" TREAD DEPTH, 7" MAXIMUM RISER HEIGHT. COORDINATE EXACT NUMBER OF TREADS AND RISERS IN FIELD BASED ON ELEVATION OF NEW RAISED FLOOR AND ROOF DECK FIN. FLR.
33. NEW 1 1/2" DIA. PAINTED METAL HANDRAILS, TYP. EACH SIDE OF RAMP. EXTEND 12" HORIZONTALLY AT TOP AND BOTTOM OF RAMP.
34. NEW 1 1/2" DIA. PAINTED METAL HANDRAILS, TYP. EACH SIDE OF STAIR. EXTEND 12" HORIZONTALLY AT TOP. EXTEND ONE TREAD DEPTH PAST BOTTOM RISER.
35. EXISTING HISTORIC VAULT DOOR TO REMAIN AND TO BE PERMANENTLY FIXED SHUT.
36. NEW METAL STUD MULLION AT INTERSECTION OF NEW WINDOW AND NEW STUD WALL. WRAP W/ ALUMINUM SHEET METAL TO MATCH FINISH OF NEW WINDOWS.

NEW WORK LEGEND

- EXISTING CONCRETE / MASONRY WALL
- EXISTING PARTITION WALL
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- NEW PARTITION WALL
- NEW CMU OR BRICK WALL
- 1-HR FIRE-RATED WALL
- 2-HR FIRE-RATED WALL
- NEW STEEL LINTEL ABOVE SEE STRUCTURAL DRAWINGS
- NEW / EXISTING DOOR SEE DOOR SCHEDULE [illegible]
- DOOR NUMBER LETTER INDICATES HARDWARE TYPE
- WALL TYPE TAG
- NEW PARTITION STUD SIZE (IF OTHER THAN 3 5/8")
- LOWERED GYPSUM BOARD CEILING, SEE REFLECTED CEILING PLANS
- NEW FLOOR STRUCTURE / INFILL

FIRST FLOOR NEW WORK PLAN
1/4" = 1'-0"

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FIRST FLOOR
NEW WORK PLAN

A3.1

NEW WORK GENERAL NOTES

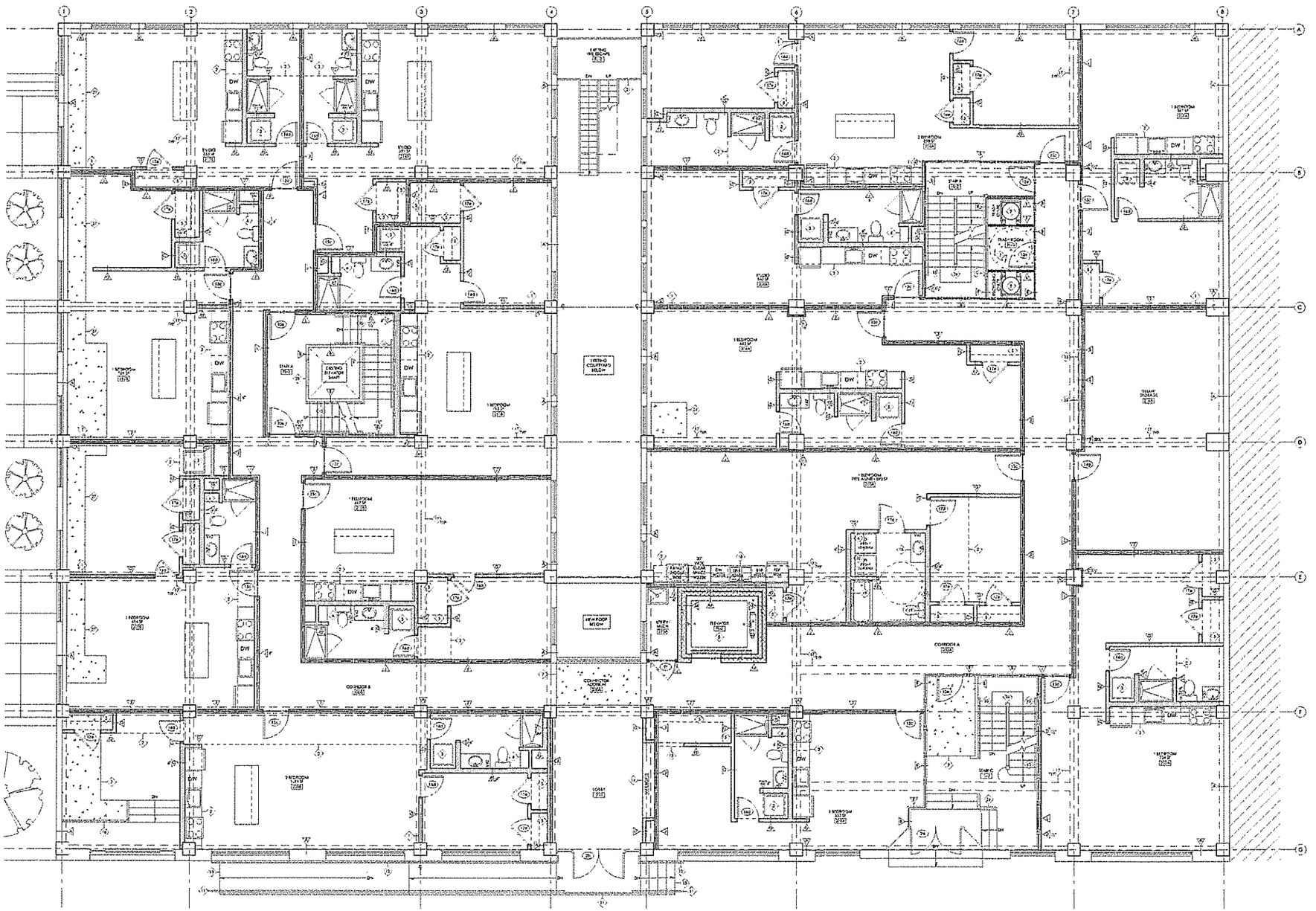
1. DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. SEE A0.2 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT FOR DISCREPANCIES.
3. ALL LOAD-BEARING WALLS, CEILINGS, ROOFS, AND STRUCTURAL SYSTEMS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING AND ADJACENT FINISH, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED OTHERWISE. INSTALL NEW DOORS 4" FROM END OF WALL TO EDGE OF FRAME, UNLESS NOTED OTHERWISE.
7. NEW CLOSET DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PLUMBING FIXTURES, SHELVING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE INFILLED WITH STUD FRAMING AS REQUIRED TO ALIGN WITH ADJACENT WALLS.
10. ALL EXISTING DOORS TO BE REMOVED AND STORED FOR REUSE, UNLESS NOTED OTHERWISE.
11. CONFIRM ALL FRAMING AT SHOWERS AND BATHTUBS WITH PLUMBING FIXTURE PRODUCTS AND FINISHES. DIMENSIONS SHOWN AT SHOWER PANS AND BATHTUBS ARE FOR REFERENCE ONLY.
12. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO COORDINATE AND VERIFY THESE AND ANY DISCREPANCIES IN CEILING HEIGHTS AND MECHANICAL SYSTEMS ABOVE.
13. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR NEW WALL AND FLOOR FINISHES.
14. NEW WATER HEATERS AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE LOW EXPOSED CEILINGS IN APARTMENT UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. SEE A3.0 AND A3.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
16. AT 1ST FLOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING ADJACENT 1ST LEVEL FLOOR SLAB, WHERE EXISTING FLOOR ARE TO HAVE BEEN DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
17. AT AREAS OF FLOOR INFILL AT WHERE SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF FLOOR INFILL MUST BE VERIFIED IN THE FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

1. INSTALL NEW PARTITION WALL CONNECTED ON EXISTING COLUMN. VERIFY LOCATION IN FIELD.
2. LINE OF LOWERED CEILING ABOVE. SEE REFLECTED CEILING PLANS. COORDINATE WITH MECHANICAL DRAWINGS.
3. STACKED WASHER AND DRYER WITH FURRED DOWN SOFFIT ABOVE WASHER PAN.
4. CLOSET WITH WOOD ROD & SHELF, AND VENT. COORD WITH SHELF ABOVE. IN UNIT #203A (TYPE A UNIT), MOUNT ROD 6' A.F.F.
5. 60 MIN RATED WOOD STUD WALL ON CEILING FRAMING. EQUALLY SPACED STUDS AT 16" A.F.F. AND 42" A.F.F. PROVIDE BLOCKING.
6. AREA OF NEW CONCRETE FLOOR INFILL FLUSH WITH EXISTING ADJACENT FINISHED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. NEW CHASE WALL FOR SHAFT AND NEW ELEVATOR. SEE ELEVATOR CONSULTANT DRAWINGS FOR ADDITIONAL ELEVATOR INFORMATION. SEE SPECIFICATIONS FOR ELEVATOR MANUFACTURER.
8. NEW 1 HR RATED DOOR IN 1 HR RATED CHASE WALL. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
9. NEW TRASH CHUTE IN 1 HR RATED SHAFT WALL. DOORS AND ACCESS DOORS TO BE 24" DIAMETER, 18 GAUGE GALVANIZED STEEL, EXPOSED EDGES SMOOTH AND FREE OF BURRS. CONFIRM WITH PROJECT SELECTION OF CHUTE.
10. NEW 3 1/2" DIA. METAL HANDRAIL @ 34" A.F.F. ATTACH TO WALL. MAINTAIN EXISTING CLEAR WIDTH OF STAIR OF 44" MINIMUM. PROVIDE RETURN AT TOP AND BOTTOM OF RAMP AND COMBINE GRAB RAILS TO FORM CONTINUOUS HANDRAIL WHERE POSSIBLE. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
11. NEW 1 1/2" DIA. GALVANIZED METAL GUARDRAIL @ 4" ABOVE. GUARD @ 42" A.F.F. BOTTOM RAIL @ 2.5" A.F.F. w/ VERTICAL METAL PICKETS AT 4" O.C. MAXIMUM, AT 36" A.F.F. (STEPS) 2'-6" ALL FLOOR AND ROOFS @ 42" A.F.F. MIN. VERTICAL STEEL POSTS AT 6'-0" O.C. MAX. CORE DRILL AND EPOXY POSTS AT 6'-0" O.C. MAX. CORE DRILL AND EPOXY CONCRETE FLOOR AND CONCRETE WALL. SEE DETAIL 1/A5.0.
12. EXISTING METAL HANDRAILS TO REMAIN.
13. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
14. NEW ADA COMPLIANT HANDRAILS. COORDINATE WALL FRAMING w/ HANDRAIL INSTALLATION IN FIELD.
15. DROPPED PARTITION HEADER @ 7'-0" A.F.F.
16. NEW METAL GUARDRAIL, PAINTED. 1 1/2" DIA. METAL RAILS AND POSTS. TOP RAIL @ 36" A.F.F. MID RAIL @ 18" A.F.F. VERTICAL POSTS AT 4'-0" O.C. MAX. CORE DRILL AND SEAL AND EPOXY SOLED.
17. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
18. REMOVE WALL CABINETRY AT SINK w/ 30" CLEAR FLOOR SPACE FILE AND A11.1.
19. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATHTUB AND TOILET. SEE A0.2 & A11.1
20. 60 MIN RATED WOOD STUD WALL ON CEILING FRAMING. EQUALLY SPACED STUDS AT 16" A.F.F. AND 42" A.F.F. PROVIDE BLOCKING.
21. AREA OF NEW CONCRETE FLOOR INFILL FLUSH WITH EXISTING ADJACENT FINISHED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
22. NEW CHASE WALL FOR SHAFT AND NEW ELEVATOR. SEE ELEVATOR CONSULTANT DRAWINGS FOR ADDITIONAL ELEVATOR INFORMATION. SEE SPECIFICATIONS FOR ELEVATOR MANUFACTURER.
23. NEW TRASH CHUTE IN 1 HR RATED SHAFT WALL. DOORS AND ACCESS DOORS TO BE 24" DIAMETER, 18 GAUGE GALVANIZED STEEL, EXPOSED EDGES SMOOTH AND FREE OF BURRS. CONFIRM WITH PROJECT SELECTION OF CHUTE.
24. NEW 3 1/2" DIA. METAL HANDRAIL @ 34" A.F.F. ATTACH TO WALL. MAINTAIN EXISTING CLEAR WIDTH OF STAIR OF 44" MINIMUM. PROVIDE RETURN AT TOP AND BOTTOM OF RAMP AND COMBINE GRAB RAILS TO FORM CONTINUOUS HANDRAIL WHERE POSSIBLE. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
25. NEW 1 1/2" DIA. GALVANIZED METAL GUARDRAIL @ 4" ABOVE. GUARD @ 42" A.F.F. BOTTOM RAIL @ 2.5" A.F.F. w/ VERTICAL METAL PICKETS AT 4" O.C. MAXIMUM, AT 36" A.F.F. (STEPS) 2'-6" ALL FLOOR AND ROOFS @ 42" A.F.F. MIN. VERTICAL STEEL POSTS AT 6'-0" O.C. MAX. CORE DRILL AND EPOXY CONCRETE FLOOR AND CONCRETE WALL. SEE DETAIL 1/A5.0.
26. EXISTING METAL HANDRAILS TO REMAIN.
27. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
28. REPAIR EXIST. BASE AT AREA OF DEMO. FILL TO VERIFY CONDITION. REPAIR AS REQ'D.
29. EXISTING HOLLOW CLAY MASONRY DOOR TO REMAIN. AND TO BE PERMANENTLY FIXED SHUT AND MADE NON-OPERABLE.
30. SHADED AREA INDICATES NEW AREA OF RATED FLOOR ASSEMBLY. NEW RATED FLOOR ASSEMBLY TO MATCH THICKNESS AND CONSTRUCTION OF EXISTING ADJACENT FLOOR ASSEMBLY. SEE A0.2 FOR ASSEMBLY DESCRIPTION.
31. NEW ACCESS RAMP. 1:12 MAX SLOPE. COORDINATE EXACT LENGTH OF RAMP IN FIELD & BASED ON ELEVATION OF NEW RATED FLOOR AND ROOF BELOW. SEE A1.0
32. NEW STEPS w/ WOOD TREADS AND RISERS. EQUAL SIZED TREADS AND RISERS. 11" TREAD DEPTH, 7" MAXIMUM RISER HEIGHT. COORDINATE EXACT NUMBER OF TREADS AND RISERS IN FIELD BASED ON ELEVATION OF NEW RATED FLOOR AND ROOF BELOW. SEE A1.0
33. NEW 1 1/2" DIA. PAINTED METAL HANDRAILS. TYP. EACH SIDE OF RAMP. EXTEND 12" HORIZONTALLY AT TOP. EXTEND ONE TREAD DEPTH PAST BOTTOM OF RISER.
34. EXISTING HISTORIC WOOD DOOR TO REMAIN, AND TO BE PERMANENTLY FIXED SHUT
35. NEW METAL STUD WALL ON AT INTERSECTION OF NEW WINDOW AND NEW STUD WALL. INSTALL w/ ALUMINUM SHEAR METAL TO MATCH EXISTING OF NEW WINDOWS.

NEW WORK LEGEND

- EXISTING CONCRETE / MASONRY WALL
- EXISTING PARTITION WALL
- EXISTING CONCRETE REMOVED TO REMAIN
- NEW PARTITION WALL
- NEW CMU OR BRICK WALL
- NEW REPAINTED WALL
- 2-HR RATED WALL
- NEW STEEL LINTEL ABOVE SEE STRUCTURAL DRAWINGS
- NEW - SLIDING DOOR SEE DOOR SCHEDULE, A0.4
- DOOR NUMBER (LETTER INDICATES HARDWARE TYPE)
- WALL TYPE TAG
- NEW PARTITION STUD SET AT 16" O.C. FRAMED TO SLAB
- LOWERED GYPSUM BOARD CEILING, SEE REFLECTED CEILING PLANS
- NEW FLOOR ELEVATION / LEVEL



SECOND FLOOR NEW WORK PLAN
A3.2 1/4" = 1'-0"

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SECOND FLOOR NEW WORK PLAN

A3.2

NEW WORK GENERAL NOTES

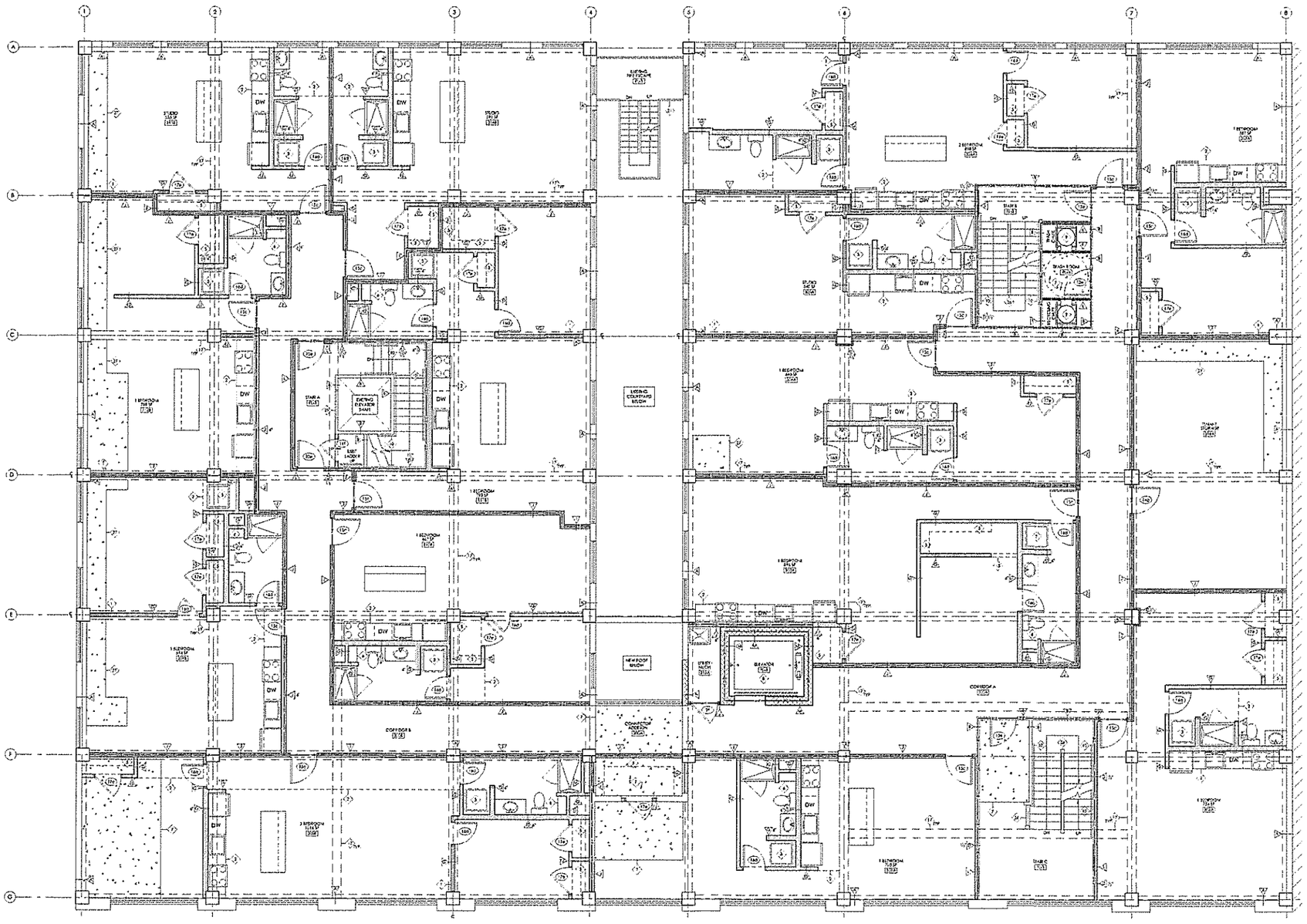
1. DIMENSIONS ARE TO MAIN FINISH FACE, OR EXISTING FINISH, UNLESS NOTED OTHERWISE. SEE A2.2 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT IN CASE OF DISCREPANCIES.
3. ALL LOAD BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH MEETING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. WALL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW RATED WALLS OR EXISTING ARE NOT DIMENSIONED ON PLANS. INSTALL PER DOOR & FRAME ON SHEET A6.2 OF THIS SET. DOOR & FRAME OPENINGS ARE TO BE CENTERED ON CLOSEST WALL UNLESS NOTED OTHERWISE.
7. NEW DOOR OPENINGS TO BE CENTERED ON CLOSEST WALL UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PARTITIONS, FIXTURES, SHELVING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. FIELD OPENINGS MUST BE ADJUSTED TO BE UNIQUE.
10. COORDINATE FRAMING AT SHOWERS AND BATHTUBS WITH PLUMBING FIXTURE PRODUCTS AND RIMS, ETC. DIMENSIONS SHOWN ARE ON A CENTER BASIS, AND BATHTUBS ARE FOR REFERENCE ONLY.
11. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES W/ CEILING HEIGHTS AND MECHANICAL SYSTEMS ABOVE.
12. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR NEW WALL AND FLOOR FINISHES.
13. NEW PLUMBING FIXTURES AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE IDENTIFIED CEILINGS IN APARTMENT UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. SEE A3.0 AND A6.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
15. AT 3RD FLOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON DECK TO BE FLUSH WITH EXISTING ADJACENT OCCUPIED FLOOR SLAB, WHERE EXISTS. FLOOR AREAS MAY BE DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
16. AREAS OF ROOF INFILL AT METRO SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF ROOF INFILL MAY BE ALTERED IN FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

1. INSTALL NEW PARTITION WALL CONFORMING ON EXISTING CONCRETE WALL. SEE DETAILS 1/A6.3 AND 2/A6.3
2. END OF LOWERED CEILING ABOVE. SEE REFLECTED CEILING PLANS. COORDINATE W/ MECHANICAL DRAWINGS.
3. CAULKED JOINT BETWEEN NEW CONCRETE SLAB ON DECK AND TO BE FLUSH WITH EXISTING ADJACENT OCCUPIED FLOOR SLAB, WHERE EXISTS. FLOOR AREAS MAY BE DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
4. SEE 4/A6.1 FOR WINDOW AND DETAIL INFORMATION.
5. CLOSET WITH WIRE SHELVING AND CLOTHES RAIL. SEE A6.2 FOR ELEVATIONS AND DETAILS.
6. 42" TO 50" WOOD SHELF ON CLEATS. PAINTED. EQUAL TO SPACED @ 24" AT 3 TO 4 FT. PROVIDE BLOCKING.
7. AREA OF NEW CONCRETE FLOOR INFILL, FLUSH WITH EXISTING ADJACENT FINISHED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. NEW CHAIR RAIL FOR CORRIDOR WALLS AS SHOWN ON ELEVATIONS. SEE DETAIL 3/A6.3. COORDINATE WITH NEW EXHAUST GRILLE LOCATIONS. SEE MECHANICAL DRAWINGS.
9. NEW 3 FT WIDE X 6'-8" HIGH METAL RATED DOUBLE DOORS AND ACCESS DOOR, 24" DIAMETER, 16 GAUGE, GALVANNEALED STEEL, EXTERIOR GRADE, WELDED FRAME, FLUSH CUTS. COORDINATE PRODUCT SELECTION W/ OWNER.
10. NEW 3 FT SOLID METAL HANDRAIL @ 34" AFF. REFER TO 10/A6.1. WHERE EXISTING HANDRAIL EXISTS, EXTEND EXISTING HANDRAIL AS REQUIRED TO MEET CODE COMPLIANCE AND INSTALL NEW HANDRAIL AS SHOWN. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
11. NEW 3 FT DIA. GALVANNEALED METAL GUARDRAIL @ 3 MINIMUM. GUARD @ 42" AFF. BOTTOM RAIL @ 3-1/2" AFF. w/ VERTICAL METAL PICKETS AT 4" O.C. MAXIMUM, AT 34" AFF. LETTING 12" AT TOP AND BOTTOM OF RAIL AS METAL STUBS. VERTICAL STEEL POSTS AT 4'-0" O.C. MAX., CONCRETE FILLED AT 4'-0" O.C. MAX. CONCRETE PIERS EXISTING CONCRETE AND GROUT SOLID.
12. EXISTING METAL HANDRAIL TO REMAIN
13. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
14. NEW ADA COMPLIANT HANDRAILS. COORDINATE WALL FRAMING W/ HANDRAIL INSTALLATION WITH PLUMBER.
15. DROPPED PARTITION HEADER @ 7'-10" AFF.
16. NEW METAL GUARDRAIL PAINTED. 1 1/2" DIA. METAL RAILS AND POSTS. TOP RAIL @ 36" AFF. AND RAIL @ 18" AFF. VERTICAL POSTS AT 4'-0" O.C. MAX., CORE DRILLING SAW AND GROUT SOLID.
17. EXISTING CONCRETE BEAM ABOVE TO REMAIN.
18. REMOVE WALL CABINETRY AT SINK w/ 30" CLEAR FLOOR SPACE FOR ACCESS.
19. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATHTUB AND TOILET. SEE A6.3 AT 3/
20. 60 SF DEEP STEEL COATED WIRE SHELVES ABOVE MAIL BOX AT 46" AFF AND 80" AFF
21. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED AND PAINT.
22. NEW CONCRETE MASONRY WALL FULL WIDTH AND HEIGHT, THICKNESS, AND REBAR OF EXISTING ADJACENT CONCRETE FOUNDATION WALL SHOWN. EXTEND ADJACENT CONCRETE FOUNDATION AS EACH SIDE.
23. SEE CAP TRIM DETAILS ON SHEET A6.3
24. PROVIDE NEW METAL PANELS AND FRAMES FROM EXISTING STAIR LANDING TO 1ST LEVEL FINISH FLOOR. MATCH CONFIGURATION, WIDTH, AND HEIGHT OF EXISTING STAIR, VIF. PROVIDE UNIFORM REVEALS AND REVEALS. SEAL, FREE FROM 1" MIN. HEAD CLEARANCE AT
25. STACKED MECHANICAL UNIT AND IN WEATHER.
26. EXISTING HANDRAIL - CLEAR SEAL TO REMAIN, REPAINT
27. AREA OF NEW CONCRETE FLOOR INFILL AT EXISTING REMOVED STAIR. LOCATION, SIZE, AND EXTENTS OF EXISTING STAIR RAILING AND SIGNAGE FOR REFERENCE ONLY AND NOTES FIELD VERIFIED. NEW FLOOR INFILL TO BE FLUSH AT EXIST. ADJACENT FLOOR

NEW WORK LEGEND

- EXISTING CONCRETE / MASONRY WALL
- EXISTING PARTITION WALL
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- NEW PARTITION WALL
- NEW CMU OR BRICK WALL
- 1 HR RATED WALL
- 2 HR RATED WALL
- NEW STEEL LINTEL ABOVE SEE STRUCTURAL DRAWINGS
- NEW 1 SWING DOOR SEE DOOR SCHEDULE, A6.4
- DOOR NUMBER LETTER INDICATES DOOR/FRAME TYPE
- WALL TYPE TAG
- NEW 3 PARTITION STUD SET @ 16" ON CENTER, U.O.
- FURRED GYPSUM BOARD CEILING, SEE REFLECTED CEILING PLANS
- NEW FLOOR STRUCTURE / INFILL



1/A3.3 THIRD FLOOR NEW WORK PLAN
1/4" = 1'-0"

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THIRD FLOOR NEW WORK PLAN

A3.3

NEW WORK GENERAL NOTES

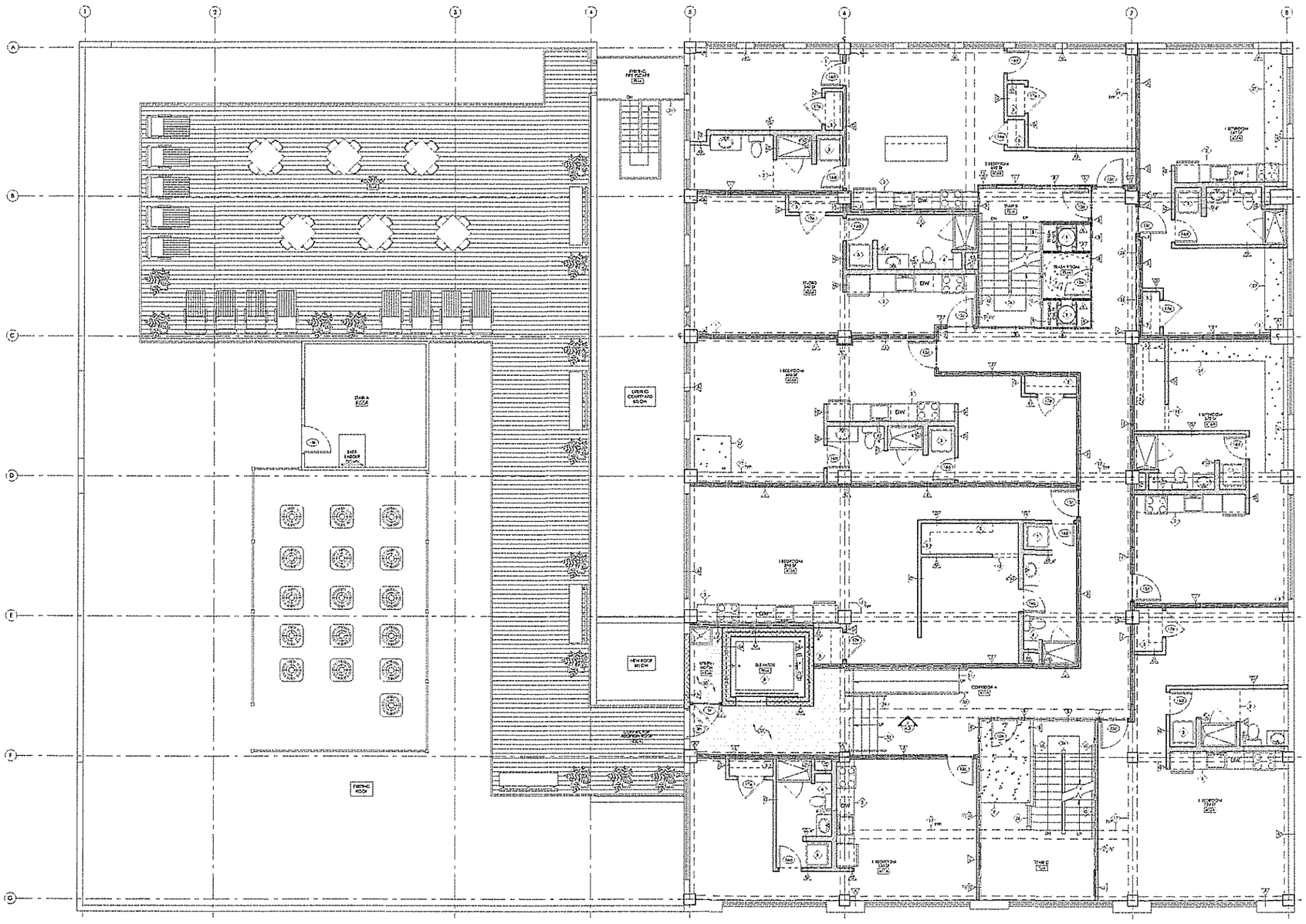
1. DIMENSIONS ARE TO NEW FINISH FACE, OR EXISTING FINISH, UNLESS NOTED OTHERWISE. SEE A0.2 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT FOR DISCREPANCIES.
3. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED ON PLANS. INSTALL NEW DOORS 4" FROM END OF WALL TO INSIDE OF FRAME UNLESS NOTED OTHERWISE.
7. NEW CLOSET DOORS TO BE CENTERED ON CLOSET, UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW FURNISHINGS, FIXTURES, SHELVING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ASSUMED TO BE UNIQUE.
10. COORDINATE FRAMING AT SHOWERS AND BATHTUBS WITH PLUMBING FIXTURE PRODUCTS AND FINISHES. DIMENSIONS SHOWN AT SHOWER BASES AND BATHTUBS ARE FOR REFERENCE ONLY.
11. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES w/ CEILING HEIGHTS AND MECHANICALS / SPRINKLERS ABOVE.
12. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR NEW WALL AND FLOOR FINISHES.
13. NEW WATER HEATERS AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE LOWERED CEILINGS IN APARTMENT UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. SEE A8.0 AND A8.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
15. AT 1ST FLOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING ADJACENT 1ST LEVEL FLOOR SLAB, WHERE RAISED FLOOR AREAS HAVE BEEN DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
16. AREAS OF FLOOR INFILL AT EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF FLOOR INFILL MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

1. INSTALL NEW PARTITION WALL CENTERED ON EXISTING COLUMN. VERIFY LOCATION IN FIELD.
2. LINE OF LOWERED CEILING ABOVE. SEE REFLECTED CEILING PLANS. COORDINATE w/ MECHANICAL DRAWINGS.
3. STACKED WASHER AND DRYER, w/ PLUMBED WASHER PAN.
4. SIDE-BY-SIDE WASHER AND DRYER, FRONT LOADING, w/ PLUMBED WASHER PAN.
5. CLOSET HANGING ROD @ 5'6" AFF, AND VINYL COATED WIRE SHELF ABOVE. IN UNIT #20M (TYPE A UNIT) MOUNT ROD @ 4'6" AFF.
6. (5) 12" DEEP WOOD SHELVES ON CLEATS, PAINTED. EQUALLY SPACED @ 2'-0" AFF & 7'2" AFF. PROVIDE BLOCKING.
7. AREA OF NEW CONCRETE FLOOR INFILL, FLUSH w/ EXISTING ADJACENT FINISHED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. NEW CMU ELEVATOR SHAFT AND NEW ELEVATOR. BASIS OF DESIGN: SCHINDLER 3300 TRACTION ELEVATOR WITH 3500# CAPACITY. VERIFY REQUIRED SHAFT SIZE WITH ELEVATOR MANUFACTURER. SEE SPECIFICATION.
9. NEW TRASH CHUTE w/ 90 MINUTE UL RATED CHUTE DOORS AND ACCESS DOORS. 24" DIAMETER, 16 GAUGE, GALVANIZED STEEL. BASIS OF DESIGN: WILKINSON HI-RISE TRASH CHUTE. COORDINATE PRODUCT SELECTION w/ OWNER.
10. NEW 1 1/2" DIA. METAL HANDRAIL @ 36" AFF. RETURN TO WALL. WHERE EXISTING CONDITIONS ALLOW, EXTEND 12" HORIZONTALLY BEYOND TOP RISER AND CONTINUE ONE TREAD DEPTH BEYOND BOTTOM RISER. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
11. NEW 1 1/2" DIA. GALVANIZED METAL GUARDRAIL & HANDRAIL. GUARD @ 42" AFF. BOTTOM RAIL @ 3.5" AFF w/ VERTICAL METAL PICKETS AT 4" O.C. HANDRAIL AT 36" AFF. EXTEND 12" AT TOP AND BOTTOM OF RAMP AND STAIR. VERTICAL 1 1/2" DIA. POSTS AT 4' O.C. MIN. CORE DRILL INTO EXISTING CONCRETE AND GROUT SOLID.
12. EXISTING METAL HANDRAIL TO REMAIN.
13. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
14. NEW ADA COMPLIANT MAILBOXES. COORDINATE WALL FRAMING w/ MAILBOX INSTALLATION INSTRUCTIONS.
15. DROPPED PARTITION HEADER @ 7'0" AFF.
16. NEW METAL GUARDRAIL, PAINTED. 1 1/2" DIA. METAL RAILS AND POSTS. TOP RAIL @ 36" AFF. MID RAIL @ 18" AFF. VERTICAL POSTS AT 4' O.C. MAX. CORE DRILL INTO SLAB AND GROUT SOLID.
17. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
18. REMOVABLE CABINETRY AT SINK w/ 30" CLEAR FLOOR SPACE PER ANSI A117.1
19. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BATHTUB AND TOILET PER ANSI A117.1
20. (2) 12" DEEP VINYL COATED WIRE SHELVES ABOVE W/D AT 48" AFF AND 60" AFF
21. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED AND PAINT.
22. NEW CONCRETE INFILL LOW WALL / SILL. MATCH HEIGHT, THICKNESS, AND FINISH OF EXISTING ADJACENT CONCRETE FOUNDATION WALL. DOWEL INTO ADJACENT CONCRETE FOUNDATION AT EACH SIDE.
23. LINE OF TRASH CHUTE SHAFT OPENING ABOVE
24. PROVIDE NEW METAL PAN STAIRS FROM EXISTING STAIR LANDING TO 1ST LEVEL FINISHED FLOOR. MATCH CONSTRUCTION, WIDTH, AND TREAD DEPTH OF EXISTING STAIR, V.I.F. PROVIDE UNIFORM RISERS AND TREADS, MAX. RISER HEIGHT 7", MIN. HEAD CLEARANCE 80".
25. STACKED MECHANICAL UNIT AND WATER HEATER.
26. EXISTING HANDRAIL / GUARDRAIL TO REMAIN. REPAINT.
27. AREA OF NEW CONCRETE FLOOR INFILL AT EXISTING EXHAUST SHAFT. LOCATION, SIZE, AND EXTENTS OF EXISTING SHAFT INFILL ARE SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED. NEW FLOOR INFILL TO BE FLUSH w/ EXIST. ADJACENT FLOOR.
28. RETAIN EXIST. RAIL AT AREA OF DEMO. FIELD VERIFY CONDITION, REPAIR AS REQ'D.
29. EXISTING HISTORIC ELEVATOR DOOR TO REMAIN, AND TO BE PERMANENTLY FIXED SHUT AND MADE NONOPERABLE.
30. SHADED AREA INDICATES NEW AREA OF RAISED FLOOR AT ELEVATOR. NEW RAISED FLOOR ELEVATION IS TO MATCH FINISHED FLOOR ELEVATION OF NEW ROOF DECK. COORDINATE EXACT HEIGHT OF RAISED FLOOR IN FIELD.
31. NEW ADA RAMP. 1:12 MAX SLOPE. COORDINATE EXACT LENGTH OF RAMP IN FIELD BASED ON ELEVATION OF NEW RAISED FLOOR AND ROOF DECK FINISHES.
32. NEW STEPS w/ WOOD TREADS AND RISERS. EQUAL SIZED TREADS AND RISERS. 11" TREAD DEPTH, 7" MAXIMUM RISER HEIGHT. COORDINATE EXACT NUMBER OF TREADS AND RISERS IN FIELD BASED ON ELEVATION OF NEW RAISED FLOOR AND ROOF DECK FINISHES.
33. NEW 1 1/2" DIA. PAINTED METAL HANDRAILS, TYP EACH SIDE OF RAMP. EXTEND 12" HORIZONTALLY AT TOP AND BOTTOM OF RAMP.
34. NEW 1 1/2" DIA. PAINTED METAL HANDRAILS, TYP EACH SIDE OF STAIR. EXTEND 12" HORIZONTALLY AT TOP. EXTEND ONE TREAD DEPTH PAST BOTTOM RISER.
35. EXISTING HISTORIC VAULT DOOR TO REMAIN AND TO BE PERMANENTLY FIXED SHUT.
36. NEW METAL STUD MULLION AT INTERSECTION OF NEW WINDOW AND NEW STUD WALL. WRAP w/ ALUMINUM BREAK METAL TO MATCH FINISH OF NEW WINDOWS.

NEW WORK LEGEND

EXISTING CONCRETE / MASONRY WALL
EXISTING PARTITION WALL
EXISTING CONCRETE BEAM ABOVE TO REMAIN
NEW PARTITION WALL
NEW CMU OR BRICK WALL
1-HR FIRE-RATED WALL
2-HR FIRE-RATED WALL
NEW STEEL LINTEL ABOVE
SEE STRUCTURAL DRAWINGS
NEW / EXISTING DOOR
SEE DOOR SCHEDULE, A0.4
DOOR NUMBER
LETTER INDICATES HARDWARE TYPE
WALL TYPE TAG
NEW PARTITION STUD SIZE
@ OTHER THAN 3 5/8"
LOWERED GYPSUM BOARD CEILING,
SEE REFLECTED CEILING PLANS
NEW FLOOR STRUCTURE / INFILL



FOURTH FLOOR NEW WORK PLAN
A3.4
1/4" = 1'-0"

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FOURTH FLOOR
NEW WORK PLAN

A3.4

NEW WORK GENERAL NOTES

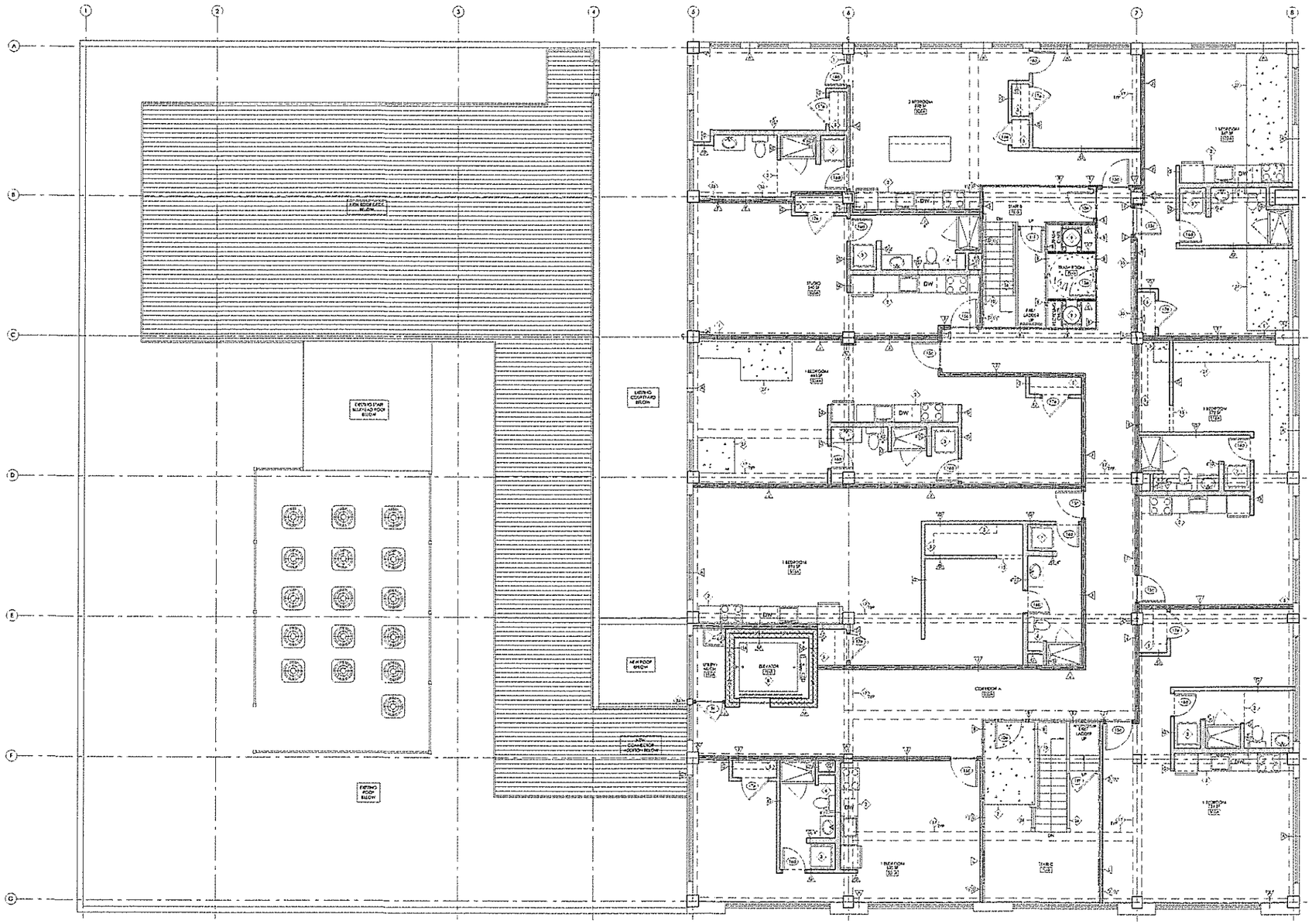
1. DRAWINGS ARE TO NEW FINISH FACE, OR EXISTING WHERE UNLESS NOTED OTHERWISE. SEE A2.7 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT FOR DISCREPANCIES.
3. ALL LOAD-BEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH ADJOINING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. INSTALL EXISTING WALLS SUCH THAT FINISHED FACE OF INSTALLED IN ALL AREAS WHERE EXISTING ADJACENT AREA, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW STUD WALLS LOCATED AT CENTERLINE OF NON-BEARING OPENINGS, INSTALL NEW DOORS AT FROM FACE OF WALL TO SIDE OF FRAME, UNLESS NOTED OTHERWISE.
7. ALL NEW DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PLUMBING FIXTURES, TOILET RING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ADJUSTED TO BE UNIQUE.
10. COLORS & TEXTURES AS SHOWN IN ARCHITECTURAL FINISH FIXTURE PRODUCTS, AND TRIM, ETC. DRAWINGS SHOWN ARE ALONG BASIS, AND ARE FOR REFERENCE ONLY.
11. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN CEILING HEIGHTS AND MECHANICAL SHINNIES, ETC.
12. NEW WATER HEATERS AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE NEW STEEL CEILINGS BY AN ADJACENT STAIR. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. SEE A3.0 AND A3.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
14. AT STEEL DOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING ADJACENT TILE LEVEL FLOOR SLAB, WHERE RAISED FLOOR AT TILE HAVE BEEN DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
15. AT AREA OF FLOOR INFILL AT EXISTING SHAFT OPENINGS AS SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF FLOOR INFILL MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

1. INSTALL NEW PARTITION WALL CENTERED ON EXISTING COLUMN. VERIFY LOCATION IN FIELD.
2. LINE OF LOWERED CEILING ABOVE. SEE REFLECTED CEILING PLANS. COORDINATE WITH MECHANICAL DRAWINGS.
3. STACKED WASHER AND DRYER, w/ RAISED WASHER PAN.
4. SIDE BY SIDE WASHER AND DRYER, FRONT LOADING, w/ RAISED WASHER PAN.
5. CLOSET W/ HANGING ROD @ 5'-6" A.F.F. AND WHITE, EGG AND DART SHELF ABOVE, IN ONE ACCESS ENTRY AT 5'-6" A.F.F. MOUNTED @ 84" A.F.F.
6. (5) 12" DEEP WOOD SHELVES ON CLEATS, PAINTED, EQUALLY SPACED IN 24" A.F. & 72" A.F.F. AND ADD. BLOCKING.
7. APEX OF NEW CONCRETE FLOOR INFILL SLOPE AT EXISTING ADJACENT RAISED FLOOR SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. NEW STAIR DOWN TO EXIST. BASEMENT AND NEW ELEVATOR. BASE OF CORONA SCHINDLER 3300 ELEVATOR W/ 36" DOOR OPENING. 6'-0" DEEP PIT REQUIRED. SHAFT SIZE, MIN. ELEVATOR MANUFACTURER. SEE SPECIFICATION.
9. NEW TEMPERED GLASS, SEMI-FRAMELESS, RATED DOUBLE DOORS AND ACCESS DOORS. 3/4" DIAMETER, 316 BRUSHED, GALVANIZED STEEL, BASE OF DESIGN "HELM" HARDWARE FINISH OPTIONS. COORDINATE PRODUCT SELECTION W/ OWNER.
10. NEW 1 1/2" DIA. METAL HANDRAIL @ 34" A.F.F., RETURN TO WALL. WHERE EXISTING CONDITIONS ALLOW, EXTEND 12" HORIZONTALLY BEYOND TOP RISER, AND CONTINUE ONE HALF OF TOP SLOPE TO BOTTOM RISER. EXISTING HANDRAILS ARE TO REMAIN, U.N.O.
11. NEW 1 1/2" DIA. GALVANIZED METAL GUARDRAIL @ HANDRAIL. EQUALLY SPACED AT 34" A.F.F. & 70" A.F.F. VERTICAL WITH POINTS AT 4" O.C. MAXIMUM, AT 34" A.F.F. EXTEND 12" ALONG AND BOTTOM OF RAMP AND STAIR. VERTICAL (1) 3/16" x 1 1/2" x 0'-6" LONG, COPE OPEN TO ENDING CONCRETE AND COPE SMOOTH AT WALLS FIELD VERIFIED.
12. EXISTING METAL HANDRAIL TO REMAIN.
13. EXISTING CONCRETE RAMP AND STAIR TO REMAIN.
14. NEW ADA COMPLIANT HANDRAILS. COORDINATE WALL FRAMING W/ HANDRAIL INSTALLATION WITH CONTR'S.
15. ENCASED PARTITION HEADER @ 7'-0" A.F.F.
16. NEW METAL GUARDRAIL, PAINTED. (1) 2" DIA. METAL RAILS AND POSTS. TOP RAIL @ 36" A.F.F. MID RAIL @ 18" A.F.F. VERTICAL POSTS AT 6'-0" O.C. MAX., CORE DRILL INTO SLAB AND EPOXY SLEEVE.
17. EXISTING CONCRETE BEAMS ABOVE TO REMAIN.
18. RUNNER RAILS CANTILEVER 42" ON w/ 30" CLEAR FLOOR SPACE PER ANSI A117.1
19. PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT BASIN, AND TOILET, PER ANSI A117.1
20. (5) 10" DEEP 1/8"x TEMPERED WIRE GLASS SHELVES ABOVE IN (5) AT 66" AFF AND 90" AFF
21. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED AND PAINT.
22. NEW CONCRETE INFILL ON WALL FEEL. MATCH HEIGHT, THICKNESS, AND FINISH OF EXISTING ADJACENT CONCRETE FOUNDATION WALL. DOWEL INTO ADJACENT CONCRETE FOUNDATION AT EACH SIDE.
23. LINE OF TRASH CHUTE SHAFT OPENING ABOVE
24. PROVIDE NEW METAL PANELS AND FRAMES FROM EXISTING STAIR LANDING TO 1ST LEVEL FINISHED FLOOR. MATCH EXISTING PROFILE, WIDTH, AND HEAD DEPTH OF EXISTING STAIR. VIF. PROVIDE UNIFORM REVEALS AND BREAKS. MAX. REVEAL WIDTH 1", MIN. HEAD DEPTH AT 2".
25. STACKED MECHANICAL UNIT AND WATER HEATER.
26. EXISTING HANDRAIL - CLEAN AND TO REMAIN, REPAINT
27. AT A OF NEW CONCRETE FLOOR INFILL AT EXISTING RAISED FLOOR SHAFT. LOCATION, SIZE, AND EXTENTS OF CORE TO BE DRILLED, AND SHOWN FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED. NEW FLOOR INFILL TO BE FLUSH w/ ENTIRE ADJACENT FLOOR.
28. RETAIN FIRST RISE AT AREA OF DEMO. FIELD VERIFY CONDITION, REPAIR AS REQ'D
29. EXISTING HISTORIC ELEVATOR DOOR TO REMAIN, AND TO BE REMAINDER'S FINISH SPEC, AND MADE NON-OPERABLE
30. SHADED AREA INDICATES NEW AREA OF RAISED FLOOR AT ELEVATOR. NEW RAISED FLOOR ELEVATION IS 810 MATCH RAISED FLOOR ELEVATION OF MAIN FLOOR OFFICE. COORDINATE EXACT EXTENT OF RAISED FLOOR WITH FIELD.
31. NEW ADA RAMP, 5'-0" MAX SLOPE. COORDINATE EXACT LENGTH OF RAMP TO REACH RAISED ELEVATION OF 810 AT RAISED FLOOR AND ROOF DECK ON TILE
32. NEW METAL HANDRAILS AND RAILS. EQUAL SIZED TREADS AND RISERS, 11" TREAD DEPTH, 8" MAXIMUM RISER HEIGHT. COORDINATE EXACT NUMBER OF TREADS AND RISERS WITH RAISED ELEVATION OF NEW RAISED FLOOR AND ROOF DECK AT TILE
33. NEW 42" DIA. PAINTED METAL HANDRAILS, TYP. EACH SIDE OF RAMP. EXTEND 12" HORIZONTALLY AT TOP AND BOTTOM OF RAMP
34. NEW 90" DIA. PAINTED METAL HANDRAILS, TYP. EACH SIDE OF STAIR. EXTEND 12" HORIZONTALLY AT TOP. EXTEND ONE TREAD DEPTH PAST BOTTOM RISER.
35. EXISTING HISTORIC VAULT DOOR TO REMAIN, AND TO BE REMAINDER'S FIRED SHUT
36. NEW METAL STUD MULLION AT INTERSECTION OF NEW WINDOW AND NEW STUD WALL. WRAP MULLION WITH SHEET METAL TO MATCH FINISH OF NEW WINDOWS.

NEW WORK LEGEND

- EXISTING CONCRETE / MASONRY WALL
- EXISTING PARTITION WALL
- EXISTING CONCRETE BEAM ABOVE TO REMAIN
- NEW PARTITION WALL
- NEW STAND OF BRICK WALL
- 1-HR RATED WALL
- 2-HR RATED WALL
- NEW ENTRY DOOR ABOVE SEE STRUCTURAL DRAWINGS
- NEW / EXISTING DOOR SEE DOOR SCHEDULE, A2.6
- DOOR NUMBER LETTER INDICATES HARDWARE TYPE
- WALL TYPE TAG
- NEW WINDOW STUD SIZE (8" OR DEEPER) (12)
- LOWERED GYPSUM BOARD CEILING, SEE REFLECTED CEILING PLANS
- NEW FLOOR STRUCTURE / INFILL



FIFTH FLOOR NEW WORK PLAN
1/4" = 1'-0"

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FIFTH FLOOR NEW WORK PLAN

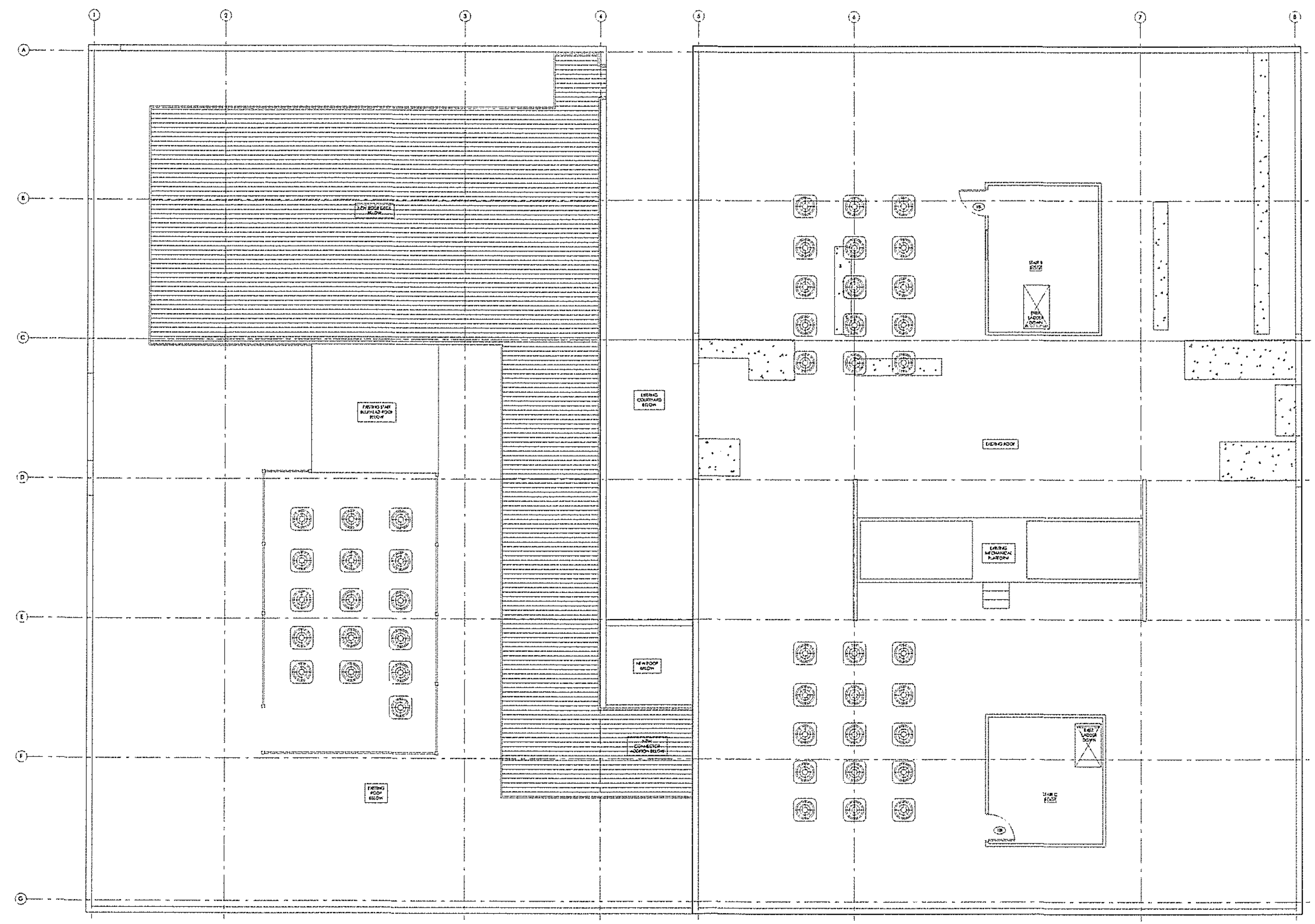
A3.5

NEW WORK GENERAL NOTES

1. DIMENSIONS ARE TO NEW FINISH FACE OR EXISTING FINISH, UNLESS NOTED OTHERWISE. SEE A0.2 FOR WALL ASSEMBLIES. NEW MASONRY OPENINGS ARE DIMENSIONED TO MASONRY.
2. DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AND NOTES. CONTACT ARCHITECT FOR DISCREPANCIES.
3. ALL LOADBEARING WALLS, COLUMNS, BEAMS, AND STRUCTURAL ELEMENTS TO REMAIN, UNLESS NOTED OTHERWISE.
4. PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING ADJACENT CONSTRUCTION AT AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. INFILL EXISTING WALLS SUCH THAT FINISH FACE OF INFILLED WALL ALIGNS WITH EXISTING ADJACENT FINISH, UNLESS NOTED OTHERWISE.
6. NEW DOORS IN NEW STUD WALLS LOCATED AT CORNERS ARE NOT DIMENSIONED ON PLANS. INSTALL NEW DOORS 4" FROM END OF WALL TO INSIDE OF FRAME, UNLESS NOTED OTHERWISE.
7. NEW CLOSET DOORS TO BE CENTERED ON CLOSETS, UNLESS NOTED OTHERWISE.
8. PROVIDE BLOCKING AS REQUIRED IN WALLS FOR NEW PARTITIONS, FIXTURES, SHELVING, ACCESSORIES, ETC.
9. ALL EXISTING OPENINGS WHERE NEW DOORS ARE TO BE LOCATED ARE TO BE FIELD VERIFIED. ALL OPENINGS MUST BE ASSUMED TO BE UNIQUE.
10. COORDINATE FRAMING AT SHOWERS AND BATHTUBS WITH PLUMBING FIXTURE PRODUCTS AND FINISHES. DIMENSIONS SHOWN AT SHOWER BASES AND BATHTUBS ARE FOR REFERENCE ONLY.
11. SEE REFLECTED CEILING PLANS FOR FINISHED CEILING ELEVATIONS. CONTRACTOR TO CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES W/ CEILING HEIGHTS AND MECHANICALS / SPRINKLERS ABOVE.
12. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR NEW WALL AND FLOOR FINISHES.
13. NEW WATER HEATERS AND MECHANICAL UNITS ARE TO BE LOCATED ABOVE THE LOWERED CEILINGS IN APARTMENT UNITS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. SEE A5.0 AND A5.1 FOR TYPICAL KITCHEN AND BATHROOM ELEVATIONS.
15. AT 1ST FLOOR LEVEL, PROVIDE NEW CONCRETE SLAB ON GRADE TO BE FLUSH WITH EXISTING ADJACENT 1ST LEVEL FLOOR SLAB, WHERE RAISED FLOOR AREAS HAVE BEEN DEMOLISHED. REFER TO 1ST FLOOR DEMOLITION PLAN.
16. AREAS OF FLOOR INFILL AT EXISTING SHAFT OPENINGS ARE SHOWN FOR REFERENCE ONLY. ACTUAL SIZE, LOCATION, AND EXTENTS OF FLOOR INFILL MUST BE VERIFIED IN FIELD AFTER DEMOLITION OF EXISTING SHAFT WALLS.

NEW WORK KEY NOTES

NEW WORK LEGEND



NEW WORK ROOF PLAN
1/4" = 1'-0"

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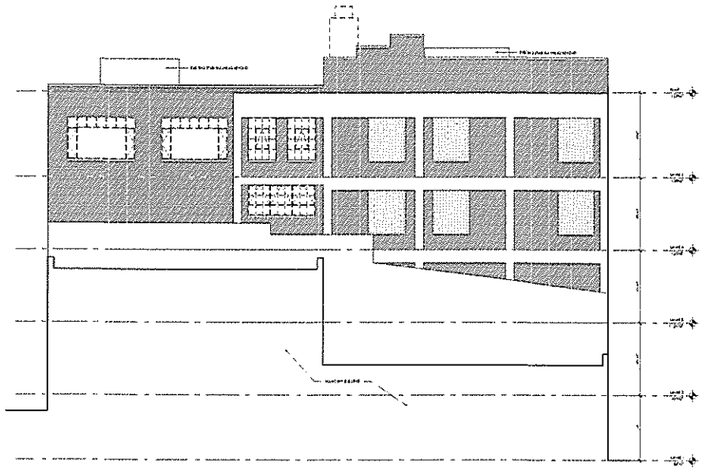
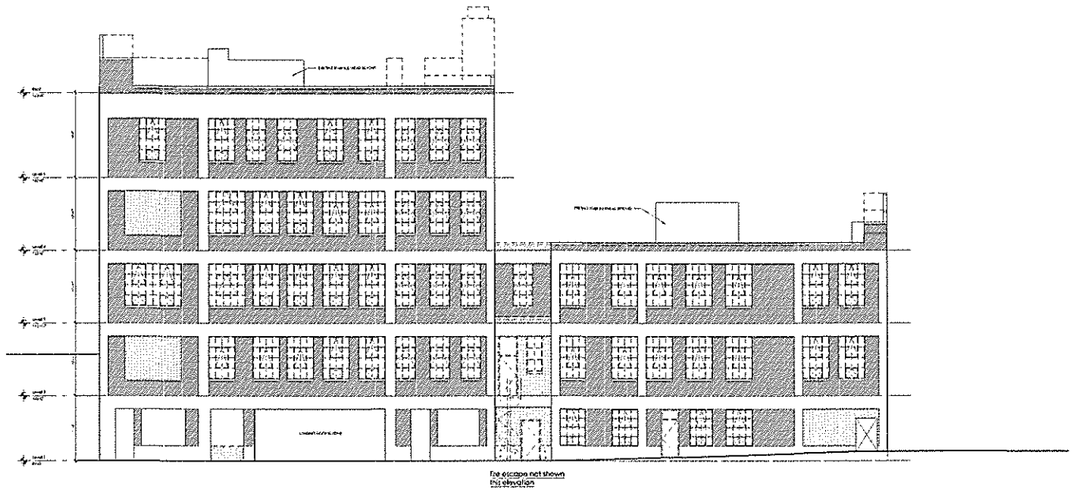
NEW WORK ROOF PLAN

A3.6

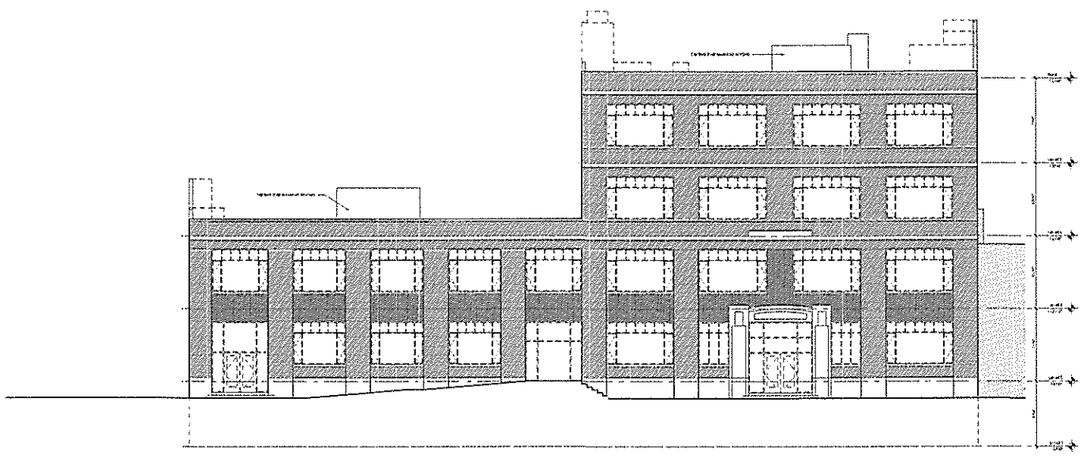


4 A5.0 DEMOLITION SOUTH ELEVATION
1/8" = 1'-0"



2 A5.0 DEMOLITION EAST ELEVATION
1/8" = 1'-0"

3 A5.0 DEMOLITION NORTH ELEVATION
1/8" = 1'-0"



1 A5.0 DEMOLITION WEST ELEVATION
1/8" = 1'-0"

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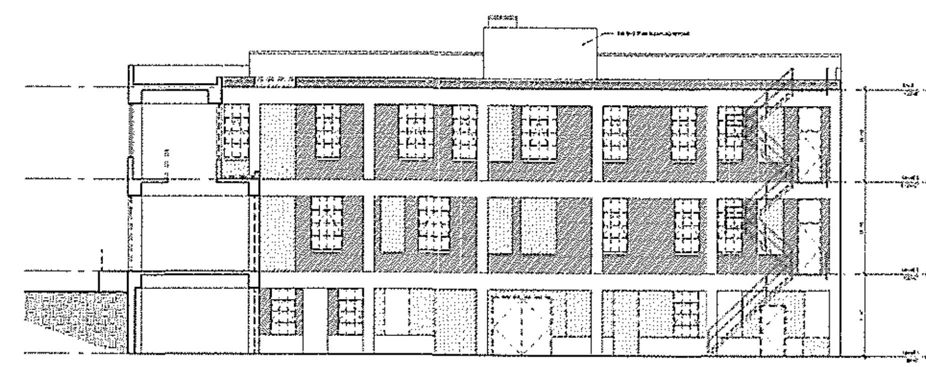
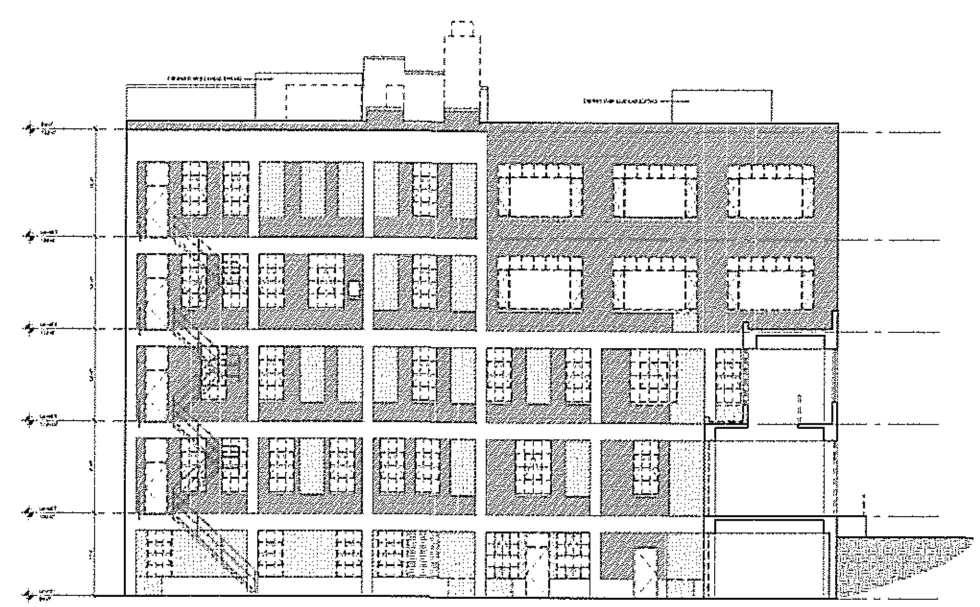
DEMOLITION
EXTERIOR ELEVATIONS

A5.0



2/A5.1 DEMOLITION SOUTH COURTYARD ELEVATION / SECTION
1/8" = 1'-0"



1/A5.1 DEMOLITION NORTH COURTYARD ELEVATION / SECTION
1/8" = 1'-0"

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FILM CENTER BUILDING
1632 Central Parkway
Cincinnati, Ohio 45202

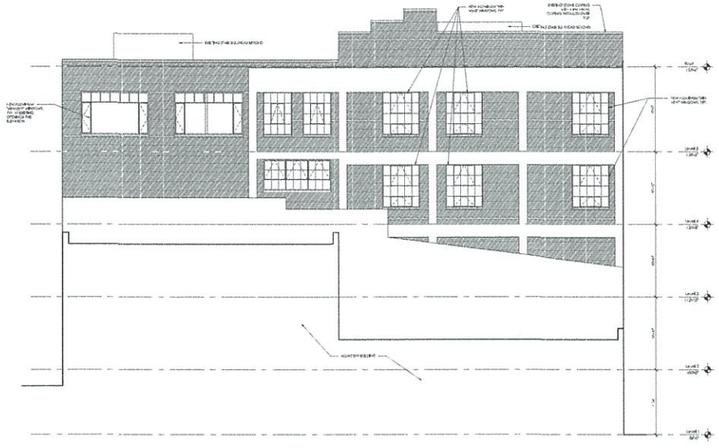
urbansites

DATE: HCB SUBMISSION 08.26.2016

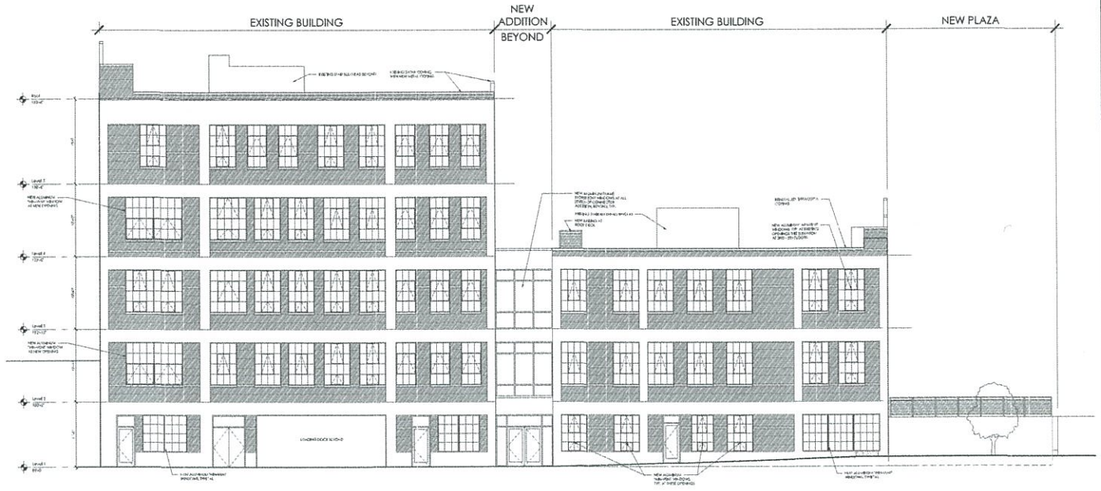
PRELIMINARY NOT FOR CONSTRUCTION

DEMOLITION COURTYARD EXTERIOR ELEVATIONS

A5.1

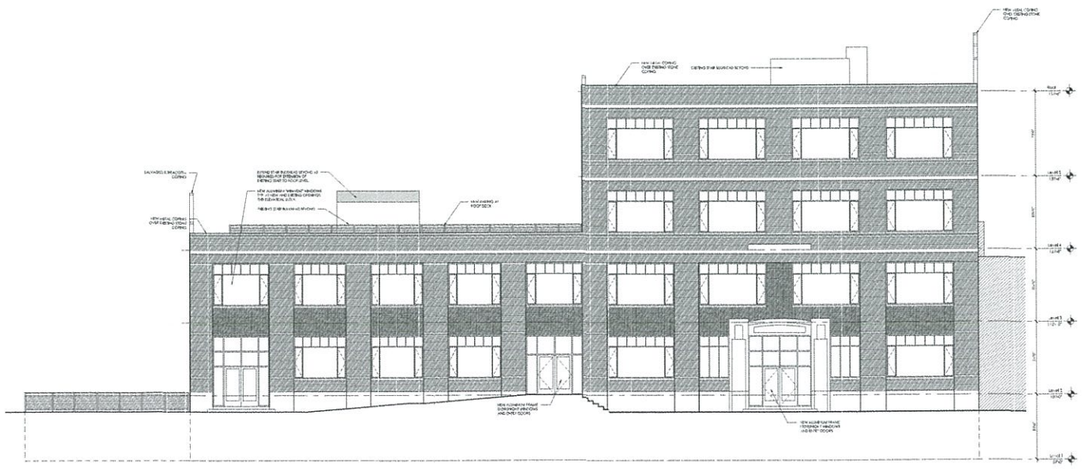


A6.0 NEW WORK SOUTH ELEVATION
1/8" = 1'-0"



A6.0 NEW WORK EAST ELEVATION
1/8" = 1'-0"

A6.0 NEW WORK NORTH ELEVATION
1/8" = 1'-0"



A6.0 NEW WORK WEST ELEVATION
1/8" = 1'-0"

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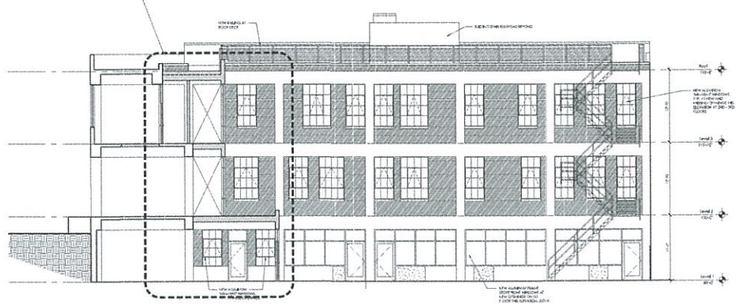
PRELIMINARY
NOT FOR CONSTRUCTION

NEW WORK
EXTERIOR ELEVATIONS

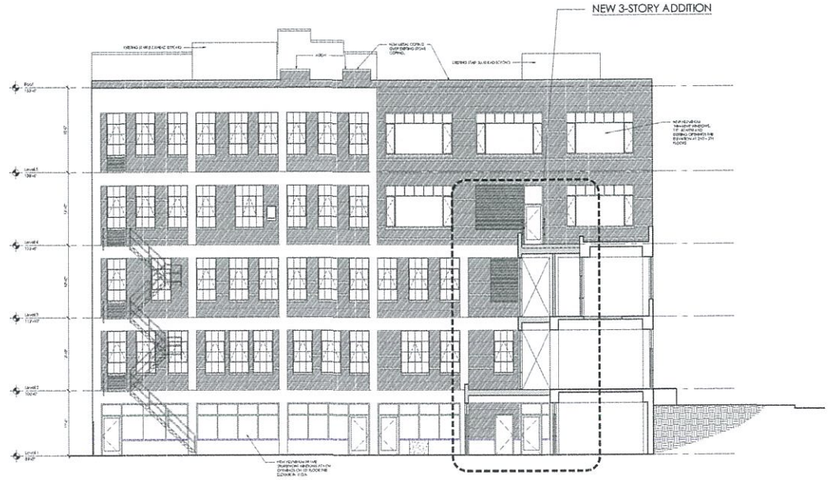
A6.0

NEW 3-STORY ADDITION



2 A6.1 NEW WORK SOUTH COURTYARD ELEVATION / SECTION
1/8" = 1'-0"

NEW 3-STORY ADDITION



1 A6.1 NEW WORK NORTH COURTYARD ELEVATION / SECTION
1/8" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

NEW WORK
COURTYARD
EXTERIOR ELEVATIONS

A6.1

September 22, 2016

Seth Maney
Urban Sites

Re: Findlay Market / Parking Rental.

Dear Seth:

As we have discussed multiple times, Findlay Market is eager to see the redevelopment of the 53,000 SF Film Center building. The dozens of apartments and entire floor of commercial space will greatly increase the vitality of the west side of Findlay Market.

This letter is notification that Findlay Market has available 44 parking spaces in the West and South lots available for lease for the Film Center development at 1632 Central Parkway. The majority of those spaces (i.e. at least 22 spaces) will be available from 4pm Sunday until 7am Saturday and Saturday from 4pm until 7am Sunday. The remainder of those spaces (i.e. fewer than 22 spaces) will be available all day Monday through Friday.

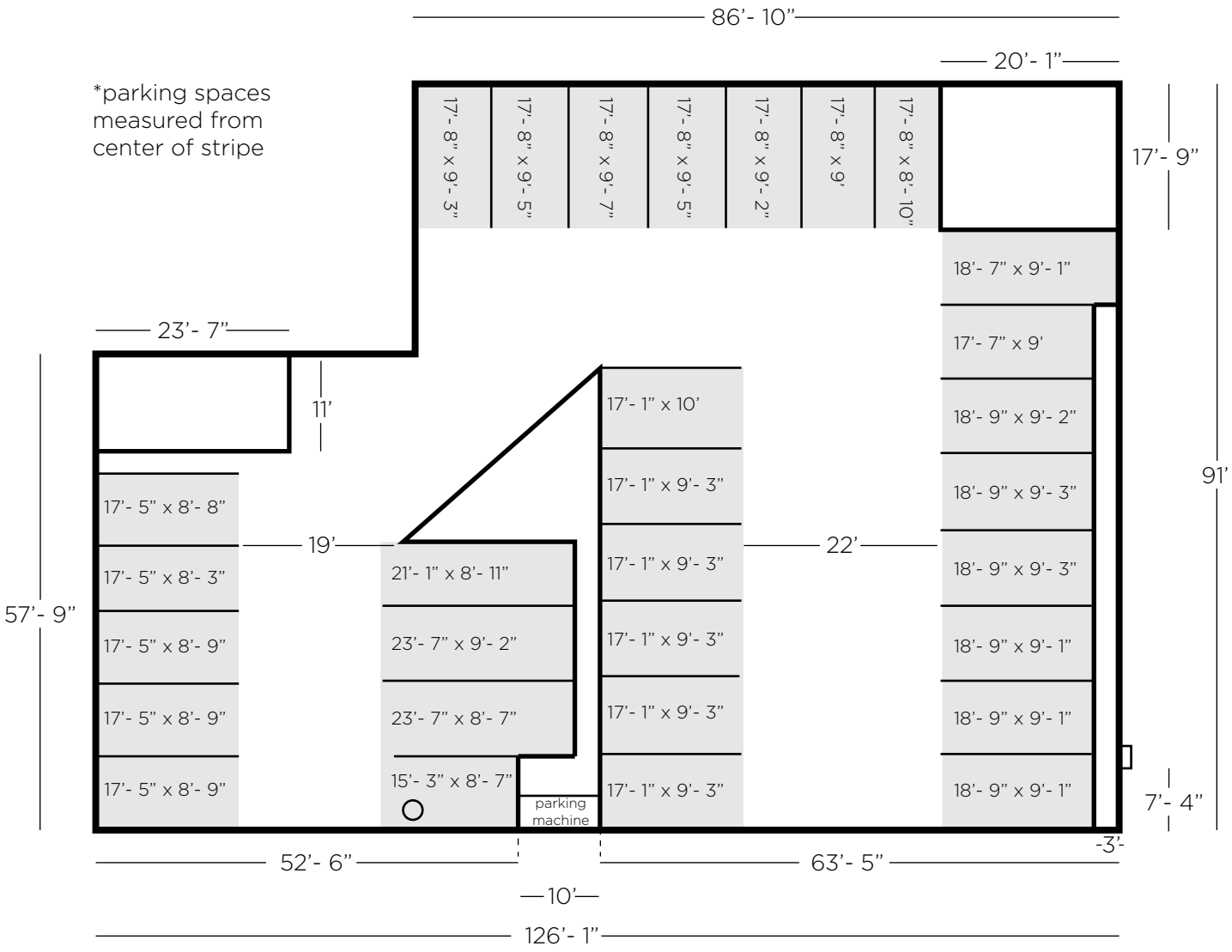
Our lease agreement shall follow the standard lease template as contemplated by the City of Cincinnati Zoning Department and shared with you by Douglas Owen, Zoning Plan Examiner, on August 31, 2016.

As I know you are aware through other discussions, the long term need for the neighborhood is structured parking. We look forward to working with you and others to find a great solution for transient, residential and office parking for the neighborhood.

Please contact me at your convenience for a follow-up.

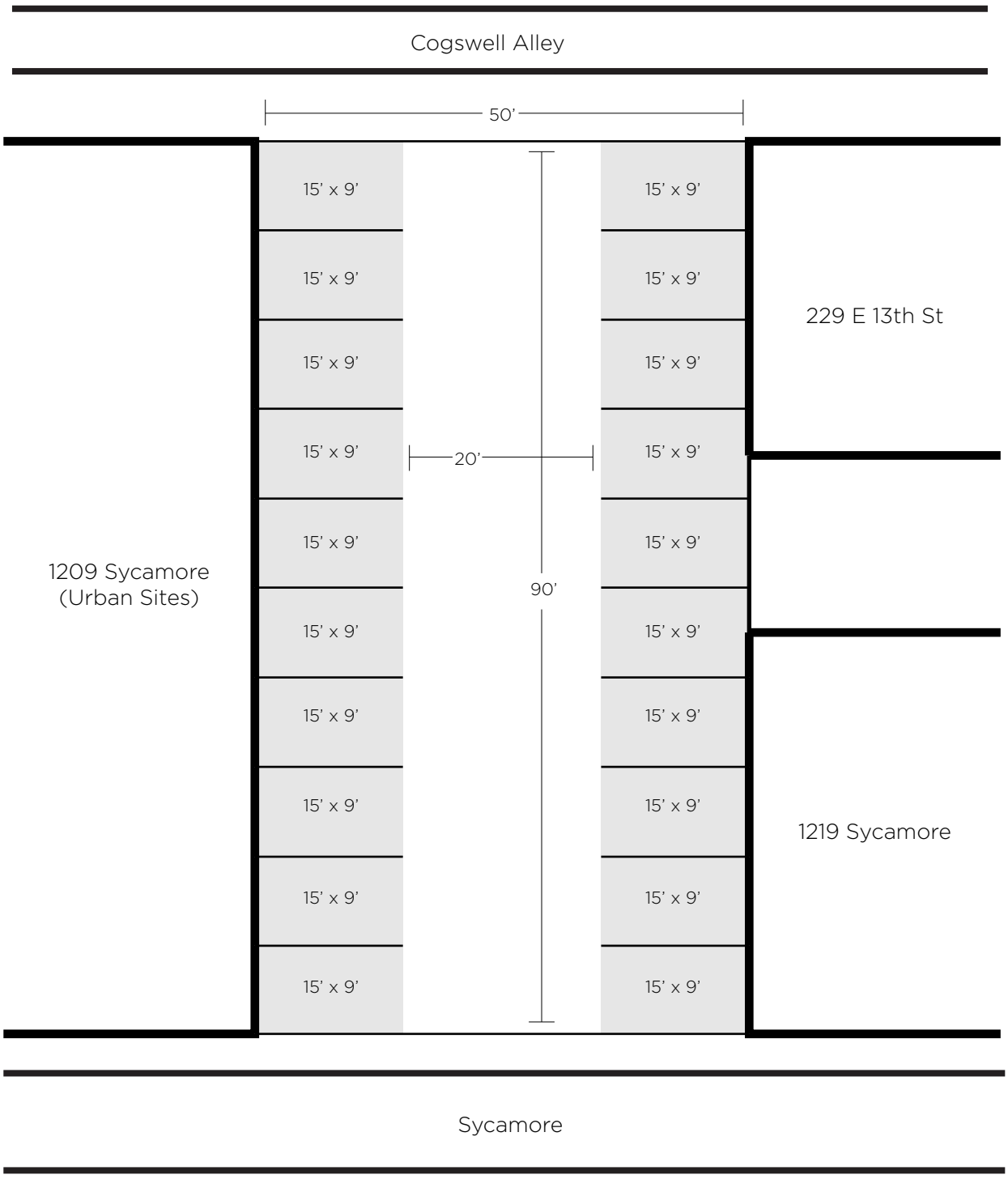
Sincerely,

Joseph Hansbauer
President and CEO



urban**sites**

220 E 12th Street



urban**sites**

1215 Sycamore St.

ITEM 5 October 10, 2016

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:
APPLICANT: Platte Architects
OWNER: City of Cincinnati
ADDRESS: **1611-1613 Pleasant Street**
PARCELS: 094-0008-0023 and 094-0008-0025
ZONING: Residential Multi-Family (RM 1.2)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: October 4, 2016
HEARING DATE: Prehearing September 14, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for a new infill three story residential building and a detached two story garage. The applicant is also seeking a Dimensional Variances from Section 1405-07 of the zoning code for a zero lot line front setback, a Dimensional Variance from Section 1421-33 of the zoning code for an 8 foot high fence with 100% opacity, and Dimensional Variances from 1421-01 for the accessory structure/garage to have zero lot line set backs on the sides and rear, increased height to 23'8" feet and increased size to 853.33sf.

Existing Conditions:
1611 and 1613 Pleasant Street are currenlty vacant parcels of land. The site is mid-block between Liberty Street and Green Street on the west side of the block. The site is abutted on the north and south by 3-story contributing brick Itaianate residential buildings. Across the street from the property are 2- and 3-story brick Italianate residential buildings.

Figure 1: Street view of 1600 Block Pleasant looking north. Project site is on the left. Image obtained from Google Street Views.

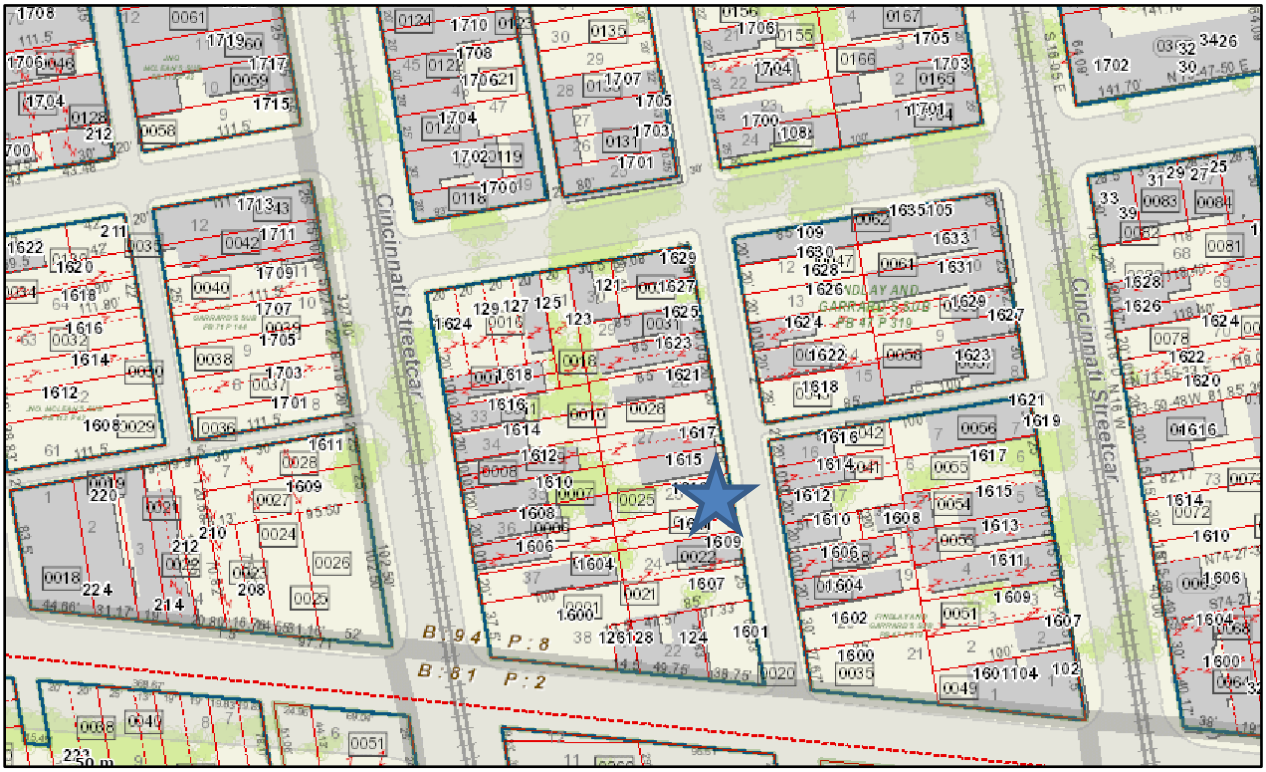


Figure 2: Map of 1611-1613 Pleasant Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to construct a new single family house and garage on the currently empty parcels.

The new construction will feature the following:

1. A new three story structure clad in fiber cement panels, metal and glass on the front. While one building there is a distinct separation in massing between the brick front and the glass and metal front.
2. On the fiber cement portion of the front facade, the first floor will have a curb cut and drive way through the building and a front entrance. The driveway will have a metal gate with vertical pickets and a full light front door with a transom. The second and third floor will have three evenly spaced aluminum clad windows.
3. The second massing will be a metal and glass façade that is set back slightly from the brick façade.
4. An 8 foot tall vertical wood fence will be along the rest of the front property line.
5. The side and rear are sided in fiber cement panels, horizontal oriented windows and a picture window and glass door system.
6. The rear façade is sided in fiber cement panels, has a third floor rear deck, horizontal oriented windows on the first and second floor and a glass wall on the third floor.
7. There is a covered pergola to connect the garage with the house.
8. The garage is two stories tall and has a two car and a one car rolling garage

door. The garage is sided in fiber cement panels and has a glass door with a single light window.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405-087	Development Standards
	Section 1421-33	Fences and Walls
	Section 1421-01	Accessory Structures
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1433	Hillside
	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a Dimensional Zoning Variance to allow the building to have a zero lot line front yard setback

- The project is in violation of the **Section 1405-07** of the Cincinnati Zoning Code.
- Per Section 1405-07, the front yard setback is 20 feet and the project is proposing a zero lot line setback on the front.
- The application will require a 20 foot variance.

The applicant and/or owner(s) are requesting a Dimensional Zoning Variances to allow a 100% opaque 8 foot fence.

- The project is in violation of the **Section 1421-33** of the Cincinnati Zoning Code.
- Per Section 1421-33, fences in the front yard can be no higher than 4 feet and is required to be 50% opaque. This will require a 50% opacity variance and a 4 foot height variance.
- Per Section 1421-33 the fence in the side and rear yard cannot be taller than 6 feet and is permitted to be 100% opaque. This will require a 2 foot variance.

The applicant and/or owner(s) are requesting a Dimensional Zoning Variances to allow 2-story (24 ft. tall), zero lot line garage that 853.3 sq. ft.

- The project is in violation of the **Section 1421-01** of the Cincinnati Zoning Code.
- Per Section 1421-01, accessory structures can be no larger than 800 sq. ft., have a maximum height of 15 ft., and must have a 3 foot year and side yard setbacks.
- Per Section 1421-01 garage will require dimension variances for an additional 53.3 sq. ft. in size, an addition 8’8” in height, and 3 feet for both side and rear yard setbacks.

Zoning Analysis:
Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the underlying zone district regulations and is in harmony with the general intent of the Zoning Code. The proposal does not conform to the setback requirements.

b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work conforms to the guidelines for the district.

c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Traffic will not be impacted by the construction of the infill/addition structure. The project is providing 3 covered parking spaces in the garage, therefore the project is providing more parking than is required by the zoning code and is gaining a net of 2 spots as the driveway will remove a spot from street parking.

e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

The 8 foot fence creates a buffer on the north side of the property; there are zero lot lines at the rest of the property creating a barrier to other properties.

f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.

The neighborhood has mostly zero lot line setbacks for both front and side. There are also many instances of garages on the rear with zero lot lines setbacks. The property directly behind the project property has a two story building at the rear with zero lot lines. Zero lot lines are not a liability as the building code will require proper fire separations.

The neighborhood also has many instances of privacy fences. While a portion of this fence is technically in the front yard, the setbacks required in the base zoning are not in context with the neighborhood. If the base zoning had zero lot lines setbacks permitted, the fence would be in the side yard and a 100% opaque fence would be permitted. While an 8ft fence is a taller than normal fence, for the district, the desire for security and providing continuity to the streetscape makes the request compatible with neighborhood.

i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated. The parcel is a vacant parcel on a fairly intact street. These parcels had residential buildings that were previously demolished.

The setback of the main building at 5 feet will not create an issue for the neighboring properties that has windows along its south face.

k. **Blight.** The elimination or avoidance of blight.

The proposed work will take a vacant and empty parcel and will construct a single family house on the parcel recreating continuity of a streetscape.

l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed work will increase the property value by providing a larger than average single family house in Over-the-Rhine.

m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary jobs during construction.

n. **Tax Valuation.** Any increase in the real property tax duplicate.

Property taxes will due to the improved value of the property increasing.

o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has an economic benefit to the proposed establishment.

p. **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. In fact, the front yard setback is more in keeping with the historical district.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

While the denial of the requested variances would not deprive the property of all economically viable uses as a house could be built without the requested variances, however the house would not be in keeping with the neighborhood due to the required front yard setback and would therefore not meet the Historic Design Guidelines. It would also likely not be able to become self-sufficient with its parking demand, a negative impact to the general street.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District.

The composition is simple yet appropriate to the residential nature of Pleasant Street and other more utilitarian structures in Over the Rhine. There is appropriate rhythm and verticality expressed in the design with both a more traditional section and a more modern contemporary section fronting the street.

The one outstanding issue and recommendation from staff that was no incorporated was the material on the primary street façade. Staff expressed to the applicant that the most compatible material would be a brick, especially on this section of Pleasant where every building is a brick building. This is one major element that staff does not feel meets the design guidelines and a change to a brick cladding would ensure that the materiality of the streetscape state intact and the building is compatible with its context.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

This infill development is filling in a vacant parcel that has created a broken streetscape along Pleasant Street.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development is taking its cues on rhythm, massing, spacing and materials from the neighborhood, but it not replicating the Italianate style of the neighboring buildings.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines

B. Specific Guidelines

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or

other type of horizontal banding. In larger buildings the original base may include more than the first floor.

The applicant has created a strong base by including a concrete water table at the bottom of the fiber cement panel section. The line of this water table matches a horizontal band on the metal and glass section as well as a line that is carried through on the gate. The base is further defined on the first floor with a wider rhythm for the front door and metal gate. Horizontal seams are carried across the building at the top of the gate and front door and the transom line to create a strong horizontal cap to the first floor.

A thicker horizontal band at the bottom of the secondary metal and glass façade correspond to the base of the primary façade and create a strong base.

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

The middle is defined by two stories of three evenly spaced windows over the façade. The window size and spacing are similar to other buildings on the block. There are simple details on these elements as the 1600 block of Pleasant Street has very simple detailing.

The horizontal bands on the secondary metal and glass façade correspond to the floors creating a middle section.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The top is created with fiber cement horizontal cladding to create a series of horizontal bands in a modern take on a cornice. This helps to create a strong terminus at the top of the building.

A thicker horizontal band at the top of the secondary metal and glass façade correspond to the top of the primary façade and create a strong top.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roofs are flat/shed roofs. This is appropriate for the district as the building is three stories and the roof is not visible. The roof does not have an overhang.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

- *The windows on the primary street façade have a proportion of 2:1. While they are not double hung windows, they do have a horizontal member creating a division on the windows to break the mass.*
- *The windows are also spaced individually and evenly over the façade. There will be a small sill on each window.*
- *The windows on the secondary façade will be a combination of fixed, casement and awning windows. The window design and composition creates a vertical nature and are taller than they are wide.*
- *Windows not visible from the street on the north and west facades and a portion of the garage façade do not comply with the guidelines as they are horizontal in nature. As these cannot be seen from Pleasant Street, Elm Street or Liberty Street, staff feels that there is room for flexibility of design on these facades.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

This is a residential façade and storefronts are not incorporated or encouraged.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The building creates a continuous line along the street and is proposing a zero lot line setback to match the neighboring buildings. As the north line of the building is set back 5+ feet from the side lot line, a solid privacy fence is proposed that will help retain the edge of the property line.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building achieves two types of rhythms. As the building is built on a double lot and most buildings along this section of Pleasant Street are 20-25 feet wide, the design

breaks the building into two facades to maintain a 20 foot façade rhythm. Within those facades the design maintains a rhythm through the evenly spaces windows on the primary façade and a symmetrical vertical mullions on the secondary façade.

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

The building has a strong vertical emphasis that is expressed in the vertical alignment of the windows, the building facades that are taller than they are wide, windows that are taller than they are wide, strong vertical lines in the mullions on the secondary façade and even the vertical pickets on the fence and gate.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The height of the building is 3 stories tall, which is the same height as the building on the abutting parcels.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The 1600 block of Pleasant Street is only comprised of brick buildings and the most appropriate choice of façade cladding would be brick. Staff encouraged the applicants to use brick on the primary façade as it is the most appropriate treatment. The use of fiber-cement panels is not an appropriate treatment in this location. Staff does not agree with the applicant that the fiber-cement panels carry the quality of brick or cut stone. The seams are not similar to any pattern seen in brick or stone buildings.

Staff is of the opinion that the front façade should be a brick façade and that the use of the panels on the side, rear and garage would be appropriate as they are not visible from the primary or surrounding streets.

Other Considerations:

Prehearing Results
September 14, 2016, the applicant was present

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE**
1. **APPROVE** a 20 foot **Dimensional Variance** to allow a 0 foot front yard setback.
2. **APPROVE** a 3 foot **Dimensional Variance** to allow for 0 foot side and rear yard setback for an accessory structure.
3. **APPROVE** a 53.3 square foot **Dimensional Variance** to allow an accessory structure to occupy 853.3 square feet in ground area with the following condition that the accessory building is approved only for garage and for storage use.
4. **APPROVE** a 9 foot **Dimensional Variance** to allow for a 24 foot high, two story accessory structure used for a garage and storage area only.
5. **APPROVE** a 4 foot **Dimensional Variance** to allow the fence in the front yard to be 8 feet high.
6. **APPROVE** a 2 foot **Dimensional Variance** to allow the fence in the side and rear yard to be 8 feet high.
7. **APPROVE** a 50% opacity **Dimensional Variance** to allow the front fence to be 100% opaque.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness an new residential building at 1611-1613 Pleasant Street per drawings submitted by Platte Architecture dated 9-28-2016 including any revisions with the following conditions
    a. The portion of the front façade, setback 0 feet from the right-of-way and identified as the “Middle” of Façade A, page A2-1 of the plans, shall be clad in brick to match the size and shape of brick on Pleasant Street rather than fiber cement panel.
    b. The curb cut shall get Department of Transportation Engineering Approval.
    c. The fence shall be painted or stained.
    d. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
    e. The lots must be consolidated prior to submittal for building permits.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
    (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines with the exception of the fiber-cement panels on the front of the building.
    (b) Changing fiber-cement panels on the front of the building to a brick that matches the size and shape of the brick on other buildings on Pleasant Street will make the project conform to the applicable conservation guidelines.
    (c) Fiber-cement panels are not listed as an appropriate material in the Conservation Guidelines, particularly as a primary material on a front facade and all the buildings along the 1600 block of Pleasant Street are brick.

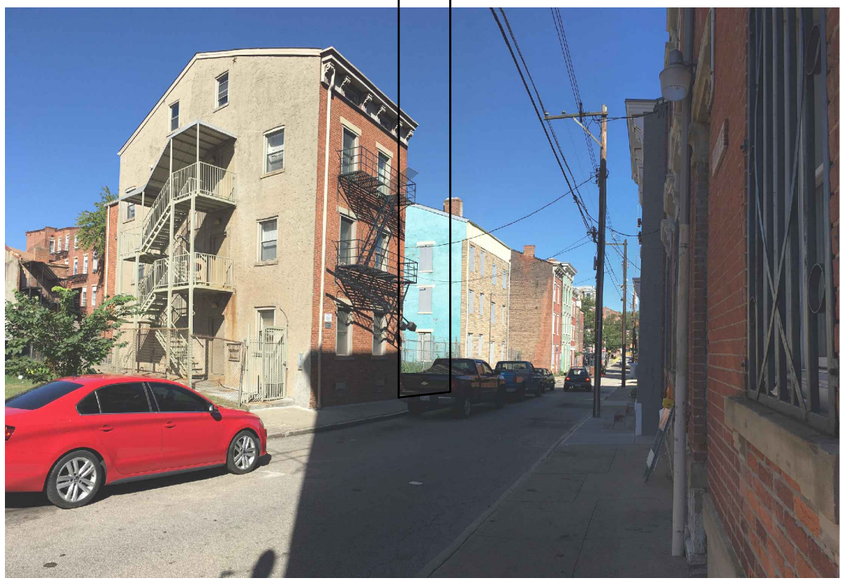
PROPOSED NEW RESIDENCE AT

1611-1613 PLEASANT STREET

CINCINNATI, OHIO 45202

CERTIFICATE OF APPROPRIATENESS DOCUMENTATION AND REQUEST FOR ZONING RELIEF

PROJECT SITE



PROJECT SITE

DRAWING INDEX

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A0-0

CONSERVATION GUIDELINES for New Construction

A. Intent and General Guidelines

1. Infill construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

   i. This project will be infill construction on a vacant double-lot site.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

   i. Platte Architecture + Design is an OTR-based architecture and interior design firm with numerous high quality projects throughout the neighborhood and city. In addition, the project is designed to achieve LEED for Homes Platinum Certification, which demonstrates an emphasis on durable, healthy homes.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

   i. The 1600 block of Pleasant Street is predominantly residential, and this project responds to that character.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

   i. See below:

B. Specific Guidelines

1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal façade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

   Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

   Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

   The project is located on a double lot, which is 40'-0" wide. To create a vertical emphasis rather than a wide horizontal wall, we created a division on the principal façade between a dominant material and a subordinate material which is recessed. The width of the dominant volume is commensurate with typical buildings in the neighborhood. Further, the subordinate volume also emphasizes the vertical.

   The bases of nearby buildings on Pleasant Street vary between non-existant and 3 feet high. Because this is a predominantly residential street, there are no storefronts on the block. We chose to meet the ground with a minimal base to relate to the block. A base less than 3'-0" high will be articulated with a horizontal band and change in material.

   The main entry is on the right side of the dominant volume. The entry opening will be a standalone element. There is a gateway on the left side of the first level that leads to a driveway to the rear of the property. The gate will allow airflow and light though, as opposed to a solid garage door, and will be double swinging doors similar to openings of historic carriageways in the neighborhood. The gate will open inwards to the driveway. The gates will have a horizontal band at the base height to relate to the base.

   The middle of this volume comprises the second and third stories with three window openings on each. The cladding will be installed flush (not lapped) with fine horizontal reveals between the panels. The size of the panels will be similar to cut stone masonry dimensions, at 8", 16" or 24", etc.

   The top of the dominant volume will have a parapet and metal coping as the uppermost termination. The cladding panels near the parapet will be narrower (shorter) to add articulation and shadow lines for added emphasis and interest at the top of the façade.

   The subordinate volume, which also has a vertical emphasis, will relate to the top, middle and base of the dominant volume with corresponding horizontal breaks and comparable proportions. This volume will be stepped back approximately 8" from the dominant material.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal façade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal façade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

   i. The building is three stories tall and will have a low-slope roof that will not be visible above the principal façade.

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A0-1

CONSERVATION GUIDELINES for New Construction (continued)

3. Window openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal façade.

   In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper.

   If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   i. The windows on the dominant volume of the principal (east) façade will closely meet the size, placement and proportions of other primary windows in the area. The second and third stories will each have three single openings with a height-to-width ratio of 2:1. The window openings are spaced equally and symmetrically and are aligned. Each window will have a sill. Each window will be one casement window over one awning window with clear glazing. This keeps a strong horizontal division within the window but allows for a preferred operation.

   ii. The windows on the subordinate volume of the principal (east) façade will be a combination of fixed, casement, and awning windows with clear glass set within a metal frame.

   iii. The windows on the secondary (north and west) facades will be a combination of fixed, awning and casement windows with clear glass set in punched openings.

   iv. There will be a large sliding glass door from the third story to a rear (west-facing) deck.

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the buildings are not appropriate elements for new storefronts.

   The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

   i. This project is a single-family residence. There is no commercial storefront on this building. Regardless, the heights of the elements on the first floor have been designed to relate to other buildings on the block.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

   i. The setbacks were carefully considered. The principal façade meets the property line. The secondary façade steps back approximately 8" to offset the change in material, but maintains the primary front edge of the property. Where there is a side setback along the north property line, a fence holds the primary edge at the ground level.

   ii. Several setbacks exist on this block of Pleasant Street; the building to the north is set back 5'-0" from the sidewalk and 5'-0" from its south property line; many buildings on the east side of Pleasant are set back from the sidewalk in varying increments. The setbacks on this proposed project are compatible with the setbacks existing in the area.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building façade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

   i. The design maintains the rhythm of the street by breaking the principal façade into complementary volumes, rather than one long expanse. Because the property is a double lot, the material expression on the principal (east) façade was broken into two volumes; one dominant material with regular openings, and one subordinate (narrower) volume with glass and metal. Also the setback from the north property line reinforces the occasional break in blocks by small alleys, for example, Levi Alley across the street. (This will be increasingly evident if and when the empty lots on either side of Levi Alley are developed.)

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

   i. The breaking of the principal (east) façade into two volumes emphasizes the vertical by making this façade appear as two tall and narrow volumes rather than one wide volume. The proportions of the windows further emphasize the vertical.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   j. The residence is three stories. This block has several 2-3 story buildings.

9. Materials: new construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   i. The dominant volume of the principal (east) façade will be fiber-cement panels. The look and feel of fiber cement carries the quality of brick or cut stone but allows for a modern, 21st-century wall assembly. Fiber-cement cladding is very durable with minimal maintenance required. The panels will be installed flush (not lapped) with fine reveals between the panels (similar dimensions to mortar joints). The size of the panels will be similar to cut stone masonry dimensions, at 8", 16" or 24", etc. The panels near the parapet will be narrower (shorter) to add articulation and shadow lines for added emphasis and interest at the top of the façade.

   ii. The subordinate volume of the principal (east) façade will be metal and glass.

   iii. Secondary (north and west) facades will also have fiber cement panels.

   iv. The accessory building will be exposed concrete block along the lot line and will have fiber cement panels on the inward facing elevation.

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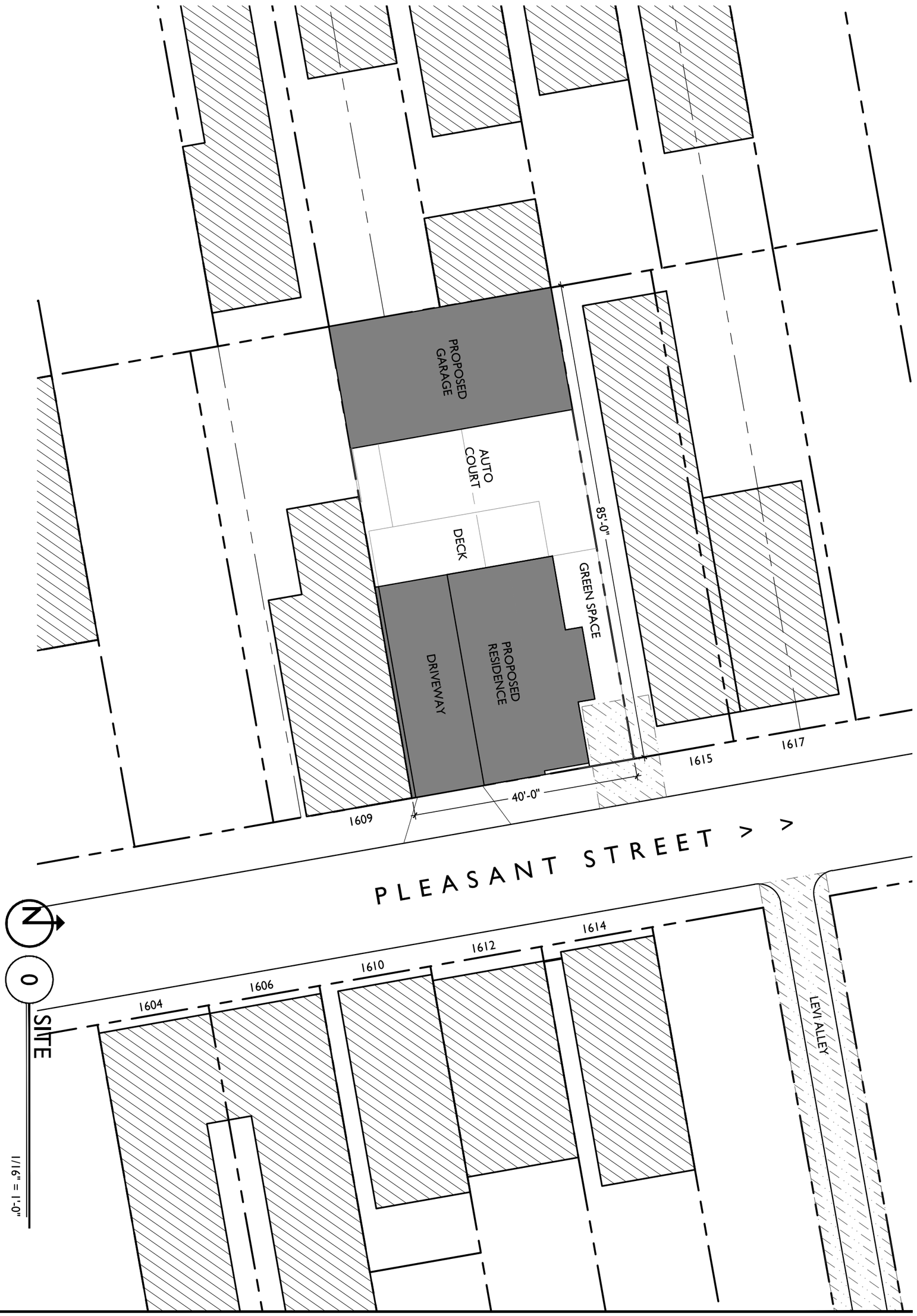
PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A0-2



PROPOSED PROJECT:

WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET

09-28-2016

A1-0

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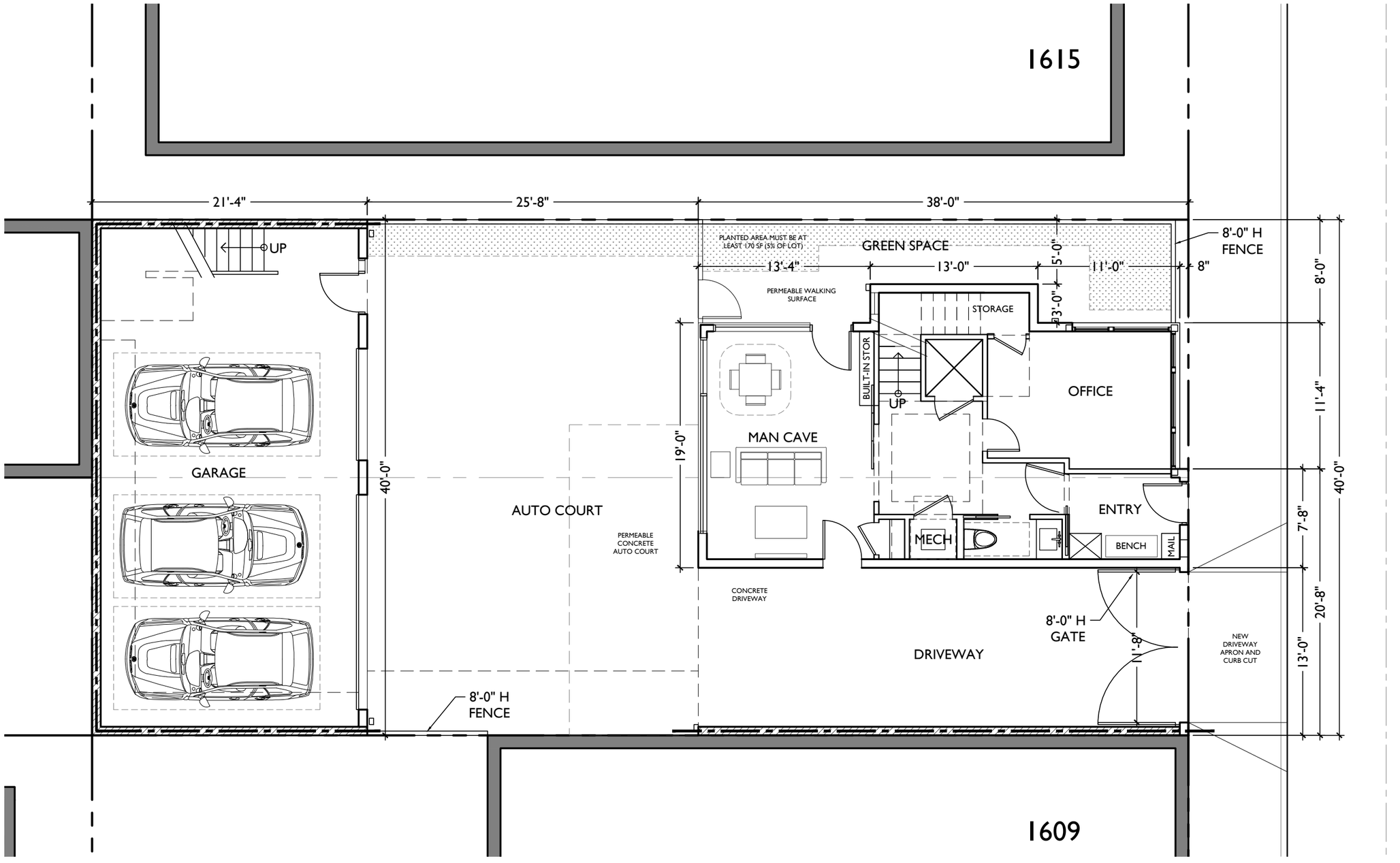

N

1 FIRST FLOOR

1/8" = 1'-0"

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PROPOSED PROJECT:
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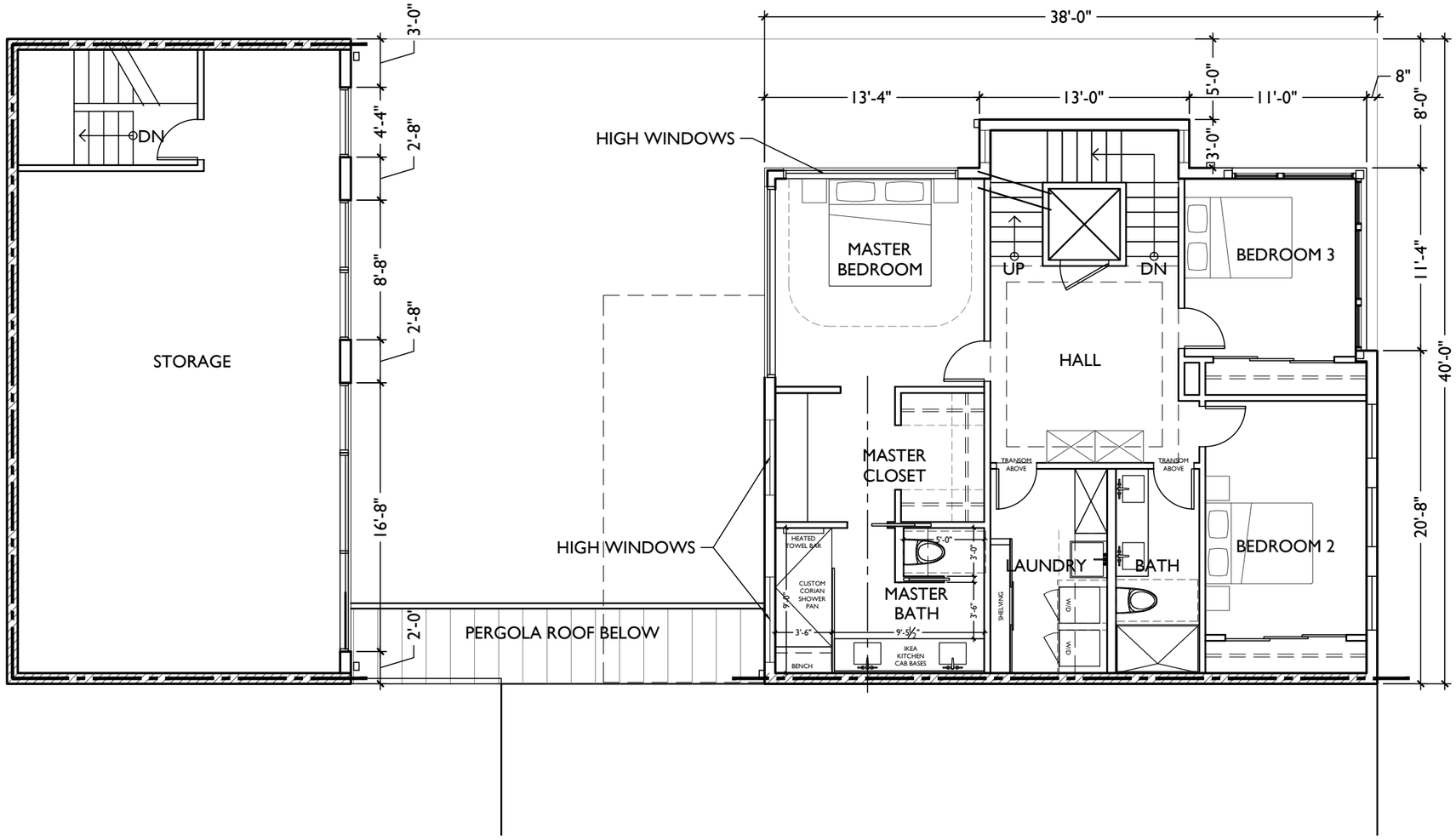
1611-1613 PLEASANT STREET
09-28-2016

A1-1



N

2 SECOND FLOOR

1/8" = 1'-0"

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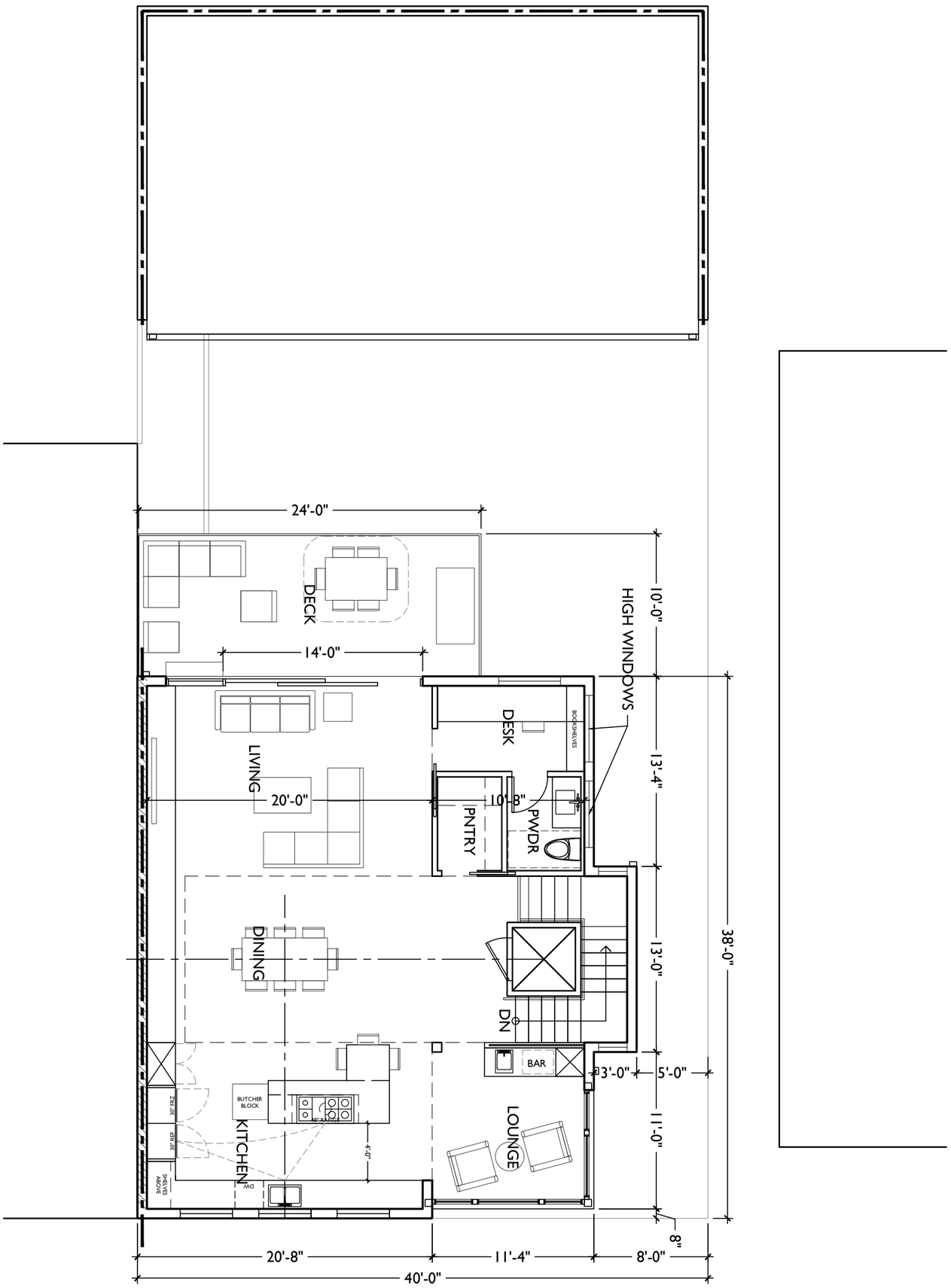
1611-1613 PLEASANT STREET
09-28-2016

A1-2



3 THIRD FLOOR

1/8" = 1'-0"

PROPOSED PROJECT:

WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET

09-28-2016

A1-3

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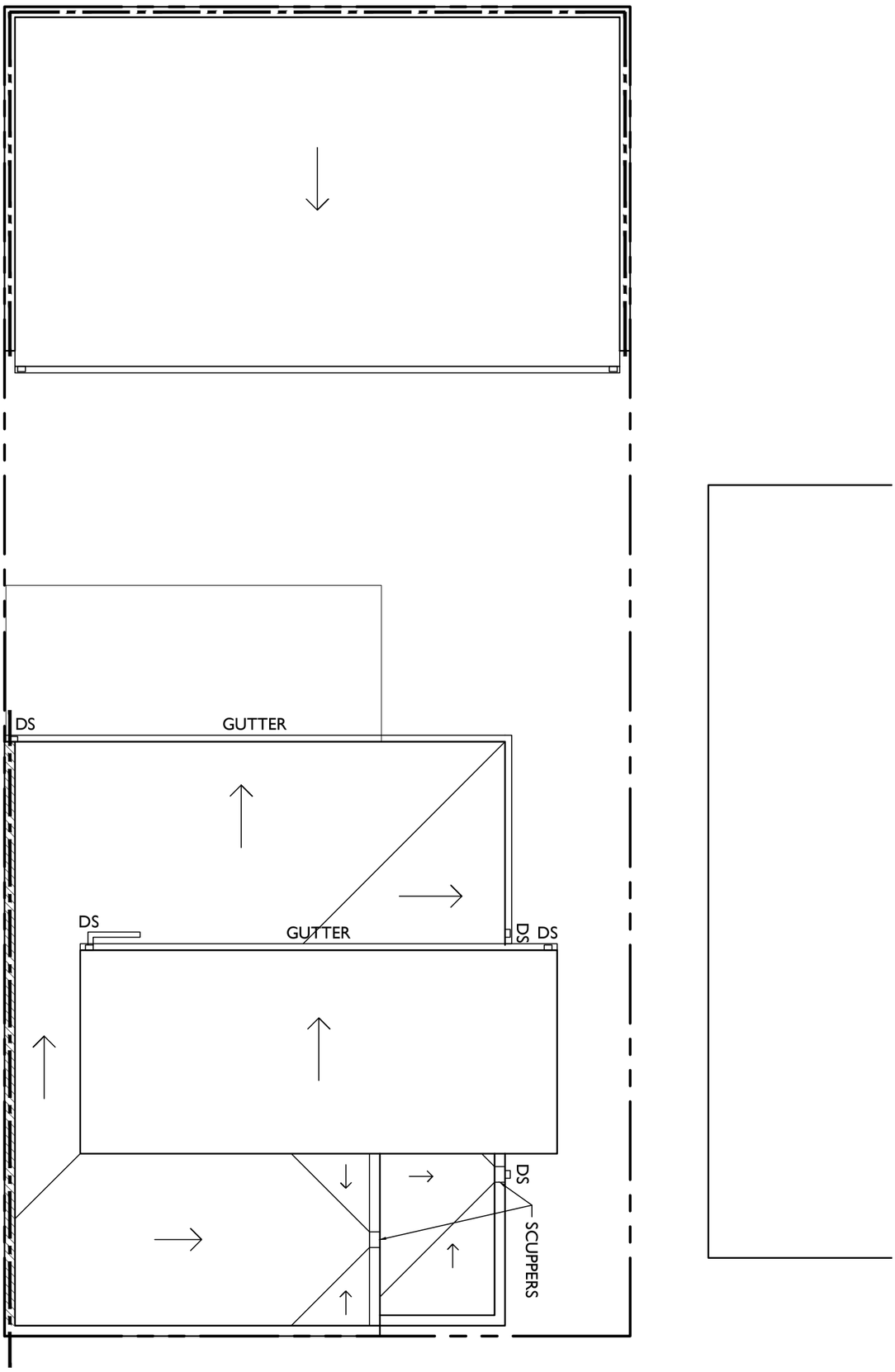

N

R

ROOF PLAN

1/8" = 1'-0"

PROPOSED PROJECT:

WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET

09-28-2016

A1-4

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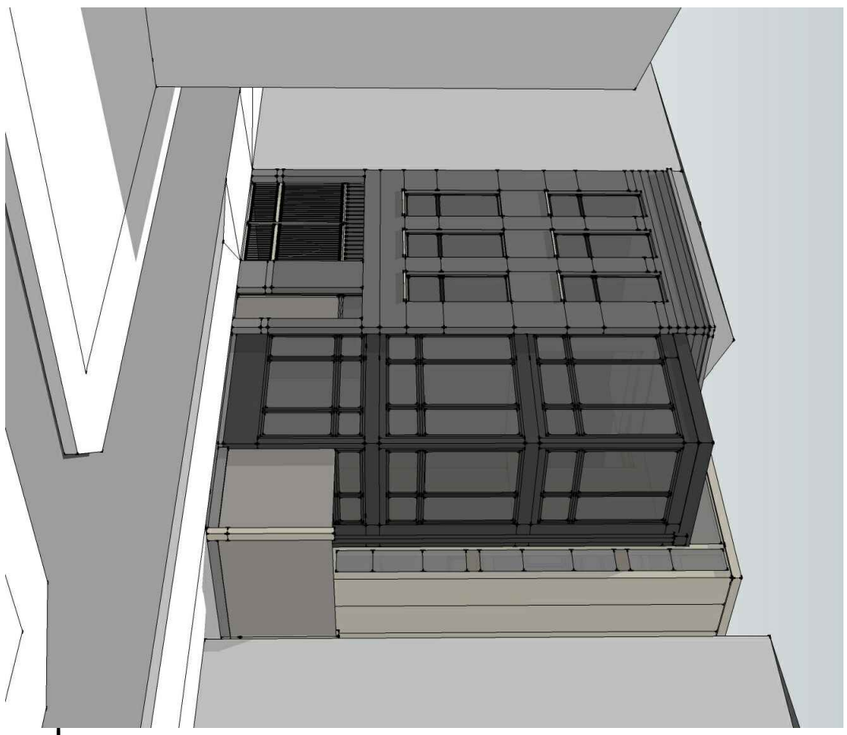

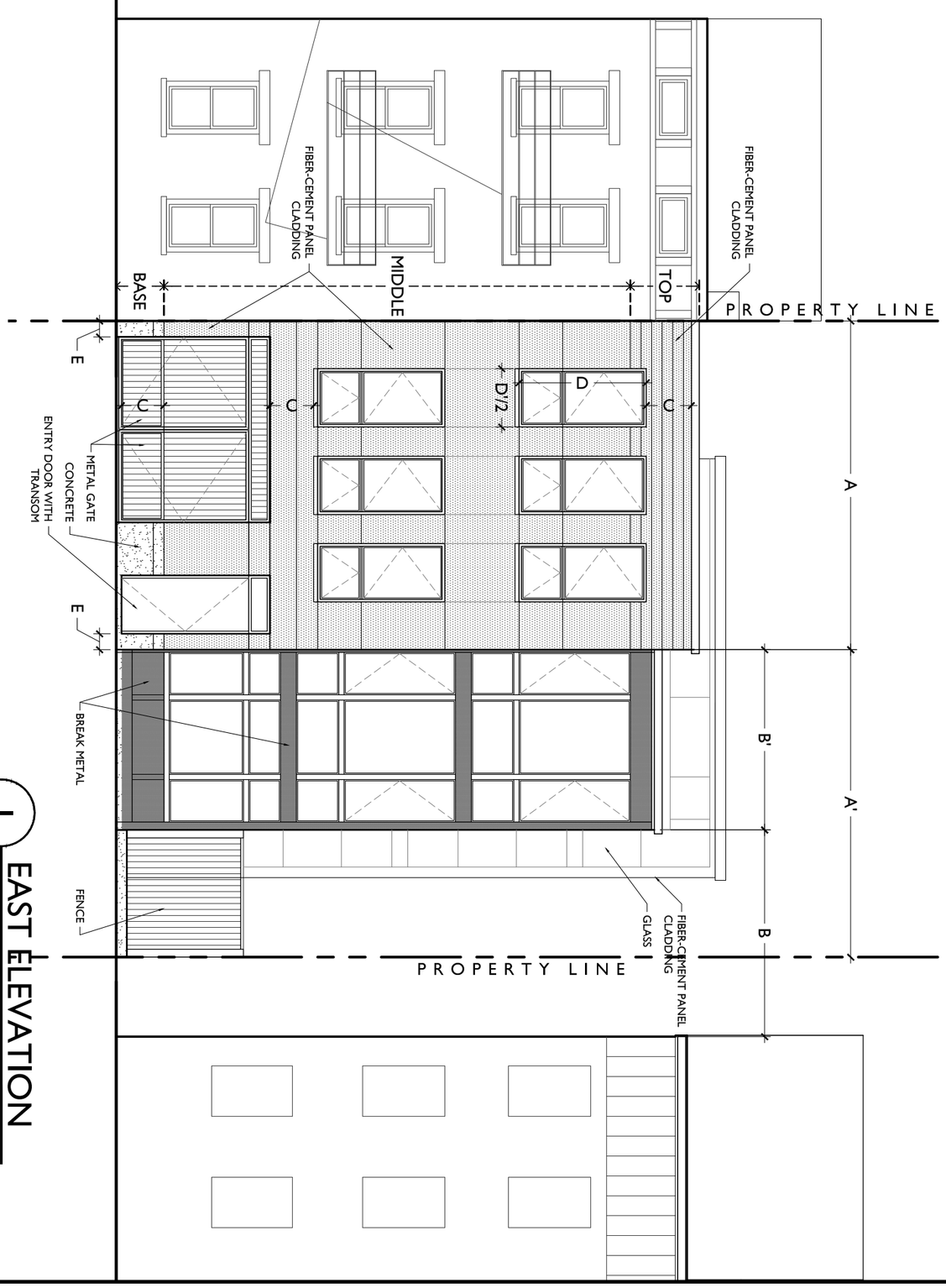

1 EAST ELEVATION
PLEASANT STREET 1/8" = 1'-0"
MASSING STUDY

A2-1

PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

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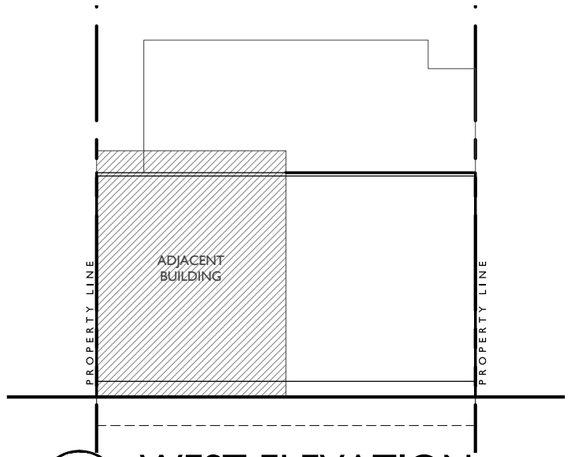
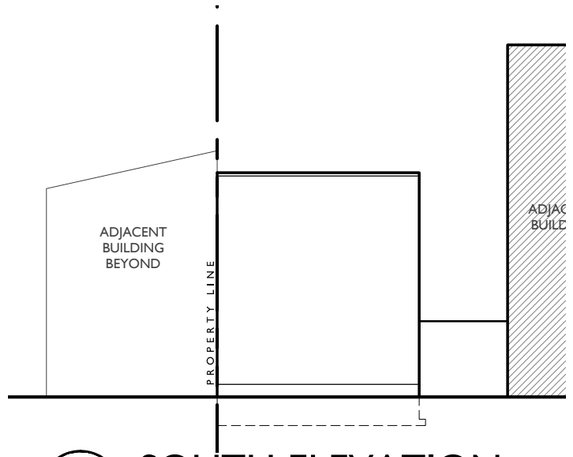
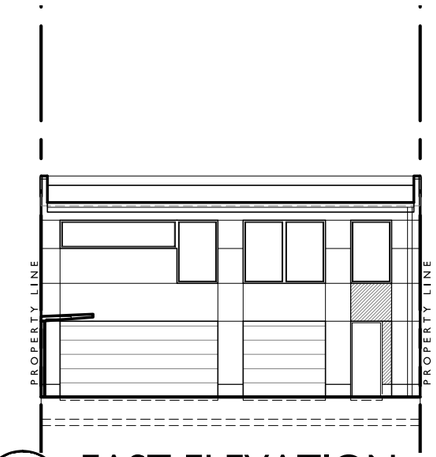


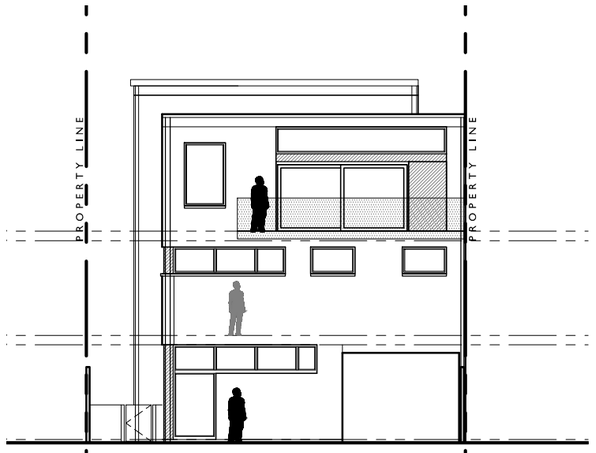
5 WEST ELEVATION
ACCESSORY GARAGE SCALE: 1/16" = 1'-0"



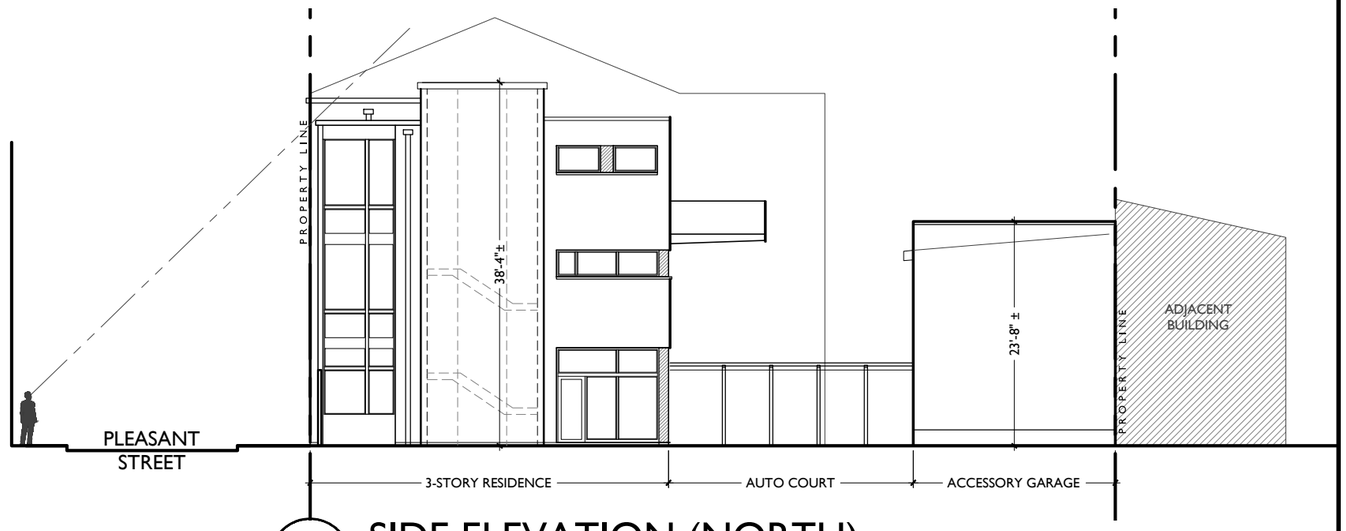
4 SOUTH ELEVATION
ACCESSORY GARAGE SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
ACCESSORY GARAGE SCALE: 1/16" = 1'-0"



2 REAR ELEVATION (WEST)
3-STORY RESIDENCE SCALE: 1/16" = 1'-0"



1 SIDE ELEVATION (NORTH)
3-STORY RESIDENCE SCALE: 1/16" = 1'-0"

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A2-2

2 STREET VIEW
PLEASANT STREET
LOOKING SOUTH FROM MID-BLOCK

1 STREET VIEW
PLEASANT STREET
LOOKING NORTH FROM LIBERTY

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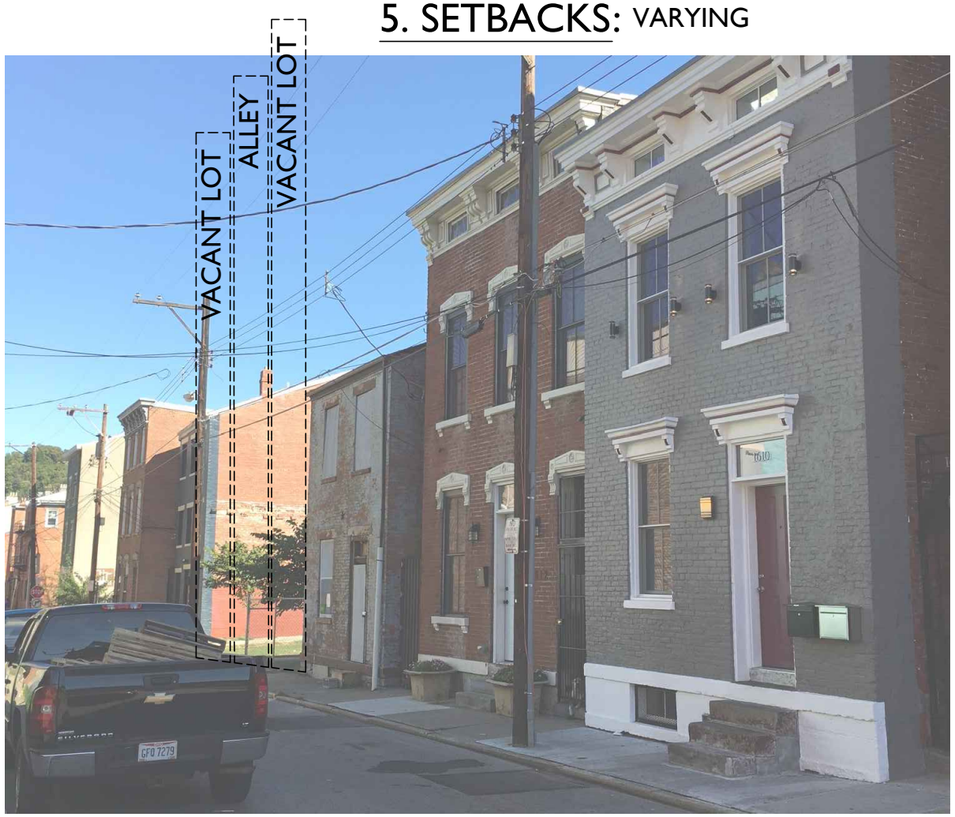
PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A3-1

5. SETBACKS: VARYING

1. COMPOSITION: BASE, MIDDLE AND TOP



6. RHYTHM: OPENINGS IN THE BLOCK

6. RHYTHM AND 7. EMPHASIS

DIAGRAMS
BASED ON GUIDELINES

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PROPOSED PROJECT:
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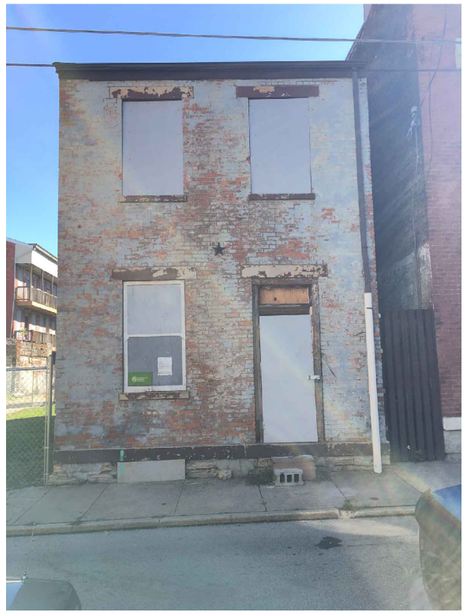
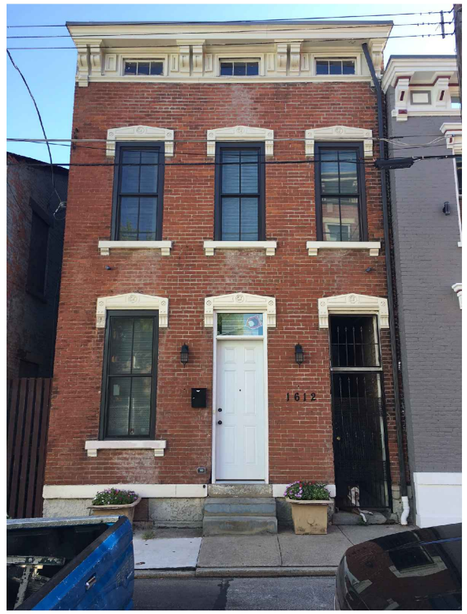
1611-1613 PLEASANT STREET
09-28-2016

A3-2



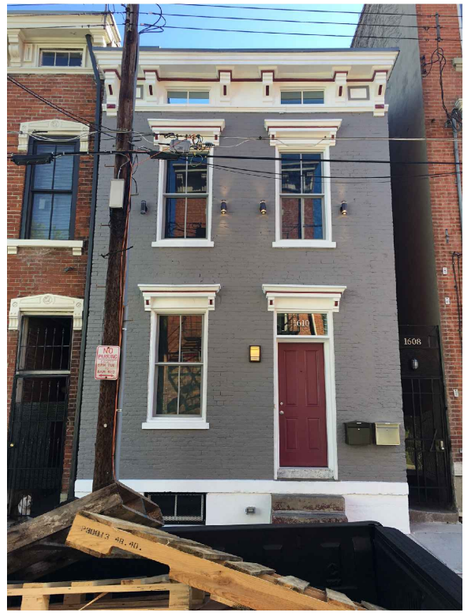
1614 PLEASANT STREET

2 STORIES
LOW BASE



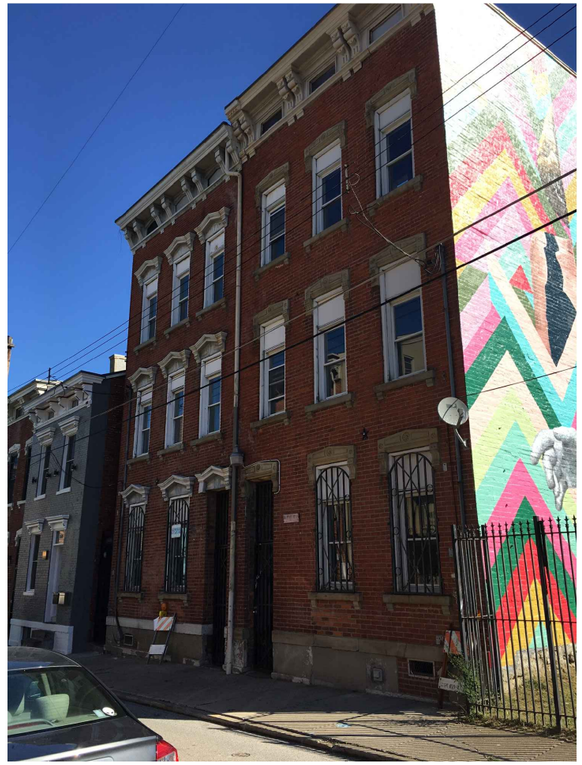
1612 PLEASANT STREET

2 STORIES + ATTIC
LOW BASE



1610 PLEASANT STREET

2 STORIES + ATTIC
LOW BASE



1604 + 1606 PLEASANT STREET

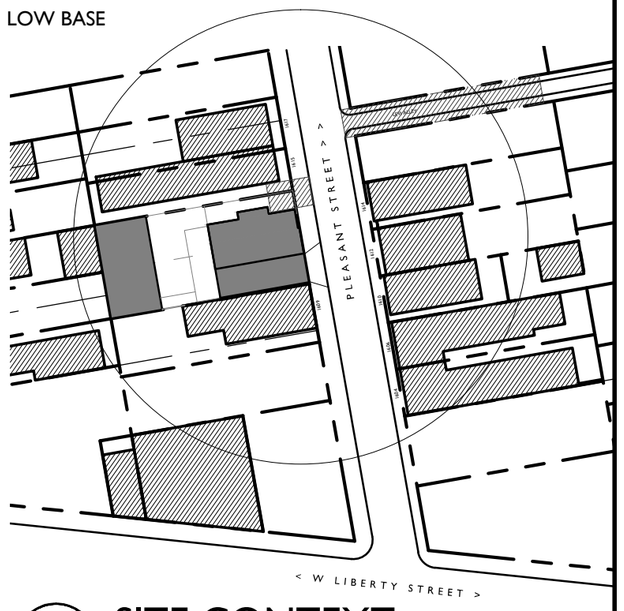
3 STORIES + ATTIC
LOW BASE

1609 PLEASANT STREET

3 STORIES + ATTIC
ZERO BASE

1615-1617 PLEASANT STREET

3 STORIES + ATTIC
ZERO BASE



SITE CONTEXT

PLEASANT STREET

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

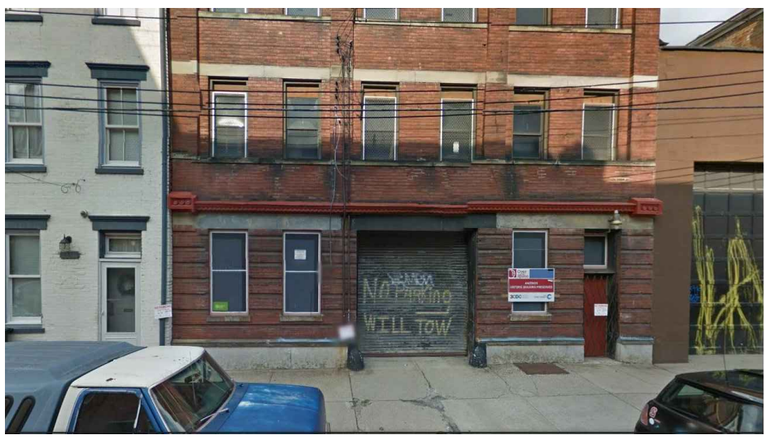
A3-3

1209 JACKSON STREET

DOUBLE DOOR OPENING NOT IN STOREFRONT

1514 ELM STREET

DOUBLE GATE AT RESIDENTIAL FIRST FLOOR



1506 REPUBLIC STREET

WIDE DOOR OPENING NOT IN STOREFRONT

1541 ELM STREET

DOUBLE DOOR OPENING NOT IN STOREFRONT

LOCAL PRECEDENT

FOR GATEWAY OPENING
AT DRIVEWAY

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A3-4

11-15 E 14TH STREET

GLASS AND METAL SUBORDINATE VOLUME
(IMAGES FROM HCB FEB 22, 2016 HEARING)

MAIN AND LIBERTY

GLASS AND METAL ENTRY VOLUME
(IMAGE FROM GOOGLE STREETVIEW)

LOCAL PRECEDENT

FOR GLASS AND METAL
SUBORDINATE VOLUME

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PROPOSED PROJECT:
WITTENBERG RESIDENCE
1611-1613 PLEASANT STREET
09-28-2016

A3-5

BAIR
BUILD CO.

To Whom It May Concern

My name is DJ Bair, a resident of OTR, and I am writing today in support of the proposed project at 1611-1613 Pleasant St

I am also the Managing Partner at Bair Build Co., a real estate development and construction firm, located in OTR. We have multiple projects under construction in the neighborhood, on a number of streets immediate to this, which represent a significant investment in the neighborhood. As such, we are a big proponent of development that emphasizes smart use of space along with good design. I feel the proposed design utilizes both of the above elements, and more importantly, does so in an area (North of Liberty) that greatly needs it.

It is projects such as this that will work to extend development in North of the OTR core, thus further driving demand and development in areas of our City that greatly need it. Furthermore, it is not hard to imagine a future where Pleasant St becomes an area that has desirability, flanked on all sides by residences filled with families, full of the vibrancy that makes a city come to life.

The proposed project will represent a great step forward in signaling that our city is a great place to live, work, and play, while still respecting our past.

artichoke

curated cookware collection

23 September 2016

Historic Conservation Board
City of Cincinnati

Re: Wittenberg/Huffner Residence, 1611-13 Pleasant Street (architect Kurt Platte)

To Whom It May Concern:

We wish to register our strong support for the design and materials proposed for the residence of Karen Wittenberg and Tim Huffner at 1611-13 Pleasant Street, Over-the-Rhine. Architects Kurt Platte and Melissa Reddy have done an admirable job of addressing the intent of the Over-the-Rhine Historic Guidelines, which state "New construction should be well-designed but should not replicate the existing buildings." In particular, we feel the proposed building appropriately addresses the Guidelines for "composition, materials, openings, rhythm, scale, proportion and height" in relation to existing buildings on Pleasant Street. It appropriately responds "to the traditional subdivisions found on historic property: a base, a middle and a top." The guidelines state "The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design." We feel this design accomplishes this extremely well.

While the proposed materials are not traditional masonry, we feel the materials proposed can be used effectively in the interpretation of the guidelines. The guidelines recognize that "the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well." There are numerous examples of original buildings in Over-the-Rhine that are not masonry. The proposed material of cement fiber panels on the main mass of the front façade, in our opinion, allow for an appropriate interpretation of both the historic materials and the massing of the structure. The design of the structure clearly meets all guidelines stated above in regard to composition, openings, rhythm, scale, proportion, and height. As stated in the guidelines, new construction "should not replicate the existing buildings" and therefore should not need to replicate every aspect of old buildings. Adhering to the aesthetic of composition, openings, rhythm, scale, proportion, and height should satisfy the requirements for a modern interpretation.

We are residents of Pleasant Street in Over-the-Rhine and as such are very concerned with the design, aesthetic, and construction quality of new buildings in Over-the-Rhine. As owners of 1824 Elm Street, we have renovated that building following the Historic Guidelines, and plan to do the same to create our own residence with 1826 Elm Street, along with addition to that

1824 Elm Street
Cincinnati, OH 45202

artichoke

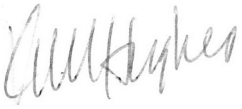
curated cookware collection

building on the vacant lot of 1828 Elm Street. We appreciate the attention to detail of the Wittenberg/Huffner design, and hope to accomplish a similar level of quality with the design of our own residence.

We fully support this design, and encourage innovative interpretation of the guidelines in the service of excellence in modern design for Over-the-Rhine.

Sincerely,

Bradley Hughes
Co-Owner, Artichoke, LLC and Artichoke Properties, LLC



Karen M. Hughes
Associate Professor Emerita, School of Design (DAAP), University of Cincinnati
Co-Owner, Artichoke, LLC and Artichoke Properties, LLC

1824 Elm Street
Cincinnati, OH 45202

PLATTE
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202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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September 28, 2016

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Dear Beth:

I am writing to revise our previous request for zoning relief for the proposed residence and accessory structure at 1611 and 1613 Pleasant Street. This request has changed slightly from our initial application. Our proposed plans would require the following variances.

Zoning Code of the City of Cincinnati	**Relief Requested**
1405-07 Residential Multi-family Districts. (RM-1.2)	
• Front yard: 20 feet	20'-0" variance (zero setback)
~~• Side yard: 0' min, 5' total~~	~~0'-4" variance (4'-8" setback)~~
1421-01 Accessory Residential Structures.	
• item c: Maximum Size: 800 sf	53.33 sf variance (853.33 total sf)
• item e: Maximum Height: 15 feet	*9'-0" variance (24'-0" max height)*
• item f: three-foot rear and side yard setbacks	3'-0" variance (zero setback)
1421-33 Fences and Walls.	
• item b: Maximum height: four feet;	8'-0" high fence
Maximum opacity: 50%	100% opacity

Respectfully,

Melissa Reddy, AIA
Architect

ITEM 6 October 10, 2016

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:
APPLICANT: Platte Architecture
OWNER: Alan Eccard and Ashley Bedel
ADDRESS: **421-423 Milton Street, Cincinnati OH 45202**
PARCELS: 086-0002-0283 and 086-0002-0323
ZONING: Residential Multi-Family (RM 1.2)
OVERLAYS: Prospect Hill Historic District
COMMUNITY: Over the Rhine
REPORT DATE: October 3, 2016
HEARING DATE: Prehearing September 14, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for an addition to 423 Milton Street on an adjacent parcel. The applicant is also requesting a Dimensional Zoning variance to allow for a zero lot line setback in a Hillside Overlay District.

Existing Conditions:

423 Milton Street is a contributing brick two and a half story Italianate building built around 1880. It is on the south side of Milton Street. The addition is to be built on the vacant parcel next to 423 Milton Street.

Figure 1: 423 Milton Street. Picture provided obtained from Google Street Views.

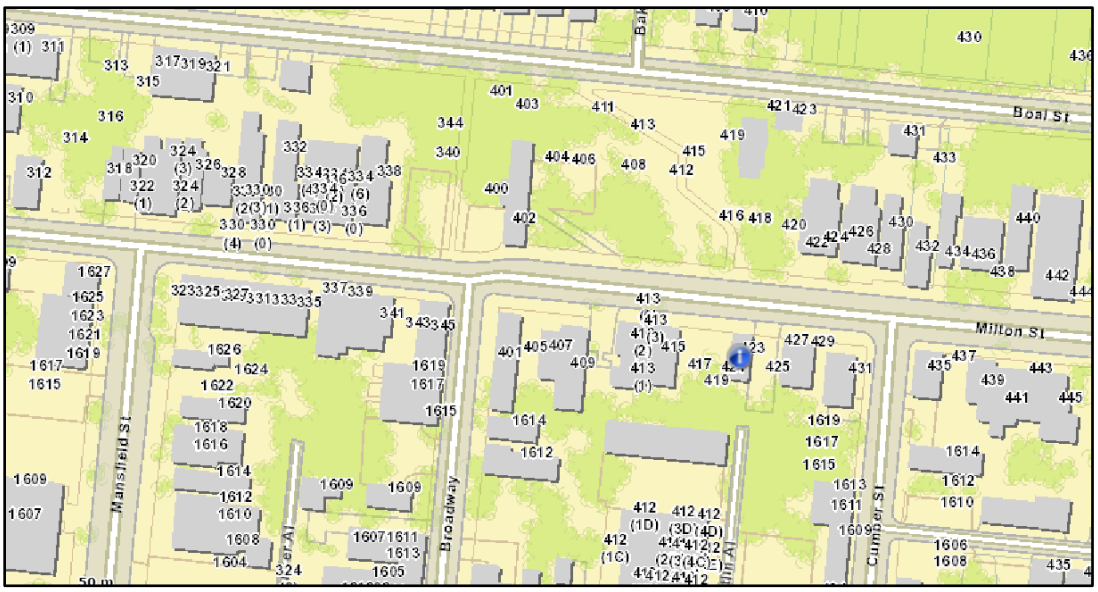


Figure 2: Map of 423 Milton Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to construct an addition to the west of the contributing structure on the vacant parcel. While it is in addition it is taking the form of an infill building.

The new construction will feature the following:

1. A new two story structure clad in dark gray brick on the front and a portion of the side, horizontal hardi-plank on the rest of the side and hardi-plank and Prodema panels on rear.
2. The structure will be at a zero lot line on the front sides and rear.
3. It will have a flat roof.
4. On the front at the first story will be a roll-up garage door with Prodema cladding and on the second will have paired double hung aluminum clad wood windows with gray Prodema panels on the sides.
5. The rear façade has the first floor on a piered foundation due to the hillside. The first and second floor has grouped aluminum clad windows centered on the façade.
6. The roof of the structure will be a roof deck that uses the side of the building as the railing. A new door will be cut into the side of 423 Milton Street to allow for access to the roof deck.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Historic District/Reg:	Prospect Hill Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1433-17	Land Use Regulations

Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1433	Hillside
	Section 1435	Historic Preservation
Historic District/Reg:	Prospect Hill Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a Dimensional Zoning Variance to allow the building to have a zero lot line front yard setback

- The project is in violation of the **Section 1433-17** of the Cincinnati Zoning Code.
- Per Section 1433-17, the front yard setback is determined with an average front yard setback of abutting structures on both sides; or the required front yard setback of the underlying district if no abutting structure exists.
- There is one abutting property at a 0 ft. setback and a vacant lot, which has the underlying zoning of 20 ft., therefore requiring a 10 ft. front yard setback.

The building fits within the rest of the required envelope as calculated by the Hillside District.

Zoning Analysis:

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the underlying zone district regulations and is in harmony with the general intent of the Zoning Code. The proposal does not conform to the setback requirements.

b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work conforms to the guidelines for the district.

c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Traffic will not be impacted by the construction of the infill/addition structure.

e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

No buffering is present as the proposed infill/addition structure has zero lots lines on the side. The rear yard is greater than the required rear yard for the district creating buffering with landscaping and a fence in the rear from adjacent properties

f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.

i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated. The two properties have the same owner and it's designed to continue the rhythm of the streetscape in appearance. The neighboring property to the west is a vacant parcel.

k. **Blight.** The elimination or avoidance of blight.

The proposed work will not have an effect on blight.

l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed work will increase the property value by adding useable square footage and an off street parking to the property.

m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary jobs during construction.

n. **Tax Valuation.** Any increase in the real property tax duplicate.

Property taxes may increase slightly due to a possible increase in property value from the addition of space, both interior and exterior, for the house.

o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has an economic benefit to the proposed establishment.

p. **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

While the denial of the requested variances would not deprive the property of all economically viable uses, the granting of the variances would increase the economic viability of the property by increasing the amount of indoor and outdoor square feet.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Prospect Hill Historic District. While this property is an addition, the structure is designed in such a way that serves as an infill building along the streetscape.

The design of the building is meant to be compatible but appear to be a different building to relate to the streetscape of individual townhouses. This part of Milton historically had a series of individual townhouses as is shown in the 1897 Sanborn Map. The proposed structure is using a similar footprint of the original 2 story building that was at this location. The only remaining building out of the four that were connected is the one at 423 Milton Street (originally 61 Milton Street).

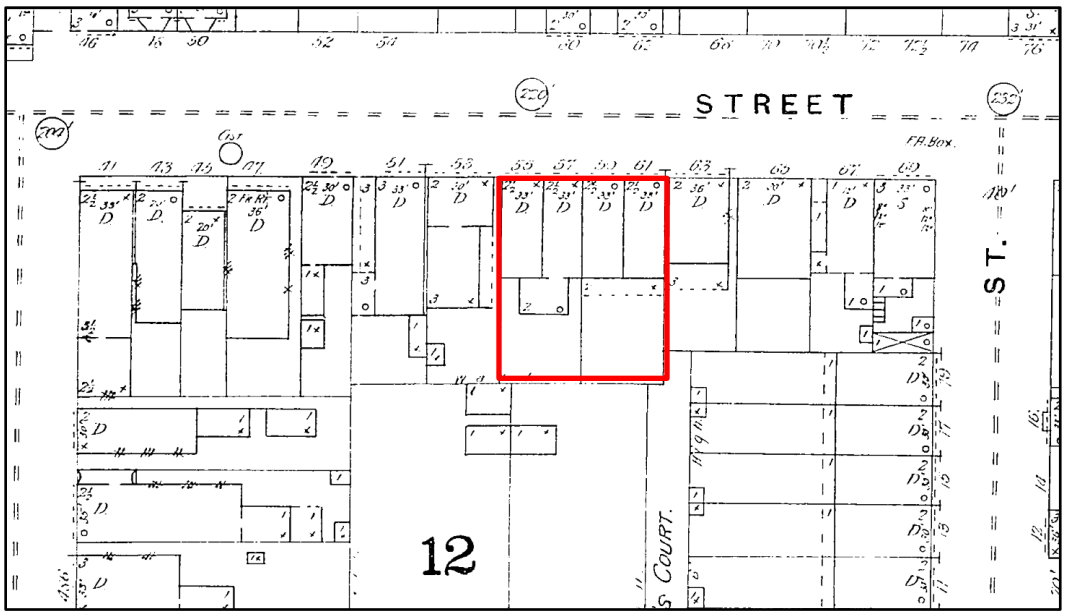


Figure 3: 1887 Sanborn Map provided by Ohio Web Library.

Staff comments on the Applicable Guidelines:

The proposed addition/infill building substantially meets the Historic Design Guidelines for Prospect Hill. While the building is a contemporary design with a front facing garage door, staff feels they have designed the building to be compatible to the district while not being imitative. Further there is precedent for having garages in new infill along Milton Street at the street level. The applicants and owners worked with Staff incorporating many recommendations of staff into this final design.

STATEMENT OF COMPATIBILITY Applications for certificates of appropriateness shall be judged by their conformance to these guidelines. All alterations and environmental changes shall be designed and executed in a manner which is compatible with and sympathetic to the architecture within the Prospect Hill Historic District and shall respect the landscape characteristics of the site.

NEW CONSTRUCTION / ADDITIONS

1. **Materials** – The type of materials and their color, texture, scale, and detailing should be compatible with those of the District and/or the original building.

   The building is using brick and hardi-plank. While the brick is gray in color it is the same dimensions as the brick houses on the street. On the rear portion of the side façade and rear the proposed structure is horizontal lap hardi-plank. Historic buildings were typically only one main material on the house and additions could be another material, however in anticipation that another infill building could be built to the west of the addition, the applicants are proposing to wrap the brick

around the front corner and use hardi-plank the rest of the façade. **Scale** – The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts.

The proposed building has a similar overall scale and massing. The width of the building is comparable to neighboring building. The buildings along Milton Street have an average width between 15-25 feet. While this building is slightly smaller in width it is bound by the property width.

The use of the Prodema panels at garage level and the window level helps to provide a continuity of design on the façade in the width on both the first and second floors. This helps to keep the rectilinear scale of the front façade while being able to accommodate the interior floor plan.

2. **Form** – The shape, massing, and proportions of new work should be compatible with the District and/or the original building.

   The proposed building is rectangular in form with a flat roof. The building is vertical in nature similar to other buildings within the District.

3. **Detailing** – The detailing, including but not limited to, the following features and their placement on additions and new construction:
   - **Walls:** *The walls are flat with the only intrusions from the garage door and windows. Most of the buildings along Milton Street are Italianates with a similar treatment.*
   - **Eaves:** *There are no eaves provided on the building, and most buildings along Milton that are townhouse forms also do not have eaves.*
   - **Railings:** *NA*
   - **Roofs:** *The roof is a flat roof as it has a roof deck on top. The roof deck is not visible from the street. Along Milton Street there is a range of flat/shed roof, and side gabled houses. Due to the hillside and elevation of the street, many roofs are not visible from the street.*
   - **Cornices:** *The Italianate buildings within the district have a range of cornices, some have brackets and some such as 423 Milton Street have a fairly simple cornice. As this building is an addition, a simple cornice detailing is appropriate. The use of changing the brick to solder course and having it slightly in front of the rest of the brick provides a modern take on a cornice line.*
   - **Belt courses:** *While not using another material the proposed building defines the openings on the building with either seams or a change in the pattern of brick. This provides a similar detailing to both belt courses as well as headers for the openings.*
   - **Windows**: *The windows that are being proposed are aluminum clad wood windows on both the front and rear with the front being double hung and the rear being a combination of fixed and casement. The front windows have a 2:1 ratio that is similar to the historic windows in the district.*
   - **Chimneys:** *NA*
   - **Appurtenances:** *NA*

- **Doors:** *A garage door is being proposed for the front façade. The use of the gray Prodema panels helps to blend the door into the gray of the brick. Milton Street has many examples of front facing garage doors on both infill buildings as well as cut into the basements along the north side of the street. 515 Milton Street, 508-510 Milton Street and 456 Milton.*

4. **Height** – The height of an addition should not exceed the height of the original building. The height of new buildings should be comparable to the height of existing adjacent buildings. The height of new buildings constructed in undeveloped areas should not detract from the character and appearance of the District.
   The proposed building is the same height to the cornice line as the neighboring building.

5. **Setback** –The setback of new buildings should be comparable to the setbacks of existing adjacent buildings.
   The proposed building is designed with zero lot lines side and front setbacks, which is similar to the abutting buildings and other buildings on the street.

6. **Historic Integrity** – Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. New work should appear to be new work. Where new additions meet original work, the connection should be carefully designed so as not to detract from the original but to also reflect the fact that the connection is new. If original openings are filled in, the outline of the original opening should remain apparent by setting new in-fill material back from the surface and leaving original sills and lintels in place. Historic integrity is to be maintained by designing new buildings, structures, appurtenances, additions, connections and filled-in openings so that they do not appear to have been constructed when the affected historic structure was originally built.
   The architect has proposed many elements to protect the historic integrity of the original building as well as make the new design compatible but not imitative of the historic building. By providing a slight inset at the connection of the buildings a visual separation of the buildings are created. The use of a similar massing and materials helps the building blend into the existing fabrics. The use of seams in the facade helps to provide the horizontal break that belt course and lintels provide while still creating a building that has a vertical orientation.

Other Considerations:

Prehearing Results
September 14, 2016 – Neighbors were present

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE**

1. **APPROVE** a 10 foot **Dimensional Variance** to allow a zero lot line front yard setback.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness an addition/infill building at 423-421 Milton Street per drawings submitted by Platte Architecture dated 9-1-2016 including any revisions with the following conditions
   a. The curb cut shall get Department of Transportation Engineering Approval.
   b. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
   c. The lots must be consolidated prior to submittal for building permits.
   d. The rear Prodema panels should match the color of the front Prodema panels

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
   (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

ECCARD - BEDEL HOUSE
SINGLE FAMILY RESIDENCE

423 MILTON STREET
CINCINNATI, OH - 45202

ARCHITECT

PLATTE DESIGN
202 WEST ELDER - STE. 400
CINCINNATI, OH 45202
(513) 871-1850

DESCRIPTION OF WORK

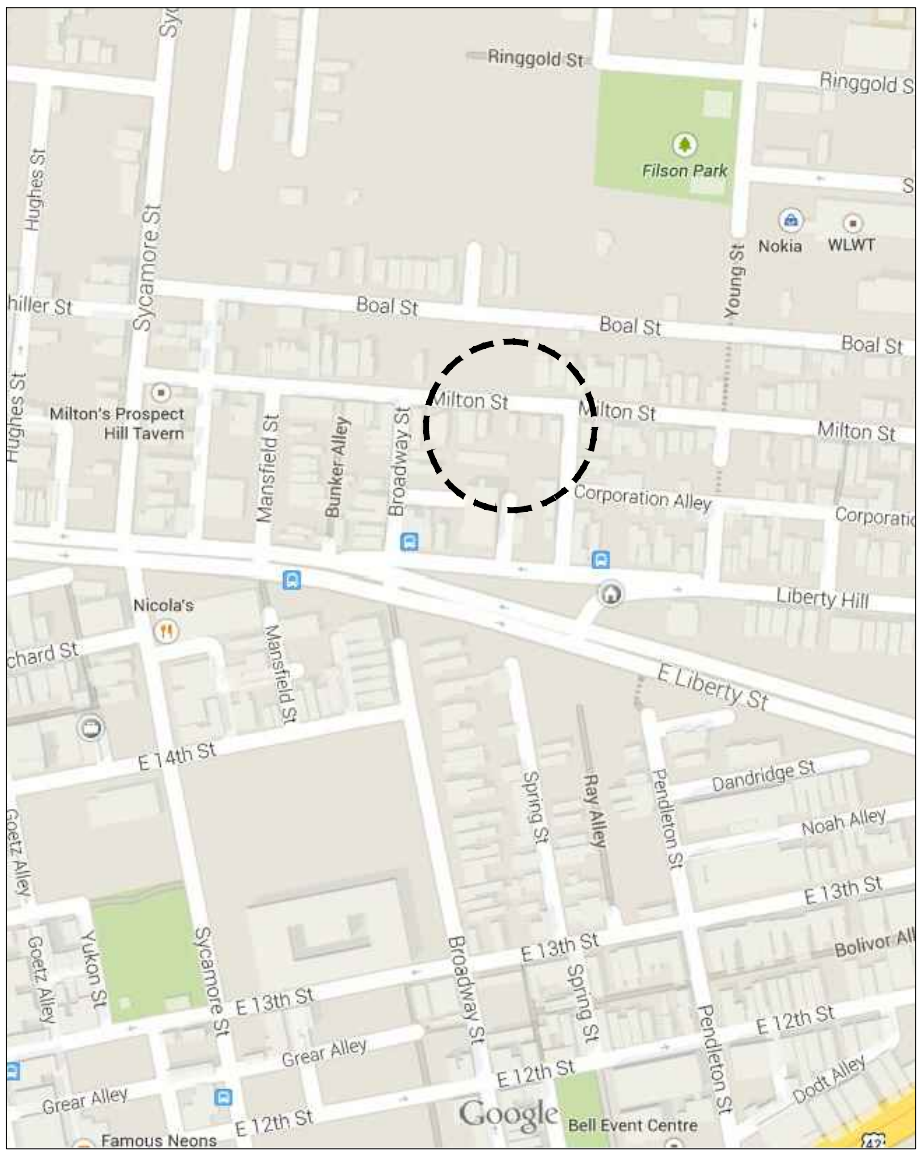
RESIDENTIAL ADDITION IN THE PROSPECT HILL DISTRICT OF MT. AUBURN. SCOPE OF WORK INCLUDES A 2-STORY ADDITION WITH GARAGE.

CODE

RESIDENTIAL CODE OF OHIO - 2013
ZONE - RM 1.2

VIEW OF EXISTING BUILDING FROM MILTON STREET

SHEET LIST



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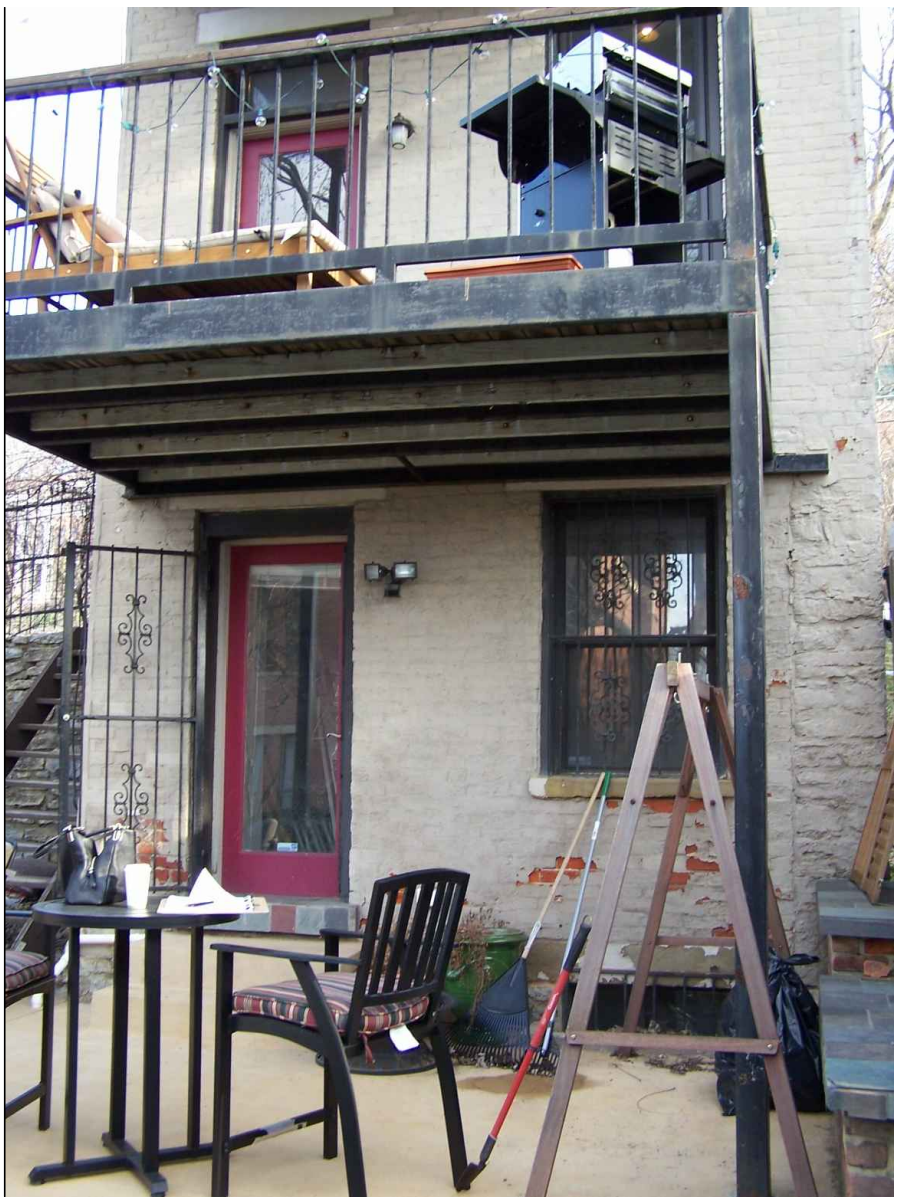
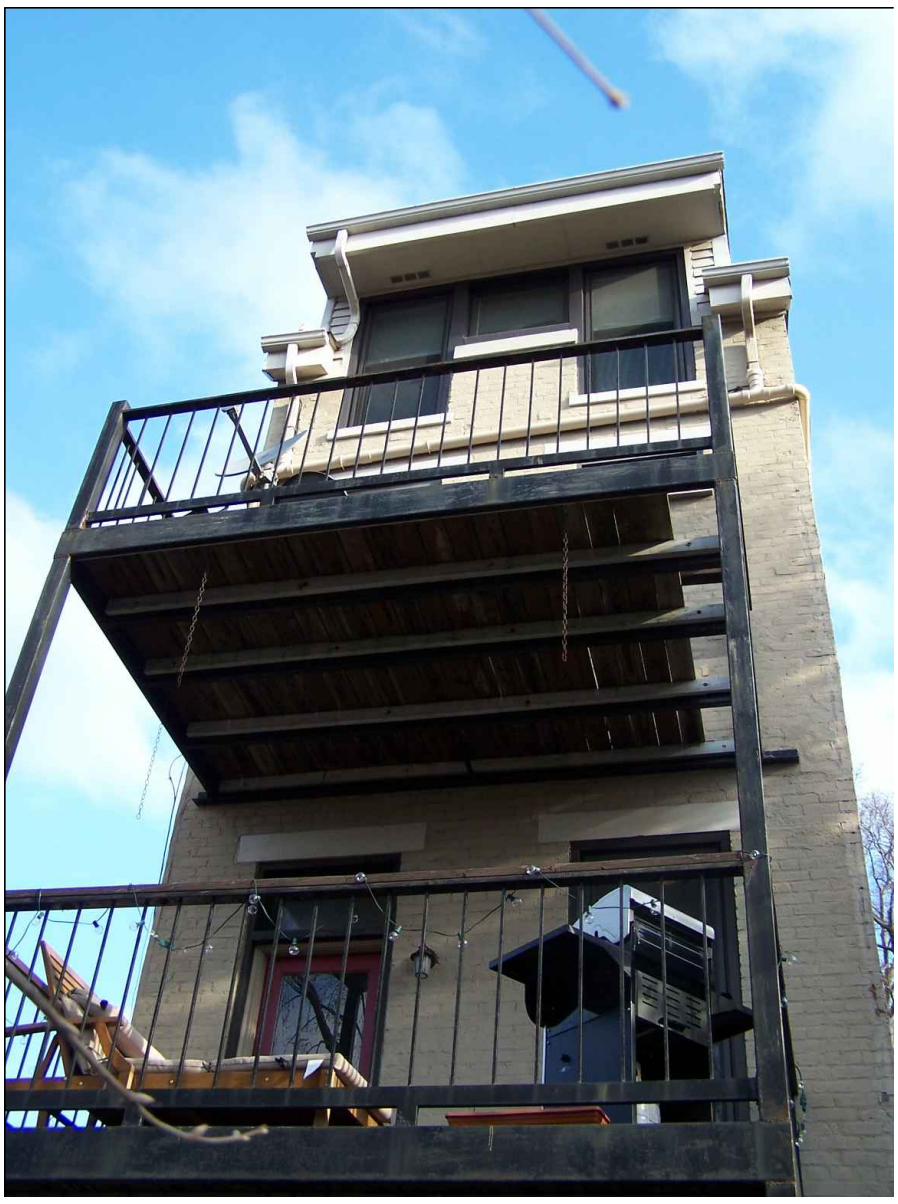
VICINITY MAP

NOT TO SCALE





2 A1.0

ELEVATIONS/PHOTOS OF EXISTING SOUTH FACADE

scale: not applicable

1 A1.0

ELEVATION/PHOTO OF EXISTING NORTH FACADE

scale: not applicable

A1.0

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

423 MILTON STREET, CINCINNATI - OH 45202

09-01-2016

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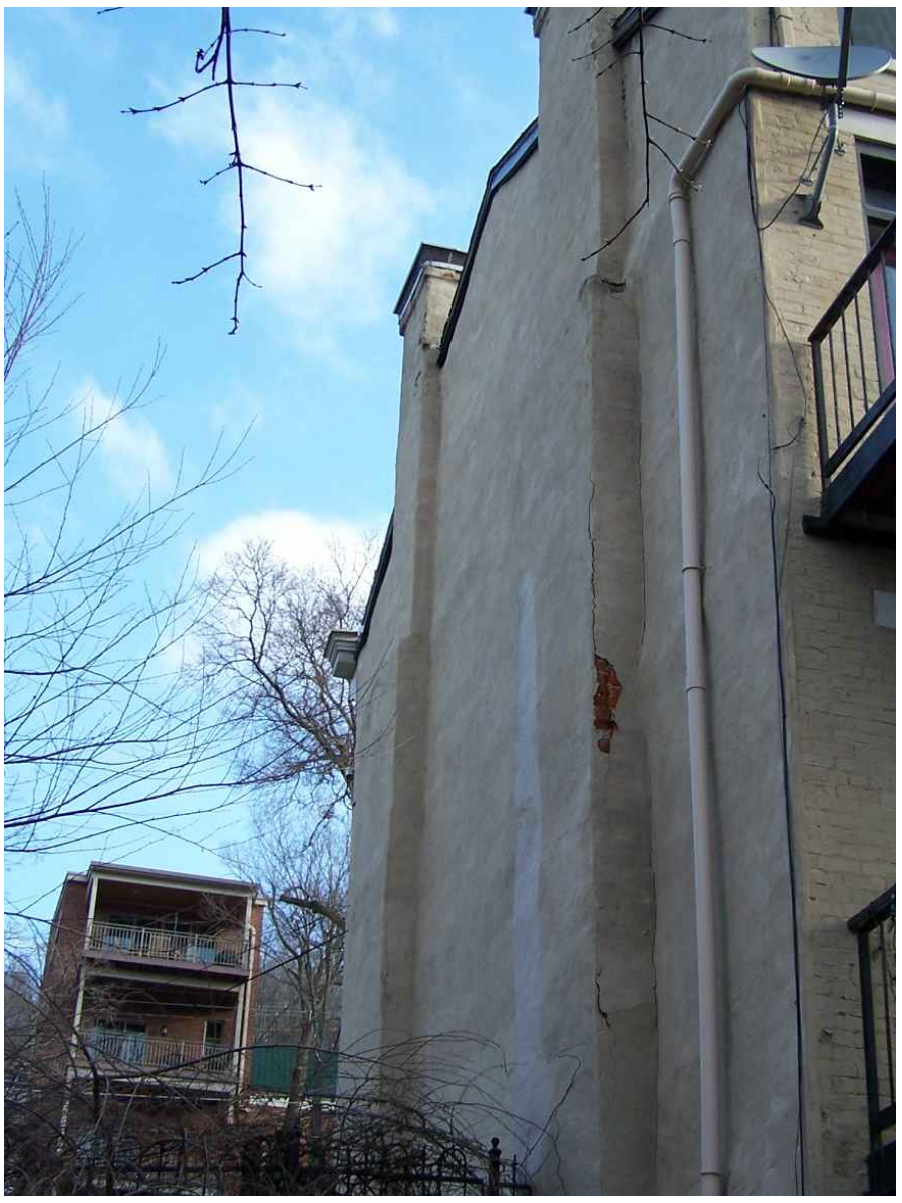

2
A1.1

ELEVATIONS/PHOTOS OF EXISTING WEST FACADE

scale: not applicable

1
A1.1

ELEVATIONS/PHOTOS OF EXISTING EAST FACADE

scale: not applicable

A1.1

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

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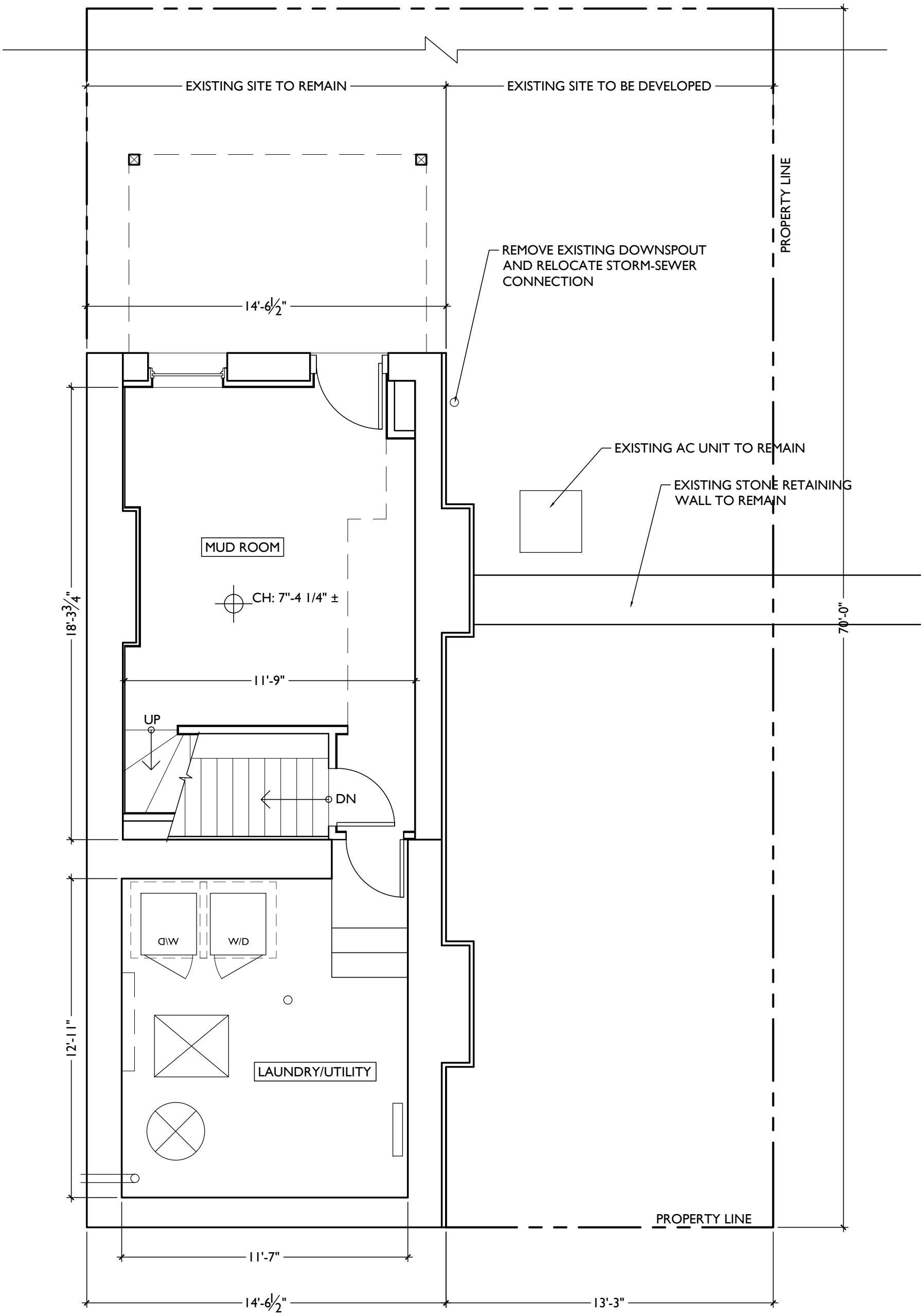

1 / A2.0

BASEMENT DEMO PLAN

scale: 1/4" = 1'-0"

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

423 MILTON STREET, CINCINNATI - OH 45202

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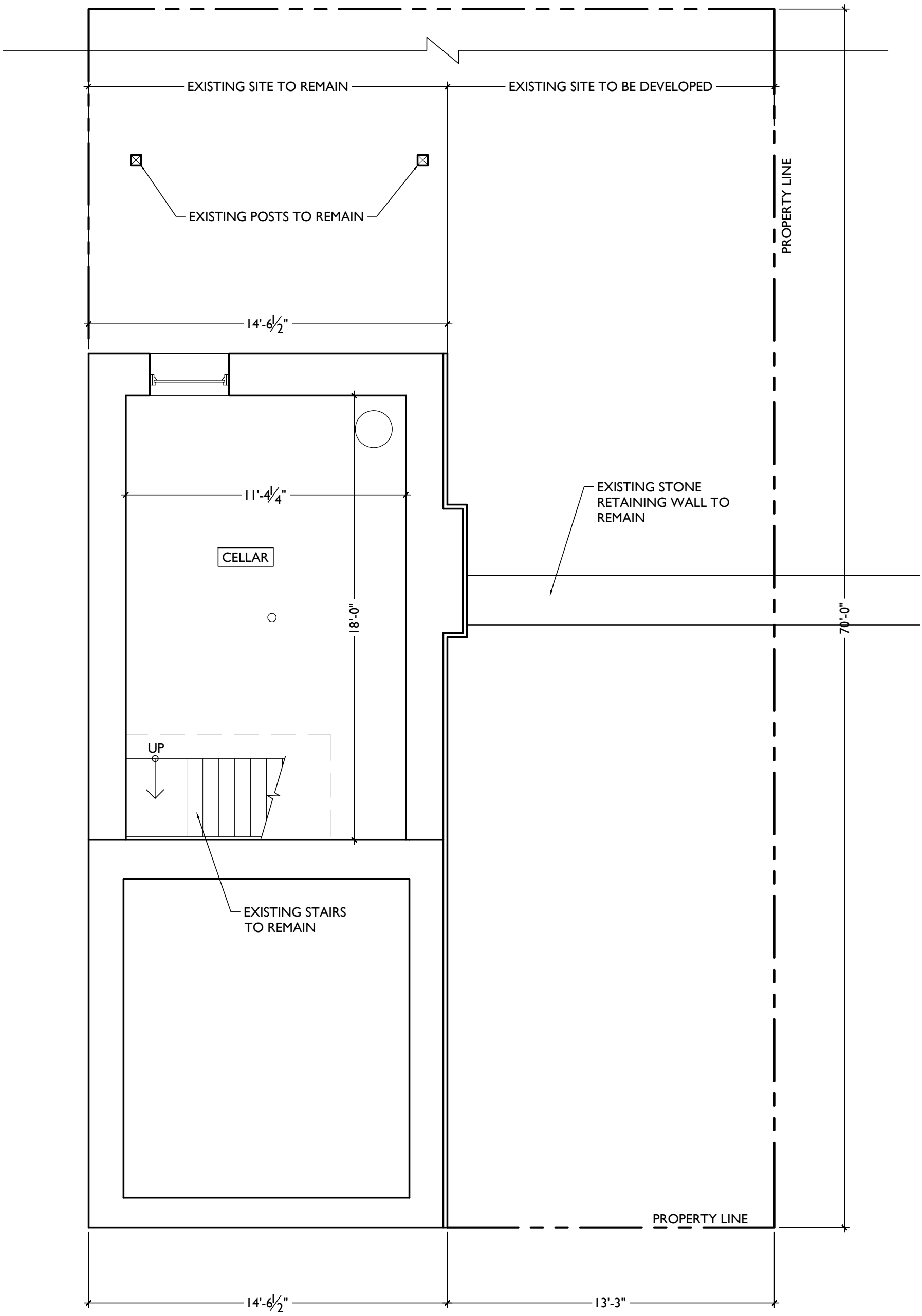

1 / A2.0-S

CELLAR/FOUNDATION DEMO PLAN

scale: 1/4" = 1'-0"

A2.0-S

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

423 MILTON STREET, CINCINNATI - OH 45202

09-01-2016

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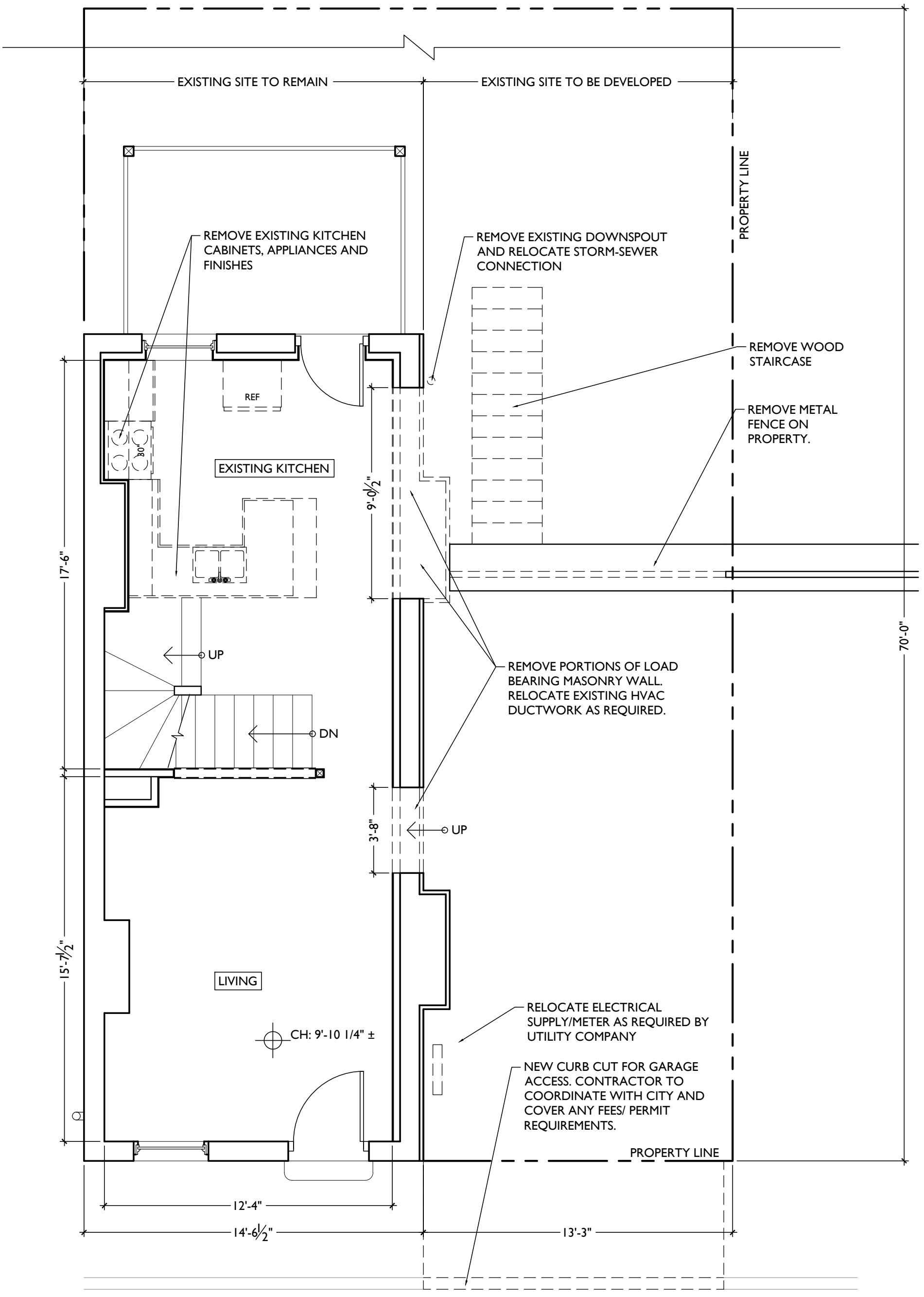

1 / A2.1

FIRST FLOOR/SITE DEMO PLAN

scale: 1/4" = 1'-0"

A2.1

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

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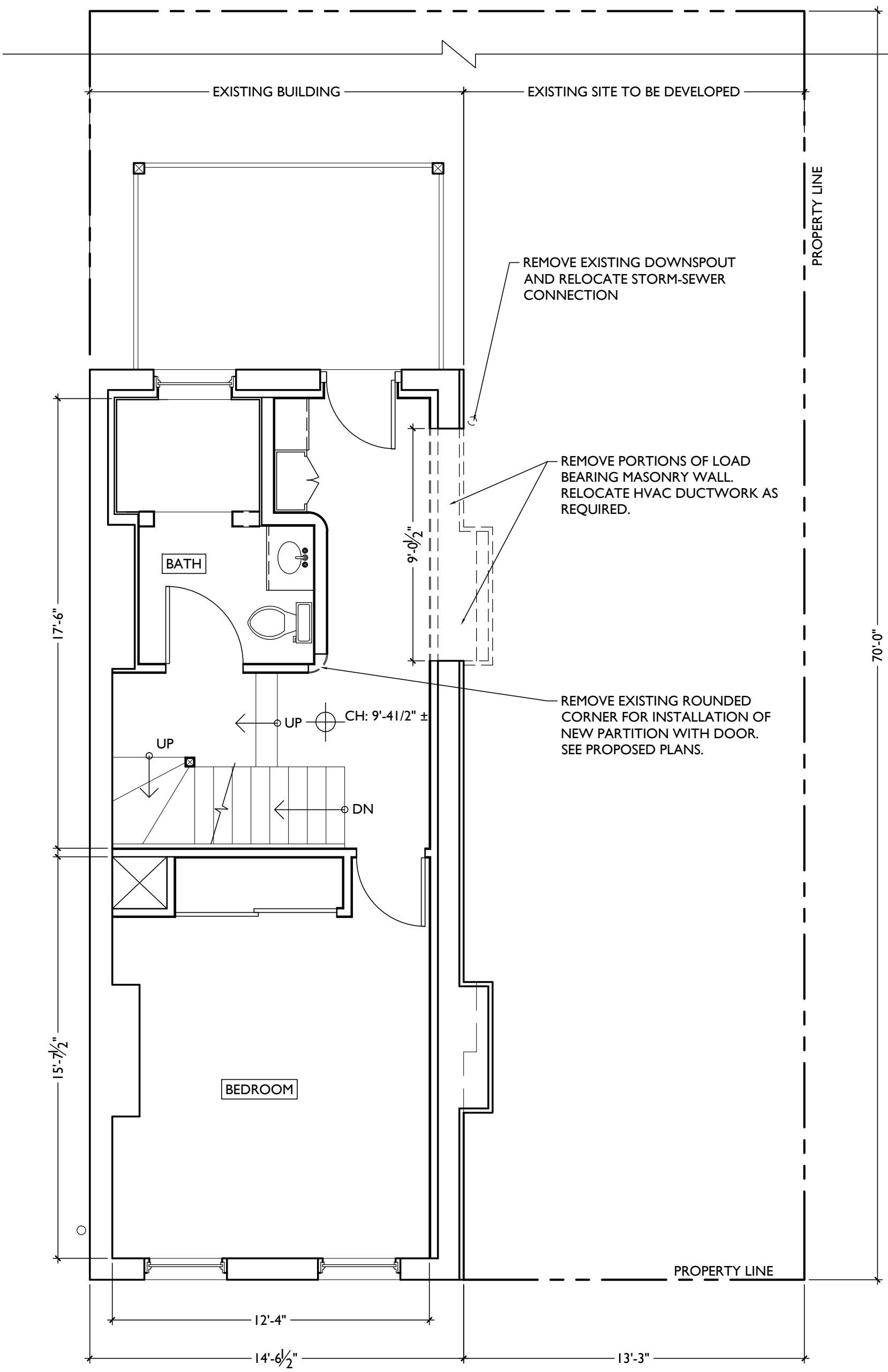

1 / A2.2

SECOND FLOOR DEMO PLAN

scale: 1/4" = 1'-0"

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

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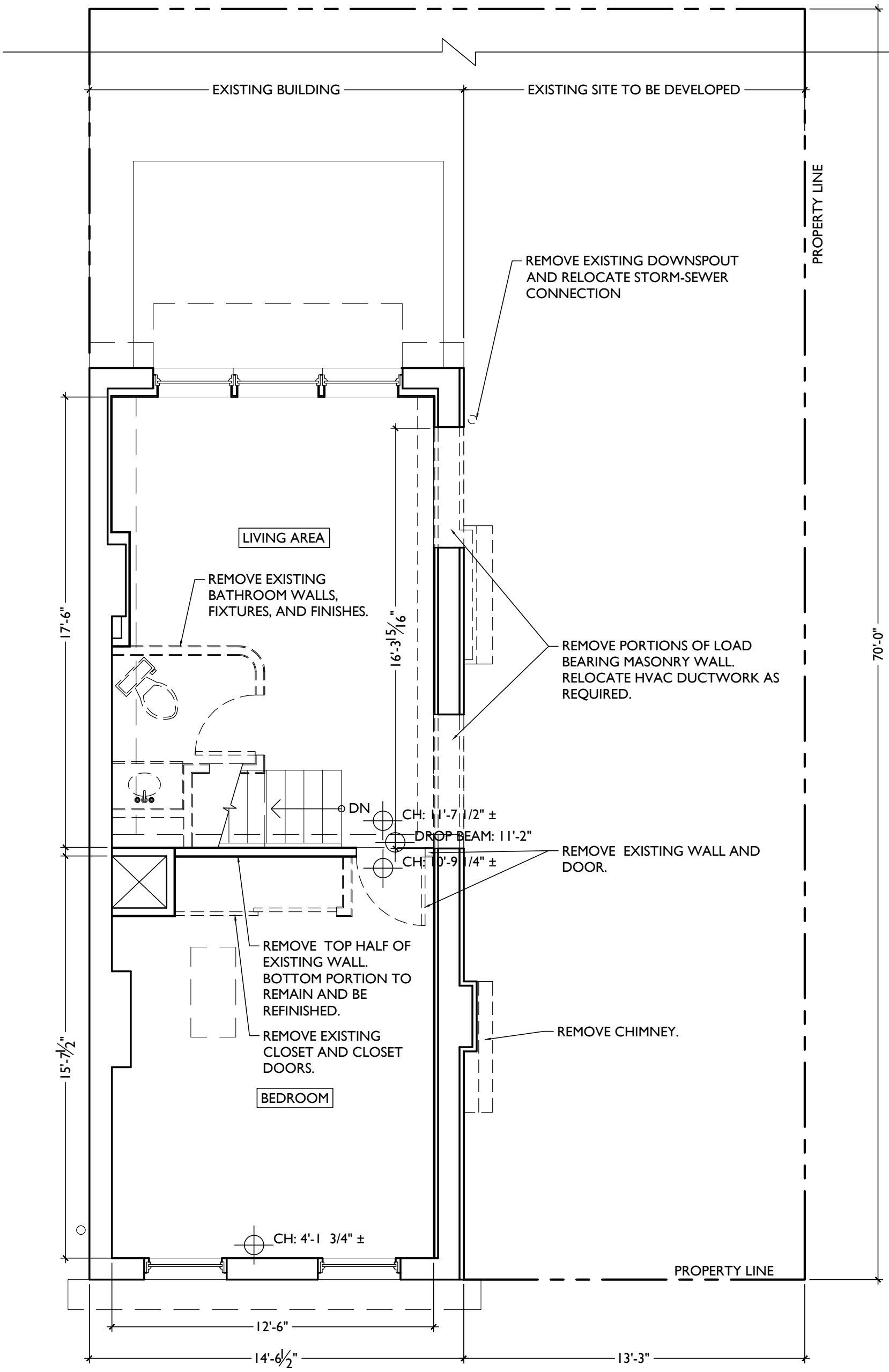

N

1 / A2.3

THIRD FLOOR DEMO PLAN

scale: 1/4" = 1'-0"

A2.3

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

ECCARD - BEDEL HOUSE

423 MILTON STREET, CINCINNATI - OH 45202

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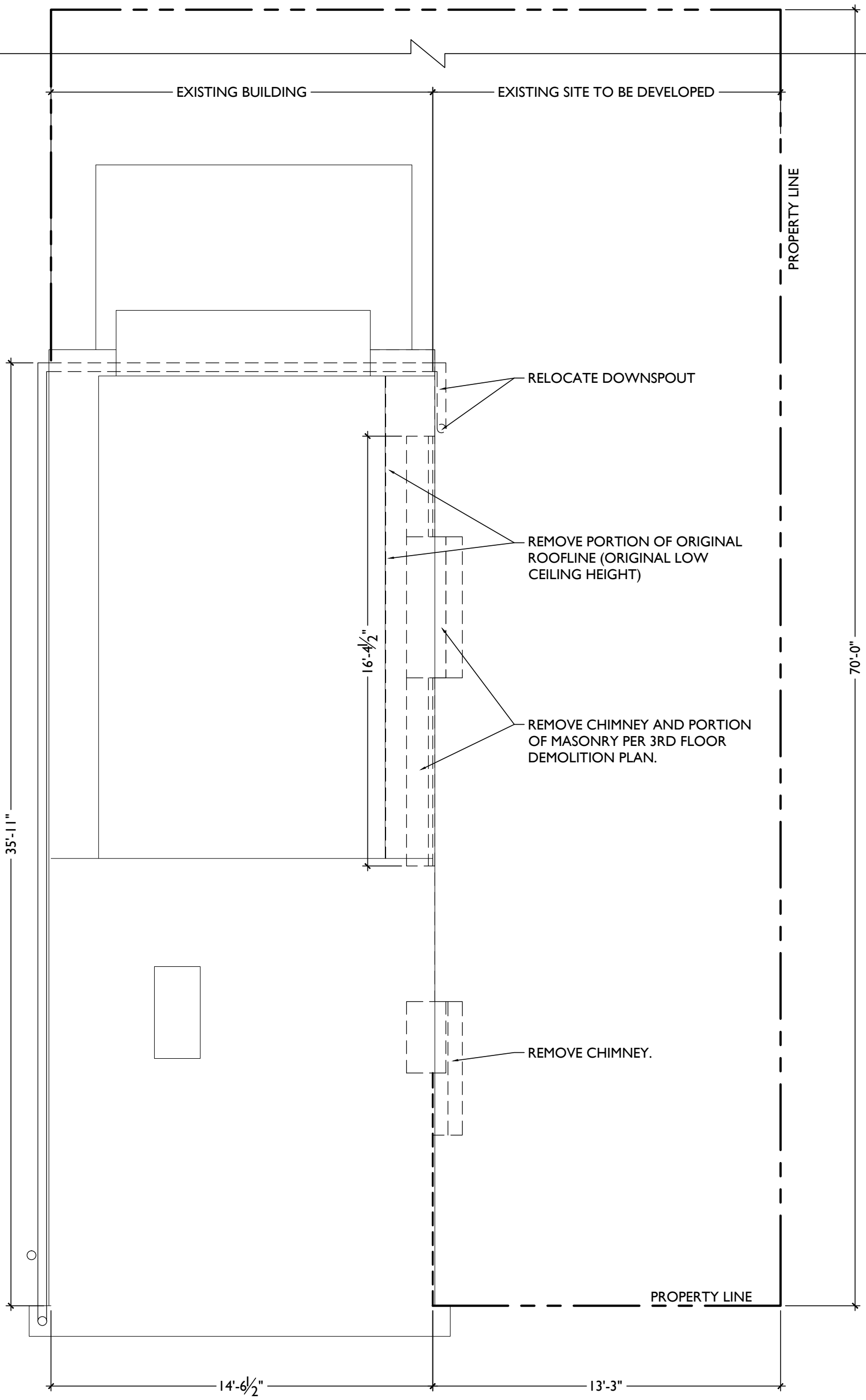

1 / A2.4 ROOF DEMO PLAN

scale: 1/4" = 1'-0"

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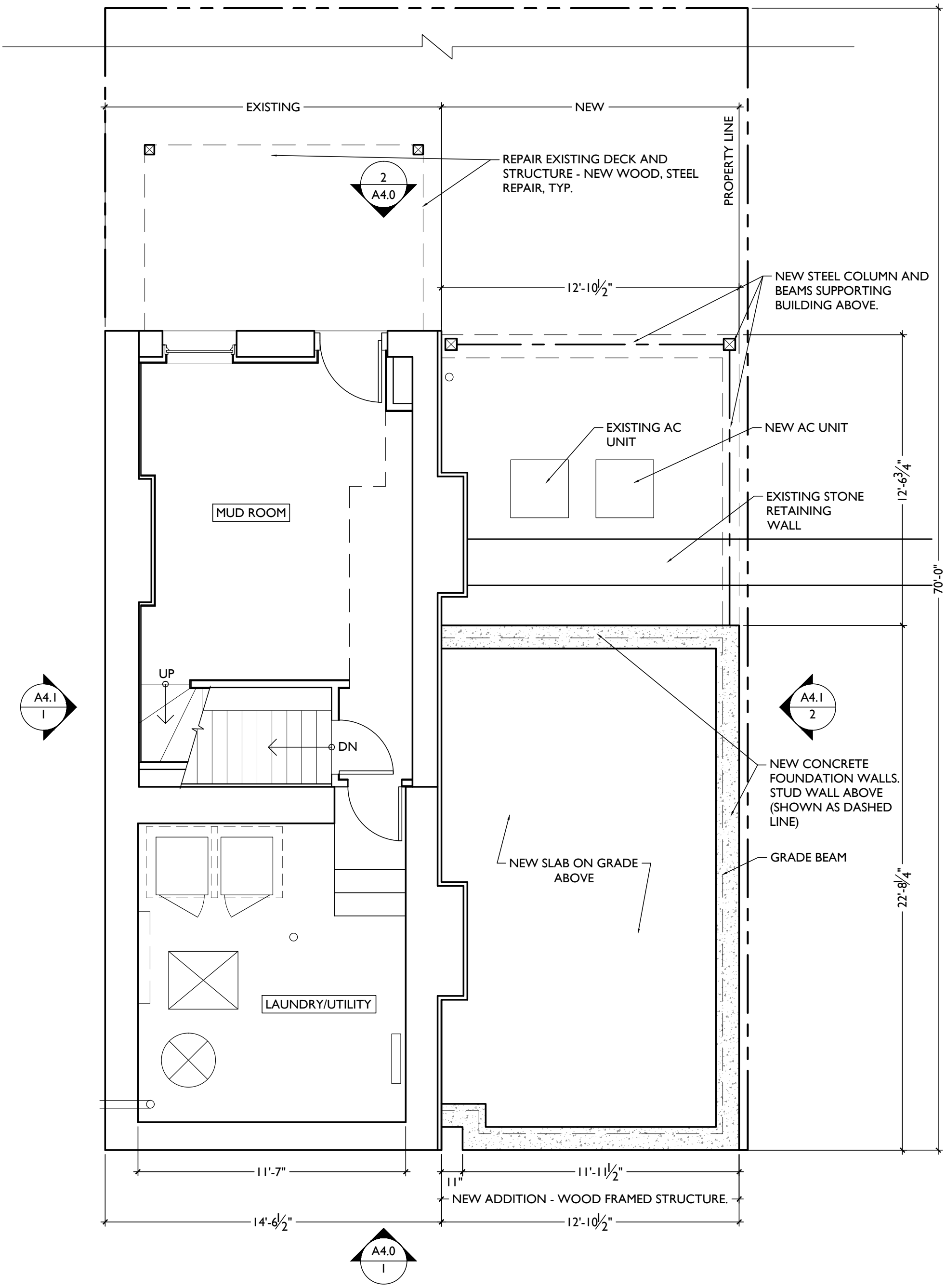

BASEMENT NEW WORK PLAN

1 / A3.0

scale: 1/4" = 1'-0"

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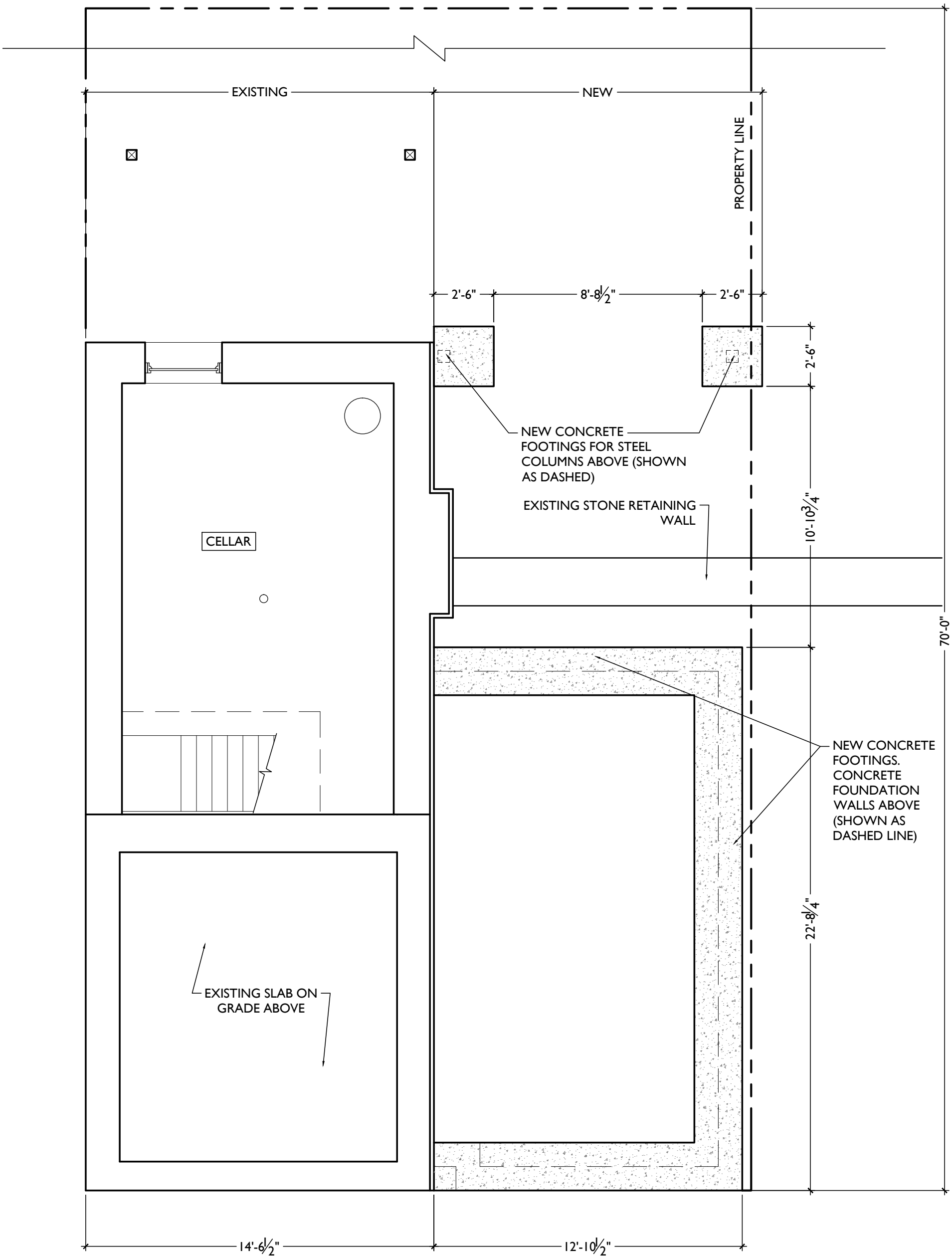

1 A3.0-S CELLAR/FOUNDATION NEW WORK PLAN

scale: 1/4" = 1'-0"

A3.0-S

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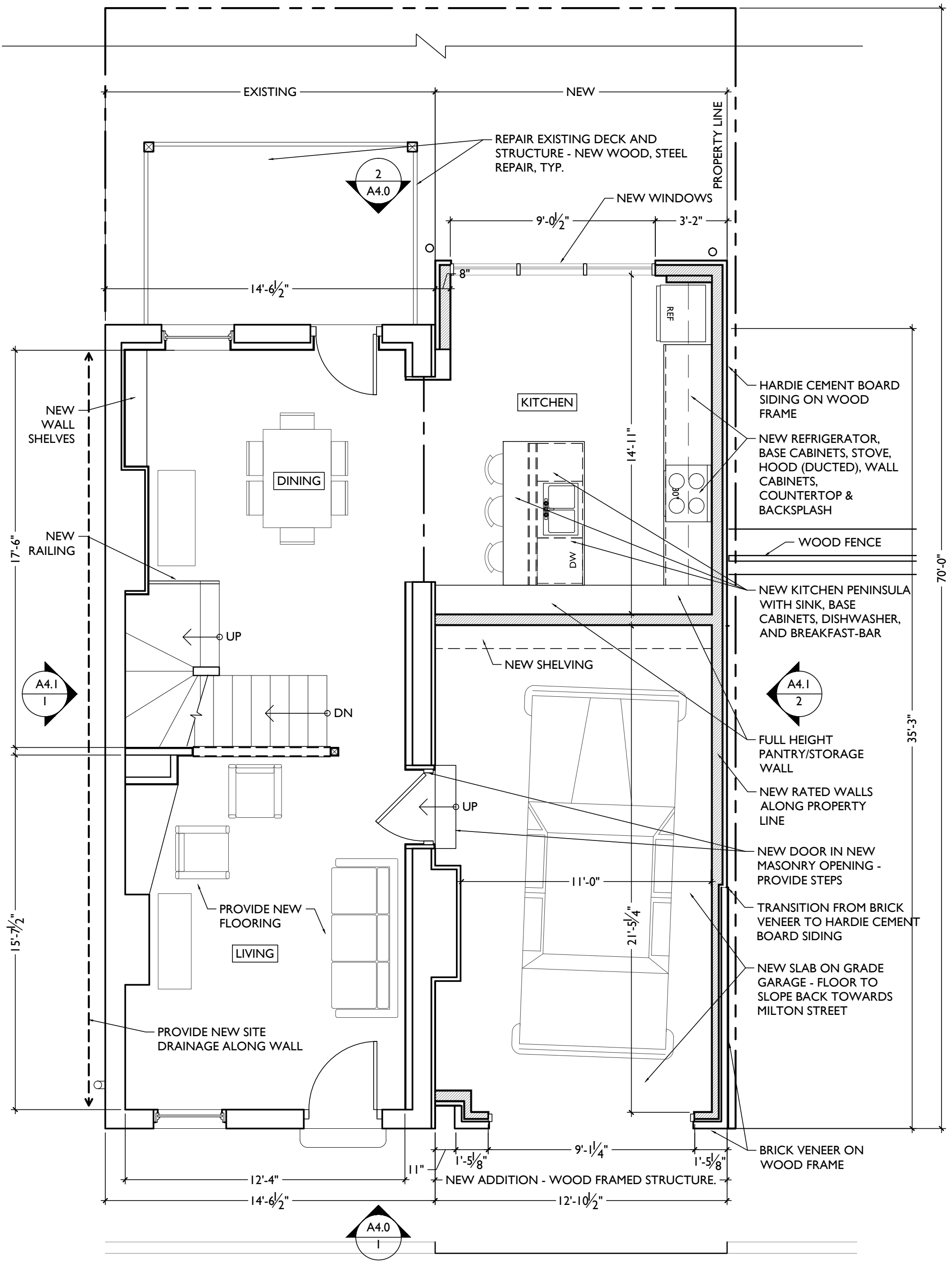

FIRST FLOOR NEW WORK PLAN

1 / A3.1

scale: 1/4" = 1'-0"

A3.1

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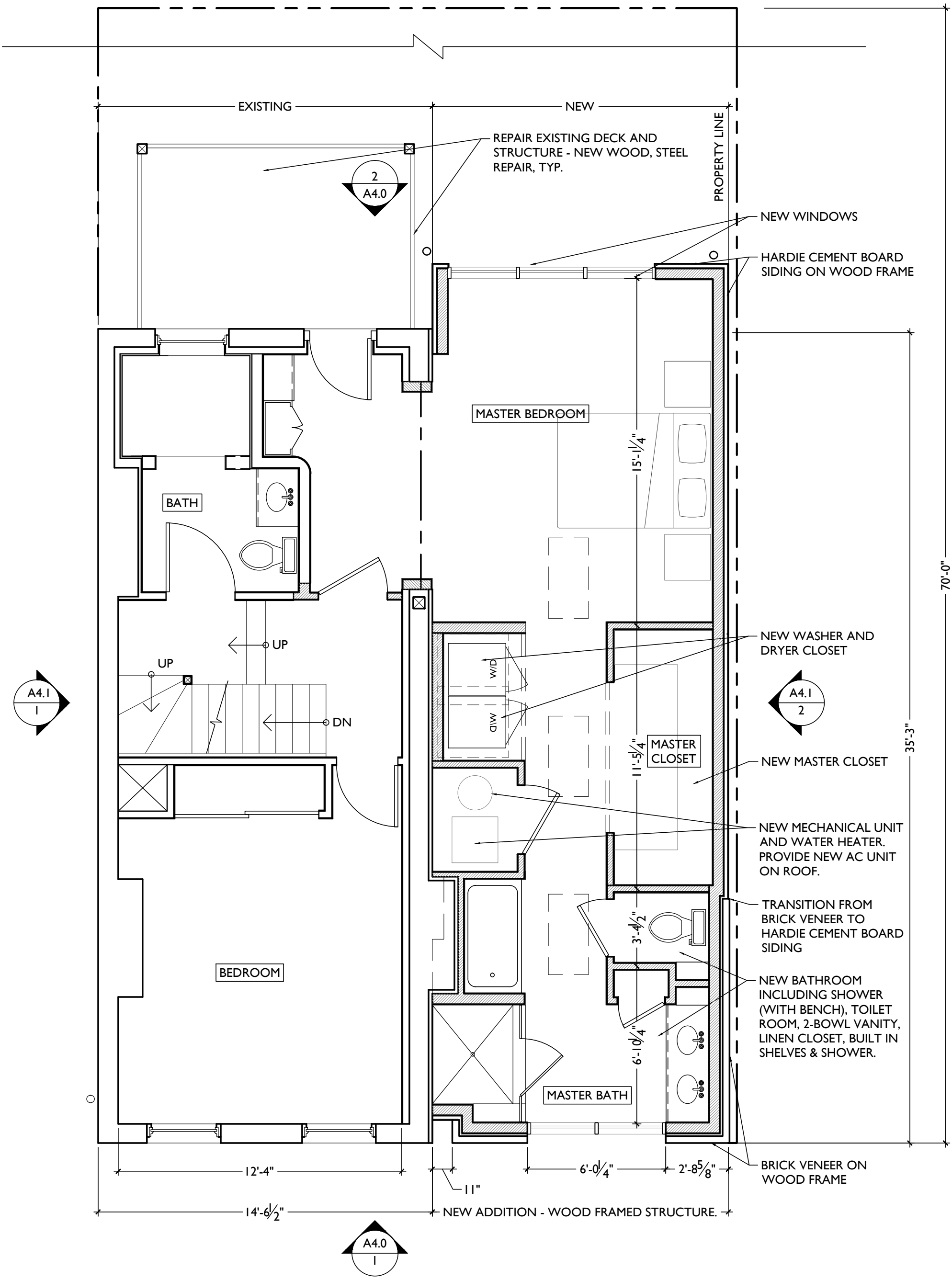

SECOND FLOOR NEW WORK PLAN

1 / A3.2

scale: 1/4" = 1'-0"

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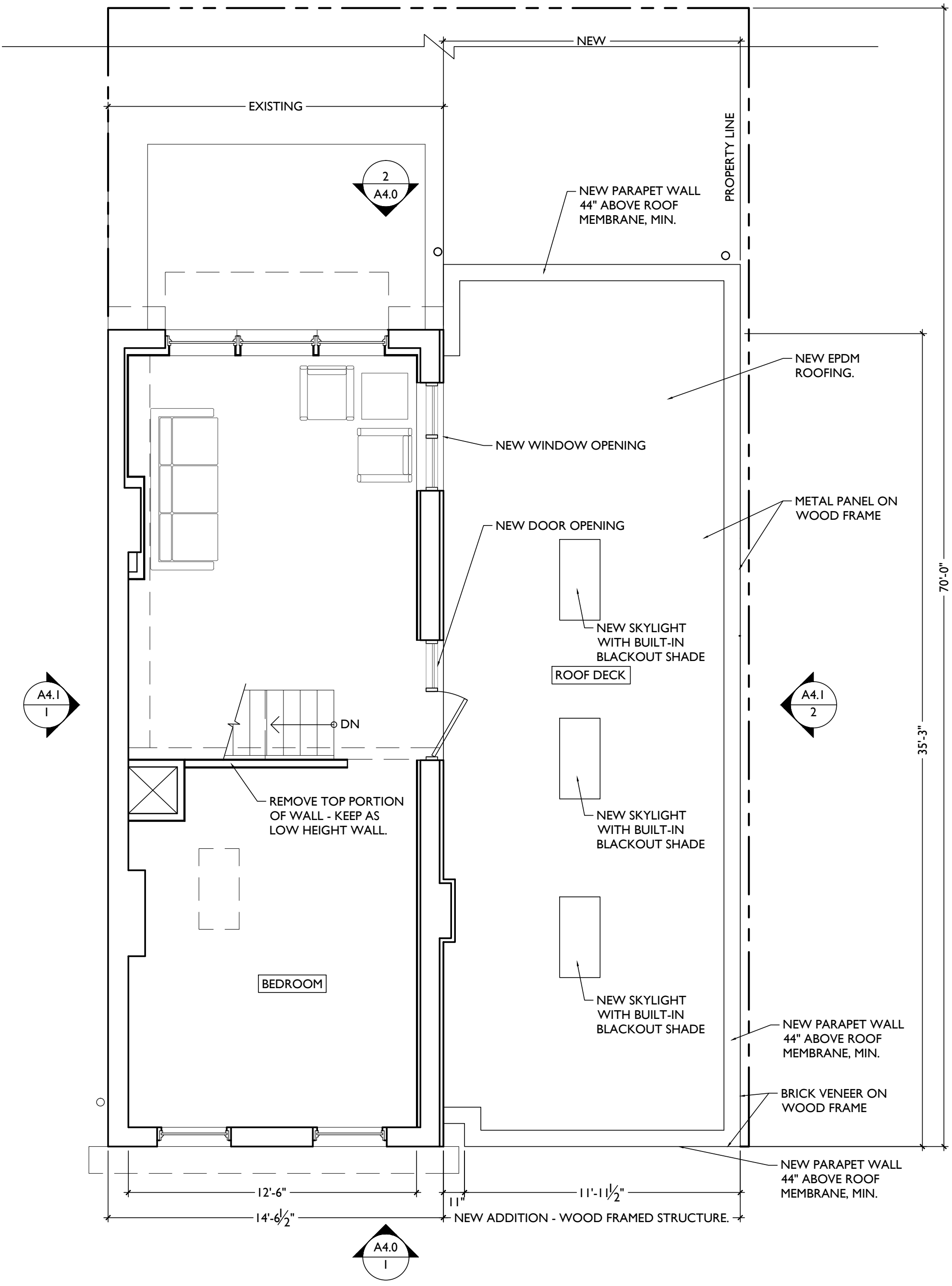

THIRD FLOOR NEW WORK PLAN

1 / A3.3

scale: 1/4" = 1'-0"

A3.3

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

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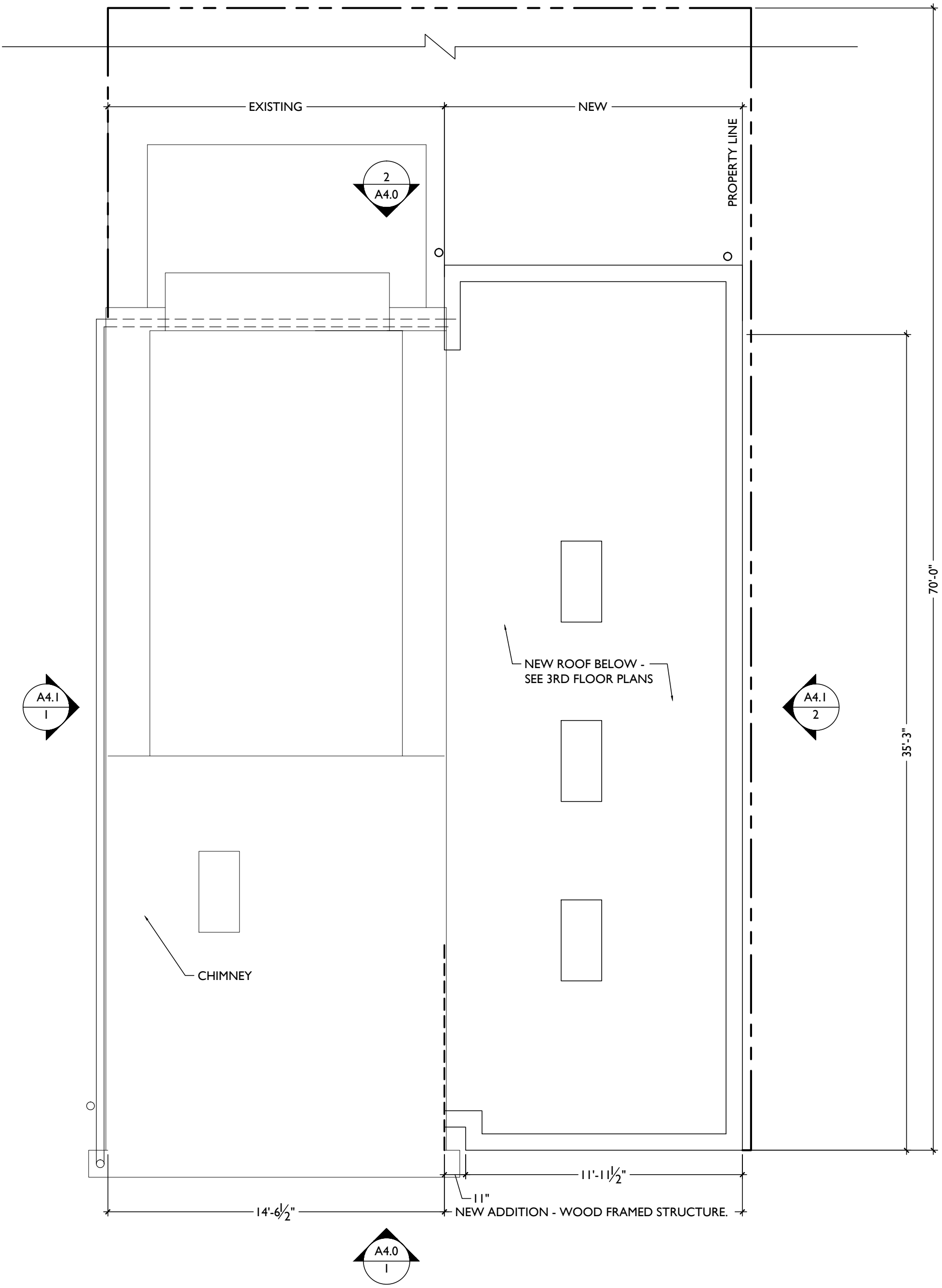

ROOF NEW WORK PLAN

1 / A3.4

scale: 1/4" = 1'-0"

A3.4

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2 / A4.0

SOUTH (BACK) PROPOSED ELEVATION

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

1 / A4.0

NORTH (STREET) PROPOSED ELEVATION

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

A4.0

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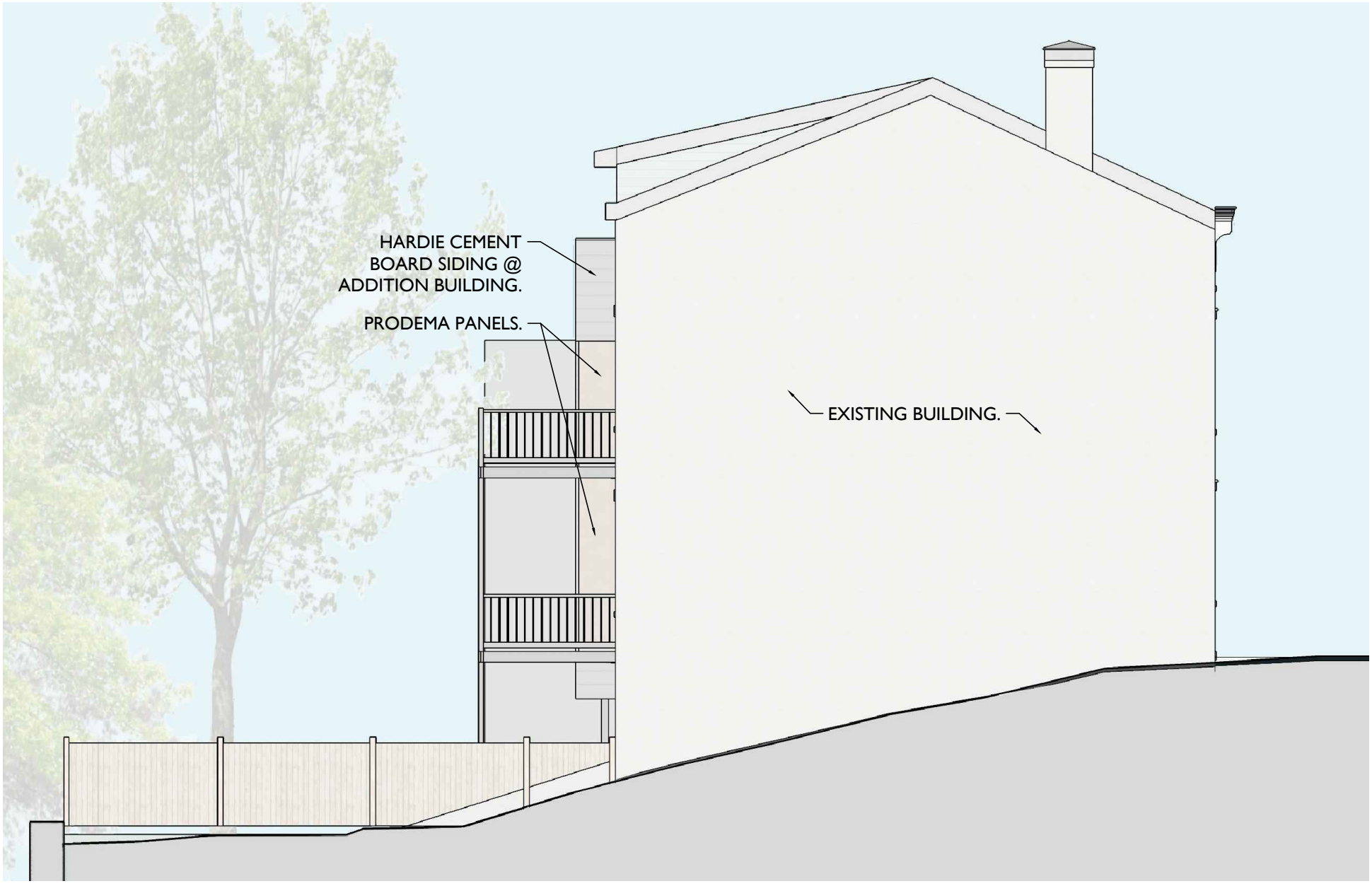
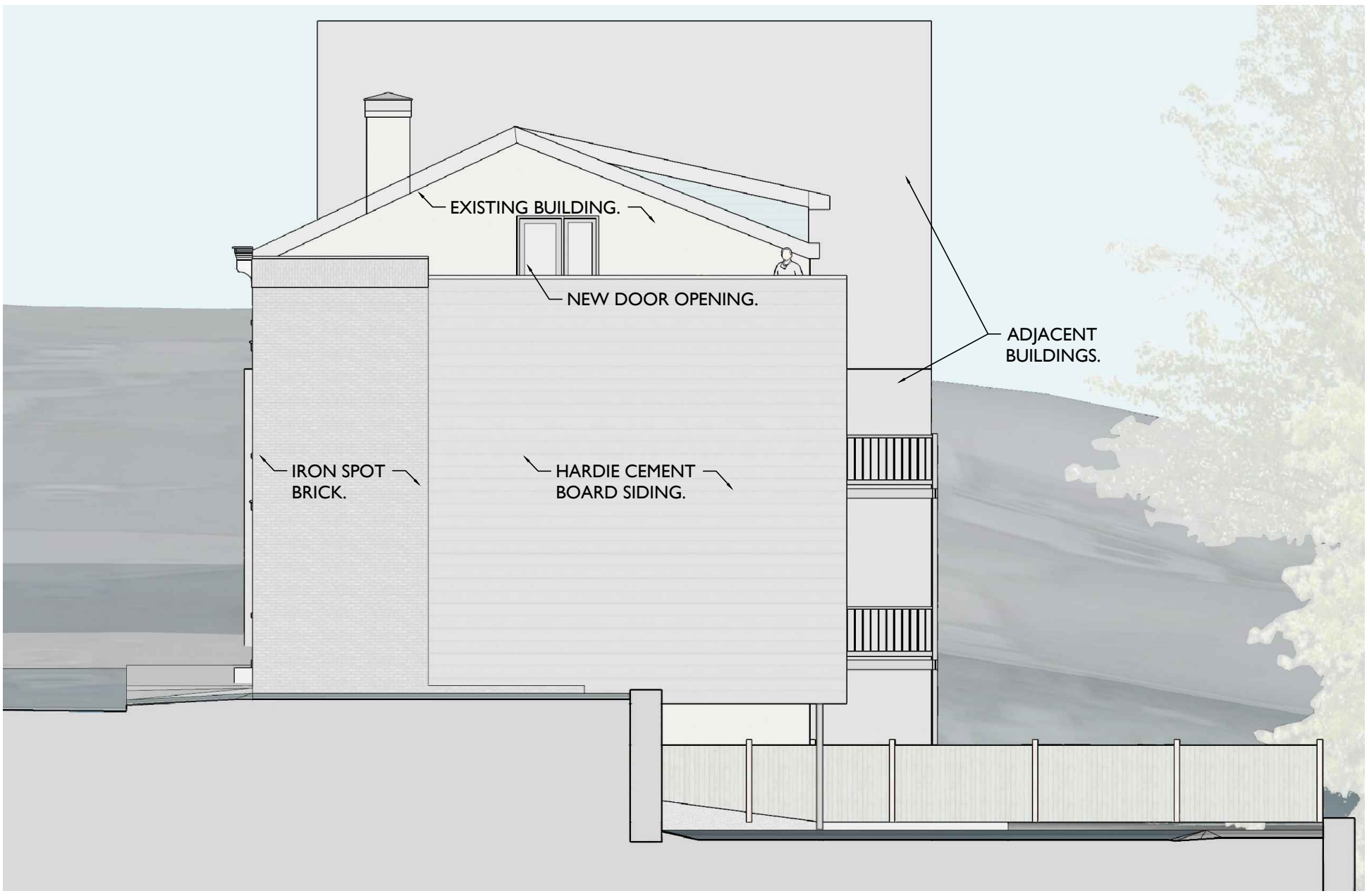


2 / A4.1

EAST PROPOSED ELEVATION

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



1 / A4.1

WEST PROPOSED ELEVATION

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

A4.1

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

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1
A5.0

EXTERIOR PERSPECTIVES

scale: not applicable

A5.0

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

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Prospect Hill

A Historic Mount Auburn Community

September 12, 2016

City of Cincinnati Historic Conservation Board
805 Central Parkway, Suite 500
Cincinnati, OH 45202

Dear Members of the City of Cincinnati Historic Conservation Board,

This is a letter on behalf of the Prospect Hill Neighborhood Association in regards to the proposed addition to Alan Eccard and Ashley Bedel's home at 423 Milton Street. The proposed addition consists of a brick and siding clad 2-story structure, to be built in the adjacent lot (421 Milton Street). The Milton street façade features a garage door on the first floor and (2) double-hung windows above. The rear of the building is to be a modern façade with a mixture of various window types and siding.

The Prospect Hill Neighborhood Association hereby supports the new addition as presented to the association on September 12th. We feel that the new two story addition would complement the existing home while maintaining the character of the neighborhood, and has been designed in compliance with the Prospect Hill Historic District Design Guidelines.

Sincerely,

Christy Samad
President
Prospect Hill Neighborhood Association