

---

---

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

---

APPLICATION #: ZHCOA2019053  
APPLICANT: Jeff Luggen  
OWNER: same  
ADDRESS: **2037 Elm Street**  
PARCELS: 096-0005-0160  
ZONING: UM  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: August 2, 2019  
HEARING DATE: August 19, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for roof top deck at the front and attached rear decks on the rear.

### **Existing Conditions:**

The property at 2037 Elm Street is a 3 story contributing building that was originally built as a mixed use building. The storefront has been filled in and the property is currently being used as a 3 family building.



Figure 1: Street View of 2037 Elm Street Pictures provided by Google Street Views.

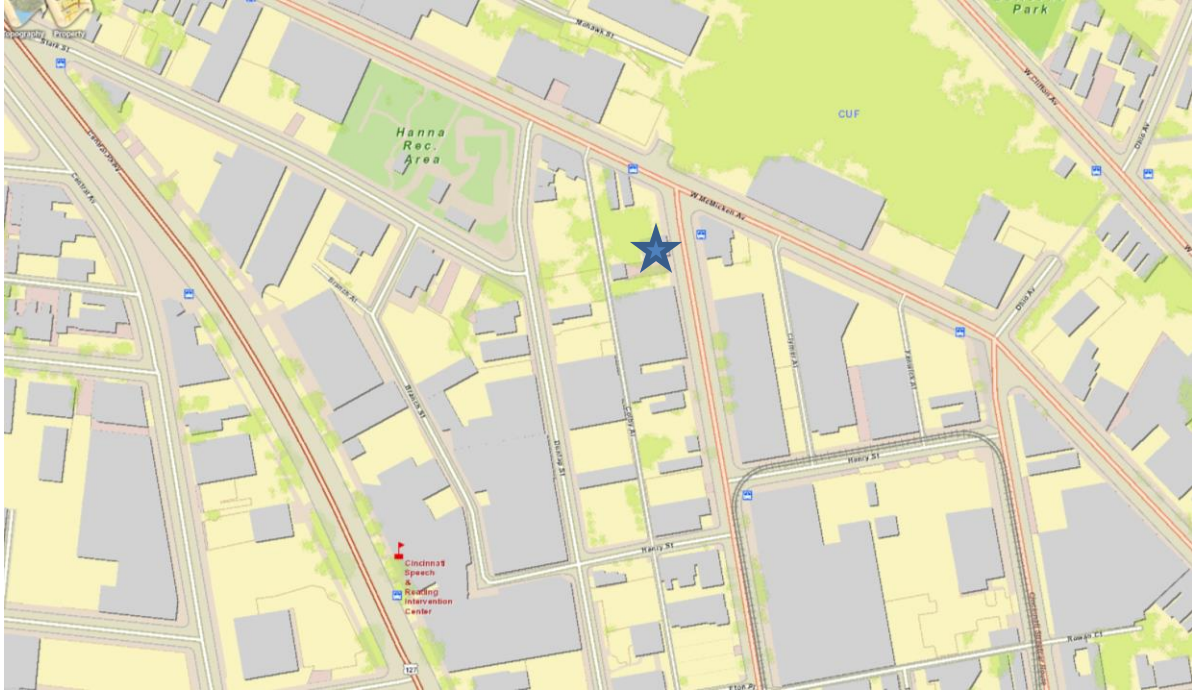


Figure 2: Map of 2037 Elm Street. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal at 2037 Elm Street

- 1. Rehabilitation of a 3 family building.
- 2. Removal of non-historic storefront and a new storefront system.
- 3. New windows throughout.
- 4. New roof deck and rear deck at 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1410	Urban Mix
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The proposal meets all underlying zoning requirements. The proposal is for a 3 family, and the building currently is a 3 family.

## **Certificate of Appropriateness Review**

**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 (see section on cleaning). 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 building had been built as a mixed use building. The storefront had previously been filled in to accommodate a residential unit within the storefront space. The applicant is proposing to retain the residential space but reintroduce a storefront system. The proposed system is a simple and appropriate system with a kneewall, large plate glass and transoms. The original cast iron storefront system is being retained and rehabilitated.*

**14. 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 applicant is proposing decks that cut into the roof and do not add height or change the overall shape or slope of the roof. The roof deck is in on the slope of the roof facing the public right of way but as it is recessed and uses the cornice as the railing, the deck will not be highly visible and will not overwhelm the architecture of the building.*

*A 2-story rear deck will also be built. This deck is a simple deck that will not affect the architecture of the building and will not be highly visible from the public right of ways.*

### **Other Considerations:**

**Prehearing Results:** July 31, 2019. This pre-hearing was not attended by the applicant or anyone from the public.

## **Recommendation:**

### **I. CERTIFICATE OF APPROPRIATENESS**

- A. Approve** the application for Certificate of Appropriateness for roof decks, a rear deck and new storefront system at 2037 Elm Street per the drawings submitted by PCA Architecture dated 6.18.2019 with the following conditions
1. Building permits must be issued within 2 years of the COA will expire.
  2. The applicant shall submit a fire escape inspection report and application concurrently with their building permit application.

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

1. That the property owner and applicant has demonstrated by credible evidence that the proposal substantially conforms to the Over-the-Rhine Historic Conservation District Guidelines.

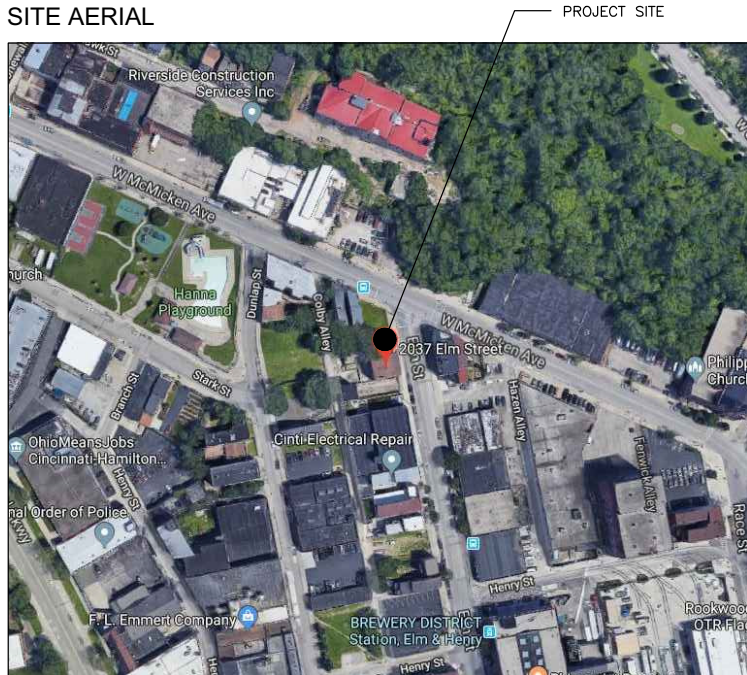
## DRAWING INDEX

A0.0	COVER SHEET
A0.1	SITE CONTEXT EXISTING CONDITIONS
A0.2	SITE PLAN
A1.0	EXISTING DEMOLITION PLANS
A1.1	PROPOSED FLOOR PLANS
A2.0	BUILDING ELEVATIONS
A3.0	DOOR SCHEDULE AND FENCE DETAILS
A4.0	MATERIALS
A5.0	SECTIONS

## BUILDING AREA

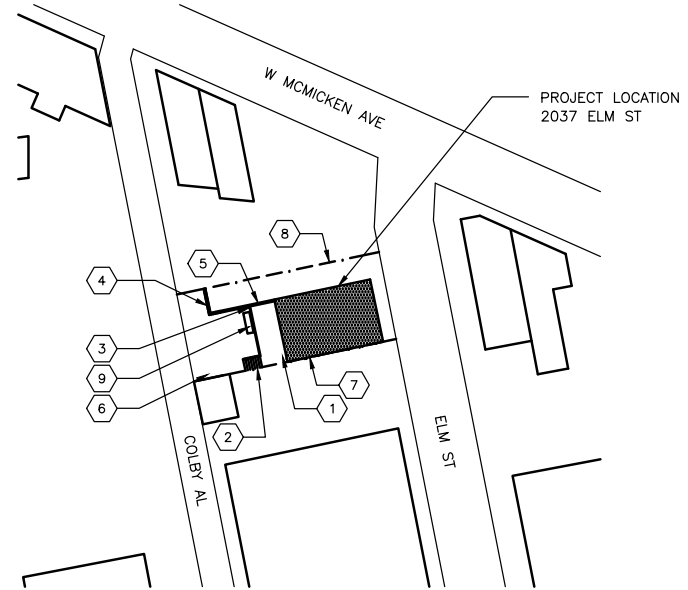
BASEMENT	1,175 SF
FIRST FLOOR	1,100 SF
SECOND FLOOR	1,255 SF
THIRD FLOOR	1,240 SF
FOURTH FLOOR	1,050 SF

## SITE AERIAL



## PROJECT DESCRIPTION

RENOVATION OF AN EXISTING 4-STORY, (CURRENTLY VACANT) RESIDENTIAL BUILDING INTO A 3-UNIT APARTMENT BUILDING. WORK WILL INCLUDE STRUCTURAL IMPROVEMENTS, NEW INTERIOR PARTITIONS, NEW KITCHENS AND BATHROOMS AND NEW MEP. THE PROJECT DOES NOT SEE ANY PUBLIC SUBSIDY AND WILL SEEK MARKET-RATE TENANTS.



## SITE CONTEXT

## DRAWING NOTES

1. HVAC CONDENSER LOCATION
2. NEW CONCRETE STAIRS
3. NEW CONCRETE RETAINING WALL AND WOOD/METAL GUARDRAIL
4. EXISTING STONE RETAINING WALL TO REMAIN.
5. NEW CONCRETE RETAINING WALL
6. PARKING PAD
7. SOUTH PROPERTY LINE
8. NEW NORTH PROPERTY LINE, MOVED 10' NORTH
9. PROPOSED GARBAGE CAN LOCATION

NOTE:  
THIS SITE PLAN IS FOR DESIGN AND PERMIT PURPOSES ONLY AND IS NOT INTENDED TO BE CONSTRUED AS AN ACTUAL SITE SURVEY AS PREPARED BY A CIVIL ENGINEER OR REGISTERED SURVEYOR.



ELM STREET - LOOKING SOUTH



COLBY ALLEY - LOOKING SOUTH



ELM STREET - PRIMARY FACADE



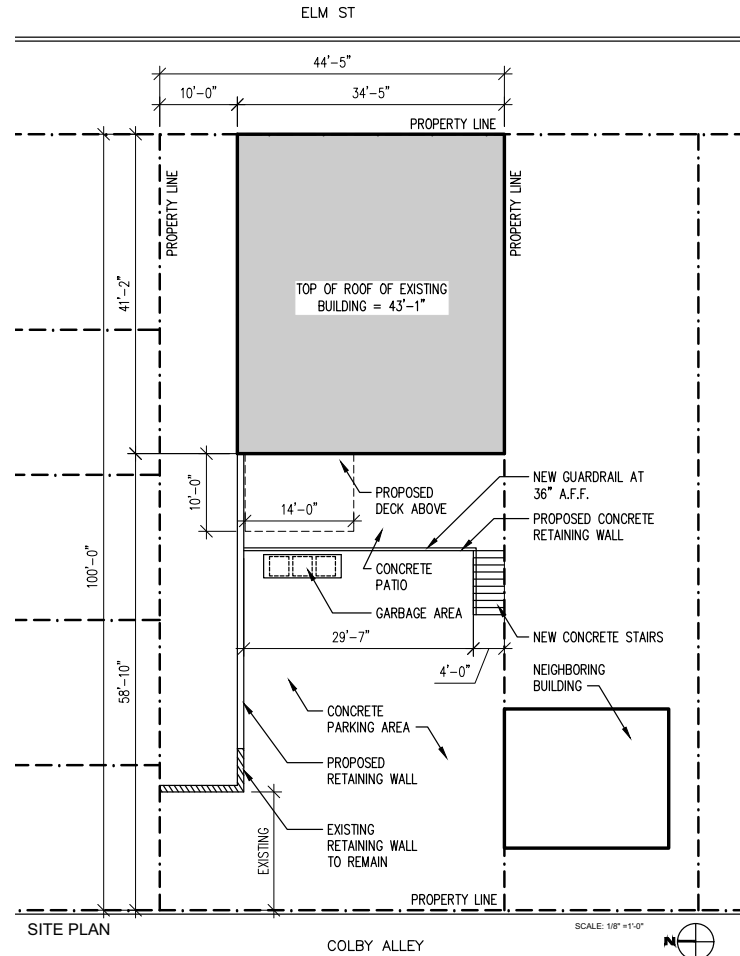
ELM STREET - LOOKING NORTH TO W. MCMICKEN



COLBY ALLEY - LOOKING NORTH TO W. MCMICKEN



COLBY ALLEY - PRIMARY FACADE



SITE PLAN

COLBY ALLEY

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



**A0.2**

2018-115

ISSUED FOR CCA

2010 CB, IT

BUILDING RENOVATION  
FOR  
**2037 ELM LLC**  
2037 ELM STREET  
CINCINNATI, OH 45202

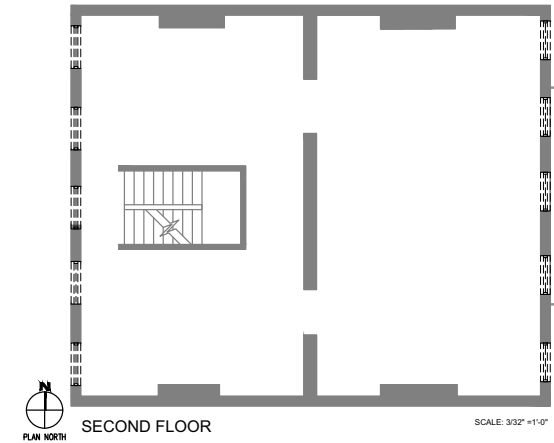
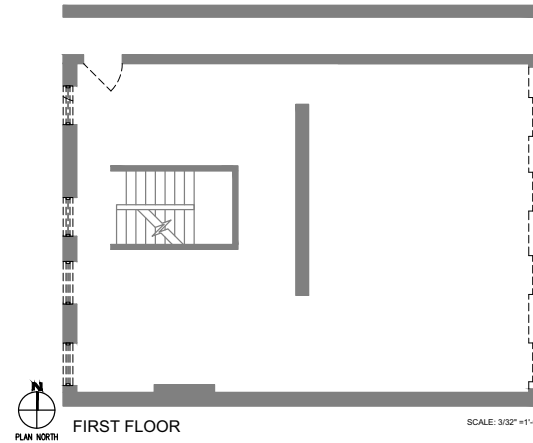
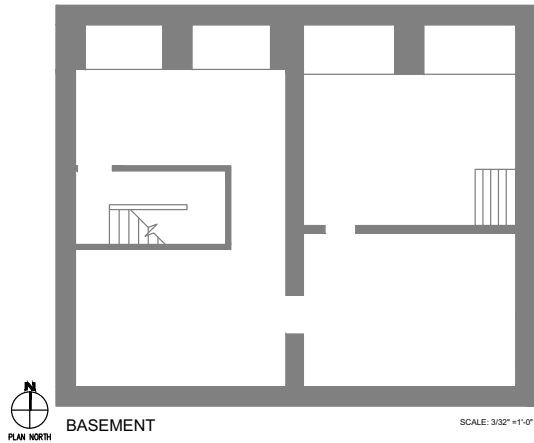
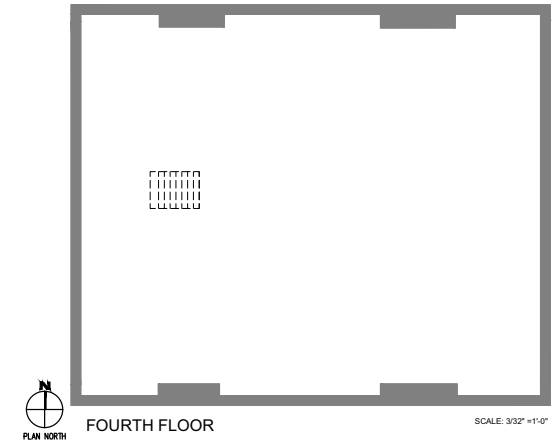
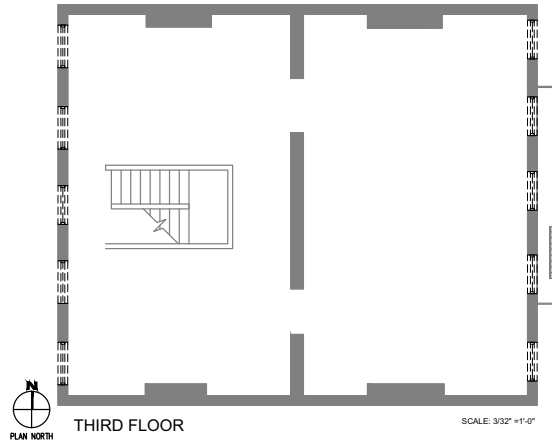
SITE PLAN

1881 DIXIE HIGHWAY  
SUITE 130  
FT. WRIGHT, KY 41011  
P: 858.431.8612  
F: 858.431.8611

PCA ARCHITECTURE

## GENERAL DEMOLITION NOTES

1. EXISTING FIRE ESCAPES TO REMAIN
2. ALL EXISTING CHIMNEYS TO REMAIN
3. ALL DOORS AND WINDOWS SHALL BE REPLACED
4. REMOVE PORTION OF ROOF FOR NEW ROOFTOP DECK
5. REMOVE FIRST FLOOR FACADE AND CONSTRUCT NEW STOREFRONT
6. REMOVE LADDER ACCESS TO FOURTH FLOOR



A1.0

2018-115

2018.08.11

ISSUED FOR CCA

BUILDING RENOVATION  
FOR  
**2037 ELM LLC**  
2037 ELM STREET  
CINCINNATI, OH 45202

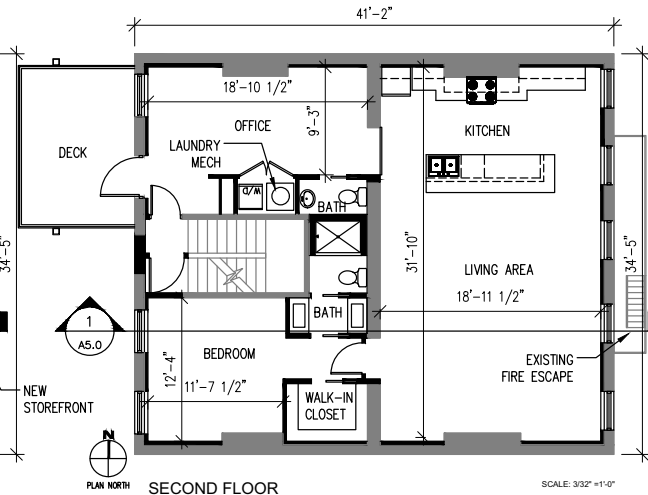
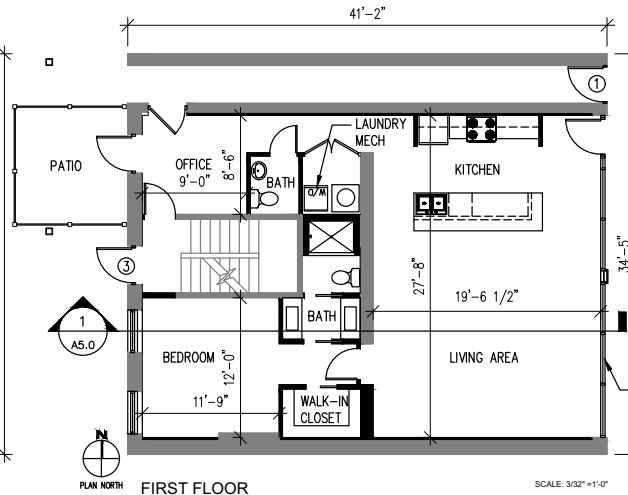
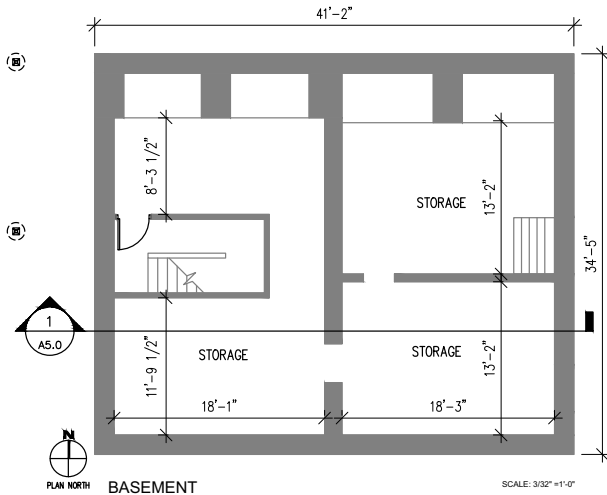
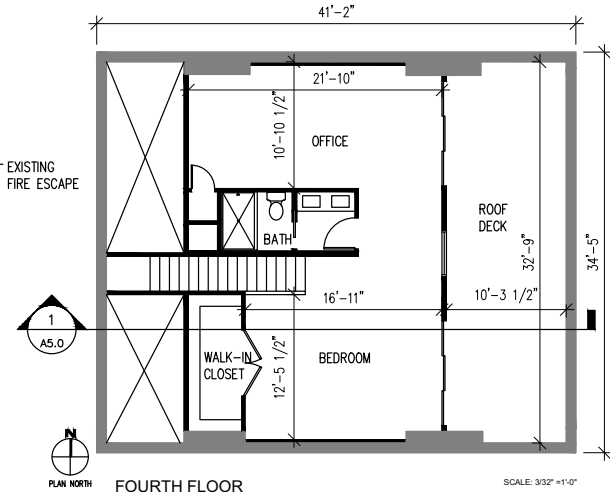
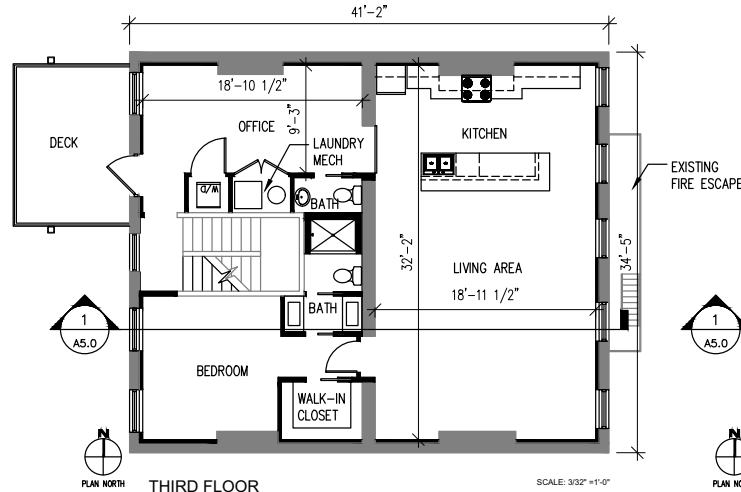
EXISTING DEMOLITION  
PLANS

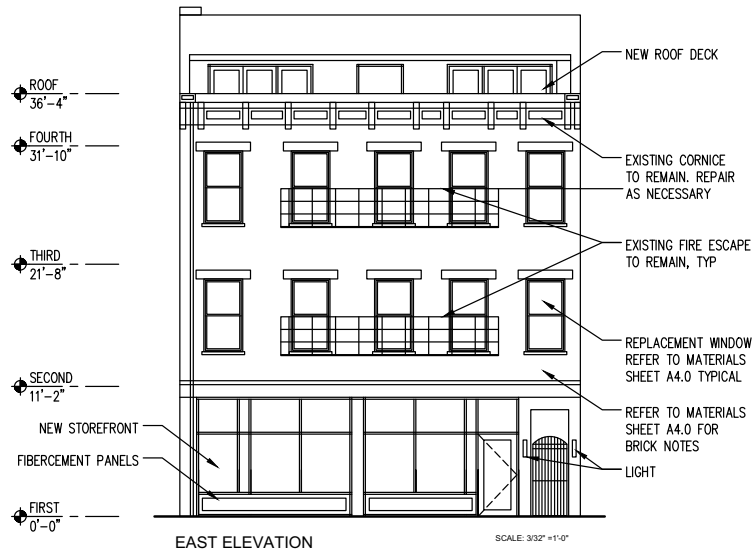
1801 DIXIE HIGHWAY  
SUITE 130  
FT. WRIGHT, OH 45411  
P: 858.431.8612  
F: 888.431.8611



## GENERAL NOTES

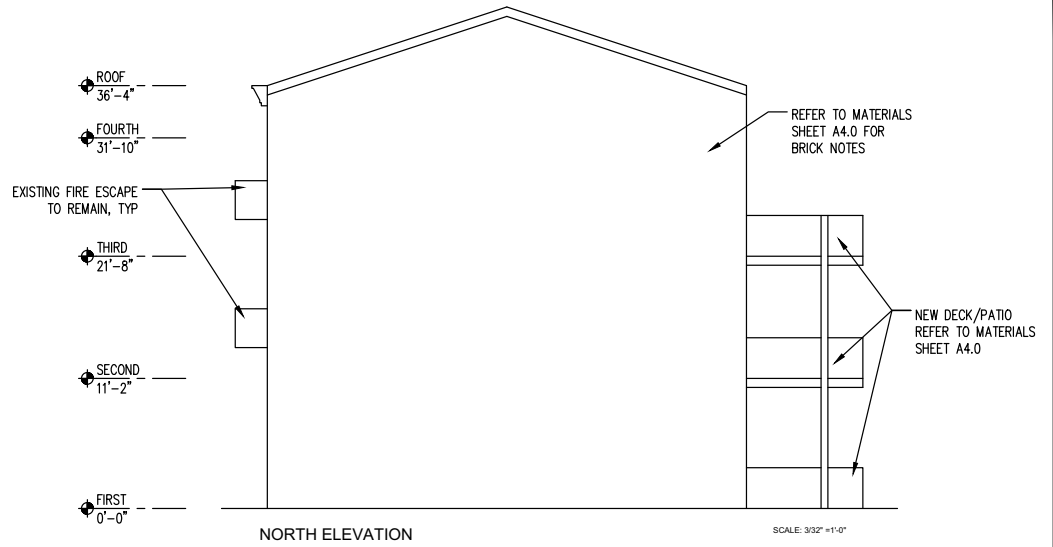
1. EXISTING INTERIOR STAIRS TO REMAIN
2. INSTALL NEW STAIRS TO FOURTH FLOOR
3. INSTALL NEW STOREFRONT AT FIRST FLOOR
4. ALL NEW WALLS SHOWN AS SOLID BLACK





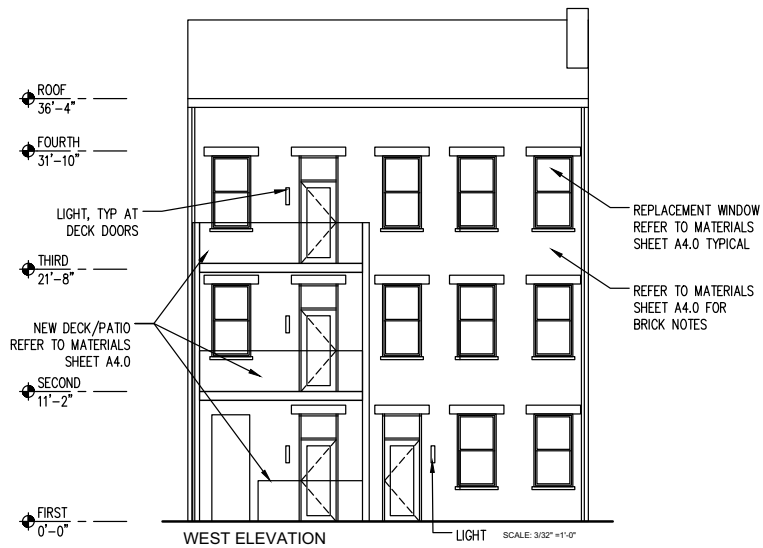
EAST ELEVATION

SCALE: 3/32" = 1'-0"



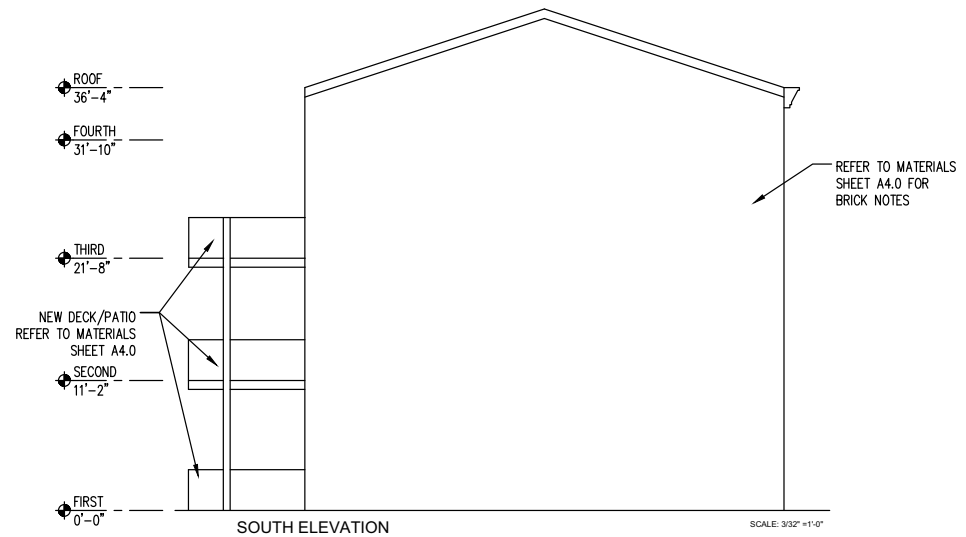
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



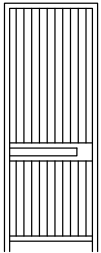
WEST ELEVATION

SCALE: 3/32" = 1'-0"



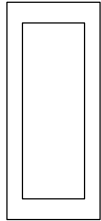
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



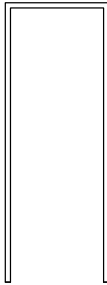
A

BREEZEWAY GATE  
1-1/2" STEEL TUBE  
FRAME W/ 3/4" STEEL  
BALUSTERS



B

ALUMINUM  
STOREFRONT



1

STEEL FRAME



2

TRANSOM W/  
TEMPERED GLAZING  
(EXISTING OPENING)

DOOR AND FRAME STYLES

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

DOOR SCHEDULE

DOOR ID	DESCRIPTION	DOOR			FRAME			HARDWARE	REMARKS
		MATERIAL	FINISH	TYPE	MATERIAL	FINISH	TYPE		
01	BREEZEWAY GATE	SL	PT	A	SL	PT	1	HW-1	1,2
02	FRONT ENTRY	AL	PF	B	AL	PF	2	HW-2	2
03	MAIN ENTRY	AL	PF	B	AL	PF	2	HW-2	2

DOOR SCHEDULE GENERAL NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- ALL GLAZING IN DOORS SHALL BE TEMPERED.
- ALL NEW DOOR OPENINGS SHALL MATCH EXISTING DOOR HEIGHTS AND STYLES
- ALL DOORS TO BE PAINTED OR STAINED WOOD, INCLUDING TOPS AND BOTTOMS
- GC / DOOR SUPPLIER TO VERIFY DOOR OPENING SIZES IN ALL DOOR FRAMES / OPENINGS TO RECEIVE NEW DOORS
- ABBREVIATIONS: SL-STEEL AL-ALUMINUM PT-PAINTED PF-PREFINISHED

REMARKS

- DOOR SHALL PROVIDE 32" CLEAR OPENING BETWEEN THE FACE OF THE DOOR AND THE LATCH SIDE DOOR STOP WHEN OPENING 90 DEGREES
- FIELD VERIFY EXISTING OPENING

HARDWARE SCHEDULE

HW-1: BREEZEWAY GATE SET

- DEADBOLT BY KEY OUTSIDE, THUMB TURN INSIDE WITH PASSAGE FUNCTION, LEVER HANDLE. ELECTRONIC CONTROL BY INDIVIDUAL APARTMENTS
- WEATHERSTRIPPING
- ALUMINUM THRESHOLD
- DOORSTOP
- CLOSER

HW-2: BUILDING ENTRANCE DOOR SET

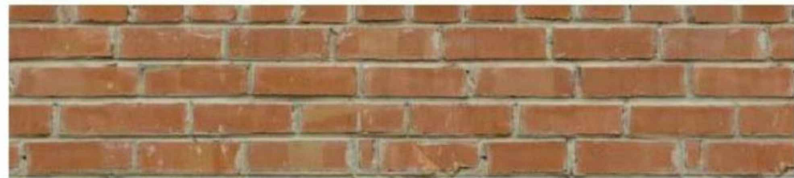
- DEADBOLT BY KEY OUTSIDE, THUMB TURN INSIDE WITH PASSAGE FUNCTION, LEVER HANDLE
- WEATHERSTRIPPING
- ALUMINUM THRESHOLD
- DOORSTOP
- CLOSER



MATERIALS



REPLACEMENT WINDOWS  
 SUNCLAD BRAND ALUMINUM CLAD WOOD  
 DOUBLE HUNG WINDOWS



EXPOSED BRICK  
 RE-POINT AND REPAIR BRICK AS REQUIRED. NO PAINT PROPOSED DUE TO GENERALLY  
 GOOD QUALITY OF EXISTING BRICK.



PORCH FENCING  
 REPRESENTATIVE SAMPLE, NOT ACTUAL  
 CONSTRUCTION.  
 DESIGN INTENT: STAINED WOOD FRAME WITH METAL  
 FENCING INFILL WITH MINIMAL AESTHETIC



## APPLICATION FOR DIMENSIONAL VARIANCE or SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

APPLICATION #: ZH20190137/COA2019052  
APPLICANT: RDA Group Architects  
OWNER: Condominium Holdings LLC  
ADDRESS: **1510-1518 Pleasant St (Townhomes)**  
PARCELS: 081-0002-0526  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District\  
COMMUNITY: Over-the-Rhine  
REPORT DATE: July 31, 2019  
HEARING DATE: August 19, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

### **Details of Zoning Relief Required:**

1. **Section 1409-09 – Dimensional Variance** – Proposed variance from the 0 foot maximum front yard setbacks in CC-P. The applicants are proposing 3 foot setback at the front yard line; a 3 foot variance is required.
2. **Section 1425-29 (a) – Special Exception** – Proposed variance from the 3 foot width perimeter landscape area. The applicants are proposing a no landscaping between their parking area and the neighboring parking area.

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for new construction of 4, 2 story townhomes. The applicant is also seeking zoning relief from 1409-09 developmental regulations for setbacks and 1425-29 requirements for perimeter landscaping

### **Existing Conditions:**

The subject parcel is a vacant piece of land. There are currently multiple different lots that will be consolidated and replatted. There are three story existing contributing buildings to the north, south and across the street.

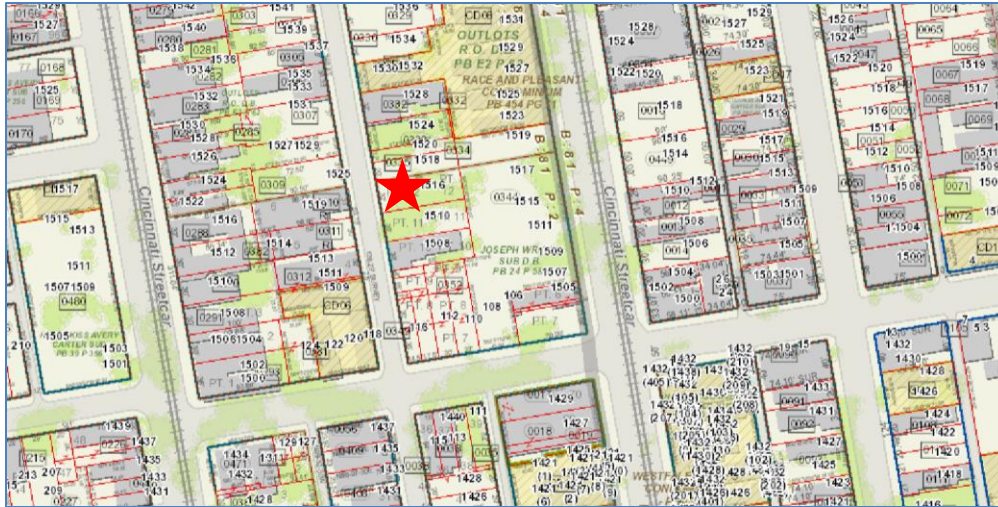


Figure 1. Location of 1510-1524 Pleasant Street. Image courtesy of CAGIS.

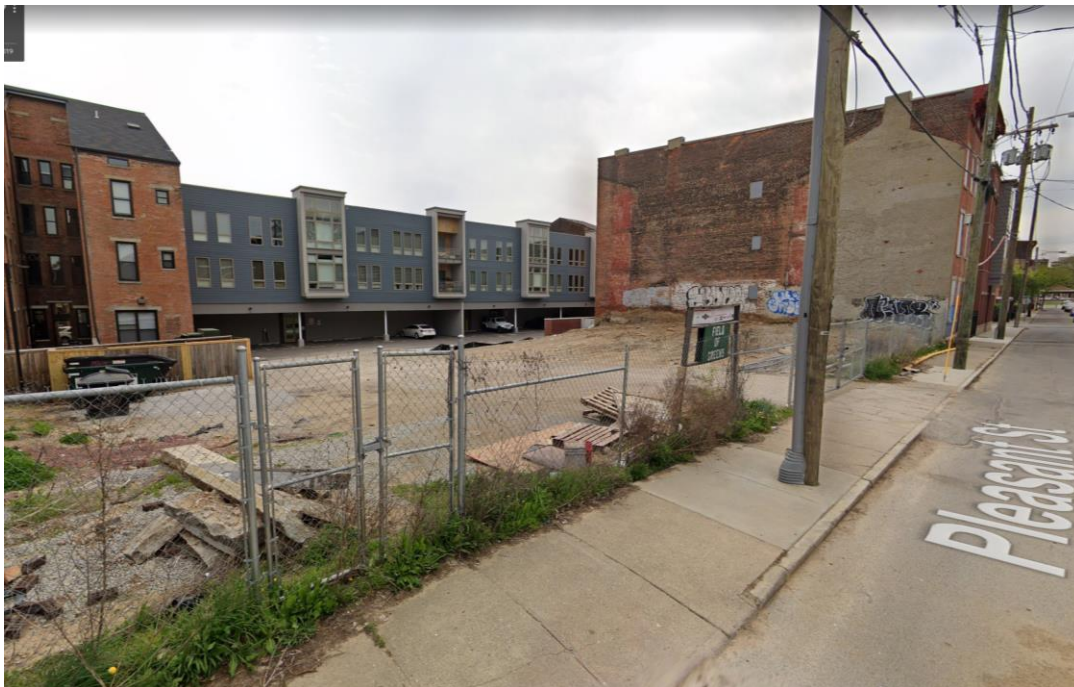


Figure 2. Existing condition 1510-1518 Pleasant Street. Image courtesy of Google.

**Proposed Conditions:**

Build a 4 new 2 story town homes.

- The main material will be a brick material.
- The buildings will be two stories tall with a simple composite cornice at the top.
- Windows will be evenly spaced out over the façade with either arched lintels or a cast stone band and simple sills.
- The entrance will be recessed into the buildings as to pro
- The buildings will be setback at the property line at the south corner where the new building meets the historic building. There will be a slight angle of the entire building back to a maximum of 4 feet due to a required distance from an existing Duke pole

in the sidewalk right of way.

**Previous Reviews:** A similar proposal for 5 townhouses, 4 connected and one separated from the rest came before the board in February 2017. This proposal and the related zoning relief were approved. This application has changes to the architecture of the building and a 1 foot rather than a 2.5 ft front setback, but overall the massing, size and scale are all similar.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-P
Variance Request:	Section 1419 Section 1409	Parking Lot Regulations Development Standards
Variance Authority:	<a href="#">Section 1445-07</a>	HCB authority: <a href="#">Section 1435-05-4</a>
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-15</a>	General Standards: Public Interest Standards for Variances
Overlays:	<a href="#">Section 1435</a> <a href="#">Section 1433</a>	Historic Preservation Hillside Overlay Districts
Historic Dist./Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of App.; Standard of Review

**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 CC-P. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to front yard setback requirements of the CC-P designation. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*
- 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 potentially increase because of a new development at the site, but it is anticipated that it will not overload the adjacent streets. The internal*

*circulation system for parking and one driveway for the complex is properly designed. The dwellings provide onsite parking spaces above minimum requirements of the Zoning Code.*

- 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.*
- 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 will not have an adverse impact on the neighborhood. The proposed setback is minimal and is due to an existing condition that is not in the applicant's control.*  
*The parking lot will be screened from view from the adjacent streets, landscaping as a buffer between properties is not needed. Further the applicants are trying to maximize onsite parking and circulation.*
- 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. Neighboring land and buildings will not be adversely impacted by the proposed development and a vacant lot will have new buildings and use.*
- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will improve the aesthetic appeal of the streetscape on this stretch of Pleasant Street.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed development will add to the tax base of the City of Cincinnati.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project may have a minor job creation effect during construction.*
- 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 building on formally vacant land.*

- 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 granting of the variances for setback and a special exception from the perimeter landscaping will allow for a residential development that will be to work around an existing condition while being sensitive to the setback of an existing building. The setback is slight and won't be noticeable due to the continuation of the sidewalk material up to the building.*

- (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 would not deprive the owner of economically viable use, but the setback request is minimal. As parking is a challenge in the neighborhood, maximizing parking is important to the success of projects in the neighborhood. Additionally, per the Over-the-Rhine Conservation Guidelines, new construction on vacant sites can improve both the physical quality and economic vitality of the neighborhood.*

#### **Certificate of Appropriateness Review:**

The applicants have used a similar language and massing as was proposed before. This infill would be considered invention within a style and is an appropriate design for the neighborhood.

#### **Applicable Guidelines**

##### **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.

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.
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.
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.

#### 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.

**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 proposed development consists of four rowhouses each with a defined base, middle and top. Residential buildings often have a minimal base; however, the base is clearly delineated by a change in brick color and a horizontal banding. The*

*middle is defined by two floors of evenly spaced windows and a front entrance. The cornice lines are simple and appropriately sized for the buildings.*

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 building has a shed roof. There are several two story buildings in the district with a shed roof, while this is less common on two story buildings and two story buildings typically have low-pitched gable roof. The two story building across the street does not have a gabled roof, but rather a flat roof. Providing some dimension to the roof through a shed roof is acceptable.*

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 proposed windows in the development are compatible with the neighboring buildings as they are 2:1 in size. The windows are punched openings on the front and punched and a grouped patio door system on the back.*

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 building and storefront is not applicable to this project.*

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 properties, 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.

*The building will appear to have a zero setback and will meet the setback of an adjacent building to the south and will angle slightly to have the required amount of clearance from an existing utility pole.*

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 rhythm of the proposed development is consistent with surrounding buildings. Each building is 20' wide. And a slight change in height between the cornices helps to create a regular rhythm along the street.*

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

*As each townhouse is taller than it is wide, a strong vertical emphasis is created by the individual units. The vertical oriented windows, having windows in columns and vertical joint line between the individual townhouses where the brick changes color creates a strong vertical emphasis.*

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 proposed infill building will be two stories tall. The contributing buildings to the north and south of the townhouses are three stories and the building across the street is two stories. The height is compatible with the guidelines.*

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.

*Proposed materials include brick veneer, cast stone, clad windows, and composite cornice railing and wood decking. These are all acceptable materials and materials that have been previously approved on the infill on the same block.*

#### 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.

*The proposed rear decks are appropriate as they will not detract from the character of the building and will not be visible from the street.*

#### Other Considerations:

**Prehearing Results:** A prehearing was held on July 31, 2019. The applicants and staff were present.

#### **Comments Provided to Staff by August 7: NA**

#### **Consistency with *Plan Cincinnati (2012)*:**

The proposed project is consistent with the “Live” Section of Plan Cincinnati, specifically the action step “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165).

#### **Other:**

#### Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING VARIANCE**

**A. DIMENSIONAL VARIANCE**

1. **APPROVE** the requested variance to Section 1409-09 to allow a front setback of 3 feet”.

**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. SPECIAL EXCEPTION**

**A. APPROVE** the special exception to Section 1425-29 to relieve the applicant of the requirements of parking lot perimeter landscaping.

**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.
3. The development of adequate onsite parking and the creation of the parking in the rear yards away from the public right of way sufficient warrant the exception.

**III. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** a Certificate of Appropriateness for 1510-1518 Pleasant Street submitted by RDA Architects stated dated 8/03/2019 including any revisions submitted for permit subject to staff review and approval with the following condition.

1. If applicant intends to create 4 attached single-family dwellings instead of a 4-family, a Subdivision Plat shall be recorded prior to any building permits being issued.
2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued. These are to include
  - i. Access easement to the garages.
  - ii. Maintenance Agreements for the shared drive
  - iii. HOA agreement
3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

**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. While each individual townhome building on its own conforms to the Over-the Rhine Historic Guidelines, when there are several buildings of similar design developed concurrently abutting each other, each individual building should provide subtle architectural differences among each distinct building to provide interest, to maintain the historic character of individual buildings being represented individually, and to minimize the potential for a repetitious development pattern.
3. The Special Exception is supported because the new parking area is effectively an expansion of the existing and approved parking area to the east.

# New Single Family Residences Pleasant Street Townhouses

Cincinnati, Ohio 45202

August 6, 2019

**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

STATE OF OHIO  
 ARCHITECTS  
 JONATHAN ROBERT SCHAAF #14503  
 EXPIRES 12/31/2019

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
 © RDA 2019

## OWNER / DEVELOPER



## DESIGN TEAM

ARCHITECT: **RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

STRUCTURAL ENGINEER:  
**New Millennium Building Engineers, LLC**  
 3146 Mount Carmel Road  
 Cincinnati, OH 45244 513/258-8050

## SHEET INDEX

TI	PROJECT INFORMATION
C1	PROPOSED SITE PLAN
A1	PROPOSED FLOOR PLANS
A2	PROPOSED EXTERIOR ELEVATIONS

## EXTERIOR CONCEPT RENDERING



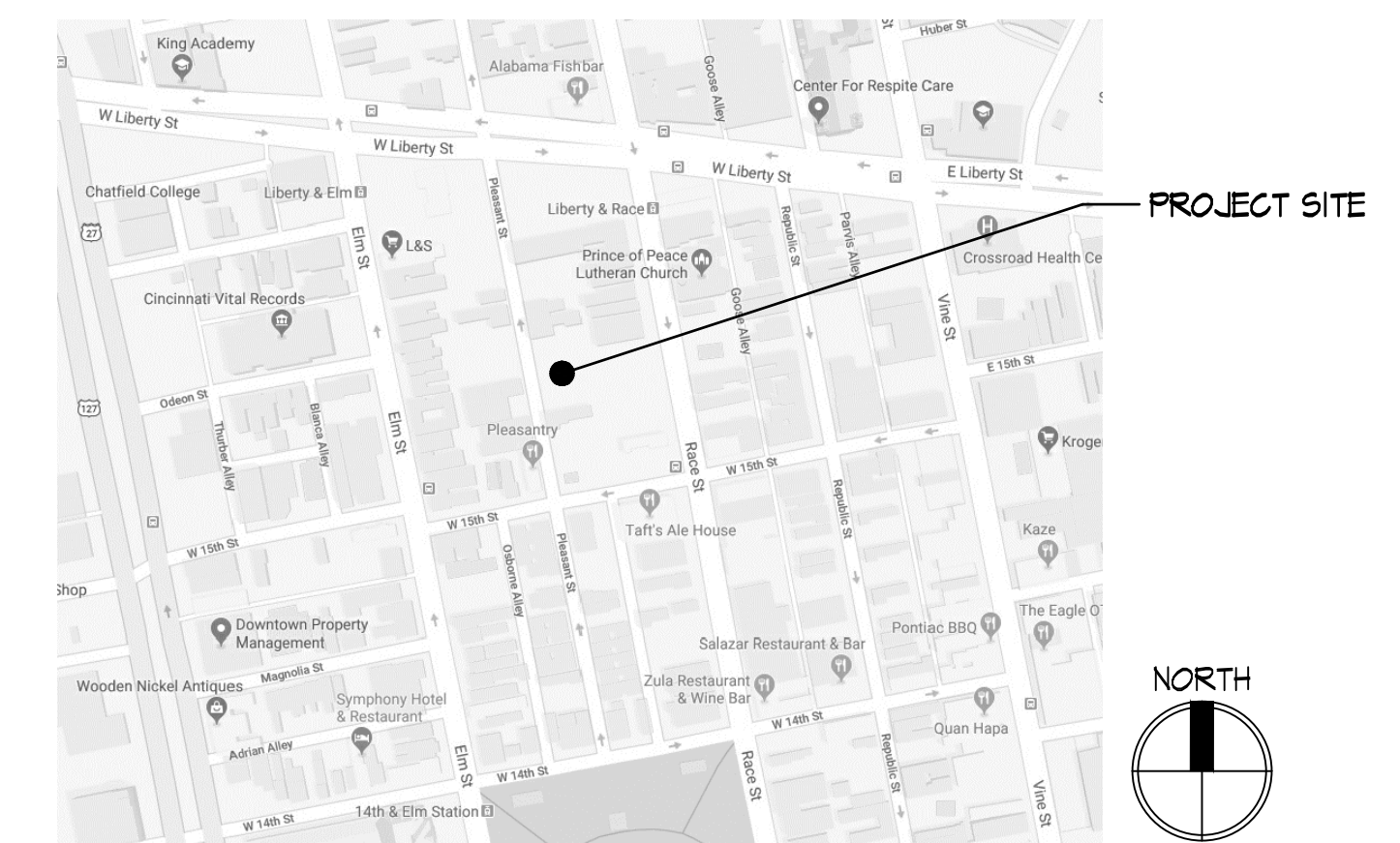
## CODE REVIEW

DESCRIPTION:	NEW SINGLE FAMILY RESIDENCES
JURISDICTION:	CITY OF CINCINNATI
ZONING CODE:	CITY OF CINCINNATI
ZONING DISTRICT:	CCP
HILLSIDE DISTRICT:	NO
HISTORIC DISTRICT:	OVER THE RHINE HISTORIC DISTRICT
BUILDING CODE:	2019 RESIDENTIAL CODE OF OHIO NEW SINGLE FAMILY RESIDENCE WITH SHARED 2 HOUR RATED DEMISING WALL WITH ADJACENT SINGLE FAMILY RESIDENCE 2 STORIES w/ BASEMENT 2 HOUR FIRE RESISTANCE RATED DEMISING WALL BETWEEN DWELLING UNITS MINIMUM STC RATINGS OF 50 BETWEEN DWELLING UNITS
ENERGY CODE:	2009 INTERNATIONAL ENERGY CONSERVATION CODE RESCHECK COMPLIANCE REPORT ATTACHED
ACCESSIBILITY CODE:	N/A
SUSTAINABLE DESIGN:	GREEN BUILDING COUNCIL LEED FOR HOMES - LEED SILVER

## BUILDING AREA

OVERALL DEVELOPMENT BUILDING FOOTPRINT:	12,636 S.F.			
UNIT #	A	B	C	D
GARAGE:	541 S.F.	541 S.F.	541 S.F.	467 S.F.
BASEMENT [FINISHED]:	486 S.F.	486 S.F.	486 S.F.	423 S.F.
FIRST FLOOR:	1,021 S.F.	1,021 S.F.	1,021 S.F.	840 S.F.
SECOND FLOOR:	1,021 S.F.	1,021 S.F.	1,021 S.F.	840 S.F.
FRONT STOOP:	16 S.F.	16 S.F.	16 S.F.	15 S.F.
REAR DECK:	144 S.F.	144 S.F.	144 S.F.	120 S.F.
TOTAL:	3,241 S.F.	3,241 S.F.	3,241 S.F.	2,805 S.F.
FINISHED INTERIOR SPACE:	2,540 S.F.	2,540 S.F.	2,540 S.F.	2,203 S.F.

## VICINITY MAP



## STREETSCAPES



LIBERTY STREET PROJECT SITE [1510-1516] 15TH STREET

VIEW LOOKING EAST



15TH STREET PROJECT SITE [1510-1516] PLEASANT STREET LIBERTY STREET

VIEW LOOKING WEST

New Single Family Residences  
**Pleasant Street Townhouses**  
 Cincinnati, Ohio 45220

Print Record

06/12/19	CONCEPT
06/20/19	CONCEPT
06/27/19	CONCEPT
06/28/19	PRELIM.
07/01/19	ADJUDICATION
07/05/19	HCB-COA
07/17/19	REVIEW
08/06/19	HCB-COA
Project Number	
2019-141	
Date	
August 4, 2019	
Sheet Title	
PROJECT INFORMATION	
Sheet Number	

TI

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
 © RDA 2019

New Single Family Residences  
**Pleasant Street Townhouses**  
 Cincinnati, Ohio 45220

Print Record

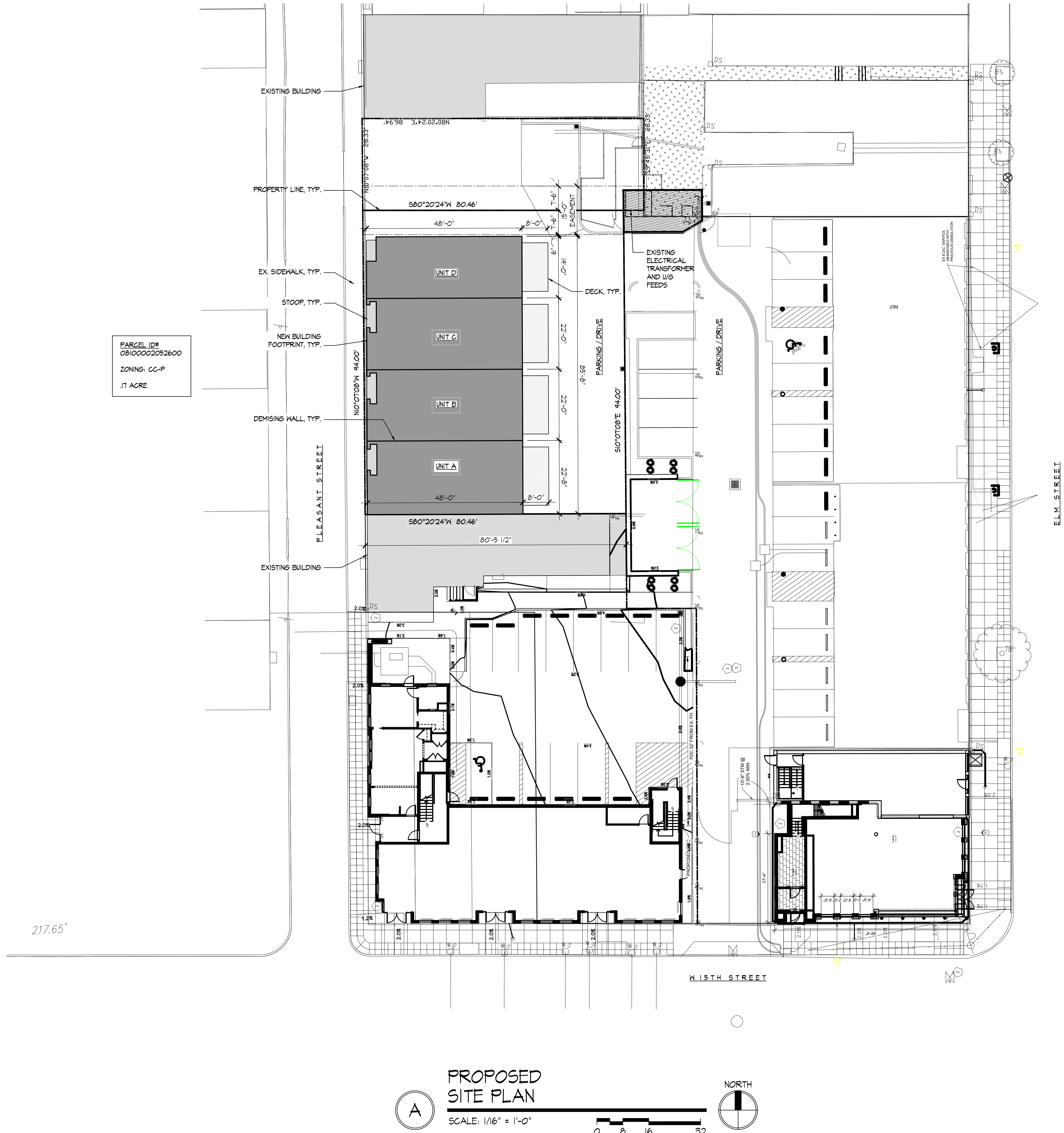
06/12/19	CONCEPT
06/20/19	CONCEPT
06/27/19	CONCEPT
06/28/19	PRELIM.
07/01/19	ADJUDICATION
07/05/19	HCB-COA
07/17/19	REVIEW
08/06/19	HCB-COA

Project Number  
2019-141

Date  
August 4, 2019

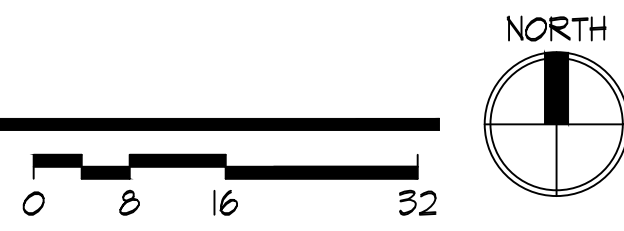
Sheet Title  
PROPOSED SITE PLAN

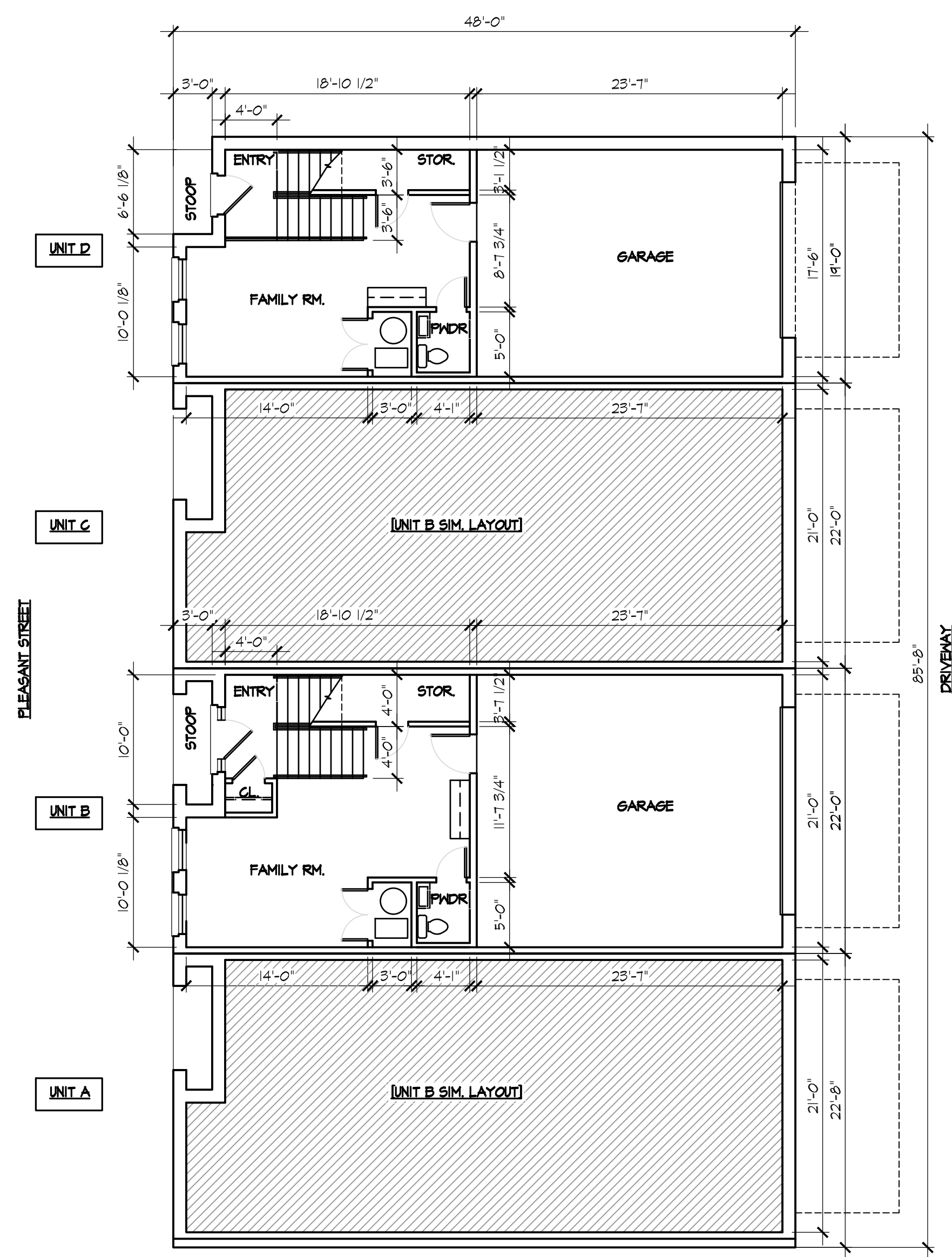
Sheet Number  
**CI**



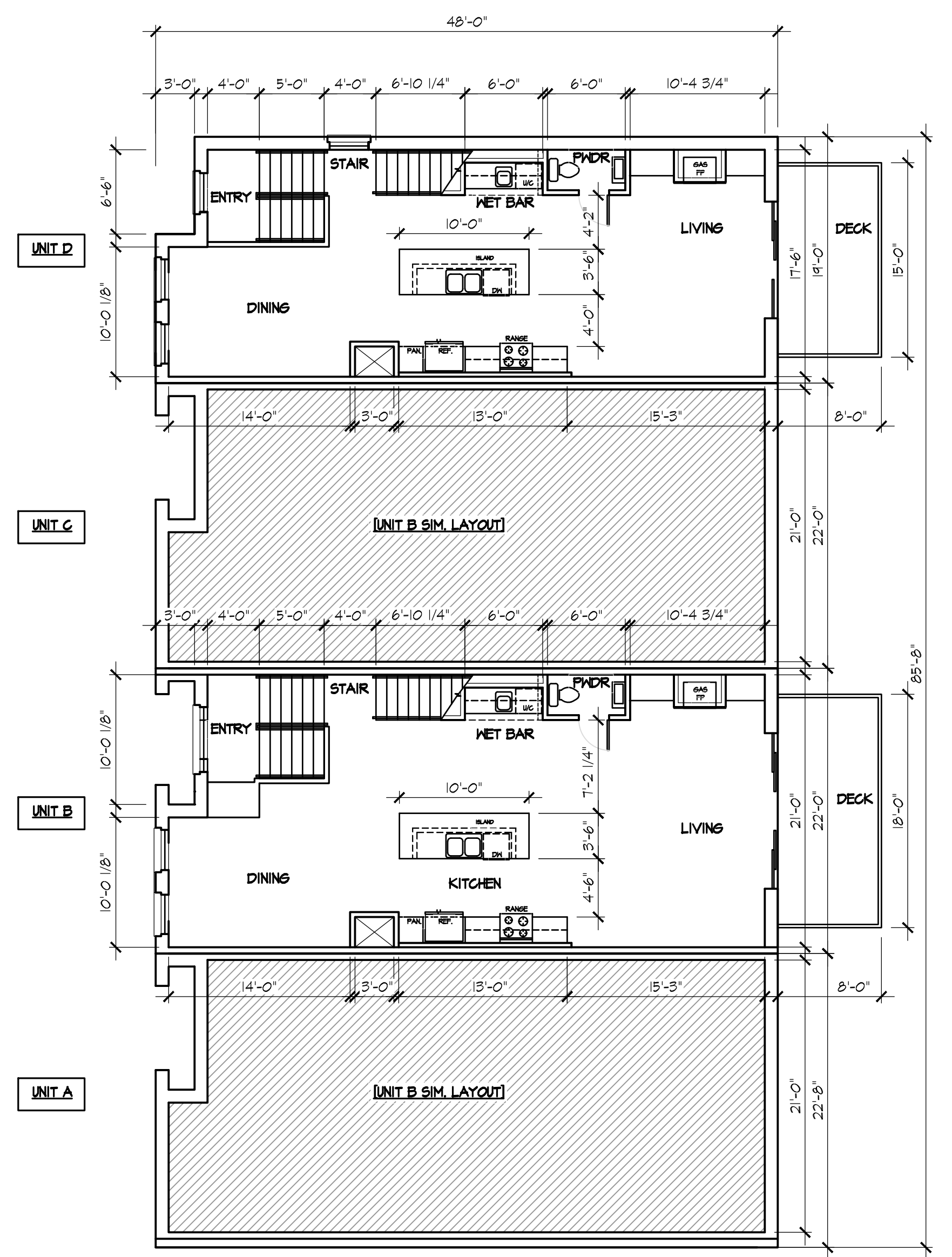
PARCEL ID#  
08100002082600  
 ZONING: CC-P  
 .17 ACRE

**PROPOSED SITE PLAN**  
 SCALE: 1/16" = 1'-0"

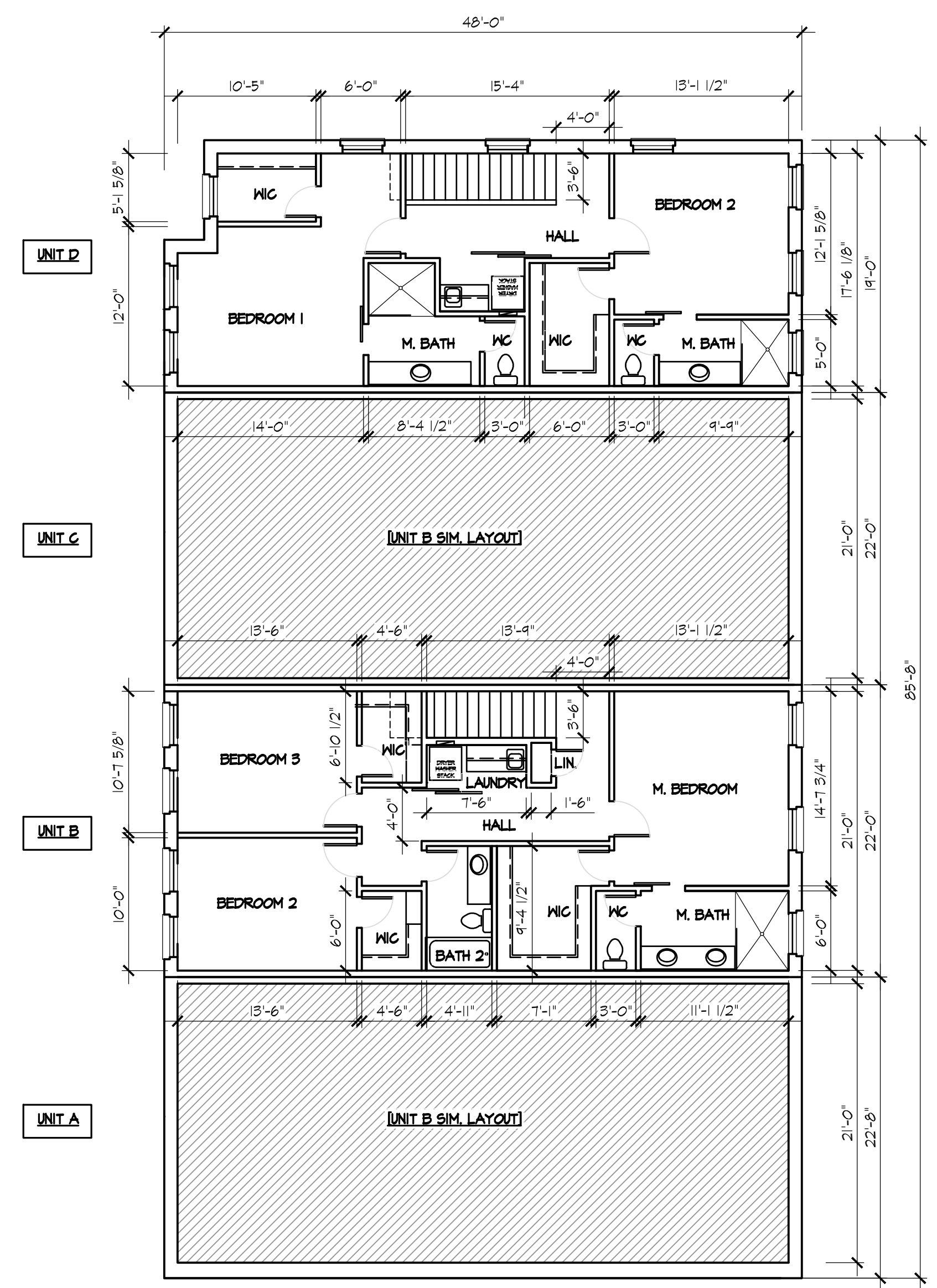




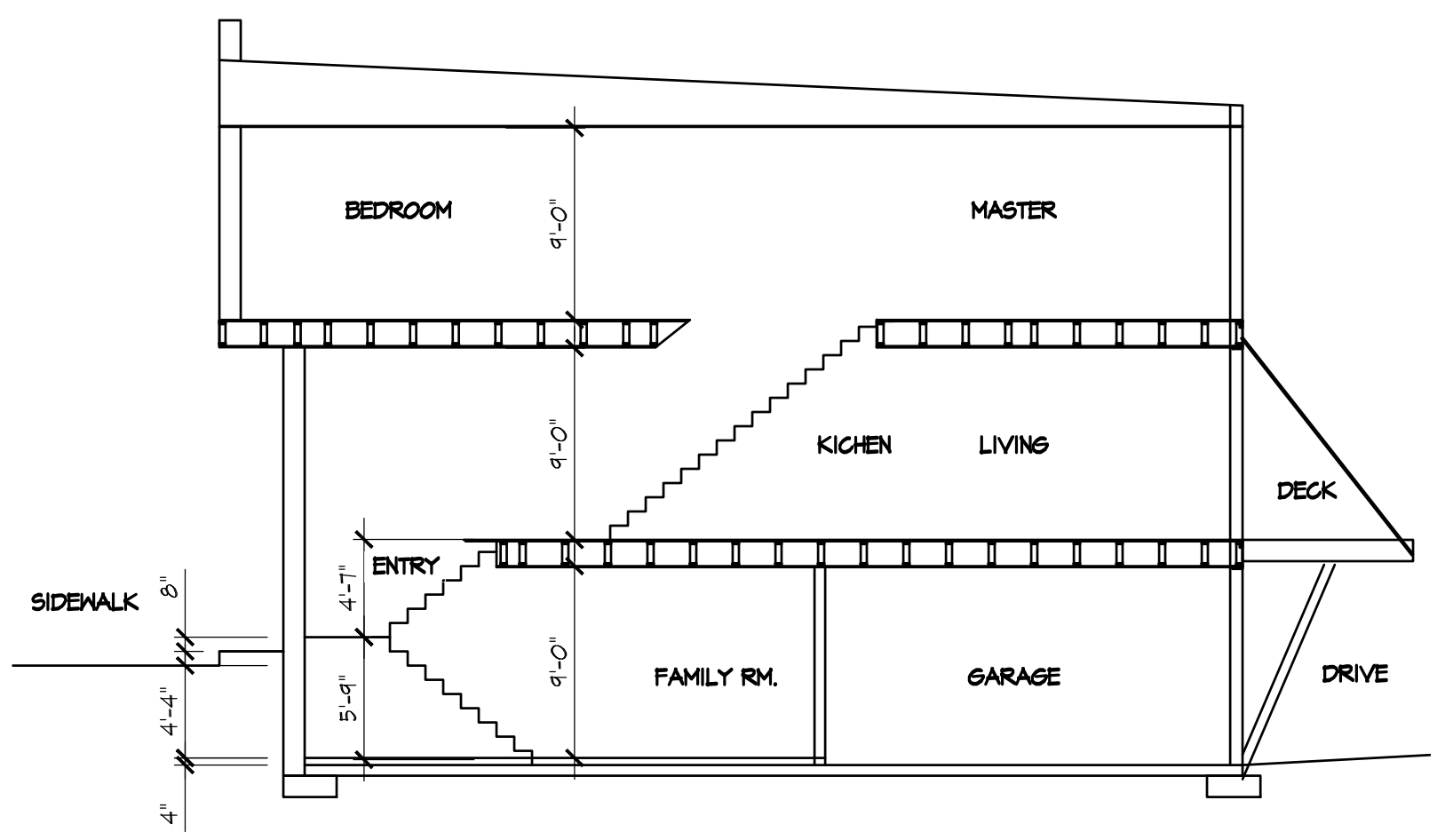
**A** PRELIM BASEMENT PLAN  
 SCALE: 1/8" = 1'-0"  
 NORTH



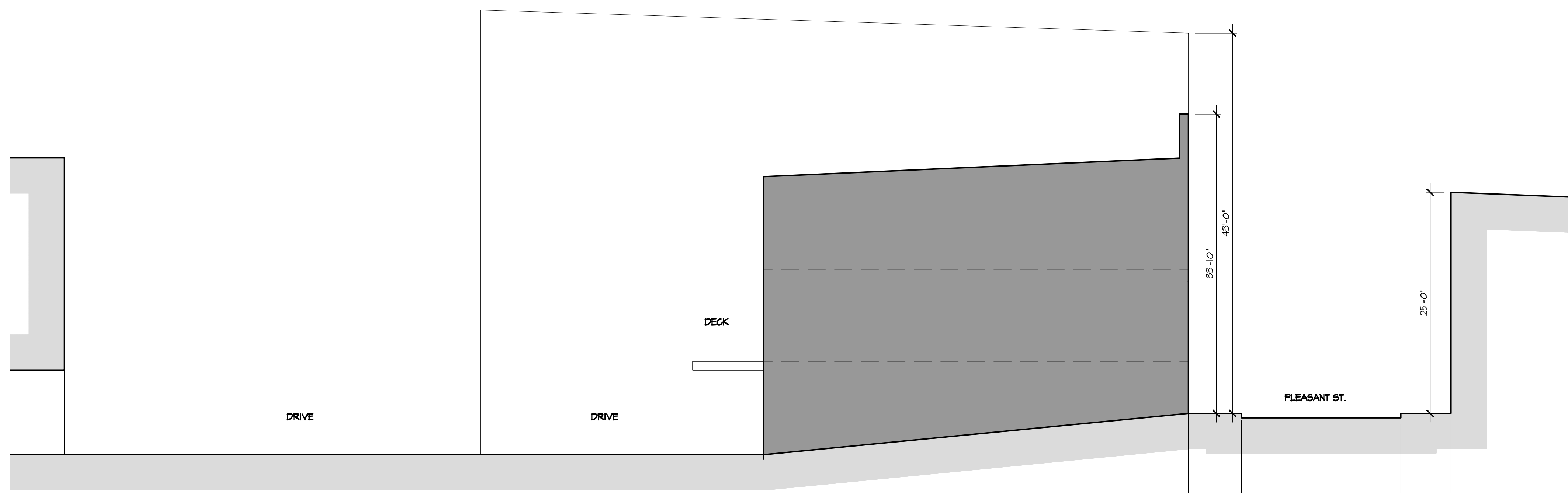
**B** PRELIM 1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 NORTH



**C** PRELIM SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 NORTH



**D** CONCEPT BUILDING SECTION  
 SCALE: 1/8" = 1'-0"



**E** STREET/SITE SECTION [LOOKING SOUTH]  
 SCALE: 1/8" = 1'-0"

New Single Family Residences  
**Pleasant Street Townhouses**  
 Cincinnati, Ohio 45220

Print Record

06/12/19	CONCEPT
06/20/19	CONCEPT
06/27/19	CONCEPT
06/28/19	PRELIM.
07/01/19	ADJUDICATION
07/05/19	HCB-COA
07/17/19	REVIEW
08/06/19	HCB-COA
Project Number	
2019-141	
Date	
August 4, 2019	
Sheet Title	
PROPOSED FLOOR PLANS	
Sheet Number	

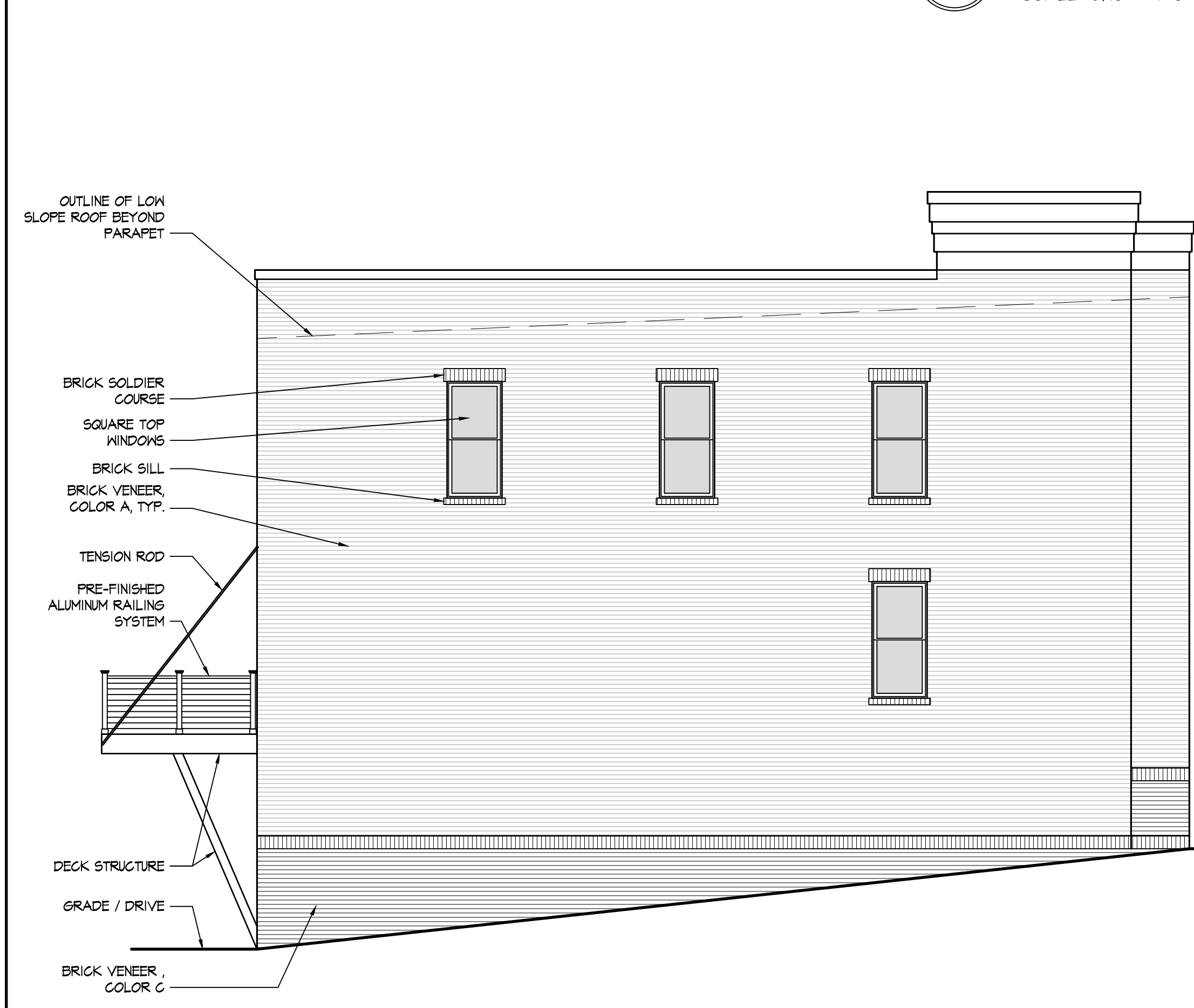
**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

STATE OF OHIO  
 JONATHAN ROBERT SCHAAF  
 ARCHITECT  
 #14503  
 Expiration Date 12/31/2019

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
 © RDA 2019



**A PLEASANT STREET [FRONT/WEST] ELEVATION**  
 SCALE: 3/16" = 1'-0"



**B SIDE [NORTH] ELEVATION**  
 SCALE: 3/16" = 1'-0"



**C REAR [EAST] ELEVATION**  
 SCALE: 3/16" = 1'-0"

New Single Family Residences  
**Pleasant Street Townhouses**  
 Cincinnati, Ohio 45220

Print Record

06/12/19	CONCEPT
06/20/19	CONCEPT
06/27/19	CONCEPT
06/28/19	PRELIM.
07/01/19	ADJUDICATION
07/05/19	HCB-COA
07/17/19	REVIEW
08/06/19	HCB-COA
Project Number	
2019-141	
Date	
August 4, 2019	
Sheet Title	
PROPOSED ELEVATIONS	
Sheet Number	

**A2**



**ADJUDICATION/DENIAL LETTER**

Date: July 1, 2019

Location: 1510-1516 Pleasant Street

Request: Townhouses

Zoning District: CC-P/Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. **Section 1409-09 – Dimensional Variance** – Proposed variance from the foot maximum front yard setbacks in CC-P. The applicants are proposing 1 foot setback at the front yard line; a 1 foot variance is required.
2. Section 1425-29 (a) – Dimensional Variance – Proposed variance from the 3 foot width perimeter landscape area. The applicants are proposing a 0 foot setback at the perimeter of the parklot/driveway aisle; a 3 foot variance is require

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 618.56

### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- Provide a draft of the access easement to the properties or a commitment letter from the owners that this will be completed
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



11 Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
[Beth.Johnson@Cincinnati-OH.gov](mailto:Beth.Johnson@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: \_\_\_\_\_  
 Hamilton Co. Parcel ID No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Historic District: \_\_\_\_\_ Overlay District: \_\_\_\_\_

### APPLICANT INFO PROPERTY OWNER OTHER \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### PROPERTY OWNER INFO SAME AS ABOVE

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

- Demolition requests must include all required demolition forms.**
- All applications that include requests for zoning relief must include a zoning hearing application.**
- All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.**

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

August 6, 2019

Historic Conservation Board  
805 Central Avenue Suite 500  
Two Centennial Plaza  
Cincinnati Ohio 45202

RE: Certificate of Appropriateness  
1510-1516 Pleasant Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed new townhouse project at 1510-1516 Pleasant Street in Over the Rhine. The project consists of (4) new attached single-family homes. The site is currently vacant.

### **General Project Information**

The land is currently vacant and owned by Condominium Holdings LLC with an option to purchase by our client, EJS Properties. Refer to the attached documentation. The scope of the project involves the creation of (1) two-bedroom and (3) three-bedroom townhouse style attached single family homes. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

We are including as witnesses to the hearing for this application:

Greg Snyder, RDA Group Architects  
Jonathan Schaaf, RDA Group Architects  
Matt Oliges,

### **Site**

The project is located on the east side of Pleasant Street approximately mid-block. The Overall parcel being developed is approximately 94' wide by 80' deep. Construction on the north end of the parcel is restricted by an existing utility easement. The grade falls from west to east, with the elevation at the rear approximately ½ story below the Pleasant Street elevation. In the proposed development, pedestrian access will be via the existing sidewalk on Pleasant Street, and vehicular access will be from the rear via an access easement from the adjacent existing development. The site consists of a single parcel. The individual units will be a part of an HOA / Condo Association.

### **Parking**

Parking will be provided off-street. The site topography, combined with an access easement from the adjacent parcel, enables a garage for each unit to be located at the basement level accessed from the rear of the building. Three units have 2-car garages. One unit has a 1-car garage. No additional parking will be provided on the site.

### **Massing**

The overall building footprint is 85' wide X 49' deep. The building is two stories with a basement. The first floor is elevated above grade. The units are entered at mid-level via recessed entries. The units are 22' wide by 48'.. The pleasant street façade features a parapet which varies in height between units. The high point of the building is 33'-10" above the sidewalk at Pleasant Street. The proposed building is approximately 1 story lower than the existing building immediately to the south.

### **Facades**

The facades are three part, featuring a base and articulated cornice. The facades will be brick veneer on all exposed faces. The colors and detailing will generally alternate between units and consist of two general types. Units A and C will generally consist of brown brick with buff colored cast stone banding. These units will have 1 over 1 aluminum windows with square tops. The cornice will be articulated with panels located in the frieze aligning with the windows below. Units B and C will generally consist of red

brick with a gray brick base. The windows will be arch top aluminum and feature row lock sills and arched brick heads. The cornice will be articulated with dentils in the frieze. All window frames and doors will be black. Cornices will be painted composite board.

#### **Roof**

The roof will be a mono-slope from front to back. The roof will be a low slope membrane roof system. Gutters and downspouts will be located at the rear. The roof will be concealed behind a parapet at the west and north facades.

Please also find enclosed plans, exterior elevations, site plan and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

#### **Decks**

The deck located on the rear of the house will be supported with canted posts from below and metals rods from above. The decks will be clad in composite material. Railings will be prefinished metal in a horizontal orientation.

#### **Windows and doors**

Fenestrations in the facade generally consist of individual punched openings. Refer to the window description under façade. The exception is the patio door in the rear accessing the deck. This double sliding door maximizes the connection between the indoor and outdoor living spaces and is not visible from the street. The entry stoop is recessed into the facade to provide a degree of protection and transition from the sidewalk into the units. The entry door has sidelights and a transom.

Sincerely,



Jonathan SchAAF  
RA | LEED AP | RRO  
Principal  
RDA Group Architects



**Materials Basis of Design Concept**

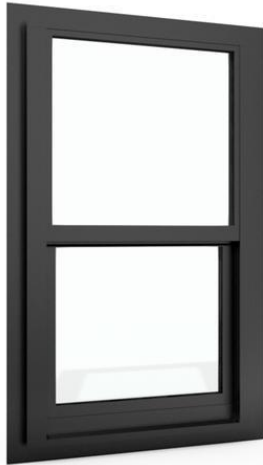
Brick 1



Brick 2



Window



Door



Roof



Deck



# Series 2000A Aluminum Thermal-Break Tilt Windows

## 3 1/4" Frame Depth, 7/8" IGU

### All-Round Performer



CTD - 2000A  
AAMA H-C60 / CW-PG50  
IGCC-CBA

CTP - 2100  
AAMA CW-PG60  
IGCC-CBA



CTS - 2300  
AAMA HS-C50  
IGCC-CBA

\* Product photo for illustration purpose only. Please refer to manufacturer's aluminum product color chart.

### Crystal 2000A D/H Windows offer these features

- AAMA Ratings - H-C60 / CW-PG50
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability
- Tilting Sashes - make cleaning easy.
- Full, Curved Lift Handle - ensures ease of operation.
- Anti-Drift Head Clip Lock - automatically secures the top sash in the closed position for safety, security, and a weathertight seal

### Crystal 2100 Picture Windows offer these features

- Maximum Glass with Minimum Frame - provides a beautiful panoramic view of the outdoors.
- AAMA Rating - CW-PG60
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability

### Crystal 2300 2 & 3-Lite Slider Windows offer these features

- AAMA Rating - HS-C50
- Corrosion-Resistant Two-wheel Brass Rollers - ensure smooth and quiet operation.
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability
- Sloped Sill - helps drain out rain water.
- Removable Sashes - makes cleaning easy.

### Optional Features Available on All Crystal Aluminum Series 2000A Windows Include:

- Special Color Finishes - custom colors or two-tone available.
- Colonial, Diamond or Georgian Grid - provide the elegant appearance of divided light in the same sash.
- Casement Fin - makes window installation easy and neat
- Oriel Windows or A/C Oriel Kit - provides beauty or accommodates air conditioners by having a longer top than bottom sash.
- Continuous Head & Sill configurations available on series 2000A windows
- Low E & Argon - for improved thermal performance.
- Powder Coat Paint on Standard Colors - the ultimate environmental friendly coating designed for durability

## Crystal Window & Door Systems, Ltd.

NYC, NY (HQ) 31-10 Whitestone Expressway, Flushing, NY 11354 Tel: 800.472.9988/718.961.7300 Fax: 718.460.4594  
ALLENTOWN, PA 868 North Gilmore St., Allentown, PA 18109 Tel: 610.437.7988 Fax: 610.437.7992  
CLEVELAND, OH 29299 Clemens Rd. 1-B, Westlake, OH 44145 Tel: 440.871.8694 Fax: 440.871.8690  
ST. LOUIS, MO 300 Axminister Dr., Fenton, MO 63026 Tel: 636.305.7880 Fax: 636.305.7881  
CHICAGO, IL 1300 W. 35<sup>th</sup> St., Chicago, IL 60609 Tel: 773.376.6688/888.280.3288 Fax: 773.376.6868

Crystal Windows Affiliations:



Find us on:

**CRYSTAL**<sup>TM</sup>  
WINDOW & DOOR SYSTEMS, LTD.  
[WWW.CRYSTALWINDOWS.COM](http://WWW.CRYSTALWINDOWS.COM)

MANUFACTURER RESERVES THE RIGHT TO CHANGE PRODUCT DESIGNS, SPECIFICATIONS, DETAILS AND PRICING AT ANY TIME WITHOUT PRIOR NOTIFICATION.

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1510 - 1516 PLEASANT STREET COMMUNITY Over the Rhine  
 PARCEL ID(S) 081-0002-0526-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) Historic Conserv. Overlay  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME RDA Group Architects CONTACT PERSON (if legal entity) Greg Snyder  
 ADDRESS 7945 Washington Woods Dr. CITY Dayton STATE OH ZIP 45459  
 EMAIL ghs@rda-group.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 937-610-3440

**Section 3. OWNER**  
 NAME Condominium Holdings CONTACT PERSON (if legal entity) Ean Siemer  
 ADDRESS 1203 WALNUT STREET 4TH FLOOR CITY Cincinnati STATE OH ZIP 45202  
 EMAIL eansiemer@gmail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-505-5551

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
Construct (4) new attached townhouse style single family residences. The units will be 2 stories with basements. A garage located in the basement will be entered from the access drive in the rear. A variance is requested for 1'-0" front yard setbacks at two of the units, and a variance from the 3'-0" landscape at the drive to allow access to and from the garages.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

**Section 7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

<input type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

July 4, 2019

City of Cincinnati  
Buildings & Inspections  
805 Central Avenue  
Suite 500  
Cincinnati, OH 45202

RE: 1510 – 1516 Pleasant Street -Dimension Variance  
CC-P - Over the Rhine Historic Conservation Overlay Zone

To Whom it concerns,

Thank you for your review of the proposed new townhouse project at 1510-1516 Pleasant Street in Over the Rhine. The project consists of (4) new single family attached homes. The site is currently vacant. This cover letter provides supporting documentation for the Dimension Variance request for 1510 -1516 Pleasant Street. The land is currently vacant. The scope of the project involves creation of (4) attached townhouse style two and three-bedroom homes. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

The project is located on the east side of Pleasant Street approximately mid-block. The overall parcel being developed is approximately 94' wide by 80' deep. Construction on the north end of the parcel is restricted by an existing easement. The grade falls from west to east, with the elevation at the rear approximately ½ story below the Pleasant Street elevation. In the proposed development, pedestrian access will be via sidewalks on Pleasant Street, and vehicular access from the rear via an access easement from the adjacent existing development.

This project is in the public interest per 1445-13. The project will infill a currently vacant lot bringing it back into service. The project is compatible with the neighborhood in scale and massing. 100% residential use is compatible with this street and others in the vicinity. This project will improve the streetscape along Pleasant Street with other nearby revitalization projects.

The project complies with the underlying zoning district and is harmonious with the general purpose and intent of the zoning code. The work is in compliance with the guidelines adopted for the CC-P zoning district. There will be no impact on the traffic around the subject property. There is no impact with neighboring properties and the development is compatible with the neighborhood. There are no adverse effects for public safety as a result of this variance request. The infill project will eliminate current blight along Pleasant Street and will help to improve the health, safety and general welfare of those in Over the Rhine. The development with its increased density adds vibrancy to the neighborhood and helps further support the businesses located in the Over the Rhine. The development will create multiple construction jobs.

Two dimensional variances are requested to assist in the development of the project. The 1'-0" front yard setback is requested at two of the units to help articulate the façade and differentiate between units. Relief from the 3'-0" wide perimeter landscape area around the parking is requested to help enable maneuvering in and out of the site. The variance will assist in the redevelopment of the property which will continue the positive momentum of the redevelopment activities along Pleasant Street and Over the Rhine in general.



We are including as witnesses to the hearing for this application:  
Jonathan Schaaf, RDA Group Architects  
Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Schaaf', is written over a light blue rectangular background.

Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects

# PLEASANT ST

▼ Address List

3

### Mailing Address

CONDOMINIUM HOLDINGS LLC  
1203 WALNUT ST  
CINCINNATI OH 45202

### Owner Address

CONDOMINIUM HOLDINGS LLC  
1203 WALNUT ST  
CINCINNATI OH 45202

### Previous Owner

### Tax Summary

Delinquent Taxes	
Taxes Paid	\$6817.94
Delinquent Date	
Bank Code	0
Annual Taxes	\$6817.94
Landuse Class	400

### Value Summary

Sale Date	5/22/2017
Sale Source	
* Sale Amount	
Sale Conversion	0
Market Improvement Value	0
Market Land Value	\$201220
Market Total Value	\$201220

### Parcel Data

PARCELID	008100020526
Group Parcel ID	008100020526
Multiown	0
Auditor Property ID	0810002052600 ( <a href="http://wedge.hcauditor.org/view/re/0810002052600">http://wedge.hcauditor.org/view/re/0810002052600</a> )

### Property Appraisal

Deed No	0
Front Footage	0
Deeded Acres	0.17
Number of Parcel	3
INSTTY Code	LE
Conveyance No	141303

### Districts

School Code Name	CINCINNATI CSD
Tax District	1
Appraisal Area Name	OVER THE RHINE

### Flags



**Legal Description** - ES PLEASANT ST0.1736 AC S 18 T4 FR1

### Zoning Contact

805 Central Ave, Suite 500, Cincinnati OH 45202  
352-3313

Homepage (<http://cincinnati-oh.gov/bldginsp/pages/-6527-/>)  
Ordinance (<http://library.municode.com/HTML/19996/level1/TIXIZOCOCI.html>)

### Zoning Summary

Zoning	CC-P
Zoning Description	Commercial Community - Pedestrian
Zoning Jurisdiction	CINCINNATI
Zoning Administration	CINCINNATI
Zoning Ordinance	277-2015

July 2, 2019

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

Beth,

OTR Holdings, a wholly-owned subsidiary of 3CDC, is the property owner of 1510-16 Pleasant Street. This letter is to confirm our consent to the Certificate of Appropriateness and Building Permit application being made by Ean Siemer for the subject property. This letter is also intended to confirm our intent to work with the applicant to provide the necessary access easement for the project.

Sincerely,



Lann Field  
Vice President, Development  
3CDC

---

---

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

---

APPLICATION #: COA2019032  
APPLICANT: Model Group- Stephen Smith  
OWNER: Nassau Ave. Investments, LLC  
ADDRESS: **1725 Elm Street**  
PARCELS: 133-0003-0063  
ZONING: CC-Over-the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: July 11, 2019. Updated August 12, 2019  
HEARING DATE: August 19, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator  
Matthew Shad, Zoning Administrator  
Art Dahlberg, Director

---

---

### **Update:**

Staff's previous recommendation was to support the demolition request; however, this was prior to a submittal of 2 separate offers to purchase either the entire parcel or a portion of the parcel.

When staff makes a recommendation, we base it on information and documentation that is provided to staff by the applicant as well as others from the public. While we do independent research on market conditions including market rate rents and sales data and use that data to analysis proformas, the majority of documentation that we use to consider our recommendation is information that is provided to us. Staff's former recommendation was written and finalized prior to the submittal of the purchase offers to our office and therefore they were not considered in our previous analysis.

The applicant has not submitted any additional information between the former meeting and this staff report.

### **Nature of Request:**

The applicant requests a Certificate of Appropriateness for the demolition of an existing 3 ½ story alley facing secondary building on the property.

### **Existing Conditions:**

The building is an historic building built in the late 1800's as a multi-family dwelling. When the building was built, there were no restrictions on how or where buildings were constructed. Campbell Street is a 20 ft. width; current and longstanding city law adopted after the development of Over-the-Rhine, currently considers this an alley way per Zoning and DOTE standards, though it is wider than traditional alleys of 10-12 ft. Further, development per today's zoning ordinances and subdivision regulations, prohibits development of multiple buildings on one parcel as well as having buildings

accessed only from an alley unless variances are granted. The lot has a frontage on Elm Street with a 4 story historic Italianate building. The building fronting Elm is in good condition and is not part of the request, as it is anticipated to be restored in the immediate future utilizing historic tax credits.

**Proposed Conditions:**

The proposal at 1725 Elm Street is to demolish the rear 3 ½ story brick building that fronts onto Campbell Street due to its deteriorated condition.

**Previous Review:** The building received a COA for roof top decks and balcony addition at the January 22, 2018 Historic Conservation Board meeting. #COA20170088. This became permit 2018P01565, which was approved and is still awaiting issuance.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial
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	COA; Standard of Review



Figure 1: Picture of the front building at 1725 Elm Street from Elm street provided by Google Street Views.



Figure 2: Picture of the rear building at 1725 Elm Street from Elm street provided by Google Street Views. The building is part of a significantly intact alley streetscape, comprised of a number of significantly scaled buildings.

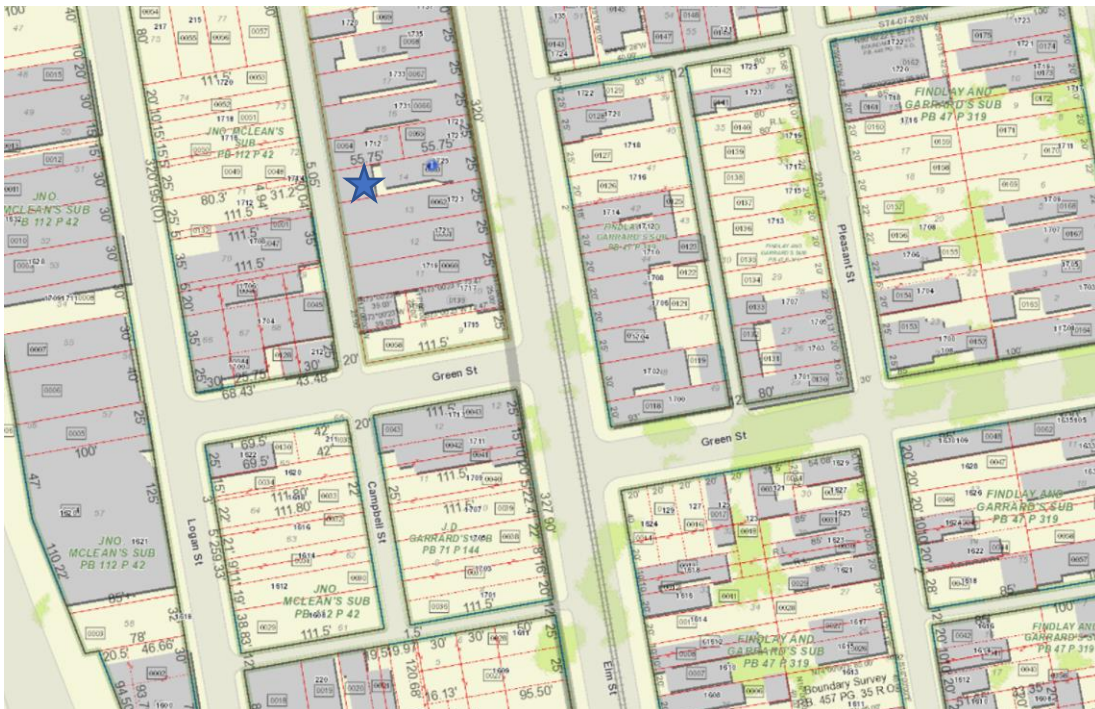


Figure 3: Context map of 1725 Elm Street. Map provided by CAGIS. Note the context of massing on Campbell Street, with many structures fronting both right of ways or secondary structures flanking Campbell Street.

## **Certificate of Appropriateness Review**

### **Staff comments on the Specific Guidelines for Demolition of Buildings:**

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 but on May 31, 2019 the building was ordered to be barricaded and was declared unsafe by the City of Cincinnati Property Maintenance and Code Enforcement Division. There are orders for hazardous entry and orders to keep the building vacant. (Attachment 2). This was a culmination of events through the years by the City toward several property owners. Seven entities have owned the property since 3/13/2001:*

- 12/27/2001 B200104087- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant. Orders were closed.
- 03/11/2005 B200501149- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant. Orders were closed.
- 11/17/2008 B200806593- Orders against the building to secure the building and obtain a VBML license. Orders were never closed. \*New Ownership
- 06/01/2010 B201003384- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, and a hazardous entry warning due to the deteriorated condition on the interior. The Orders were never closed. \*New Ownership
- 04/13/2016 B201602410- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, hazardous entry warning due to the deteriorated condition on the interior. Orders to receive permits and approvals for work. Orders were never closed.
- 05/24/17 – Mt Auburn LLC, purchases property.
- 08/16/2017 2017P07486 and 2017P08864- Building permit for interior demolition- Issued, never closed/completed.
- 09/27/2017 B201706214- Orders to secure the building, repair broken windows, obtain a VBML, keep the building vacant, hazardous entry warning due to the deteriorated condition on the interior. Orders to receive permits and approvals for work. Orders were never closed. \*New Ownership
- 01/22/2018- Mt Auburn, LLC receives COA approved for roof top decks, balconies, and rehabilitation
- 02/22/2018 2018P01565- Building permits for the rehabilitation to match the HCB approved plans submitted. Plans initially were disapproved by Building Plans Examination, However, as of 3/19/2018 the plans were approved subject to one condition:

*“Doors and windows located 10 feet or less above grade must be rated with open protectives for a one-hour fire resistance rated wall. CBC 1121 sprinkler alternative cannot be used at these locations.”*

The application was requested to be extended by the property owner, Mt. Auburn, LLC until 2/22/2020.

- 12/17/2018- *Inspection of the property noted that there were a lot of masonry and deterioration issues on the Campbell Street fronting building.*
- 01/22/2019- *Continuation of B201706214- It was noted that a VBML would not abate the stabilization issues required.*
- 04/04/2019- *Continuation of B201706214- Bricks have continued to fall onto the alley from the rear building.*
- 04/09/2019 – *Continuation of B201706214- Inspection at the property of extensive water damage to masonry wall causing deterioration. A rear downspout is broken and missing.*
- 04/19/2019- *Continuation of B201706214- Civil Citation issued and noticed owner that by 4/22/2019 plans for abatement of the water leak and masonry problems need to be submitted.*
- 04/20/2019 – *Mt Auburn, LLC executes a Purchase Contract with Nassau Avenue Investments, LLC for a proposed \$350,000.*
- 5/20/2019- *Continuation of B201706214- More brick has fallen from the building at the base and from the top.*
- 5/30/19 – *Adjudication Letter requested by Nassau Avenue Investments*
- 5/31/19 – *PMCE orders building and Campbell Street barricaded because of the hazards demonstrated concerning falling brick.*
- 06/04/2019- *Continuation of B201706214- Inspection noted more bricks have failed. Rear building is structurally unsafe and dangerous. Owner will be cited for criminal prosecution.*
- 06/07/2019 - *Nassau Avenue Investments, LLC submits COA Demolition request.*
- 06/26/2019 *Nassau Avenue Investments, LLC purchases property.*

(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?**

*The applicant has provided a structural engineering report from Advantage Engineering Group dated 6.24.19. The report states that the rear wall is subject to a potential “complete and sudden collapse” due to the deterioration of wood headers over openings in the basement. The report also stated that the north wall appears to be in a similar condition and many of the stone lintels have cracked. The Director of Buildings & Inspections and PMCE staff have witnessed the situation and have made similar observations on the state of the building.*

**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?**

*According to structural engineering report submitted by the applicant, the building is in a condition that would require a minimum of 2 walls to be potentially completely removed, the basement repaired/rebuilt, and then the walls rebuilt. This stabilization would be required prior to any rehabilitation work in the building. This would potentially require that the north and west walls be taken down, the basement repaired/rebuilt and then the walls rebuilt. As much of the brick has water damage, spalling, or cracking, much of the brick would not be able to be reused. It should be noted the west (alley facing) wall is not the loading bearing wall for the floors; those are the north-south walls. An articulated stabilization plan has not been provided by the Structural Engineer, nor the construction manager for the property owner.*

*The interior of the building is also in a condition that would not permit reuse of much of existing material and would require removal and rebuilding. This could basically make a building that is only original on 2 walls.*

*According to stabilization budget submitted by the applicant, with no details on how the costs are arrived at (aka detailed stabilization plan), an estimated cost of just the stabilization would be \$311,860 from inhouse construction managers. The stabilization cost does include an approximate 12.5% of budget in project management fees, overhead and profit. The purchase price for the lot with both buildings was \$320,000 according to County Auditor records or less than \$27,000 each for 11 potential dwelling units and one small commercial storefront. These costs are in addition to rehabilitation into a permitted use. Since, no project pro-forma was submitted, Staff has taken a preliminary estimate for the cost of rehabilitation of the entire property (both front and rear buildings) would be \$2,195,000 based on \$250/sf and 8,780 sf. This would make the overall cost \$2,506,860 which would mean approximately \$286/sf. Based on previous cases, Staff has estimated that if the applicants were able to obtain both State and Federal Historic tax credits, the most they would be able to afford with using comparable rental rates for both apartments and office uses would be \$280/sf, which is close to \$286/sf but this is also not including the purchase price into financing. If the purchase price is included in financing, then the applicants would*

*only be able to afford \$230/sf. However, the property owner has provided no material supporting these assumptions in the specific case of this property.*

*As the state tax credits are a competitive application, it is not a guarantee that they would be able to receive the state credits. Note also, state credits are only issued 2 times a year; therefore, requiring properties to wait to start work until they are awarded. This can be problematic if there is an emergent hazard issue.*

*If only Federal Tax Credits were able to be obtained, Staff estimates that would mean a max rehab costs that the applicant would be able to afford would be \$220/sf when not considering the purchase price and a max of \$175/sf when considering the purchase price.*

*With the removal of the rear building a rehabilitation would be around \$1,725,000 or \$250/sf for 6,900 sf. They would be able to support a rehabilitation with the use of both Federal and State Tax Credits of around \$255/sf and with just Federal Tax Credits at about \$210/sf. A Staff presented economic analysis can be seen in Attachment 3. Note again, no substantiation has been provided by the property owner. Note also, that this analysis fails to attribute the cost of demolition of the rear building which would drive up the cost per square foot to the redevelopment of the front building.*

*Even with rough estimates, there is a gap between what it will cost to rehabilitate the property with the rear building and what the property can support economically. The gap to rehabilitate both the front and rear building are close only when you do not consider the purchase price and the rehabilitation would be able to get both state and federal historic tax credits. While there is still a potential gap with just the front building it is much closer and with some finessing of the financing and construction costs, the project would be doable. It would have been beneficial for the property owner to provide the material and submit the answers to the demolition questionnaire that was provided but not completed.*

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

*The applicants did buy the property in 6.26.19 knowing that the building was in the Over-the-Rhine Historic District, knowing the existing state of the rear building and knowing that a COA would be required for the demolition.*

*The property has changed hands multiple times over the last 10 years without a successful rehabilitation project being able to be completed. The ownership records indicate 6 owners since 2008. The previous owners, Mt. Auburn LLC, took plans to the Historic Conservation Board for rehabilitation work and even had building permits substantially approved, subject to one condition, but did not*

*execute on that building permit. The owners before them, Hilton Capital Group, attempted to pull permits under their ownership but withdrew the work.*

*A significant issue with working to keep the two buildings intact but separating the properties would continue to be how do you resolve the short distance of 9.5 ft. between buildings and to address emergency egress from both buildings. The rear of both buildings backs to a mutual courtyard. The rear building enters ONLY through the courtyard, not Campbell Street. The courtyard is only accessible through breezeways through either of the buildings. Thus, a solution is complicated. Further complicating a solution would be if the buildings are subdivided onto individual lots. This would likely require potential easements of access and no-build easements to accomplish building code requirements. These issues have not been fully vetted presently, but would need to be solved for both buildings to proceed with redevelopment.*

*The demolition of this structure will help facilitate an economically viable rehabilitation of the architecturally significant building at the front of the lot. Currently, the ownership is not proposing additions on the site. Currently the site has a non-conforming condition with 2 principal structures on the site and a new separate building would require zoning relief or the new portion would have to be a connected to the remaining structure. The extra space could provide an outdoor space for future residents as well as ample space for refuse storage and or vehicular parking.*

*The previous owners had come before the board in January of 2018 for rehabilitation of the structures to include roof decks and balconies.*

***(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. The owners closed on the lot on 6.26.19.*

***(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 as the property was recently purchased in order to facilitate the rehabilitation of the building fronting on Elm Street. The*

*current property owner owns a significant number of buildings around the Findlay Market area and has successfully rehabilitated these buildings.*

*The owner was given two offers by OTR Adopt. One was to purchase just the rear building (the building proposed for demolition) for \$5,000 (Attachment 5). The other was the entire parcel for \$330,000. This offer is \$10,000 more than the property was bought for on 6.26.19 (Attachment 6). These offers were presented to the property owner and the Historic Conservation Board. It is staff's understanding that the property owner has not formally accepted, declined, or countered either of the offers at the time of this report. The property owner has orally stated that they would have entertained an offer based on 'pro-rata' of the purchase price.*

***(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 for a range of commercial uses but given the size of each floor (768 sf. per floor) the uses that would be most feasible would be either office or residential, and more likely multi-family residential. If the rear building potentially were only to become a 3-family, the building code may be more accommodating on the life-safety and exiting strategies. The building permit 2018P01565, as approved by the Building Plans Examiner, demonstrates the rear building as a 3-family.*

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

*The property is currently vacant and has been vacant for years. The rear building has evidence of structural damage due to water, fire, and neglect but this was all done prior to the current ownership which obtained ownership on 6/26/2019.*

***(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 as they requested an Adjudication Letter and filed their application prior to the closing on the sale.*

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

*The building is eligible for historic tax credits as it is a contributing structure in the 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 is for a secondary principal structure on the lot. The building is not connected to the building that fronts on to Elm Street. The demolition of the building will not affect the streetscape of Elm Street. However, Campbell Street is a unique streetscape in that the alley width represents itself more as a street than alley. The site is highly visible from Elder Street (50 ft. right of way), and Logan Street (40 ft. right of way) and many of the buildings are of a scale of principal structures or are the principal structure on Elm Street, utilizing the entire lot for the building. When separate buildings, these rear buildings were primarily multi-family dwellings, not accessory structures like garages, stables and workshops to those buildings fronting on Elm Street.*

#### **Supplemental Demolition Guidelines for the Over-the-Rhine Historic District**

- (5) Approve the Demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

*The building is a rear multi-family tenement style building from the late 1800s. It was built on then known Campbell Street. While Staff recognizes this is a Contributing Building in the district, the demolition of it will not affect the streetscape of Elm Street or adversely affect the architecturally significant building fronting Elm Street. It would affect the streetscape on Campbell Street.*

*An OTR Foundation submittal has been submitted. Within it is included A "Digging Cincinnati History" report by Ann Senefeld. This report shows that the building was potentially built by the Christian Moerlein Brewing Company in 1885 (Attachment 4). The property also lies in an area of high significance. Also within Attachment 4 is evidence provided by other resources validating that the building is a Contributing Structure, that the applicant did not provide an Economic Hardship analysis when considering demolition of Contributing Structures, case studies of two similar structures saved from similar neglect (1737 Elm and 43-45 Clifton) and an Exhibit F, with a proposed stabilization budget/estimate to bring the building to VBML status totaling, \$67,435, a significant difference from the property owner's \$311,860 estimate.*

## **Other Considerations:**

**Prehearing Results:** July 3, 2019. The applicant and one resident were present. The resident, Danny Klingler, was not in favor of the demolition and has submitted 3 documents for review by staff and the board. They include a profile of 1737 Elm Street showing another building on the same block that was able to be saved, a history of the building and a map showing the property is in an area of high significance (Attachment 4). Staff agrees with the documentation regarding the history and as stated above considers this a contributing building. While the profile of 1737 Elm Street and 45-47 Clifton are compelling, staff does recognize that the cited issues of deterioration are different between this building and the others. In particular, the documentation submitted on 1737 Elm Street show deterioration at the top of the wall and not in the foundation.

Letters in opposition has been submitted by the Over-the-Rhine Community Council, Over-the-Rhine Foundation, and Cincinnati Preservation Association and other concerned individuals. Staff does want to note that contrary to the correspondence, all parties were notified of the application to the HCB through both mailed and emailed notice.

## **Recommendation:**

Staff originally did consider recommending approval for the application as the documentation, including stabilization estimates that were used to analyze required rehabilitation costs per square footage for a project that would at minimum break even when using tax credits showed that there was a reasonable economic return was likely not possible. However, since the writing of the previous staff report two offers were submitted to the property owner and copies submitted to staff. One does commit to purchase the property for \$10,000 more than it was acquired for on 6.26.19. It is difficult to dispute a \$10,000 profit while owning the property only 45 days. The property owner additionally has not rejected or counter-offered on either of the purchase contracts. While the city cannot require a property owner to sell their property, if there is a viable option(s), where an owner can get a reasonable economic return, it is difficult to opine that they met the second test "Can a reasonable economic return be gained from the use of all or part of the building?"

Further, though Staff affirmed early on that the property was a Contributing Structure, as does additional outside evidence, the property owner did not illustrate the economic hardship test, by providing their own pro-forma of the development costs of a two building project or a one building project on the property. In particular, they have not estimated the demolition costs or acknowledged how the sale of the rear building for any value, plus relief from the demolition costs would impact their financial viability for the project in the front. They have also not demonstrated with much specificity how the

stabilization cost is 5 times greater than the Purchaser's Stabilization budget/bid proposal.

Staff has attempted to inquire if any of the parties desired to provide additional information prior to issuance of this Staff report. Based on what has been presented to the Board, the following inquiries should be made by the Board during its deliberation:

Applicant/Property Owner

- What is your case for Economic Hardship that needs to be demonstrated when demolishing a Contributing Structure?
- What is the cost of demolition and was that accounted for within your pro-forma?
- Would a purchase of the rear building reduce your development costs as demolition would be removed from the cost/pro-forma estimation?
- Are the Purchase Contracts bonafide offers and what consideration have you made upon receipt of such offers?
- What is the scope of work anticipated within your Stabilization bid and why is it so significantly greater an amount than the property owner's estimate?

Presenter of the Purchase Contracts

- How can you establish the validity of the stabilization estimate if you have not been in the building?
- What are the resources you have available and how quickly could you implement a stabilization effort?
- Upon stabilization, what would be your plan and timeline to reutilize the building?
- What is the scope of work anticipated within your Stabilization bid and why is it such a smaller amount than the property owner's estimate?

**A. CERTIFICATE OF APPROPRIATENESS:**

**INSUFFICIENT DETAILS to RECOMMEND.** Staff has not garnered sufficient information to provide a recommendation at this time. The burden to establish evidence to allow for the demolition rests with the property owner. Though the property owner has provided evidence of a hazard presented by the rear building, there is a lack of credible evidence from the property owner that the property cannot make a viable project out of the rear building. The property owner has not provided information stating the Purchase Contracts are insufficient or untenable.

The Board would be recommended to open the hearing, ask their questions and listen to testimony, and consider **TABLING** the request, providing the staff and property owner guidance on how best to proceed and a reasonable timeline for that information to be returned to the board. Without further information the record at present is lacking and would likely lead staff to reverse our previous favorable recommendation.

June 7, 2019

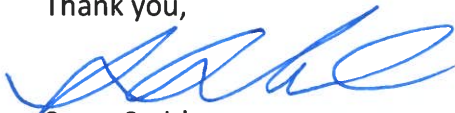
Beth Johnson, AICP  
Urban Conservator  
City of Cincinnati, Buildings and Inspections  
805 Central Ave, Suite 500  
Cincinnati, OH 45202

Re: 1725 Elm St Demolition

Ms. Johnson,

Attached is our application for permission to demolish the rear Campbell Alley facing structure at 1725 Elm St. Please review at your earliest convenience and let me know if you have any questions.

Thank you,



Steve Smith  
CEO  
Model Group, Inc

**ADJUDICATION/DENIAL LETTER**

Date: May 30, 2019

Location: 1725 Elm Street

Request: Demolition of rear portion of the building.

Zoning District: CC-P/Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is a demolition within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
[Urban.Conservator@Cincinnati-OH.gov](mailto:Urban.Conservator@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1725 ELM STREET  
 Hamilton Co. Parcel ID No.: 133-0003-0063-00 Zoning District: CC-P  
 Historic District: Over-the-Rhine Overlay District: Historic

**PRIMARY CONTACT INFO**  PROPERTY OWNER  OTHER Purchaser (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Stephen Smith  
 Contact Person (if legal entity): Stephen Smith  
 Address: 1826 Race St  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513 559 5852 E-mail: ssmith@modelgroup.net

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: Mt. Auburn LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: P.O. Box 19884  
 City: Cincinnati State: OHIO Zip Code: 45219  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS** (SELECT ALL THAT APPLY)

- New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The rear building fronting Campbell Alley has severe structural damage and is falling. It is beyond repair + needs to come down to alleviate safety concerns and allow us to save to primary building fronting Elm St.

**ZONING RELIEF**  Yes  No

Provide a very brief summary of the zoning relief requested:

\_\_\_\_\_

\_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

- Demolition requests must include all required demolition forms.
- All applications that include requests for zoning relief must include a zoning hearing application.
- All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: [Signature]

Date: 6.6.19

## **Statement of Intent / How the project meets the applicable Historic Guidelines**

Our intent is to renovate the Elm St facing building to historic standards. The Elm St facing building has significant interior structural damage due to fire, water, and neglect, but there is enough structural integrity to save and restore it so that it contributes to the revitalization of the Findlay Market area.

### **Demolition Case Sheet: Section 1:2**

- a. Justification why the building should be considered non-contributing
- b. The demolition will not adversely affect streetscape

The smaller rear structure that faces Campbell Alley cannot be seen from Elm St since it is between two existing structures in the middle of the block and only has access from the Elm St breezeway or the small alley in the rear. There is no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements.

Model Group has a long history of preserving historic structures in Cincinnati and many of the structures we preserved have been seemingly beyond repair – unfortunately this small building off Campbell Alley is beyond saving. While we never want to demolish a historic structure, taking this building down will improve safety (it is my opinion that the building could collapse at any time), and facilitate the renovation of the Elm St facing building which is the primary historic elevation.

Not only will the demolition of this building NOT adversely affect the streetscape, but it will facilitate the improvement and preservation of the streetscape on Elm St.


# Dusty Rhodes, Hamilton County Auditor

generated on 6/7/2019 8:51:59 AM EDT

## Property Report

<b>Parcel ID</b> 133-0003-0063-00	<b>Address</b> 1725 ELM ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2018 Payable 2019
--------------------------------------	-------------------------------	-------------------------------------	--------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 406 - RETAIL/STORAGE OVER
<b>Owner Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4800 if incorrect)
<b>Assessed Value</b> 9,580	<b>Effective Tax Rate</b> 96.515579
<b>Total Tax</b> \$935.44	

<b>Property Description</b> 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB
---

Appraisal/Sales Summary	
Year Built	1885
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/24/2017
Last Sale Amount	\$310,000
Conveyance Number	141414
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.066
Front Footage	50.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,730
CAUV Value	0
Market Improvement Value	3,630
Market Total Value	27,360
TIF Value	15,360
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$473.13
Tax as % of Total Value	0.000%

### Notes

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

## CONTRACT TO PURCHASE REAL ESTATE

We offer to purchase from Seller the following described real estate, together with all improvements thereon and all appurtenant rights, the following property:

1725 Elm Street; Cincinnati, Hamilton County, Ohio 45202  
Parcel ID: 133-0003-0063-00

The above described real estate shall include all land and appurtenant rights, also all buildings, fixtures, heating, electrical and plumbing fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and storm doors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, landscaping and shrubbery, and attached radio and/or television aerials.

The purchase price for the property is \$350,000.00 and is payable as follows: Refundable earnest money deposit in the amount of \$5,000 to be held in escrow with a title agent, is due and payable upon execution of this Contract with the remainder due at closing.

Buyer has a thirty (30) day physical inspection period which commences on the date of execution of this Contract. Such physical inspection period shall include environmental and general building inspections.

Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before sixty (60) business days from the expiration of the physical inspection period; said title to be free, clear and unencumbered, subject to zoning regulations of record, and except easements and restrictions of record.

Possession is to be given on or before the date of closing.

Seller to provide copies of all drawings and plans to Purchaser.

Non-delinquent real estate taxes and any assessments will be prorated by the parties as of the date of Closing using the most recent real estate tax bill available at Closing, with Seller being responsible for such taxes through and including the date of Closing. If, after Closing when the actual real estate tax bill is issued which covers such proration period, the proration using such actual real estate tax bill varies from the proration at Closing using the most recent tax bill then available, then such proration shall be recalculated using such actual real estate tax bill, at the request of either party. Any amount due as a result of such revised proration shall be paid within thirty (30) days after written request from either party to the other. Any delinquent real estate taxes and assessments, and any penalties or interest thereon, outstanding as of the Closing will be satisfied by Seller. Seller will pay for (i) transfer taxes and conveyance fees; (ii) the cost of preparation of the Deed; (iii) cancellation of any existing mortgages or other encumbrances on the Property; and (iv) all other costs and expenses which may be allocated to Seller by other provisions of this Agreement. Purchaser will pay for recording of the Deed and all other costs and expenses, which may be allocated to Purchaser by other provisions of this Agreement.

## Demolition Case Sheet

### Documentation for the Demolition of Historic Properties

#### Historic Conservation Office

#### Section 1:

A property owner who wishes to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one of the following conditions.

1. Emergency Demolition
  - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
  - a. Must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and
  - b. The demolition will not adversely affect the streetscape.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
  - a. The demolition does not adversely affect significant parts of the building; and
  - b. The addition or non-significant portion highly is not highly visible from the street; or
  - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

#### Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction, The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

June 6, 2019

**Re: 1725 Elm St: Statement of Plans for Property After Demolition**

Dear sirs:

Following the demolition of the rear building located on Parcel Number 133-0003-0063-00 located at 1725 Elm St, Model Group plans to restore the remaining existing historic building which faces Elm St into a mixed use building with retail on the first floor and apartments on the upper floors.

The renovation of the Elm St – facing building will be completed using Historic Tax Credits and comply with the historic standards of the City of Cincinnati and the Ohio State Historic Preservation Office.

Sincerely,



Stephen Smith

CEO

Model Group, Inc |



# modelconstruction

RE: 1725 Elm Rear Stabilization Quote

1725 Elm St.  
Cincinnati  
OH, 45202

Dear Mr. Smith, thank you for allowing us the opportunity to quote the stabilization of the 1725 Elm Rear building. Below is a cost breakdown of the estimate we have prepared for this project.

<b>1725 Elm Rear Stabilization Estimate</b>	
Architecture & Engineering	\$ 10,000.00
Building Permits	\$ 3,000.00
Alley Shutdown Permit	\$ 5,000.00
Protection for buildings next door	\$ 3,000.00
Shoring	\$ 20,000.00
Asbestos Abatement	\$ 4,950.00
Selective demo	\$ 4,950.00
Masonry	\$ 125,000.00
Rough Carpentry	\$ 82,500.00
Roofing	\$ 12,500.00
Board up windows and doors	\$ 1,800.00
Project management, General Requirements, and General Conditions	\$ 16,780.00
Overhead	\$ 5,600.00
Profit	\$ 16,780.00
<b>Total Cost to stabilize</b>	<b>\$ 311,860.00</b>

Sincerely,

David Daugherty  
Pre-Construction Manager  
Model Construction



*Principals:*  
Robin R. Hahn P.E.  
Raymond J. Brake P.E.

June 24, 2019

Model Group  
2170 Gilbert Avenue  
Cincinnati, Ohio 45206

Attn: Bob Keppler  
Re: 1725 Elm Street, OTR  
Project No. 19482.04

Dear Bob:

At the request of Joe Bodkin, I made a visit to the property located at 1725 Elm Street. This visit was made on the afternoon of Monday June 24, 2019. The purpose of my involvement was to observe and provide a general assessment of the structural integrity of this building and to provide some general recommendations as to the future of this structure. The actual building in question is located to the rear of this lot, detached from the Elm Street facing structure and accessible from the Campbell Alley.

The building is a three-story masonry and wood structure typical of OTR and the era of construction. For the purpose of this report, the back of the building faces west, to the alley. The floors were constructed of wood joists spanning north to south bearing on the exterior walls. The foundations were construction of large field stone resting on the sandy soils typical of building constructed in this part of town. During my visit, I observed some very concerning deficiencies that are of safety concerns and must be addressed promptly. The main concern was the condition of the (west) rear brick masonry wall. This wall is not load bearing for support of the floor but does appear to be supportive of the roof framing. The current state of this wall reveals some rather significant changes from just a short year ago in comparison with recent photos taken from the back alley.

From what I can tell, the base of this wall has failed allowing the masonry to shift downward creating a slight bulge outward relative to the stone foundation. My reconnaissance of the basement revealed three openings in this stone portion of the wall each having wood headers that appear to

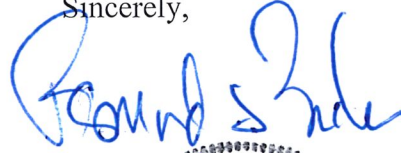
have significantly rotted. Thus, the brick masonry over these openings are not adequately supported and with the rot and continual deterioration of the soft brick, this rear wall is subject to a complete and sudden collapse. There are many issues affecting this wall, but the greatest is the saturation of the brick and wood headers that has led to deterioration and failure. In comparison of earlier photos from google earth and other satellite images, much of the exterior brick displacement observed has occurred in the past year or so and from verbal accounts from those who have looked at this building more recently, a great majority of the failed brick has shifted and fallen over the past week. Most of the exterior stone lintels were observed to be cracked, have failed bearing support and or shifted causing the masonry above to separate. With the gaps, water has been attaching the inner wythes and wood headers. I suspect that the inner wythe headers (constructed of wood) over each opening has been compromised by rot as well.

It is my concern with the recent heavy rains, this rear wall is subject to a collapse. Thus, closing this alley and protecting the area from pedestrians is vital during the period in which this building is being evaluated. From what I could see during my very limited observation (access was limited with deteriorated and missing sections of floors), the north wall did not appear to be in much better condition. The inner wythes of this north wall appear to have sustained water damage beyond a simple repair. Thus, it is my opinion that action needs to be taken immediately to bring these walls down in a controlled manner. Since this rear building is not attached to the front building at this address, it is recommended that consideration be given to raze this structure with intent of saving the taller building facing Elm Street. The option of demolishing this structure in lieu of the risk and cost associated with any stabilization effort can be justified as this building has been let to deteriorate for too long and may be past the point of saving. Buildings such as these get beyond a reasonable level of being safe and become too much of a liability in trying to salvage.

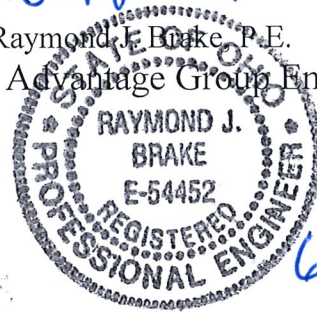
In summary, I feel this structure is unsafe in its current condition. The back wall has shown progressive movement and deterioration over the past few weeks that lead me to believe that the collapse of this wall is imminent. Mobilization needs to take place to begin the planning for the demolition of this rear wall and remainder of the building. Once the rear wall has been removed, further assessment of the remaining walls and means to remove the flooring and demolition can be had. With the condition of the floors and lack of stability shown by this wall, I caution you on having construction crews inside the building at any time. I would be happy to meet with you and

discuss these options and the means by which this building should be braced to allow the walls to be brought down safely. If you have any questions or need clarification of the content of this report, please do not hesitate to call.

Sincerely,



Raymond J. Brake, P.E.  
Advantage Group Engineers, Inc.



6/24/2019



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
Rear Bldg  
West Facade



1725 Elm  
First Floor



1725 Elm  
First Floor



1725 Elm  
First Floor



1725 Elm  
Second Floor



1725 Elm  
Second Floor



1725 Elm  
Second Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor



1725 Elm  
Thris Floor

RENOVATION OF APARTMENT BUILDING AT:  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202

DESIGN TEAM

ARCHITECT: **PME ENGINEERS:**



7945 Washington  
 Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441



e2m Engineering, Inc  
 Electrical and Mechanical  
 Consulting Engineering  
 2867 Stanton Avenue  
 Cincinnati, Ohio 45206  
 513-587-0050

STRUCTURAL ENGINEER:

**New Millennium Building  
 Engineers, LLC**

3146 Mount Carmel Road

SHEET INDEX

T1.1	PROJECT INFORMATION
T1.2	SITE PLAN / BUILDING KEY PLANS / WALL TYPES
T1.3	UL ASSEMBLIES
T1.4	UL ASSEMBLIES
T1.5	UL ASSEMBLIES
D1.0	EX/DEMOLITION FLOOR PLANS (FOR REFERENCE ONLY)
D1.1	EX/DEMOLITION FLOOR PLANS
D1.2	EX/DEMOLITION FLOOR PLANS
D1.3	EX/DEMOLITION FLOOR PLANS
D1.4	EX/DEMOLITION FLOOR PLANS
S1.1	STRUCTURAL FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED FLOOR PLANS
A1.3	PROPOSED FLOOR PLANS
A1.4	PROPOSED FLOOR PLANS
A1.5	DIMENSIONED FLOOR PLANS
A1.6	DIMENSIONED FLOOR PLANS
A1.7	REFLECTED CEILING PLANS
A2.0	EXTERIOR BUILDING PHOTOGRAPHS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTION
A3.2	SECTIONS
A3.3	SECTIONS
A4.1	SCHEDULES

CODE REVIEW

**DESCRIPTION:** REHAB EXISTING MIXED USE BUSINESS / APARTMENT BUILDING INTO 10 UNIT APARTMENT BUILDING (ORIGINAL CONFIGURATION OF THE BUILDING HAS A 10 UNIT BUILDING) THE PROJECT CONSISTS OF TWO SEPARATE EXISTING STRUCTURES ON THE SAME LOT TREATED AS ONE BUILDING

**JURISDICTION:** CITY OF CINCINNATI

**ZONING:** CITY OF CINCINNATI ZONING CODE

**ZONING DISTRICT:** CC-F

**OVERLAY DISTRICT:** OVER THE RHINE HISTORIC DISTRICT

**PARKING:** (C) PARKING SPACES PROVIDED: EXISTING CONDITION - NO CHANGE

**BUILDING CODE:** 2011 OHIO BUILDING CODE (OBC)

**CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
 EXISTING USE GROUP: MIXED USE 'B' BUSINESS AND 'R-2' RESIDENTIAL APARTMENTS (NO CHANGE)

**CHAPTER 4:**  
 402.3: SEPARATION WALLS BETWEEN DWELLING UNITS: FIRE PARTITIONS PER OBC 704  
 420.3: HORIZONTAL/FLOOR-CEILING SEPARATION BETWEEN DWELLING UNITS: HORIZONTAL ASSEMBLIES PER OBC 712.

**CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA**  
 TABLE 503: (BUILDING TYPE III B)  
 ALLOWABLE BUILDING HEIGHT: 4 STORIES (R-2 USE)  
 ACTUAL BUILDING HEIGHT: 5 STORIES + BASEMENT (EXISTING CONDITION)  
 ALLOWABLE BUILDING AREA: (PER STORY)  
 R-2 = 16,000 SF. BASE

**ACTUAL BUILDING AREA:** [AREA FROM INT. FACE OF EXT. WALL, TYP.]  
 BASEMENT: 1541 SF.  
 FIRST FLOOR: 1128 SF.  
 SECOND FLOOR: 1410 SF.  
 THIRD FLOOR: 1480 SF.  
 FOURTH FLOOR: 1450 SF.  
 FIFTH FLOOR: 1280 SF.  
 TOTAL: 10321 SF.

**CHAPTER 6: TYPES OF CONSTRUCTION**  
 602.2: CONSTRUCTION TYPE: III B

**TABLE 601:**  
 PRIMARY STRUCTURAL FRAME = 0 HOUR  
 EXTERIOR BEARING WALLS = 2 HOUR  
 INTERIOR BEARING WALLS = 0 HOUR  
 NON-BEARING WALLS = 0 HOUR  
 FLOOR CONSTRUCTION = 0 HOUR  
 ROOF CONSTRUCTION = 0 HOUR

**CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION**  
 TABLE 705.6: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - NO CHANGE IN EXTERIOR OPENING, EXISTING OPENINGS ARE BEING MAINTAINED.  
 704.3: FIRE PARTITIONS - 1 HOUR FIRE RESISTANCE RATING  
 712.3: HORIZONTAL ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATINGS / 2 HOUR FIRE RESISTANCE RATINGS - REFER TO DRAWINGS FOR LOCATIONS. 2 HOUR F.R.R. IS TO CREATE COMPARTMENTS WITHIN BUILDING.

**CHAPTER 8: INTERIOR FINISHES**  
 803.1.1: 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 (SPRINKLERED)  
 R-2: EXIT ENCLOSURES: CLASS B; CORRIDORS: CLASS B; ROOMS/ENCLOSED SPACES: CLASS C

**CHAPTER 9: FIRE PROTECTION SYSTEMS**  
 903: AUTOMATIC SPRINKLER SYSTEM: NFPA-13 FIRE SUPPRESSION SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT  
 906.1: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH OHIO FIRE CODE AND NFPA STANDARD #1010 EDITION, CINCINNATI F.D.  
 907.2.4: FIRE ALARM SYSTEM: FIRE ALARM SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT - 907.2.1.2 INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN THE VICINITY OUTSIDE OF EACH SLEEPING ROOM.  
 [SMOKE DETECTORS AND SMOKE/CARBON MONOXIDE DETECTORS TO BE DUAL SENSING / COMBINATION TYPE PHOTOELECTRIC & IONIZATION SENSOR DETECTORS]

**CHAPTER 10: MEANS OF EGRESS**  
 TABLE 1004.1: BASEMENT R-2 [1300 SF.]: 1/200 SF GROSS = 0  
 FIRST FLOOR R-2 [1300 SF.]: 1/200 SF GROSS = 0  
 FIRST FLOOR 'B' [X]: 1/100 SF GROSS = X  
 SECOND FLOOR R-2 [1300 SF.]: 1/200 SF GROSS = 0  
 THIRD FLOOR R-2 [1300 SF.]: 1/200 SF GROSS = 0  
 FOURTH/FIFTH FLOOR R-2 [2020 SF.]: 1/200 SF GROSS = 10 [EGRESS FROM 5TH FLOOR IS THRU UNIT AT 4TH FLOOR]

**TOTAL MAX OCCUPANT LOAD = 42 PERSONS**

**# OF EXITS: (2) FROM EACH APARTMENT UNIT.**  
 (1) INTERIOR STAIR & (1) FIRE ESCAPE: EXISTING CONDITION - NO CHANGE  
 DOORS = EXISTING - NO CHANGE

**TABLE 1005.1: EGRESS WIDTH**  
 STAIRS = EXISTING STAIRS - NO CHANGE  
 DOORS = EXISTING - NO CHANGE

**TABLE 1016.1: RESIDENTIAL USE WITHOUT SPRINKLER SYSTEM = 200' TRAVEL DISTANCE**  
 ACTUAL TRAVEL DISTANCE = 50' +/-

**CHAPTER 11: ACCESSIBILITY**  
 THE BUILDING IS NOT ACCESSIBLE - EXISTING CONDITION - NO CHANGE

**CHAPTER 12: INTERIOR ENVIRONMENT**  
 1207.2: STC RATING OF NOT LESS THAN 50 BETWEEN DWELLING UNITS

**CHAPTER 15: ROOF ASSEMBLIES**  
 1505.1: ROOF COVERING - CLASS 'C'

**CHAPTER 23: PLUMBING SYSTEMS**  
 TABLE 2302.1: RESIDENTIAL: 1 WATER CLOSET, 1 LAVATORY, 1 SHOWER, 1 KITCHEN SINK PROVIDED PER DWELLING UNIT. ROUGH IN FOR WASHER IN EACH DWELLING UNIT.

**CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES**  
 3406: FIRE ESCAPES: THE EXISTING FIRE ESCAPE SHALL CONTINUE TO BE UTILIZED AS A COMPONENT OF THE MEANS OF EGRESS. THE EXISTING FIRE ESCAPE IS IN SOUND CONDITION.  
 3412: COMPLIANCE ALTERNATIVES: REFER TO THE CHART TO THE BELOW

DIVISION I  
 GENERAL PROJECT REQUIREMENTS

- DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK. ALL ERRORS, OMISSIONS, INCONSISTENCIES OR DISCREPANCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS WITHIN THE SPACES PRIOR TO CONSTRUCTION AND REPORT ANY CONCEALED ELEMENTS WHICH MAY AFFECT CONSTRUCTION TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY: COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE FEDERAL, AND O.S.H.A. REGULATIONS. THE ARCHITECT AND THE CONTRACTOR ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLIGENCE OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- CONTRACTOR TO INSTALL ALL MATERIALS, SYSTEMS, COMPONENTS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- CONTRACTOR TO COORDINATE ALL SPECIFIC WORK SCOPE ITEMS WITH OWNER.
- ALL FINAL FINISHES AND SELECTIONS SHALL BE MADE BY THE OWNER. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT PER OWNER REQUIREMENTS.
- ALL WORK SHALL CONFORM TO THE 2011 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK, MANDATED BY A REGULATORY AUTHORITY.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT APPROVAL OF OWNER / ARCHITECT. FAILURE TO OBTAIN APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS OF THE WORK REQUIRED BY THE OWNER OR ANY REGULATORY AUTHORITY.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
- CONTRACTOR SHALL FOLLOW APPLICABLE GENERAL CONDITIONS REQUIREMENTS AS ESTABLISHED ON THE LATEST EDITION OF AIA DOCUMENT A-201.
- CONTRACTOR SHALL PROVIDE TRASH DUMPSTERS FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER.
- THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER, INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, AND HARDWARE SUPPLIED BY THE GC OR OTHERS. SITE MUST BE KEPT IN A SAFE, CLEAN CONDITION AT ALL TIMES. COORDINATE SPECIFIC REQUIREMENTS WITH OWNER.
- CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY HAZARDOUS MATERIALS ARE DISCOVERED. FOLLOW ALL APPLICABLE REGULATIONS REGARDING THE REMOVAL OF SUCH HAZARDOUS MATERIALS.
- ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.
- THE GENERAL CONTRACTOR SHALL CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER.

CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

RDA CONTRACT ADMINISTRATION

- RDA IS NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING CODES, UFAS REQUIREMENTS, HUD / OWNER REQUIREMENTS, ETC.

WALL / SYMBOL LEGEND

-----	EXISTING WALLS/FINISHES TO BE REMOVED
=====	EXISTING WALL TO REMAIN
=====	NEW WOOD STUD FRAME WALL
---	WALL TYPE KEY
FD	FLOOR DRAIN
SD	SMOKE DETECTOR - 120V W/ BATTERY BACKUP
CS	CARBON MONOXIDE / SMOKE DETECTOR - 120V W/ BATTERY BACKUP
□	EXHAUST FAN - VENT DIRECT TO EXTERIOR
□	DEMOLITION KEY NOTE
□	NEW CONSTRUCTION KEY NOTE
□	REFLECTED CEILING KEY NOTE
◇	WINDOW TYPE KEY
◇	DOOR TYPE KEY
A	SECTION TAG
(A)	ELEVATION TAG

ABBREVIATIONS

AADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ABOVE FINISH FLOOR
AFF	BLOCKING BETWEEN BEARING
ALUM	ALUMINUM
BLKG	BLOCKING
BET	BETWEEN
BRG	BEARING
BTM	BOTTOM
C/P	CAST IN PLACE
CL	CENTERLINE
CLG	CEILING
CLT	CERAMIC TILE
CLR	CLEAR
COLM	COLUMN
CPT	CARPET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CJ	CONTROL JOINT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSTOP
DTL	DETAIL
DW	DISH WASHER
ELEV	ELEVATION
EQ	EQUAL
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR (FINISHED)
FIN	FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GYP BD	GYPSPUM BOARD
GC	GENERAL CONTRACTOR
HM	HOLLOW METAL
HT	HEIGHT
HOR	HORIZONTAL
MAX	MAXIMUM
MEGH	MECHANICAL
MO	MOUNTED
MTD	NOT IN CONTRACT
NIC	NOT TO SCALE
NTS	ON CENTER
OC	OPENING
OPG	PAINTED
PTD	RADIUS
REF	REFRIGERATOR
RD	ROOF DRAIN
QT	QUARRY TILE
RO	ROUGH OPENING
ATC	ACOUSTIC TILE CEILING
SM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SO	SQUARE
T.O.	TOP OF
TYP	TYPICAL
HRB	WEATHER RESISTIVE BARRIER
WVF	WELDED WIRE FABRIC

**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

Jonathan Robert Schaal #14503  
 Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record  
 10/10/17 SCHEMATIC

Project Number  
 2017-115

Date  
 OCTOBER 10, 2017

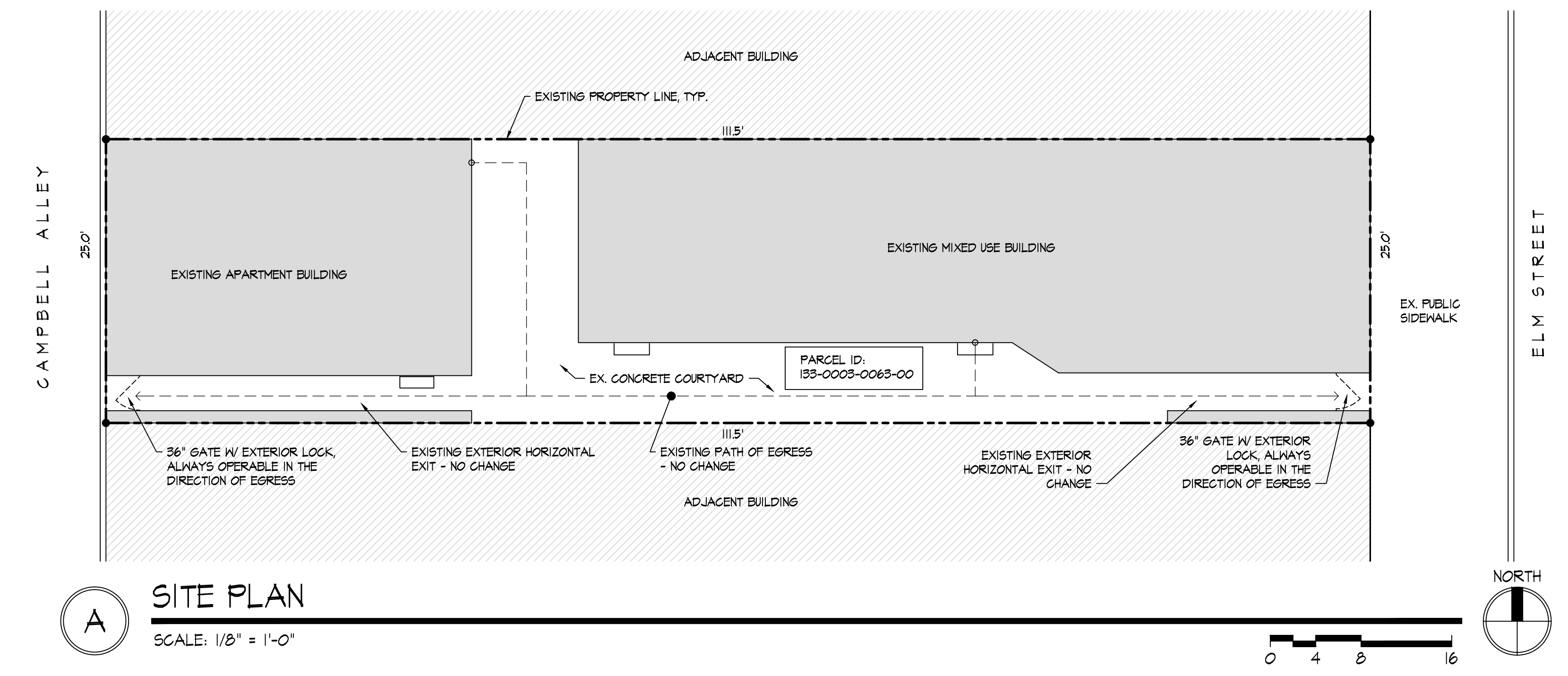
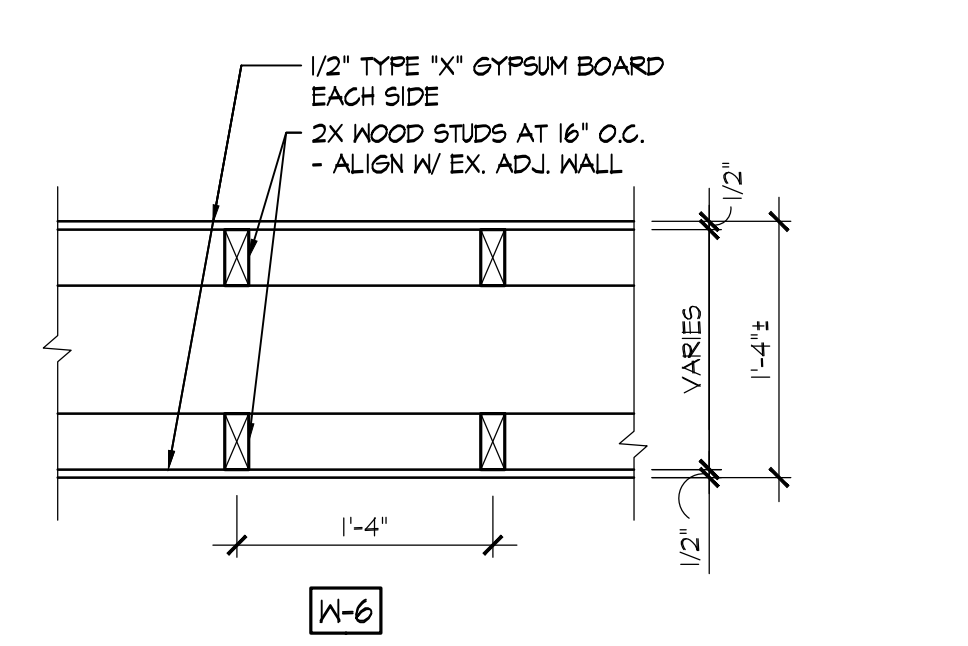
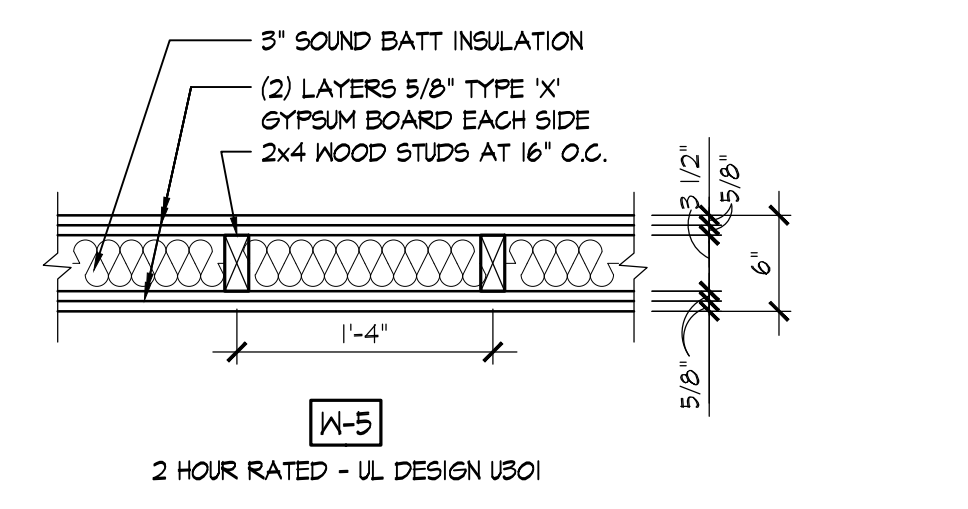
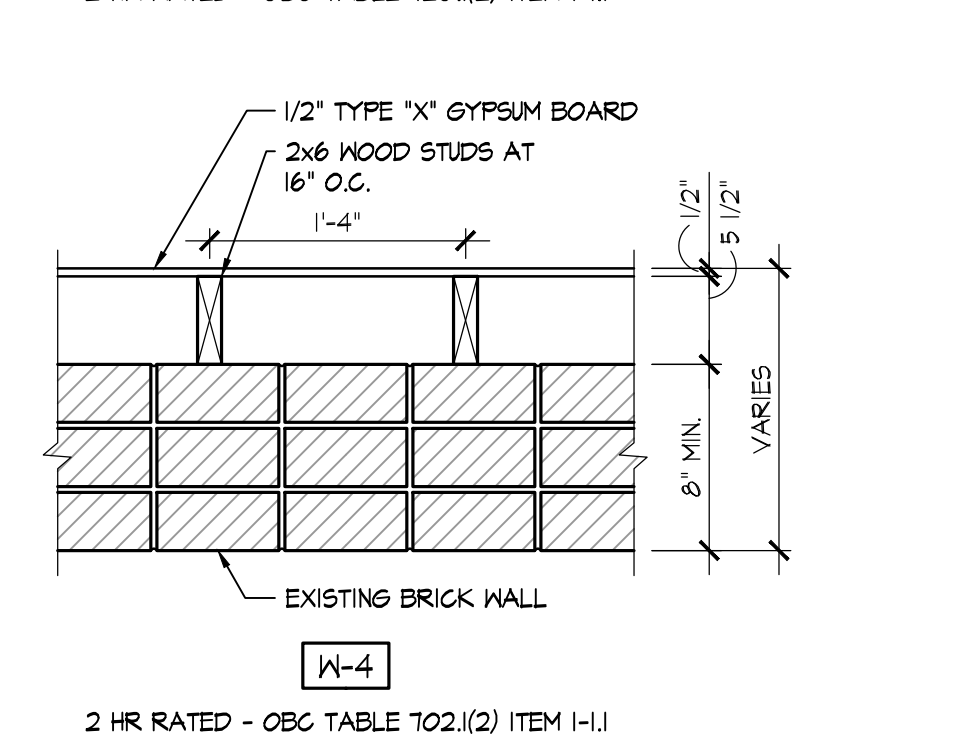
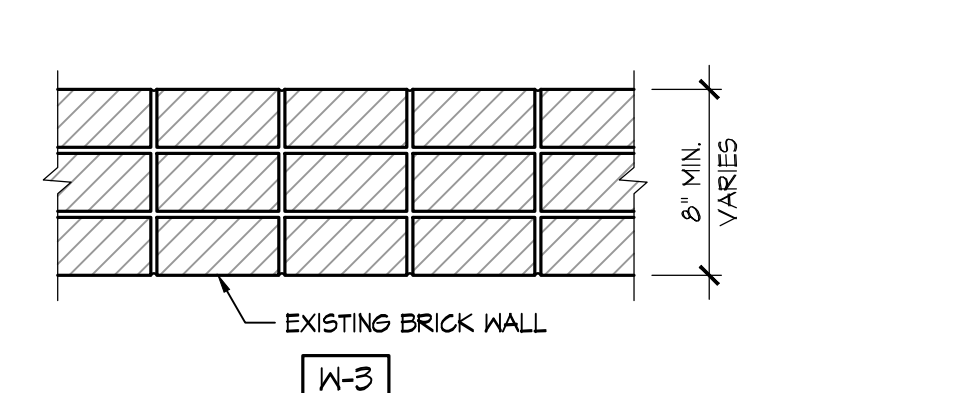
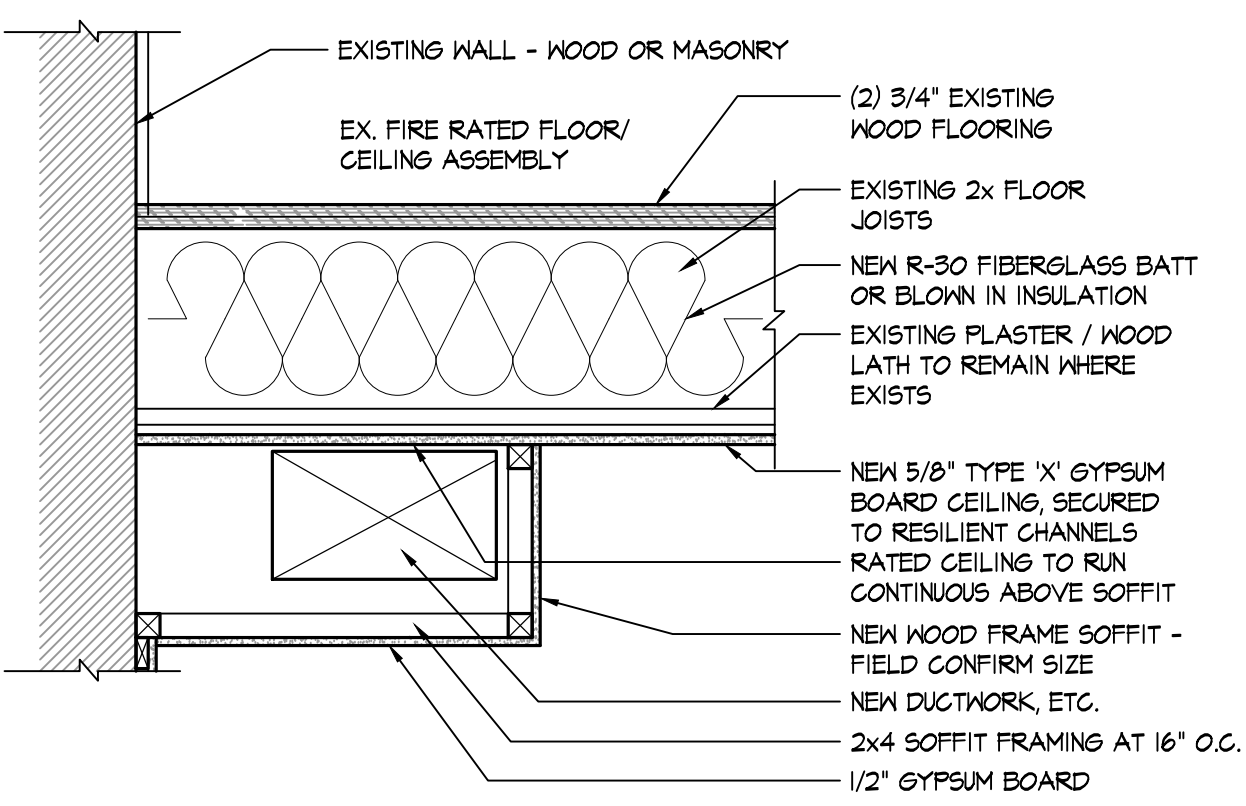
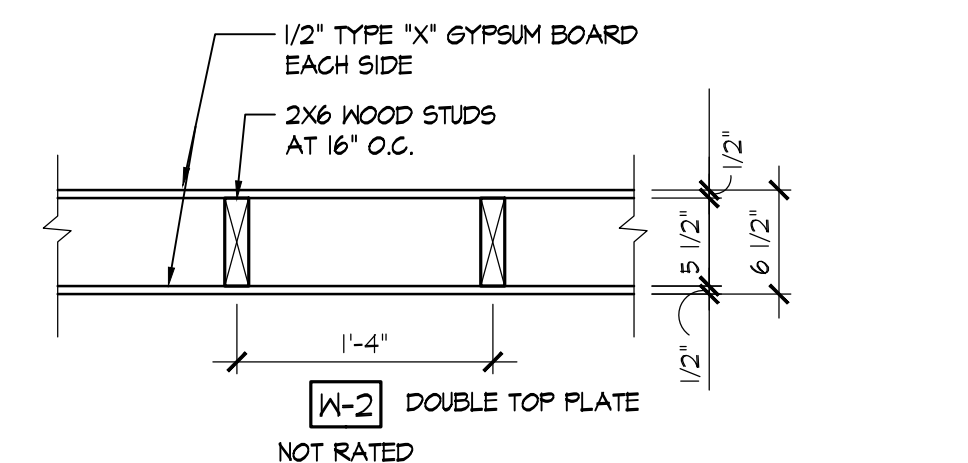
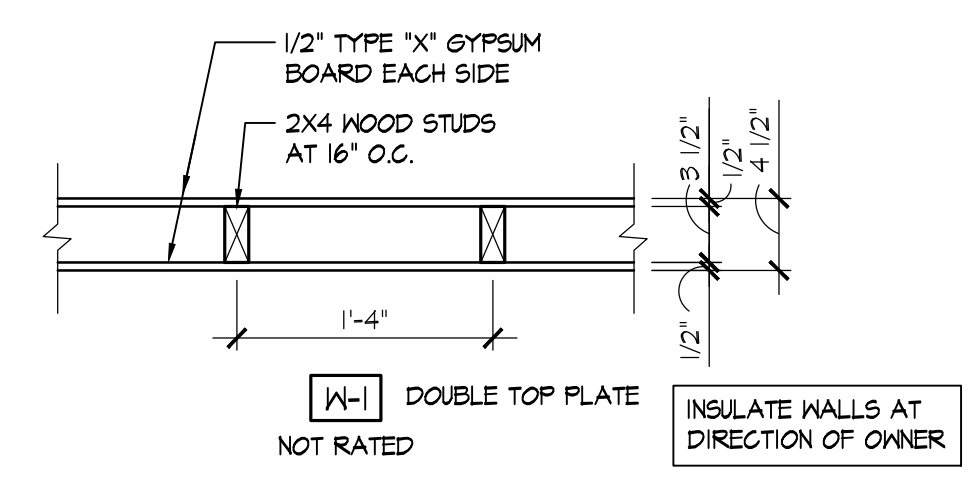
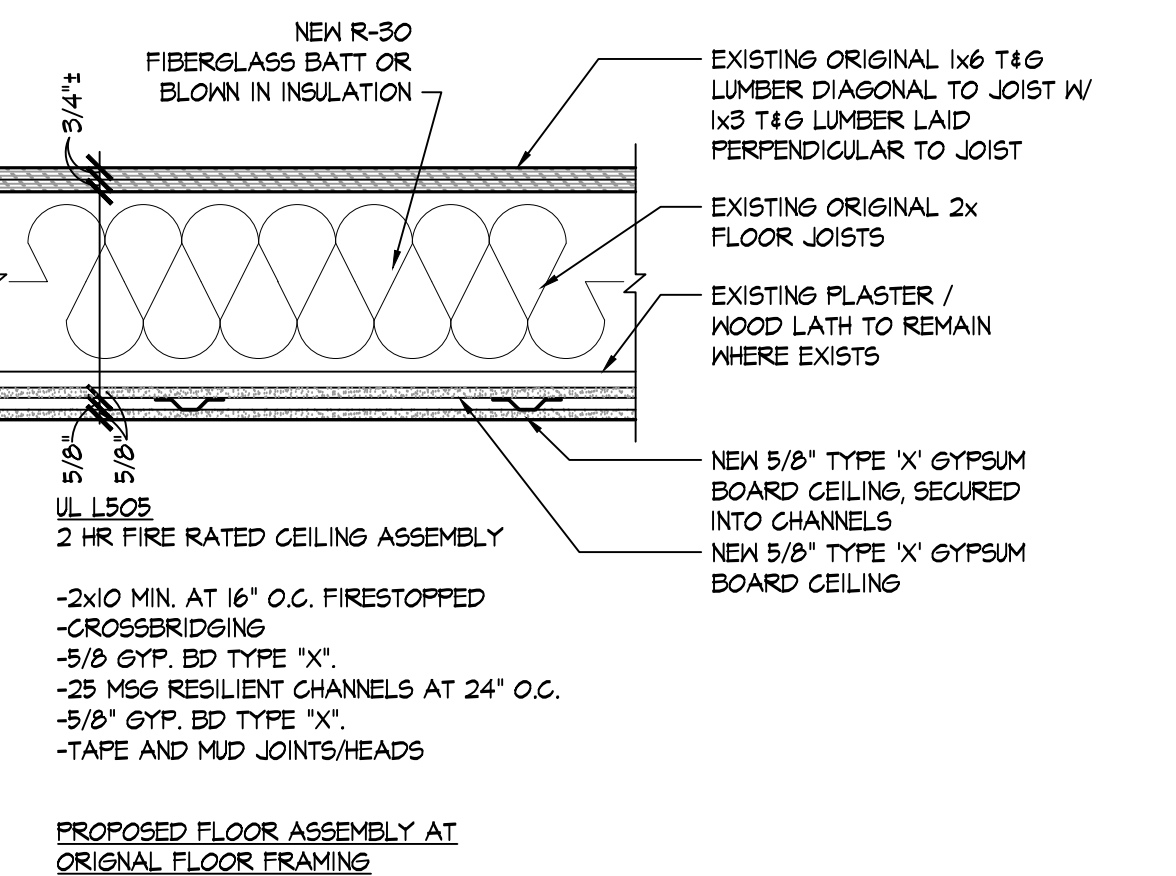
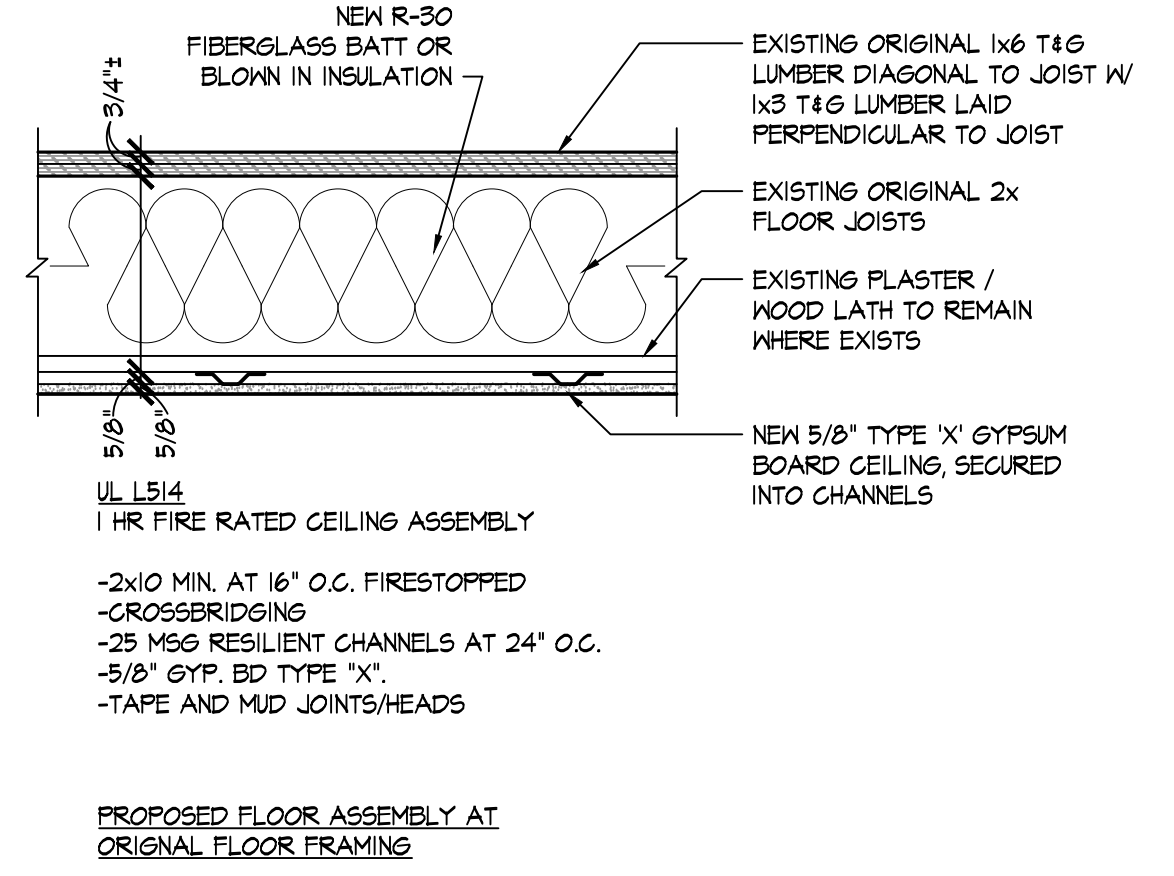
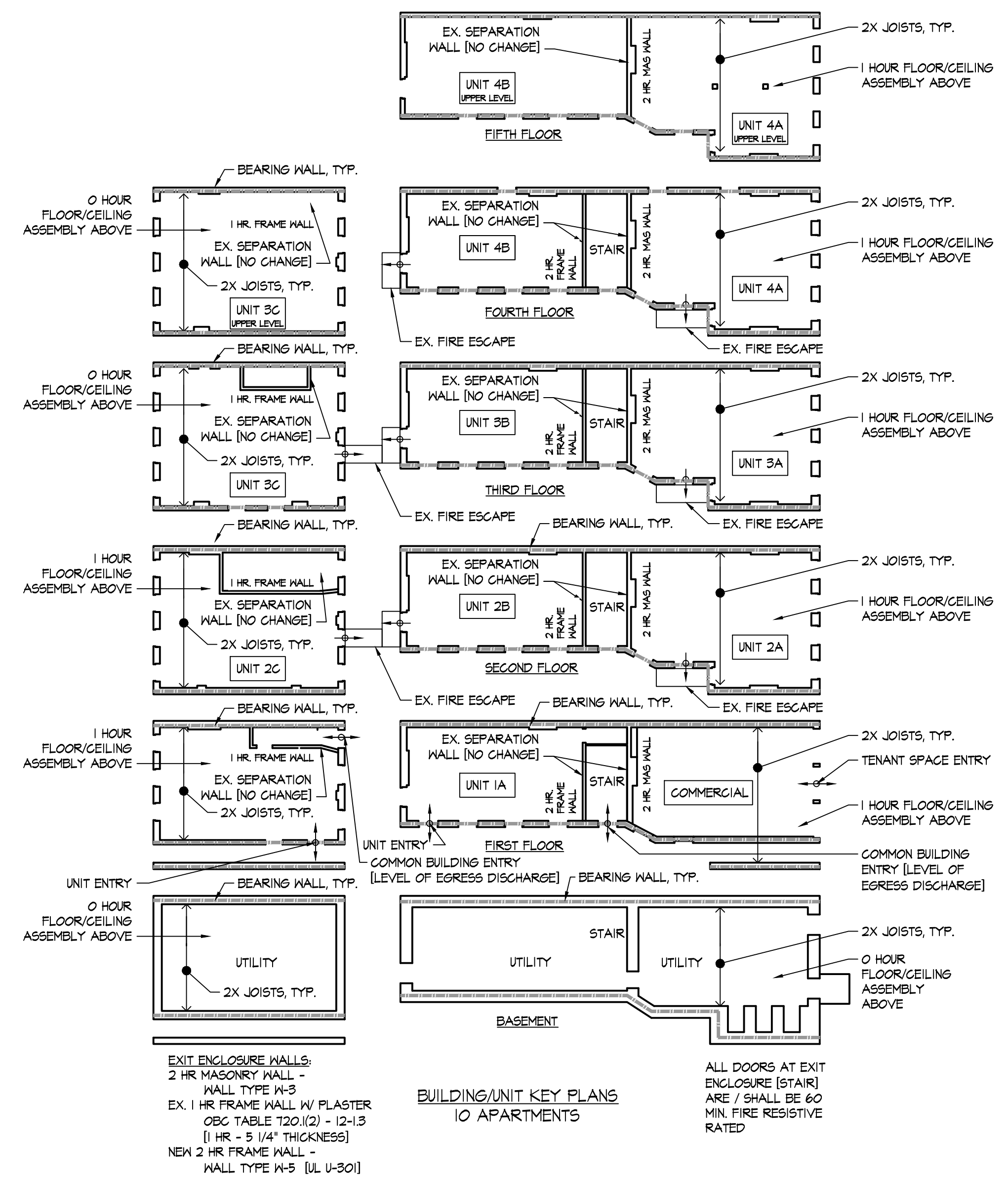
Sheet Title  
 PROJECT INFORMATION

Sheet Number  
 T1.1

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
 © RDA 2017

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

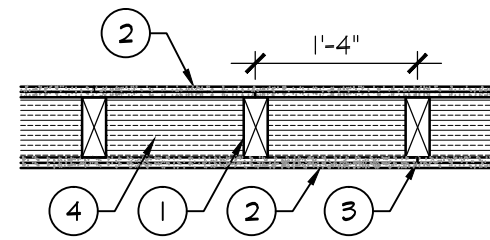
Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
SITE PLAN BUILDING KEY PLANS WALL TYPES
Sheet Number
<b>T1.2</b>



**DESIGN NO. U301**

BEARING WALL RATINGS - 2 HR

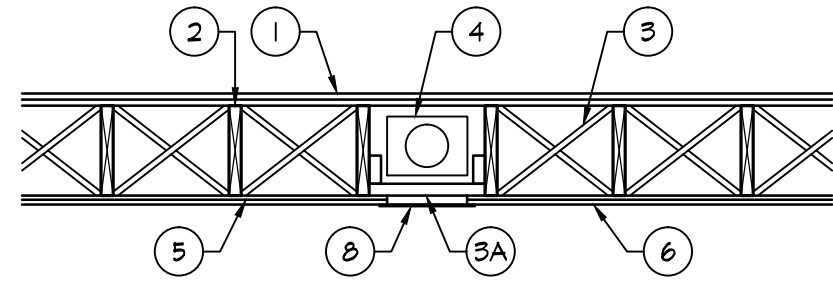
ALTERNATE: U334, BEARING WALL - 2 HOUR [ADD RESILIENT CHANNELS TO ONE SIDE OF WOOD STUDS]



- WOOD STUDS** - NOM. 2x4 SPACED AT 16" O.C. MAX, EFFECTIVELY CROSS-BRACED.
- GYPSUM BOARD** - 5/8" THICK, 2 LAYERS, WITH SQUARE OR TAPERED EDGES, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. BASE LAYER FASTENED TO STUDS AND PLATES WITH 1 7/8" LONG 6d CEMENT COATED NAILS OF 1 7/8" LONG TYPE S OR W SCREWS SPACED AT 6" O.C. FACE LAYERS FASTENED TO STUDS AND PLATES OVER BASE LAYER WITH 2 3/8" LONG 6d CEMENT COATED NAILS OF 2 1/4" LONG TYPE S OR W SCREWS SPACED A 8" O.C. FACE LAYER JOINTS OFFSET MIN. 12" FROM BASE LAYER JOINTS. WHEN USED IN WIDTHS OTHER THAN 48", GYPSUM PANELS TO BE INSTALLED HORIZONTALLY.
- JOINTS** - EXPOSED JOINTS OF GYPSUM BOARD COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM. 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE.
- BATTS AND BLANKETS** - MIN. 3" THICK, MINERAL WOOL BATTS, FRICTION FIT BETWEEN STUDS.
- CEMENTITIOUS BACKER UNITS** - 1/2" OR 5/8" THICK, INSTALLED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. FASTENED TO STUDS AND PLATES WITH CORROSION RESISTANT 1 1/4" LONG CHAMFERED, RIBBED WAFER HEAD SCREWS WITH A MINIMUM HEAD DIAMETER OF .400" SPACED 8" O.C. JOINTS OFFSET MIN. 12" FROM BASE LAYER JOINTS.

**DESIGN NO. L514**

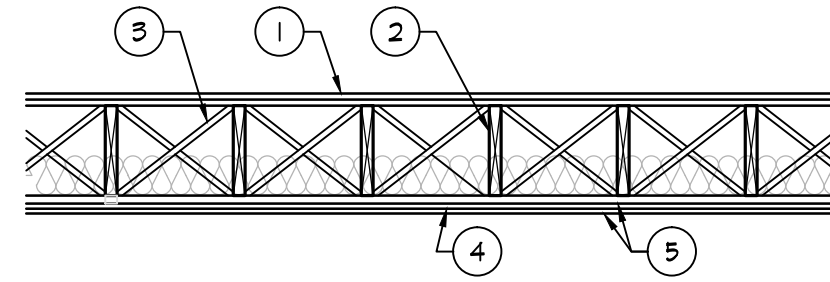
UNRESTRAINED ASSEMBLY RATING - 1 HR



- FLOORING SYSTEMS - SYSTEM NO. 1**
  - SUBFLOORING** - MIN. 1X6 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32 THICK PLYWOOD OR 1/8" THICK OSB WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
  - FINISH FLOORING** - MIN. 1X3 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32 THICK PLYWOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- WOOD JOISTS** - MIN. 2X10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- CROSS BRIDGING** - MIN. 1X3 OR MIN. 2X10 SOLID BLOCKING.
- HORIZONTAL BRIDGING** - USED IN LIEU OF ITEM 3 IN SAME JOIST BAY AS ITEM 4 (CEILING DAMPER), WHEN ITEM 4 IS EMPLOYED. WOOD 2X4 SECURED BETWEEN JOISTS WITH NAILS.
- CEILING DAMPER** - (OPTIONAL) - MAX. NOM AREA SHALL BE 140 SQ. IN. MAX. RECTANGULAR SIZE SHALL BE 12" WIDE BY 16 1/2" LONG. MAX. HEIGHT OF DAMPER SHALL BE 8 3/4" AGGREGATE DAMPER OPENINGS SHALL NOT EXCEED 44 SQ. IN. PER 100 SQ. FT. OF CEILING AREA. DAMPER INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. A STEEL GRILLE (ITEM 6) SHALL BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS.
- RESILIENT CHANNELS** - FORMED OF 25 MGS GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 1/2" AND FASTENED TO EACH JOIST WITH 1 1/4" LONG TYPE S BUGLE HEAD SCREWS. ADDITIONAL RESILIENT CHANNELS POSITIONED SO AS TO COINCIDE WITH END JOINTS OF GYPSUM BOARD (ITEM 6). ADDITIONAL CHANNELS SHALL EXTEND MIN. 3" BEYOND EACH SIDE EDGE OF BOARD.
- GYPSUM BOARD** - NOM. 1/2" THICK, 4'-0" WIDE GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 5) ARE USED, GYPSUM BOARD INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS AND THE SIDE EDGES OF THE BOARD LOCATED BETWEEN JOISTS. GYPSUM BOARD FASTENED TO RESILIENT CHANNELS WITH 1" LONG TYPE S BUGLE HEAD SCREWS SPACED 12" O.C. END JOINTS OF GYPSUM BOARD SIMILARLY FASTENED TO ADDITIONAL RESILIENT CHANNELS POSITIONED AT END JOINT LOCATIONS. SCREWS LOCATED 3/4" MIN. DISTANCE FROM SIDES AND 1/2" MIN. FROM ENDS OF GYPSUM BOARD SHEETS.
- FINISHING SYSTEM** - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. NOM. 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM. 3/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.
- GRILLE** - STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.

**DESIGN NO. L505**

UNRESTRAINED ASSEMBLY RATING - 2 HR



- FLOORING SYSTEMS - SYSTEM NO. 1**
  - SUBFLOORING** - MIN. 1X6 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32 THICK PLYWOOD OR 1/8" THICK OSB WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
  - FINISH FLOORING** - MIN. 1X4 T&G LUMBER LAID PERPENDICULAR TO JOIST, OR MIN. 15/32 THICK PLYWOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.
- WOOD JOISTS** - MIN. 2X10 JOIST SPACED 16" O.C. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
- CROSS BRIDGING** - MIN. 1X3 OR MIN. 2X10 SOLID BLOCKING.
- RESILIENT CHANNELS** - FORMED OF 25 MGS GALVANIZED STEEL, SPACED 24" O.C. PERPENDICULAR TO JOISTS. CHANNELS OVERLAPPED AT SPLICES 1/2" AND FASTENED TO EACH JOIST WITH 1 1/4" COMMON NAIL. MIN. END CLEARANCE OF CHANNELS TO WALL OF 3/4". ADDITIONAL RESILIENT CHANNELS, MIN. 60" LONG, PLACED IMMEDIATELY ADJACENT TO CONTINUOUS CHANNELS TO END JOINTS OF SECOND LAYER OF GYPSUM BOARD (ITEM 5) AND SIMILARLY SECURED. ADDITIONAL CHANNELS SHALL EXTEND 6" BEYOND EACH SIDE EDGE OF BOARD.
- GYPSUM BOARD** - TWO LAYERS, 5/8" THICK GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 4) ARE USED, FIRST LAYER INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS, AND END JOINTS OF BOARDS ARE LOCATED AT THE JOISTS. NAILED TO JOISTS WITH UNCOATED 8d BOX NAILS SPACED 1" O.C. ALL NAILS LOCATED 1/2" MIN. DISTANCE FROM THE EDGES AND ENDS OF THE BOARD. SECOND LAYER INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE RESILIENT CHANNELS AND CENTER LINE OF BOARDS LOCATED UNDER A JOIST AND SO PLACED THAT THE EDGE JOINT OF THIS LAYER IS NOT IN ALIGNMENT WITH THE END JOINT OF THE FIRST LAYER. SECURED TO RESILIENT CHANNELS WITH 1" LONG GYPSUM BOARD SCREWS 12" O.C. WITH ADDITIONAL SCREWS 3" FROM SIDE JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL. ALL SCREWS LOCATED 1" MIN. DISTANCE FROM EDGES OF BOARDS. IF GYPSUM BOARD IS OTHER THAN 48" WIDE, LENGTH OF ADDITIONAL CHANNEL MAY BE MODIFIED AS REQUIRED TO ALLOW FULL EXTENSION ALONG JOINTS, AS WELL AS ATTACHMENT TO JOISTS AT EACH END. JOINT TREATMENT NOT REQUIRED FOR THIS RATING, EXCEPT FOR TAPERED, ROUNDED EDGES GYPSUM BOARD WHERE EDGE JOINTS ARE COVERED WITH PAPER TAPED AND JOINT COMPOUND.

**RATED FLOOR PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
STEEL PIPE 6" OR SMALLER SCHEDULE 40 OR HEAVIER	L514	F-C-1011
IRON PIPE 6" OR SMALLER CAST OR DUCTILE		
CONDUIT 4" OR SMALLER STEEL EMT OR STEEL CONDUIT		
COPPER TUBE 4" OR SMALLER TYPE L OR HEAVIER		
COPPER PIPE 4" OR SMALLER REGULAR OR HEAVIER		
PVC PIPE 4" OR SMALLER - SCHEDULE 40 SOLID OR HEAVIER SOLID CORE [DNV]	L514	F-C-2032
RIGID NON-METALLIC CONDUIT 4" OR SMALLER SCHEDULE 40		
CPVC PIPE 4" OR SMALLER SDR 11 [DNV]		
WIRE CABLE	L514	F-C-3014
BATH TUB	L514	F-C-2036
WATER CLOSET	L514	F-C-2037

**RATED STUD WALL PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
METALLIC CONDUIT	U301	W-L-1091
4" OR SMALLER EMT CONDUIT		
6" OR SMALLER STEEL CONDUIT		
NON-METALLIC CONDUIT		
2" OR SMALLER SCHEDULE 40 PVC		
METALLIC PIPE/COPPER PIPE/TUBE		
6" OR SMALLER TYPE L OR HEAVIER TUBING		
METALLIC PIPE/COPPER PIPE/TUBE		
6" OR SMALLER REGULAR OR HEAVIER PIPE		
NON-METALLIC PIPE/TUBE [IBC T09.6.2]		
2" OR SMALLER SCHEDULE 40 PVC/CPVC	W-L-2003	
NON-METALLIC PIPE/TUBE [IBC T09.6.2]		
4" OR SMALLER SCHEDULE 40 PVC/CPVC	W-L-3015	
CABLE/WIRE W/ NON-COMB. JACKET/INSUL. MAX. 4 COPPER CONDUCTOR NO. 2 AWG OR SMALLER ALUM OR STEEL ARMORED/MTL. CLAD CABLE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS	W-L-1091	
6" MAX. TYPE L OR HEAVIER COPPER TUBE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS	W-L-3001	
6" MAX. REGULAR OR HEAVIER COPPER PIPE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS	W-L-2003	
24" MAX. SCH 10 OR HEAVIER STEEL PIPE		
NON-COMBUSTIBLE PIPES/TUBES/VENTS	W-L-2005	
24" MAX. CAST OR DUCTILE IRON PIPE		
CABLE/WIRE W/ COMBUSTIBLE JACKET/INSUL. MAX. NO. 10 AWG COPPER MULTI CONDUCTOR [NM] CABLE W/ PVC INSUL. MAX. 50 PAIR NO. 24 AWG COPPER TELEPHONE CABLE W/ PVC INSUL.	W-L-2003	
COMBUSTIBLE PIPES/TUBES/VENTS		
2" MAX. SCH 40 PVC/CPVC [DNV] PIPING	W-L-2003	
COMBUSTIBLE PIPES/TUBES/VENTS		
4" MAX. SCH 40 PVC/ABS/FRPP	W-L-2003	
RIGID NON METALLIC CONDUIT		
2" SCH 40 OR 80 PVC CONDUIT	W-L-2003	
SCHEDULE 80 POLYPROPYLENE PIPING		
2" OR SMALLER		

**RATED MASONRY WALL PENETRATION**

PENETRATION TYPE	LOCATION ASSEMBLY	PENETRATION TEST
METALLIC CONDUIT	SOLID MASONRY WALLS SIMILAR TO U305 [CMU]	W-J-1014
4" OR SMALLER EMT CONDUIT		
METALLIC CONDUIT		
4" OR SMALLER STEEL CONDUIT		
NON-METALLIC CONDUIT		
2" OR SMALLER SCHEDULE 40 PVC		
METALLIC PIPE/COPPER PIPE/TUBE		
4" OR SMALLER TYPE L OR HEAVIER TUBING		
METALLIC PIPE/COPPER PIPE/TUBE		
4" OR SMALLER REGULAR OR HEAVIER PIPE		
NON-METALLIC PIPE/TUBE [IBC T09.6.2]	W-J-2013	
2" OR SMALLER SCHEDULE 40 PVC/CPVC		
NON-METALLIC PIPE/TUBE [IBC T09.6.2]	W-J-2013	
2" OR SMALLER SCHEDULE 40 PVC/CPVC		
CABLE/WIRE W/ NON-COMB. JACKET/INSUL. MAX. 4 COPPER CONDUCTOR NO. 2 AWG OR SMALLER ALUM OR STEEL ARMORED/MTL. CLAD CABLE	W-J-3041	
NON-COMBUSTIBLE PIPES/TUBES/VENTS		
6" MAX. TYPE L OR HEAVIER COPPER TUBE	W-J-1030	
NON-COMBUSTIBLE PIPES/TUBES/VENTS		
6" MAX. REGULAR OR HEAVIER COPPER PIPE	W-J-1031	
NON-COMBUSTIBLE PIPES/TUBES/VENTS		
24" MAX. SCH 10 OR HEAVIER STEEL PIPE	W-J-3017	
NON-COMBUSTIBLE PIPES/TUBES/VENTS		
24" MAX. CAST OR DUCTILE IRON PIPE	W-J-3037	
CABLE/WIRE W/ COMBUSTIBLE JACKET/INSUL. MAX. NO. 10 AWG COPPER MULTI CONDUCTOR [NM] CABLE W/ PVC INSUL. MAX. 50 PAIR NO. 24 AWG COPPER TELEPHONE CABLE W/ PVC INSUL.		
COMBUSTIBLE PIPES/TUBES/VENTS	W-J-2094	
4" MAX. SCH 40 PVC/CPVC [DNV] PIPING		
COMBUSTIBLE PIPES/TUBES/VENTS	W-J-2021	
4" MAX. SCH 40 PVC/ABS/FRPP		
COMBUSTIBLE PIPES/TUBES/VENTS	W-J-2021	
4" SCH 40 PVC [DNV] PIPING		
SCHEDULE 80 POLYPROPYLENE PIPING	W-J-2021	
2" OR SMALLER		

NOTE: CONTRACTOR SHALL VERIFY CONDITIONS AND APPLICABLE THRU PENETRATION DETAILS. ALL PENETRATIONS IN FIRE RESISTIVE RATED ASSEMBLIES (WALLS, FLOOR-CEILING, ETC.) SHALL BE APPROPRIATELY SEALED IN ACCORDANCE WITH UL ASSEMBLIES. LABEL PENETRATIONS WITH INSTALLER INFORMATION AND APPLICABLE UL ASSEMBLY PER INSPECTOR REQUIREMENTS AND PROVIDE ANY ADDITIONAL DOCUMENTATION AS REQUIRED BY INSPECTOR.

**RDA GROUP ARCHITECTS**

7945 Washington Woods Drive  
Dayton, Ohio 45459  
O: 937.610.3440  
F: 937.610.3441

Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

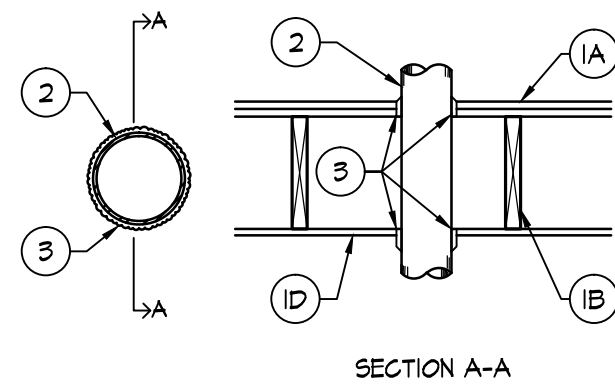
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
UL ASSEMBLIES

Sheet Number  
**T1.3**

SYSTEM NO. F-C-1011  
F RATINGS - 1 HOUR  
T RATINGS - 0, 3/4, & 1 HOUR (SEE ITEM 2)



1. FLOOR-CEILING ASSEMBLY - THE FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NOS. L512, L513 OR L514 IN THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- A. FLOORING SYSTEM - LUMBER OR MIN 1/2" PLYWOOD SUBFLOOR WITH LUMBER OR MIN. 3/4" PLYWOOD FINISH FLOOR OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIAMETER OF OPENING IS 7".
- B. WOOD JOISTS - NOM. 2 BY 10 IN. LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1" BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOISTS, NOM. 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN WALLBOARD (ITEM 1D) AND WOOD JOISTS AND SPACED MAX 24" O.C.
- D. GYPSUM BOARD\* - NOM. 4" WIDE BY 1/2" OR 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. WALLBOARD ATTACHED TO WOOD JOISTS AND FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 7".
- 2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBE INSTALLED APPROXIMATELY MIDWAY BETWEEN WOOD JOISTS AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSUM BOARD CEILING TO BE NOM. 1/2" LARGER THAN THE OUTSIDE DIA. OF THROUGH-PENETRANT. PIPE, CONDUIT OR TUBE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
  - A. STEEL PIPE - NOM. 6" DIA. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
  - B. IRON PIPE - NOM. 6" DIA. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
  - C. CONDUIT - NOM. 4" DIA. (OR SMALLER) ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
  - D. COPPER TUBING - NOM. 4" DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
  - E. COPPER PIPE - NOM. 4" DIA. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

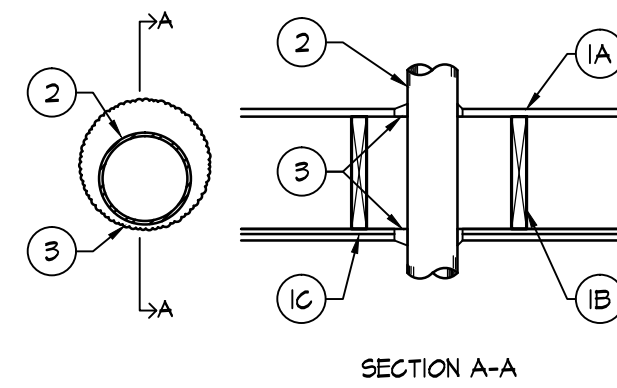
THE T RATINGS OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OF PENETRANT AND NOM. DIA. OF PENETRANT USED AS TABULATED BELOW:

TYPE OF PENETRANT	MAX. DIA. OF PENETRANT (IN.)	T RATINGS (HR.)
STEEL PIPE	4	1
STEEL PIPE	6	3/4
IRON PIPE	6	0
COPPER TUBING	4	0
COPPER PIPE	4	0

- 3. FILL, VOID OR CAVITY MATERIAL\* - CAULK - ON TOP OF ASSEMBLY, A MIN. 1 1/8" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. ON BOTTOM OF ASSEMBLY, A MIN. 1/2" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTTOM SURFACE OF CEILING. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/2" THICK CROWN IS FORMED AROUND THE THRU PENETRANT ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. A/D FIRE PROTECTION SYSTEMS INC. - A/D FIRE BARRIER SILICONE

\* BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2032  
F RATINGS - 1 HOUR  
L RATINGS AT AMBIENT - LESS THAN 1 CFM/S.F.  
L RATINGS AT 400° F - LESS THAN 1 CFM/S.F.



1. FLOOR-CEILING ASSEMBLY - THE 1 HOUR FIRE RATED SOLID OR TRUSSED LUMBER JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF FLOOR OPENING IS 5".
- B. WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSUM BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSUM BOARD SECURED TO WOOD JOISTS OR FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF CEILING OPENING IS 5".

11. CHASE WALL - (OPTIONAL NOT SHOWN) - THE THROUGH PENETRANT (ITEM NO. 2) MAY BE ROUTED THROUGH A FIRE RATED OR NON FIRE RATED SINGLE, DOUBLE OR STAGGERED WOOD STUDS/GYPSUM CHASE WALL. WHEN FIRE RATED CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U200 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- A. STUDS - NOM. 2x4, 2x6 OR DOUBLE 2x4 LUMBER STUDS.
- B. SOLE PLATE - NOM. 2x4, 2x6 OR PARALLEL 2x4 LUMBER PLATES, TIGHTLY BUTTED.
- C. TOP PLATE - THE DOUBLE TOP PLATE SHALL CONSIST OF 2x4 OR 2x6 OR TWO SETS OF PARALLEL 2x4 LUMBER PLATES, TIGHTLY BUTTED/ MAX. DIA. OF OPENING IS 4".
- D. GYPSUM BOARD\* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.

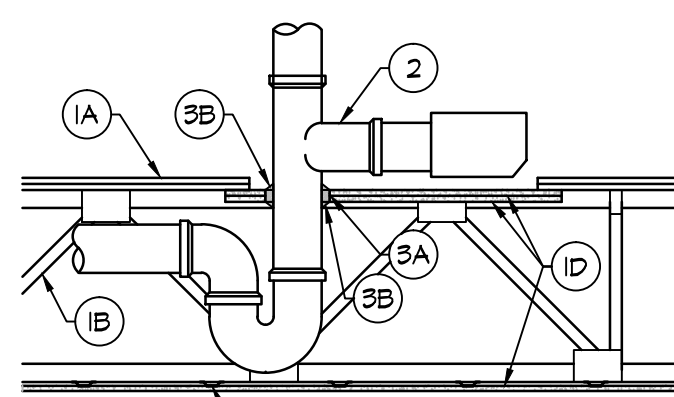
2. THROUGH PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSUM BOARD CEILING TO BE 1/4" TO 1 5/8" LARGER THAN THE OUTSIDE DIA. OF THROUGH-PENETRANT. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

- A. POLYVINYL CHLORIDE (PVC) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 SOLID OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
- B. RIGID NONMETALLIC CONDUIT (RNC)\* - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
- C. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 2" DIA. (OR SMALLER) SDR 17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF PIPE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
- D. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 CELLULAR OR SOLID CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 2 HOUR.
- E. POLYBUTYLENE (PB) PIPE - NOM. 1" DIA. (OR SMALLER) SDR 11 PB PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR.
- F. CROSS LINKED POLYETHYLENE ALUMINUM-CROSS LINKED POLYETHYLENE (PEX-AL-PEX) TUBING - NOM. 1" DIA. (OR SMALLER) SDR 5 PEX AL-PEX TUBING FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 3/4 HOUR.
- G. CROSS LINKED POLYETHYLENE (PEX) TUBING - NOM. 2" DIA. (OR SMALLER) SDR 9 PEX TUBING FOR USE CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR.
- H. ELECTRICAL NONMETALLIC TUBING (ENT)\* - NOM. 2" DIA. (OR SMALLER) PVC TUBING INSTALLED IN ACCORDANCE WITH ARTICLE 351 OF THE NATIONAL ELECTRICAL CODE (NFPA NO. 70). THE T RATING FOR THE FIRESTOP SYSTEM WHEN THE PENETRANT IS USED IS 1 HOUR EXCEPT THAT WHEN NOM. DIA. OF TUBE EXCEEDS 1", THE T RATING IS 1/4 HOUR.
- I. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE - NOM. 2" DIA. (OR SMALLER) SCHEDULE 80 CPVC PIPE IS USED IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.

WHEN 2A, 2B, 2C, 2E, 2F, 2G, 2H, OR 2I IS USED, THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 1 5/8". WHEN 2D IS USED THE ANNULAR SPACE SHALL BE MIN. 0" (POINT CONTACT) TO MAX. 1" EXCEPT THAT WHEN NOM. PIPE DIA. EXCEEDS 1 1/2", THE MAX. ANNULAR SPACE IS 5/8".

3. FILL, VOID OR CAVITY MATERIAL\* - MIN. 3/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. MIN. 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS ON BOTTOM SURFACE OF CEILING OF LOWER TOP PLATE OF CHASE WALL ASSEMBLY. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/8" CROWN IS FORMED AROUND THE THROUGH PENETRANT ON BOTTOM SURFACE OF CEILING OR LOWER PLATE OF CHASE WALL ASSEMBLY.

SYSTEM NO. F-C-2036  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. RECTANGULAR CUTOUT IN FLOORING TO ACCOMMODATE THE BATHTUB DRAIN PIPING (ITEM 2) TO BE MAX. 8"x12".
- B. WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSUM BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSUM BOARD SECURED TO WOOD JOISTS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. TWO PIECES OF GYPSUM BOARD, EACH MIN. 4" LONGER AND WIDER THAN THE CUTOUT IN THE FLOORING, SCREEN-ATTACHED TO BOTTOM OF FLOORING CONCENTRIC WITH CUTOUT. DIA. OF OPENING HOLE-SAWED THROUGH BOTH LAYERS OF THE GYPSUM BOARD PATCH TO BE 1/2" TO 5/8" LARGER THAN OUTSIDE DIA. OF BATHTUB DRAIN PIPING (ITEM 2).

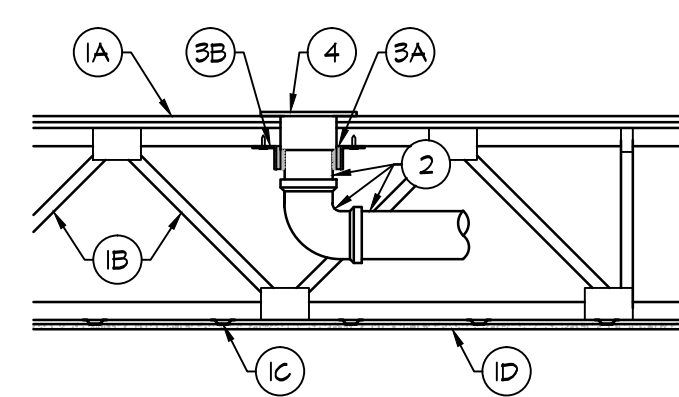
2. DRAIN PIPING - NOM. 1 1/2" DIA. SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPES AND DRAIN FITTINGS CEMENTED TOGETHER AND PROVIDED WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTINGS, RESPECTIVELY.

3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

- A. FILL, VOID OR CAVITY MATERIAL\* - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON BOTH SIDE WITH A PLASTIC FILM, SUPPLIED IN 1 1/2" WIDE STRIPS. NOM. 1 1/2" WIDE STRIP TIGHTLY WRAPPED AROUND DRAIN PIPING SECURED TOGETHER WITH 1 1/2" WIDE ALUMINUM FOIL TAPE AND GLID INTO HOLE-SAWED OPENING IN GYPSUM BOARD PATCH (ITEM 1D). TOP EDGE OF WRAP STRIP TO EXTEND A NOM. 1/2" BELOW ABOVE TOP SURFACE OF GYPSUM BOARD PATCH.
- B. FILL, VOID OR CAVITY MATERIAL\* - SEALANT - NOM. 1/4" THICKNESS OF FILL MATERIAL TO BE APPLIED TO PERIMETER OF WRAP STRIP AT ITS EGRESS FROM THE UNDERSIDE OF THE GYPSUM BOARD PATCH. NOM. 1/4" THICKNESS OF FILL MATERIAL TO BE APPLIED TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER AND TO FILL ALL GAPS BETWEEN THE WRAP STRIP LAYER AND THE TEE OF THE DRAIN FITTING ON THE TOP SURFACE OF THE GYPSUM BOARD PATCH.

\* BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2037  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:

- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 5".
- B. WOOD JOISTS\* - NOM. 2x10 LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1x3 LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOIST, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OF STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALVANIZED STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN GYPSUM BOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD\* - NOM. 4" WIDE BY 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSUM BOARD SECURED TO WOOD JOISTS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.

2. DRAIN PIPING - NOM. 4" DIA. SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR ACRYLONITRILE BUTADIENE STYRENE (ABS) DRAIN PIPING AND FITTINGS. DIA. OF CIRCULAR OPENING HOLE THROUGH FLOORING (ITEM 1A) TO BE MAX. 1/2" LARGER THAN OUTSIDE DIA. OF PIPE. SHORT LENGTH OF PIPE WITH 90 DEGREE BEND FITTING CEMENTED INTO BOTTOM SOCKET OF CLOSET FLANGE (ITEM 5). DRAIN PIPING CEMENTED TO ELBOW.

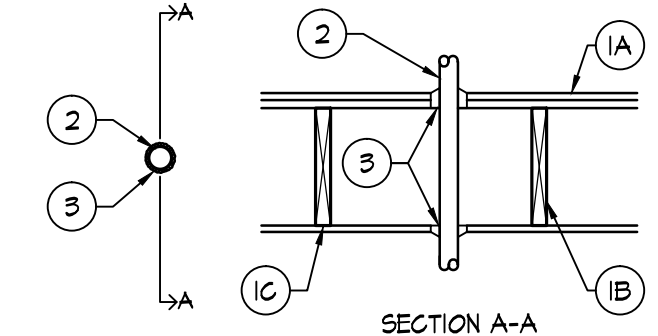
3. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:

- A. FILL, VOID OR CAVITY MATERIAL\* - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON BOTH SIDE WITH A PLASTIC FILM, SUPPLIED IN 1 1/2" WIDE STRIPS. NOM. 1 1/2" WIDE STRIP TIGHTLY WRAPPED AROUND NON-METALLIC PIPE WITH EDGES BUTTED AGAINST THE UNDERSIDE OF FLOORING AROUND THE ENTIRE PERIMETER OF THE HOLE-SAWED OPENING. TWO LAYERS OF WRAP STRIP ARE REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED OR ALIGNED. WRAP STRIP LAYER(S) TEMPORARILY HELD IN POSITION USING ALUMINUM FOIL TAPE.
- B. STEEL COLLAR - COLLAR FABRICATED FROM COILS OF PRECUT 0.016" THICK (50 MGS) GALV. SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. COLLAR SHALL BE NOM. 1 1/2" DEEP WITH MIN. FOUR 1" WIDE BY 2" LONG ANCHOR TABS FOR SECUREMENT TO TOP SURFACE OF FLOORING. RETAINER TABS, 3/4" WIDE TAPERING DOWN TO 1/4" WIDE AND LOCATED OPPOSITE THE ANCHOR TABS, ARE FOLDED 90 DEGREES TOWARD THROUGH-PENETRANT SURFACE TO MAINTAIN THE ANNULAR SPACE AROUND THE THROUGH-PENETRANT AND TO RETAIN THE WRAP STRIPS. STEEL COLLAR WRAPPED AROUND WRAP STRIPS AND THROUGH-PENETRANT WITH A 1" WIDE OVERLAP ALONG ITS PERIMETER JOINT AND SECURED TOGETHER BY MEANS OF A MIN. 1/2" WIDE BY 0.028" THICK STAINLESS STEEL HOSE CLAMP AT MID-HEIGHT OF THE STEEL COLLAR. AS AN ALTERNATE TO THE STEEL HOSE CLAMP, THE STEEL COLLAR CAN BE SECURED TOGETHER BY MEANS OF THREE NO. 8 BY 3/8" LONG STEEL SHEET METAL SCREWS. ANCHOR TABS OF COLLAR BENT OUTWARDS AND SECURED TO TOP SURFACE OF FLOORING OR UNDERSIDE OF FLOOR USING MIN. 3/4" LONG STEEL WOOD SCREWS IN CONJUNCTION WITH 1/4" BY 1 1/4" DIA. STEEL FENDER WASHERS.

4. CLOSET FLANGE - PVC OR ABS CLOSET STUB SIZED TO ACCOMMODATE DRAIN PIPE. CLOSET FLANGE INSTALLED IN HOLE-SAWED OPENING IN FLOORING SYSTEM WITH FLANGE SECURED TO TOP OF FLOORING WITH STEEL SCREWS.

5. WATER CLOSET - (NOT SHOWN) - FLOOR MOUNTED VITREOUS CHINA WATER CLOSET.

SYSTEM NO. F-C-3014  
F RATINGS - 1 HOUR  
T RATINGS - 1 HOUR



1. FLOOR-CEILING ASSEMBLY - THE FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NOS. L512, L513, OR L514 IN THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- A. FLOORING SYSTEM - LUMBER OR MIN 1/2" PLYWOOD SUBFLOOR WITH LUMBER OR MIN 3/4" PLYWOOD FINISH FLOOR OR FLOOR TOPPING MIXTURE\* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF OPENING IS 2".
- B. WOOD JOISTS - NOM. 2 BY 10 IN. LUMBER JOISTS SPACED 16" O.C. WITH NOM. 1 BY 3 IN. LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOISTS, NOM. 10" DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS\* WITH BRIDGING AS REQUIRED WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - (NOT SHOWN) - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYPSUM BOARD (ITEM 1D) AND WOOD JOISTS AND SPACED MAX. 24" O.C.
- D. GYPSUM BOARD\* - NOM. 4" WIDE BY 1/2" OR 5/8" THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. GYPSUM BOARD ATTACHED TO WOOD JOISTS AND FURRING CHANNELS AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX. DIA. OF CEILING OPENING IN 2".

2. CABLES - ONE CABLE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN WOOD JOIST AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSUM WALLBOARD CEILING TO BE NOM. 1/4" LARGER THAN THE OUTSIDE DIA. OF THROUGH PENETRANT. CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:

- A. 1/2-500 CMIL (OR SMALLER) CABLE WITH CROSS-LINKED POLYETHYLENE INSULATION AND JACKET.
  - B. MAX. 100 PAIR NO. 24 AWG CABLE (OR SMALLER) WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
  - C. TYPE RG/U COAXIAL CABLE WITH FLUORINATED ETHYLENE PROPYLENE INSULATION AND JACKET.
  - D. MAX. 2/C - NO. 12 AWG (OR SMALLER) CABLE WITH (PVC) INSULATION AND JACKET.
  - E. MAX. 3/C WITH GROUND - NO. 10 AWG (OR SMALLER) TYPE NM NONMETALLIC SHEATHED CABLE.
  - F. MAX. 3/C - NO. 4/0 AWG (OR SMALLER) ALUMINUM CONDUCTOR SERVICE ENTRANCE CABLE WITH PVC INSULATION AND JACKET.
- 2A. CABLES - NOT SHOWN - AS AN ALTERNATE TO ITEM 2, A MAX OF SEVEN BUNDLED CABLES BUNDLED TOGETHER AND CENTERED WITHIN THE FIRESTOP SYSTEM. DIA. OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSUM WALLBOARD CEILING TO BE NOM. 1/4" LARGER THAN THE OUTSIDE DIA. OF CABLE BUNDLE. CABLES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF COPPER CONDUCTOR CABLES MAY BE USED:
- A. MAX. 4 PAIR NO. 24 AWG CABLE (OR SMALLER) WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET.
  - B. TYPE RG/U COAXIAL CABLE WITH FLUORINATED ETHYLENE PROPYLENE INSULATION AND JACKET.

3. FILL, VOID OR CAVITY MATERIAL\* - CAULK - ON TOP OF ASSEMBLY, A MIN. 1 1/8" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. ON BOTTOM OF ASSEMBLY, A MIN. 1/2" DEPTH OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTTOM SURFACE OF CEILING. FILL MATERIAL TO BE FORCED INTO INTERSTICES OF CABLE BUNDLE TO MAX. EXTENT POSSIBLE ON BOTH SIDES. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT MIN. 1/2" THICK CROWN IS FORMED AROUND THE THROUGH PENETRANT ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. A/D FIRE PROTECTION SYSTEMS INC. - A/D FIRE BARRIER SILICONE

\* BEARING THE UL CLASSIFICATION MARK.

**RDA GROUP ARCHITECTS**  
7945 Washington Woods Drive  
Dayton, Ohio 45424  
O: 937.610.3440  
F: 937.610.3441

Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

RENOVATION OF APARTMENT BUILDING AT  
1725 ELM STREET  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

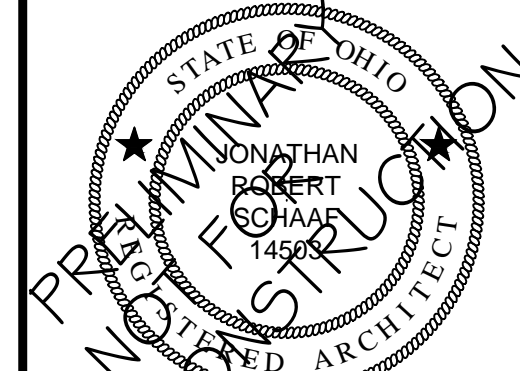
Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
UL ASSEMBLIES

Sheet Number  
T1.4



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

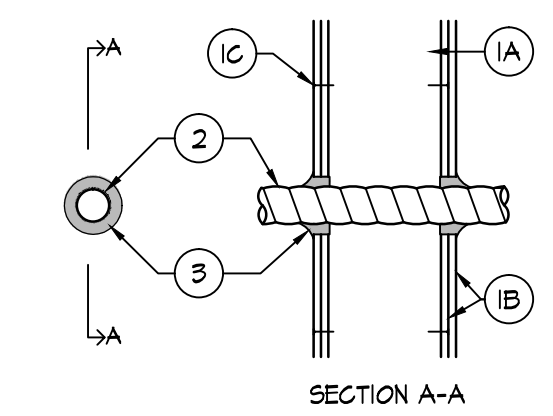
RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
UL ASSEMBLIES
Sheet Number

T1.5

**SYSTEM NO. W-L-3015**

F RATINGS - 1 AND 2 HOUR (SEE ITEM 3)  
T RATINGS - 0, 3/4, 1, 1/2 AND 2 HOUR (SEE ITEM 2)  
L RATING AT AMBIENT - LESS THAN 1 CFM/S.F. (SEE ITEM 3)  
L RATING AT 400° F - LESS THAN 1 CFM/S.F. (SEE ITEM 3)



- WALL ASSEMBLY** - THE 1 OR 2 HOUR FIRE RATED GYPSUM BOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. WITH NOM. 2x4 LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE A MIN. 3 5/8" WIDE BY 1 3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - NOM. 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U500 OR U400 SERIES WALL OR PARTITION DESIGN. MAX. DIA. OF OPENING IS 3 3/4".
  - FASTENERS** - WHEN WOOD STUD FRAMING IS EMPLOYED GYPSUM BOARD ATTACHED TO STUDS WITH CEMENT COATED NAILS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. WHEN STEEL CHANNEL STUD FRAMING IS EMPLOYED, GYPSUM WALL BOARD ATTACHED TO STUDS WITH TYPE S SELF-DRILLING, SELF-TAPPING BUSH-HEAD STEEL SCREWS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

- CABLES** - INDIVIDUAL CABLE OR MAX. 1" DIA. CABLE BUNDLE INSTALLED THROUGH OPENING WITH AN ANNULAR SPACE OF MIN. 0" (POINT CONTACT) TO MAX. 3/4". CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLES MAY BE USED:
  - MAX. 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS. WHEN MAX. 25 PAIR TELEPHONE CABLE IS USED T RATING IS 2 HOUR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 1 HOUR FIRE RATED WALL, T RATING IS 3/4 HOUR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 2 HOUR FIRE RATED WALL, T RATING IS 1 HOUR.
  - MAX. NO. 10 AWG COPPER CONDUCTOR TYPE NM (ROMEX) NONMETALLIC SHEATHED CABLE WITH PVC INSULATION AND JACKET MATERIALS. WHEN TYPE NM CABLE IS USED, MAX. T RATING IS 1 1/2 HOUR.
  - MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX. OUTSIDE DIA. OF 5/8". WHEN FIBER OPTIC CABLE IS USED, MAX. T RATING IS 2 HOUR.
  - MAX. 12 AWG MULTICONDUCTOR (MAX. SEVEN CONDUCTORS) POWER/CONTROL CABLE WITH CROSS-LINKED POLYETHYLENE (XLPE) INSULATION AND XLPE OR PVC JACKETED MATERIALS. WHEN MULTICONDUCTOR POWER/CONTROL CABLE IS USED, MAX. T RATING IS 2 HOUR.
  - MAX. FOUR CONDUCTOR WITH GROUND NO. 2 AWG. (OR SMALLER) ALUMINUM SER. CABLES WITH POLYVINYL CHLORIDE INSULATION AND JACKET MATERIALS.

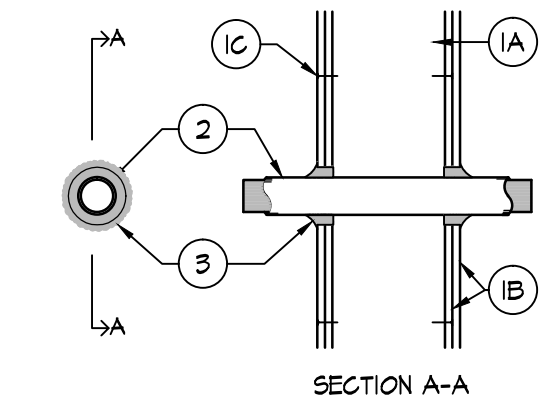
- MAX. FOUR COPPER CONDUCTORS NO. 2/0 AWG (OR SMALLER) ALUMINUM OR STEEL ARMORED CABLE OR METAL-CLAD CABLE.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 6 AWG (OR SMALLER) POWER LIMITED CIRCUIT CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 10 AWG (OR SMALLER) POWER LIMITED FIRE ALARM CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 12 AWG (OR SMALLER) NON POWER LIMITED CIRCUIT CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.

WHEN INSTALLED IN 1 HOUR FIRE RATED WALL ASSEMBLY, T RATING IS 0 HOUR. WHEN INSTALLED IN 2 HOUR FIRE RATED WALL ASSEMBLY, T RATING IS 3/4 HOUR. WHEN MAX. ARMORED CABLE, METAL-CLAD CABLE OR POWER LIMITED CIRCUIT CABLES ARE USED, THE T RATING IS 2 HOUR WHEN NON POWER LIMITED FIRE ALARM CABLE IS USED.

- FILL, VOID OR CAVITY MATERIAL\*** - CAULK - CAULK FILL MATERIAL FORMED INTO ANNULAR SPACE AROUND ENTIRE CIRCUMFERENCE OF THROUGH PENETRATING PRODUCT TO COMPLETELY FILL OPENING IN GYPSUM BOARD ON EACH SIDE OF WALL ASSEMBLY. A MIN. 5/8" THICKNESS OF CAULK IS REQUIRED FOR THE 1 HOUR F RATING. A MIN. 1 1/4" THICKNESS OF CAULK IS REQUIRED FOR THE 2 HOUR F RATING.

**SYSTEM NO. W-L-3001**

F RATINGS - 1 AND 2 HOUR (SEE ITEM 1)  
T RATINGS - 0, 3/4, 1, 1/2 AND 2 HOUR (SEE ITEM 2)  
L RATING AT AMBIENT - 16CFM/S.F. (SEE ITEM 3)  
L RATING AT 400° F - LESS THAN 1 CFM/S.F. (SEE ITEM 3)



- WALL ASSEMBLY** - THE 1 OR 2 HOUR FIRE RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500, U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. WITH NOM. 2x4 LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE A MIN. 3 5/8" WIDE BY 1 3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - NOM. 1/2" OR 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U500, U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. DIA. OF OPENING IS 3 3/4".
  - FASTENERS** - WHEN WOOD STUD FRAMING IS EMPLOYED GYPSUM WALLBOARD LAYERS ATTACHED TO STUDS WITH CEMENT COATED NAILS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN. WHEN STEEL CHANNEL STUD FRAMING IS EMPLOYED, GYPSUM WALL BOARD ATTACHED TO STUDS WITH TYPE S SELF-DRILLING, SELF-TAPPING BUSH-HEAD STEEL SCREWS AS SPECIFIED IN THE INDIVIDUAL WALL OR PARTITION DESIGN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM ARE EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

- CABLES** - INDIVIDUAL CABLE OR MAX. 1" DIA. CABLE BUNDLE INSTALLED THROUGH OPENING WITH AN ANNULAR SPACE OF MIN. 0" (POINT CONTACT) TO MAX. 3/4". CABLE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF CABLES MAY BE USED:
  - MAX. 150 PAIR NO. 24 AWG COPPER CONDUCTOR TELEPHONE CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS. WHEN MAX. 25 PAIR TELEPHONE CABLE IS USED T RATING IS 2 HOUR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 1 HOUR FIRE RATED WALL, T RATING IS 3/4 HOUR. WHEN 50 TO 150 PAIR TELEPHONE CABLE IS USED IN 2 HOUR FIRE RATED WALL, T RATING IS 1 HOUR.
  - MAX. NO. 10 AWG COPPER CONDUCTOR TYPE NM (ROMEX) NONMETALLIC SHEATHED CABLE WITH PVC INSULATION AND JACKET MATERIALS. WHEN TYPE NM CABLE IS USED, MAX. T RATING IS 1 1/2 HOUR.
  - MULTIPLE FIBER OPTICAL COMMUNICATION CABLE JACKETED WITH PVC AND HAVING A MAX. OUTSIDE DIA. OF 5/8". WHEN FIBER OPTIC CABLE IS USED, MAX. T RATING IS 2 HOUR.
  - MAX. 12 AWG MULTICONDUCTOR (MAX. SEVEN CONDUCTORS) POWER/CONTROL CABLE WITH CROSS-LINKED POLYETHYLENE (XLPE) INSULATION AND XLPE OR PVC JACKETED MATERIALS. WHEN MULTICONDUCTOR POWER/CONTROL CABLE IS USED, MAX. T RATING IS 2 HOUR.
  - MAX. FOUR CONDUCTOR WITH GROUND NO. 2 AWG. (OR SMALLER) ALUMINUM SER. CABLES WITH POLYVINYL CHLORIDE INSULATION AND JACKET MATERIALS.

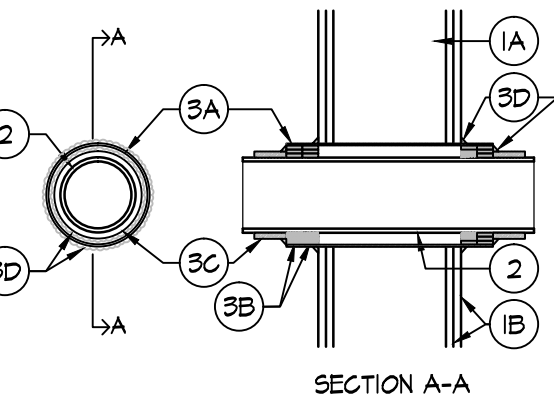
- MAX. FOUR COPPER CONDUCTORS NO. 2/0 AWG (OR SMALLER) ALUMINUM OR STEEL ARMORED CABLE OR METAL-CLAD CABLE.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 6 AWG (OR SMALLER) POWER LIMITED CIRCUIT CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 10 AWG (OR SMALLER) POWER LIMITED FIRE ALARM CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.
- NO MORE THAN TWO COPPER CONDUCTORS NO. 12 AWG (OR SMALLER) NON POWER LIMITED CIRCUIT CABLES WITH OR WITHOUT A JACKET UNDER A METAL ARMOR.

WHEN INSTALLED IN 1 HOUR FIRE RATED WALL ASSEMBLY, T RATING IS 0 HOUR. WHEN INSTALLED IN 2 HOUR FIRE RATED WALL ASSEMBLY, T RATING IS 3/4 HOUR. WHEN MAX. ARMORED CABLE, METAL-CLAD CABLE OR POWER LIMITED CIRCUIT CABLES ARE USED, THE T RATING IS 2 HOUR WHEN NON POWER LIMITED FIRE ALARM CABLE IS USED.

- FILL, VOID OR CAVITY MATERIAL\*** - CAULK, SEALANT OR PUTTY - CAULK OR PUTTY APPLIED TO COMPLETELY FILL ANNULAR SPACE BETWEEN CABLE AND GYPSUM WALL BOARD ON BOTH SIDES OF WALL AND WITH MIN. 1/4" DIA. BEAD OF CAULK OR PUTTY APPLIED TO PERIMETER OF CABLE(S) AT ITS EGRESS FROM EACH SIDE OF THE WALL.

**SYSTEM NO. W-L-2005**

F RATINGS - 1 AND 2 HOUR  
T RATINGS - 0, 3/4, 1, 1/2 AND 2 HOUR  
L RATING AT AMBIENT - 1 CFM/S.F.  
L RATING AT 400° F - LESS THAN 1 CFM/S.F.



- WALL ASSEMBLY** - THE 1 AND 2 HOUR FIRE RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500, U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. WITH NOM. 2x4 LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE A MIN. 3 5/8" WIDE BY 1 3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - NOM. 4" WIDE BY 5/8" THICK WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U500, U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. DIA. OF OPENING IS 3 3/4".

THE HOURLY F AND T RATINGS FOR THE FIRESTOP SYSTEM ARE DEPENDANT UPON THE SIZE OF NONMETALLIC PIPE AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

NOMINAL PIPE DIAMETER (IN)	ANNULAR SPACE (IN)	WALL FIRE RATING (HOUR)	F RATING (HOUR)	T RATING (HOUR)
6	3/4	1	1	1
6	3/4	2	2	2
8	1	1	1	3/4
8	1	2	2	1 1/2
10	1 1/2	1	1	3/4
10	1 1/2	2	1	3/4

THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

- STEEL SLEEVE** - THE CYLINDRICAL SLEEVE FABRICATED FROM MIN. 0.016" THICK (28 GAUGE) GALV. SHEET STEEL AND HAVING A MIN. 1" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL SLEEVE SHALL BE EQUAL TO THICKNESS OF WALL PLUS 1 1/2", 10" OR 11" FOR THE 6", 8" OR 10" DIA. PIPE SIZES, RESPECTIVELY. INSIDE DIA. OF STEEL SLEEVE AND DIA. OF THROUGH OPENING IN THE GYPSUM WALLBOARD LAYERS TO BE EQUAL TO OUTSIDE DIA. OF WRAP STRIP (ITEM B) LAYERS ON PIPE. CYLINDRICAL SLEEVE INSERTED IN ANNULAR SPACE AROUND NONMETALLIC PIPE AND CENTERED IN WALL. AFTER INSTALLATION OF THE WRAP STRIP (ITEM B) LAYERS, MIN. 1/2" WIDE X MIN. 0.028" THICK STAINLESS STEEL BAND CLAMPS INSTALLED AROUND STEEL COLLAR ON BOTH SIDES OF WALL ASSEMBLY WITH ONE BAND CLAMP LOCATED NEAR THE WALL SURFACE AND ANOTHER LOCATED APPROX. 1" FROM THE OUTER EDGE ON THE WRAP STRIP LAYERS. EDGES OF STEEL SLEEVE TO BE SLIT APPROX. 1" O.C. AROUND CIRCUMFERENCE OF SLEEVE ON BOTH SIDES OF WALL, WITH LENGTH OF SLITS APPROXIMATELY EQUAL TO THICKNESS OF MAT WRAP LAYERS, TO FORM RETAINER TABS. RETAINER TABS BENT 90 DEG TOWARD PIPE TO LOCK WRAP STRIP LAYERS IN POSITION.

- FILL, VOID OR CAVITY MATERIAL\*** - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2" WIDE STRIPS. NOM. 2" WIDE STRIP TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX. 1/4" SUCH AS THAT APPROX. 3/4" OF THE WRAP STRIP PROTRUDES FROM THE WALL SURFACE.

- FILL, VOID OR CAVITY MATERIAL\*** - CAULK, SEALANT OR PUTTY - MIN. 5/8" THICKNESS OF CAULK OR PUTTY APPLIED TO ANNULAR SPACE BETWEEN WRAP STRIP AND PERIPHERY OF OPENING. A NOM. 1/4" DIA. BEAD OF CAULK OR PUTTY TO BE APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYERS APPROX. 3/4" FROM THE WALL SURFACE.

- FOIL TAPE** - (NOT SHOWN) - NOM. 4" WIDE, 3 MIL THICK ALUMINUM TAPE WRAPPED AROUND PIPE PRIOR TO THE INSTALLATION OF THE WRAP STRIP (ITEM B) LAYERS, MIN. 1/2" WRAP, FLUSH WITH BOTH SIDES OF WALL AND PROCEEDING OUTWARD. TAPE IS NOT REQUIRED FOR PIPES SHOWN IN ITEMS 2A, 2B AND 2C.

- WALL ASSEMBLY** - THE FIRE RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500 OR U400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. STEEL STUDS TO BE A MIN. 2 1/2" WIDE AND SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - TWO LAYERS OF NOM. 5/8" THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIA. OF OPENING IS 8".

- NONMETALLIC PIPE** - NOM. 4" DIA. (OR SMALLER) SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR SDR11 CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

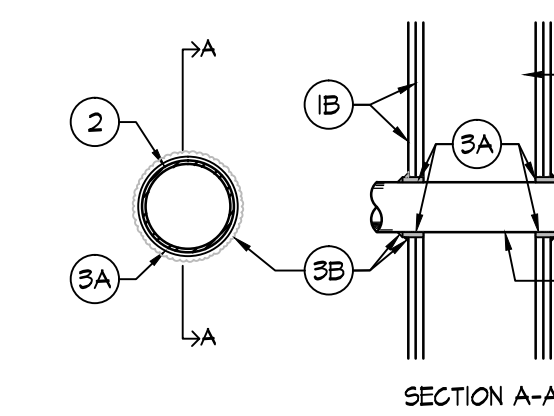
- FIRESTOP SYSTEM** - THE HOURLY F AND T RATING FOR THE FIRESTOP SYSTEMS ARE DEPENDANT UPON THE SIZE OF THE PIPE, ANNULAR SPACE, AND MIN. FORMING AND FILL MATERIAL THICKNESS AS DESCRIBED IN THE TABLE BELOW. WHEN THE ANNULAR SPACE IN THE TABLE SHOWS A RANGE OF DISTANCES, THE PENETRATING ITEM MAY BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITH IN THE FIRESTOP SYSTEM. THE FIRESTOP SYSTEMS SHALL CONSIST OF THE FOLLOWING:
  - STEEL SLEEVE OR WIRE MESH** - NO. 8 STEEL WIRE MESH HAVING A MIN. 1" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF SLEEVE TO BE 1/4" TO 1/2" LESS THAN OVERALL THICKNESS OF WALL SUCH THAT, WHEN INSTALLED IN CIRCULAR OPENING, THE ENDS OF THE SLEEVE ARE RECESSED 1/8" TO 1/4" FROM EACH SURFACE OF THE WALL. SLEEVE MAY ALSO BE FORMED ON A MIN. 0.0284" THICK (20 HSB) GALV. SHEET STEEL.

- PACKING MATERIAL** - MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM AT THE THICKNESS SHOWN IN THE TABLE BELOW. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF THE WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL. AS AN OPTION TO THE ABOVE, BACKER ROD AND/OR FOAMED PLASTIC BACKER MATERIAL MAY BE USED.

- FILL, VOID OR CAVITY MATERIAL\*** - WRAP STRIP - ALLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF THE WALL AS SHOWN IN THE TABLE BELOW.

**SYSTEM NO. W-L-2003**

F RATINGS - 1 AND 2 HOUR (SEE ITEM 3)  
T RATINGS - 1 AND 2 HOUR (SEE ITEM 3)  
L RATING AT AMBIENT - 1 CFM/S.F. (SEE ITEM 3B)  
L RATING AT 400° F - LESS THAN 1 CFM/S.F. (SEE ITEM 3B)



- WALL ASSEMBLY** - THE 1 AND 2 HOUR FIRE RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500, U400 OR V400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. WITH NOM. 2x4 LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE A MIN. 3 5/8" WIDE BY 1 3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - NOM. 4" WIDE BY 5/8" THICK WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U500, U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. DIA. OF OPENING IS 3 3/4".

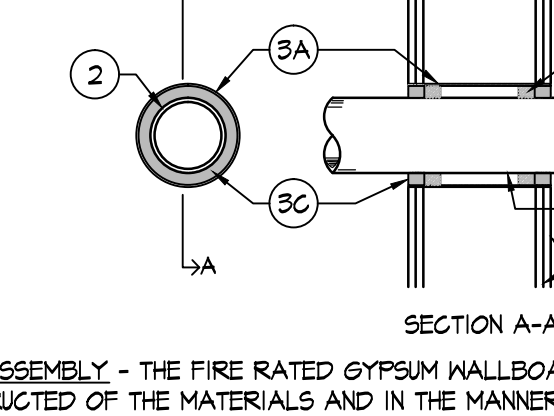
- THROUGH PENETRANTS** - ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED IN THE THROUGH OPENING. THE ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND PERIPHERY OF OPENING SHALL BE A MIN. 1/4" AND A MAX. 3/8". PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:
  - POLYVINYL CHLORIDE (PVC) PIPE** - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
  - RIGID NONMETALLIC CONDUIT\*\*** - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NECA NO. 70).
  - CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE** - NOM. 2" DIA. (OR SMALLER) SDR 11 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
  - CELLULAR CORE POLYVINYL CHLORIDE (CCPVC) PIPE** - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
  - ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE** - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 SOLID CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
  - CELLULAR CORE ACRYLONITRILE BUTADIENE STYRENE (CCABS) PIPE** - NOM. 2" DIA. (OR SMALLER) SCHEDULE 40 CELLULAR CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.

- FIRESTOP SYSTEM** - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
  - FILL, VOID OR CAVITY MATERIAL\*** - WRAP STRIP - NOM. 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2" WIDE STRIPS. NOM. 2" WIDE STRIP TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROX. 1/4" SUCH AS THAT APPROX. 3/4" OF THE WRAP STRIP PROTRUDES FROM THE WALL SURFACE.
  - FILL, VOID OR CAVITY MATERIAL\*** - CAULK, SEALANT OR PUTTY - MIN. 5/8" THICKNESS OF CAULK OR PUTTY APPLIED TO ANNULAR SPACE BETWEEN WRAP STRIP AND PERIPHERY OF OPENING. A NOM. 1/4" DIA. BEAD OF CAULK OR PUTTY TO BE APPLIED TO THE WRAP STRIP/WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYERS APPROX. 3/4" FROM THE WALL SURFACE.
  - FOIL TAPE** - (NOT SHOWN) - NOM. 4" WIDE, 3 MIL THICK ALUMINUM TAPE WRAPPED AROUND PIPE PRIOR TO THE INSTALLATION OF THE WRAP STRIP (ITEM B) LAYERS, MIN. 1/2" WRAP, FLUSH WITH BOTH SIDES OF WALL AND PROCEEDING OUTWARD. TAPE IS NOT REQUIRED FOR PIPES SHOWN IN ITEMS 2A, 2B AND 2C.

- FIRESTOP SYSTEM** - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
  - FILL, VOID OR CAVITY MATERIAL\*** - SEALANT - IN 2 HOUR FIRE RATED ASSEMBLIES, 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS ON BOTH SURFACES OF WALL. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MIN. 1/4" THICK CROWN IS FORMED AROUND THE PENETRATING ITEM AND LAPPING A MIN. 1/4" BEYOND THE PERIPHERY OF THE OPENING. IN 1 HOUR FIRE RATED ASSEMBLIES, A MIN. 1/2" THICK CROWN IS FORMED AROUND THE PENETRATING ITEM AND LAPPING A MIN. 1/2" BEYOND THE PERIPHERY OF THE OPENING ON BOTH SURFACES OF THE WALL.

**SYSTEM NO. W-L-2014**

F RATINGS - 1 AND 2 HOUR (SEE ITEM 3)  
T RATINGS - 1 AND 1 1/2 HOUR (SEE ITEM 3)



- WALL ASSEMBLY** - THE 1 AND 2 HOUR FIRE RATED GYPSUM BOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500 OR U400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. STEEL STUDS TO BE A MIN. 2 1/2" WIDE AND SPACED MAX. 24" O.C.
  - GYPSUM BOARD\*** - TWO LAYERS OF NOM. 5/8" THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIA. OF OPENING IS 8".

- NONMETALLIC PIPE** - NOM. 4" DIA. (OR SMALLER) SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR SDR11 CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

- FIRESTOP SYSTEM** - THE HOURLY F AND T RATING FOR THE FIRESTOP SYSTEMS ARE DEPENDANT UPON THE SIZE OF THE PIPE, ANNULAR SPACE, AND MIN. FORMING AND FILL MATERIAL THICKNESS AS DESCRIBED IN THE TABLE BELOW. WHEN THE ANNULAR SPACE IN THE TABLE SHOWS A RANGE OF DISTANCES, THE PENETRATING ITEM MAY BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITH IN THE FIRESTOP SYSTEM. THE FIRESTOP SYSTEMS SHALL CONSIST OF THE FOLLOWING:
  - STEEL SLEEVE OR WIRE MESH** - NO. 8 STEEL WIRE MESH HAVING A MIN. 1" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF SLEEVE TO BE 1/4" TO 1/2" LESS THAN OVERALL THICKNESS OF WALL SUCH THAT, WHEN INSTALLED IN CIRCULAR OPENING, THE ENDS OF THE SLEEVE ARE RECESSED 1/8" TO 1/4" FROM EACH SURFACE OF THE WALL. SLEEVE MAY ALSO BE FORMED ON A MIN. 0.0284" THICK (20 HSB) GALV. SHEET STEEL.

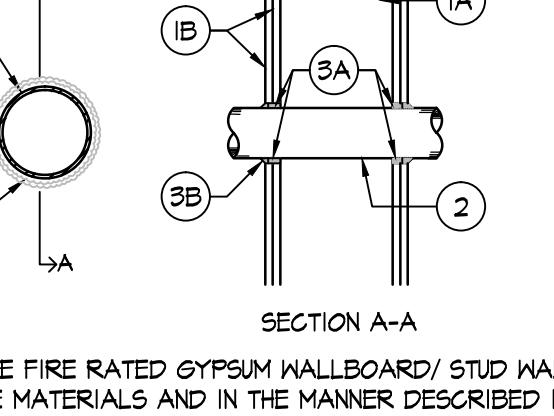
- PACKING MATERIAL** - MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM AT THE THICKNESS SHOWN IN THE TABLE BELOW. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF THE WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL. AS AN OPTION TO THE ABOVE, BACKER ROD AND/OR FOAMED PLASTIC BACKER MATERIAL MAY BE USED.

- FILL, VOID OR CAVITY MATERIAL\*** - WRAP STRIP - ALLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF THE WALL AS SHOWN IN THE TABLE BELOW.

MAX PIPE DIA. (IN)	ANNULAR SPACE (IN)	MIN FORMING WTL DEPTH (IN)	MIN FILL MTL DEPTH (IN)	F RATING (HOUR)	T RATING (HOUR)
4	3/4 - 5/2	1/4	1/4	2	1 1/2
2	1 3/8	3/4	3/4	1	1

**SYSTEM NO. W-L-1091**

F RATINGS - 1 AND 2 HOUR (SEE ITEM 1)  
T RATINGS - 0 HOUR



- WALL ASSEMBLY** - THE FIRE RATED GYPSUM WALLBOARD/ STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U500 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
  - STUDS** - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL STUDS. WOOD STUDS TO CONSIST OF NOM 2x4 LUMBER SPACED 16" O.C. STEEL STUDS TO BE 2 1/2" WIDE AND SPACED MAX. 24" O.C. WHEN STEEL STUDS ARE USED AND THE DIA. OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUDS INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4"-6" WIDER AND 4"-6" HIGHER THAN THE DIA. OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2"-3" CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING IN ALL FOUR SIDES.
  - GYPSUM BOARD\*** - NOM. 4" WIDE BY 5/8" THICK WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U500 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIA. OF OPENING IS 24 5/8" FOR STEEL STUD WALLS. MAX. DIA. OF OPENING IS 14 1/2" FOR WOOD STUD WALLS. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

- THROUGH PENETRANTS** - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND THE PERIPHERY OF OPENING SHALL BE MIN. 1/8" TO MAX. 1/2" PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
  - STEEL PIPE** - NOM. 2 1/4" DIA. (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
  - IRON PIPE** - NOM. 2 1/4" DIA. (OR SMALLER) CAST OR DUCTILE IRON PIPE.
  - CONDUIT** - NOM. 4" DIA. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6" DIA. STEEL CONDUIT.
  - COPPER PIPE** - NOM. 6" DIA. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
  - COPPER TUBING** - NOM. 6" DIA. (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

- FIRESTOP SYSTEM** - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
  - PACKING MATERIAL** - IN 2 HOUR FIRE RATED ASSEMBLIES, MIN. 2" THICKNESS OF MIN. 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM ON BOTH SIDES OF THE WALL. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF THE WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL

**DEMOLITION KEY NOTES** THIS SHEET ONLY

- EX. STONE FOUNDATION WALL TO REMAIN, TYP.
- EX. MASONRY WALL TO REMAIN, TYP.
- EX. WINDOWS/ INFILL TO REMAIN, TYP. - NO CHANGE.
- EX. EXTERIOR DOOR & FRAME TO REMAIN
- REMOVE EX. CASEWORK/ APPLIANCES / FIXTURES COMPLETE.
- EX. STAIR / RAILING TO REMAIN, TYP - NO CHANGE.
- REMOVE EX. PLUMBING FIXTURES/ ACCESSORIES / FINISHES COMPLETE.
- EX. CONCRETE STOOP/STEP TO REMAIN - NO CHANGE.
- EX. FIRE ESCAPE TO REMAIN, TYP - NO CHANGE.
- REMOVE EX. PARTITION WALL FRAMING/FINISHES/TRIM COMPLETE.
- REMOVE ALL REMAINING OVERLAID FINISH FLOORING TO ORIGINAL, TYP.
- REMOVE ALL REMAINING EX. FURRED WALL FRAMING AND FINISHES COMPLETE TO ORIGINAL WALL.
- REMOVE EX. SUSPENDED ACOUSTIC CEILING TO EXPOSE ORIGINAL FLOOR FRAMING.
- EX. WOOD POST TO REMAIN.
- EX. ENTRY DOOR / FRAME TO REMAIN - NO CHANGE.
- EXISTING STOREFRONT TO REMAIN, TYP. - NO CHANGE.
- EXISTING RESTROOM TO REMAIN - NO CHANGE
- REMOVE ALL REMAINING CEILING FINISHES COMPLETE
- BASEMENT BULKHEAD ACCESS TO REMAIN - NO CHANGE

**DEMOLITION GENERAL NOTES** THIS SHEET ONLY

- NO WORK ON THE EXTERIOR OF THE BUILDING. NO DEMOLITION SHOULD BE UNDERTAKEN THAT IMPACTS THE EXTERIOR ENVELOPE OF THE BUILDING UNDER THIS PERMIT.
- MOST CEILING AND FLOOR FINISHES WERE REMOVED PREVIOUSLY BY OTHERS. REMOVE REMAINING TO EXPOSE EXISTING CEILING JOISTS / SUBFLOOR.
- REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
- SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
- PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
- FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
- PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
- CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
- REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
- COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
- REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
- REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
- OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
- ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
- REMOVE ALL SUSPENDED CEILINGS/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

**HAZARDOUS MATERIAL NOTES**

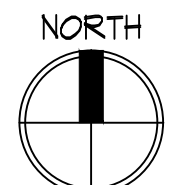
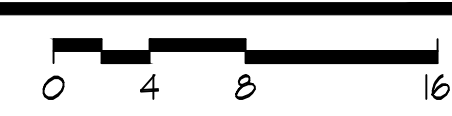
HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

- THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC, IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

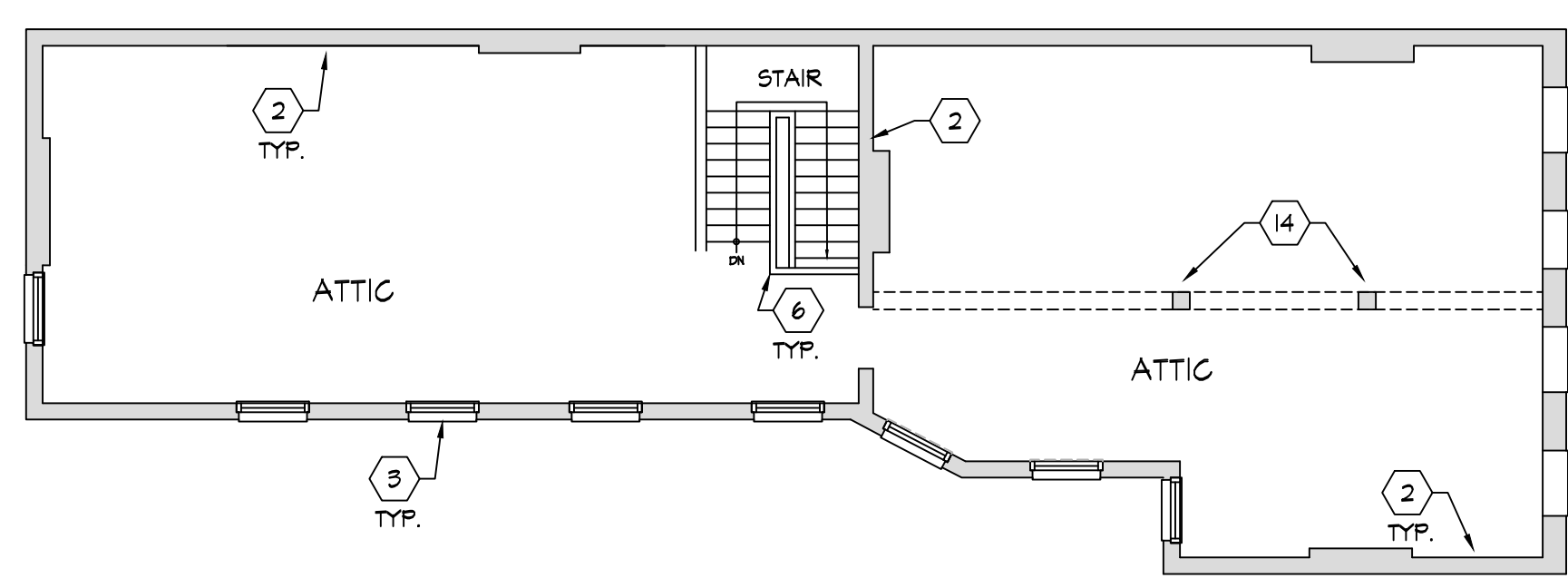
CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

**EXISTING/DEMOLITION FIFTH FLOOR PLAN**

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

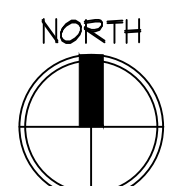
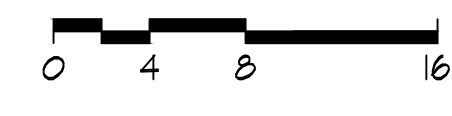


F

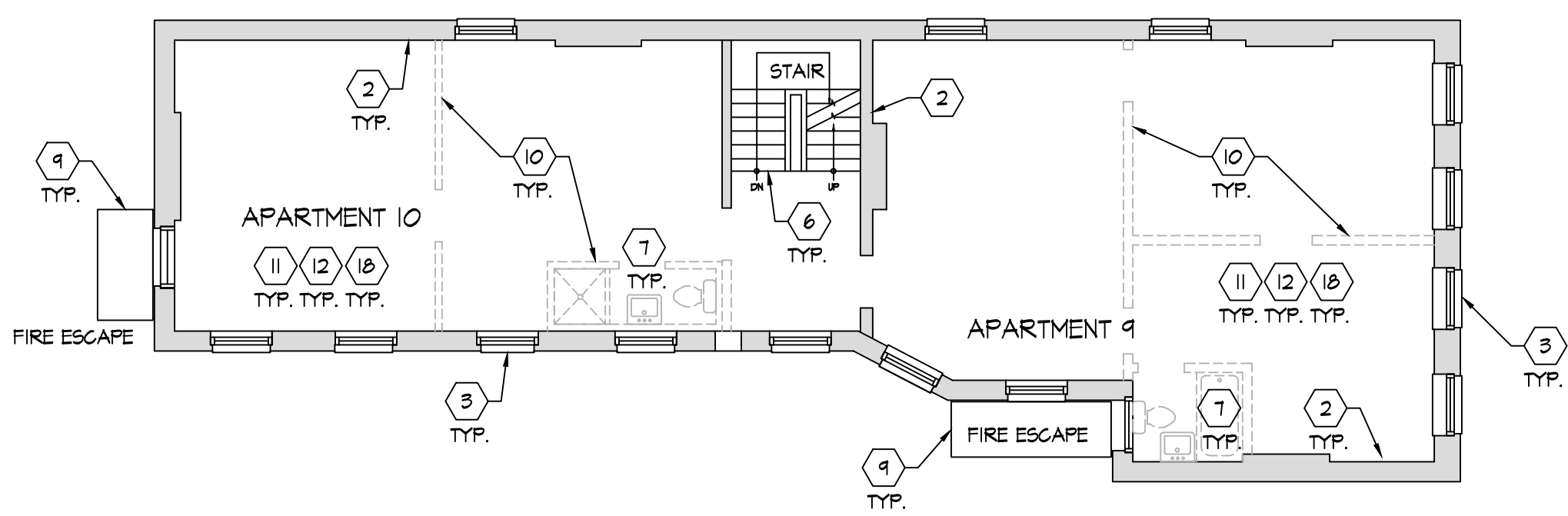


**EXISTING/DEMOLITION FOURTH FLOOR PLAN**

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

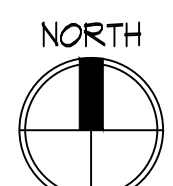
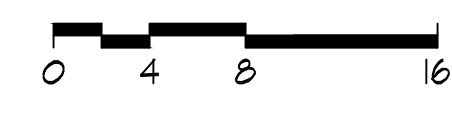


E

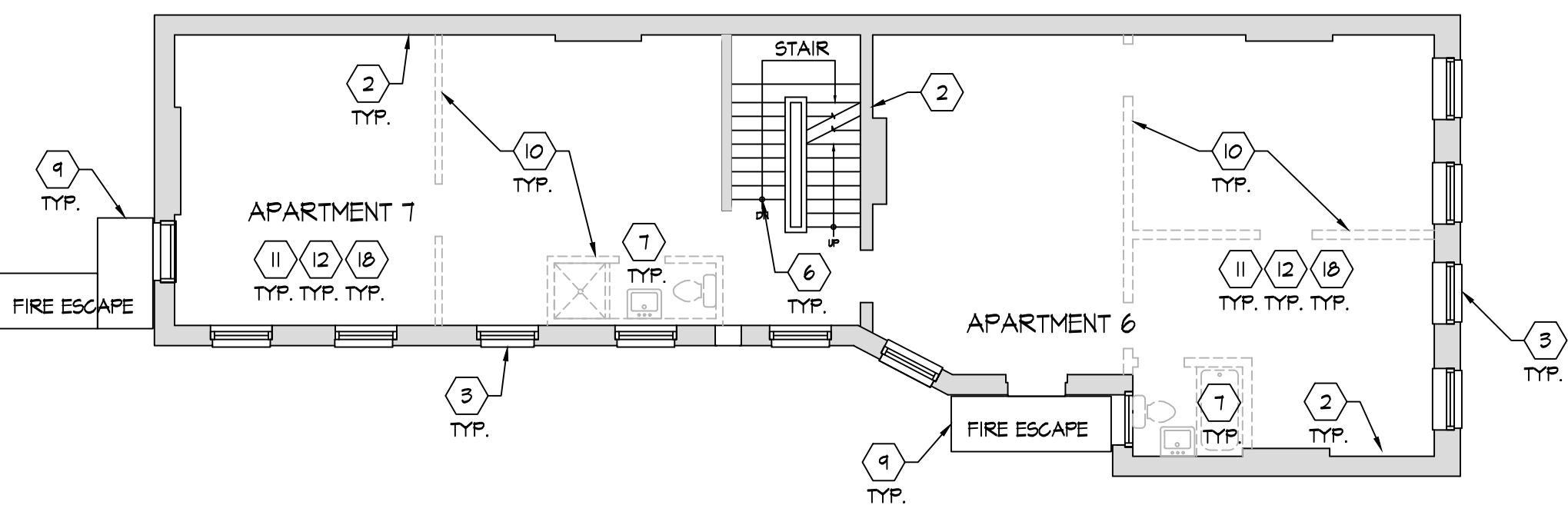


**EXISTING/DEMOLITION THIRD FLOOR PLAN**

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

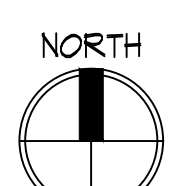
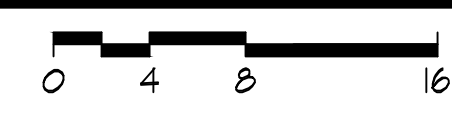


D

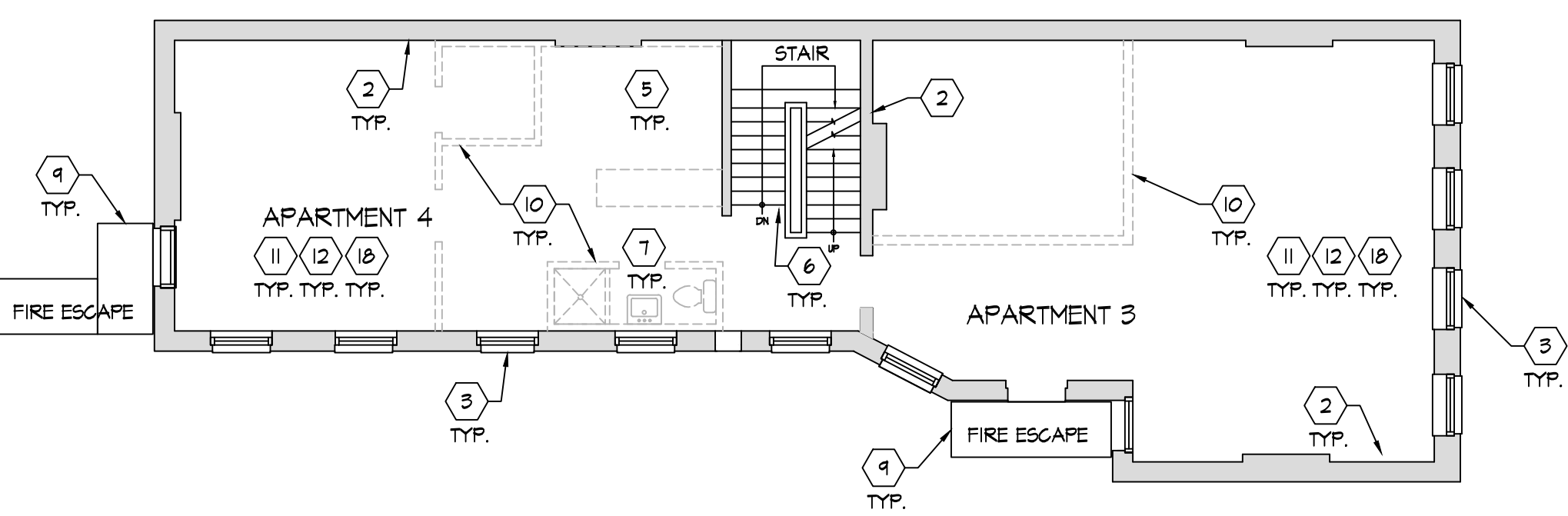


**EXISTING/DEMOLITION SECOND FLOOR PLAN**

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

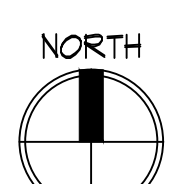
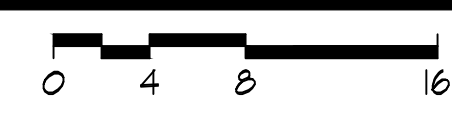


C

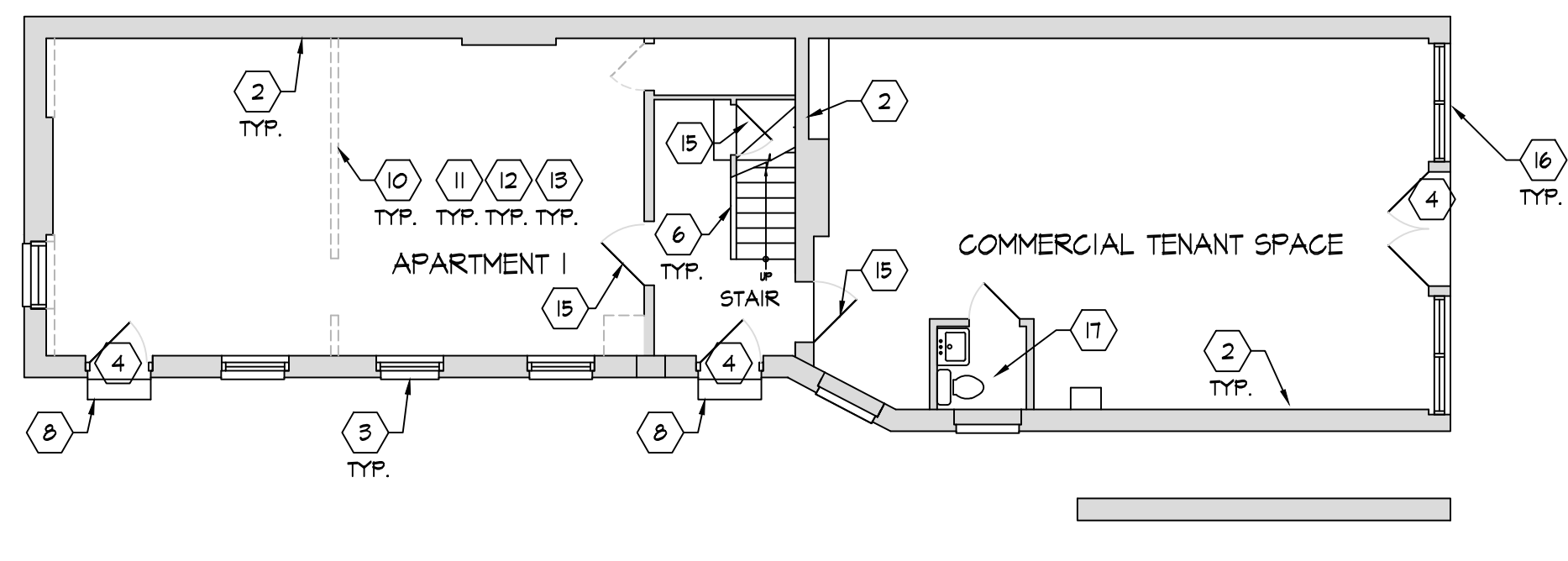


**EXISTING/DEMOLITION FIRST FLOOR PLAN**

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

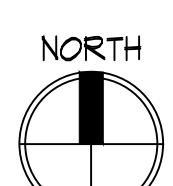
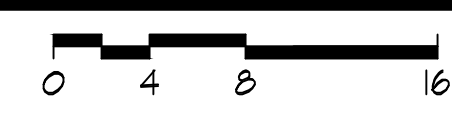


B

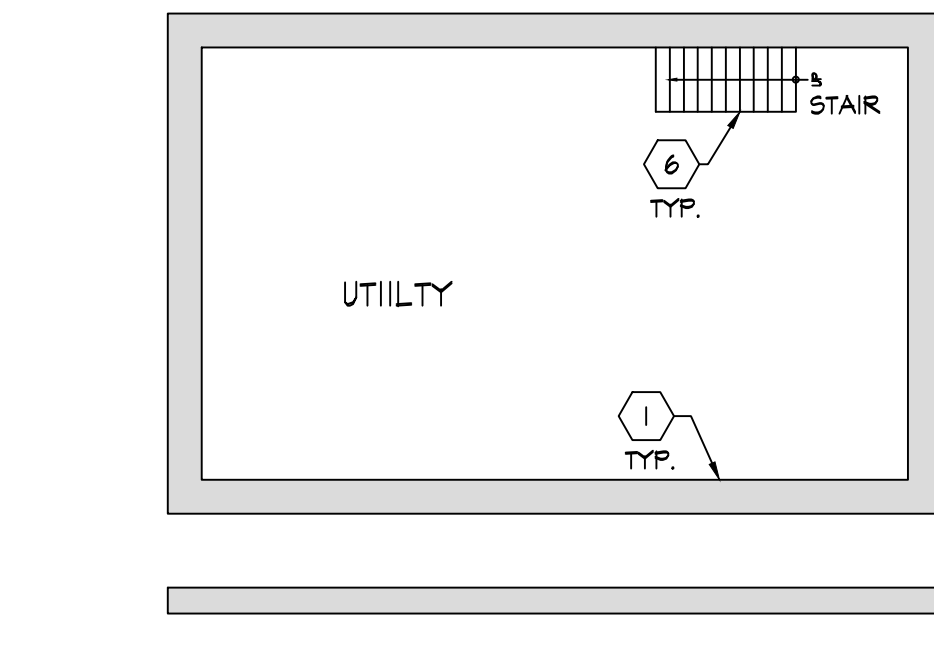
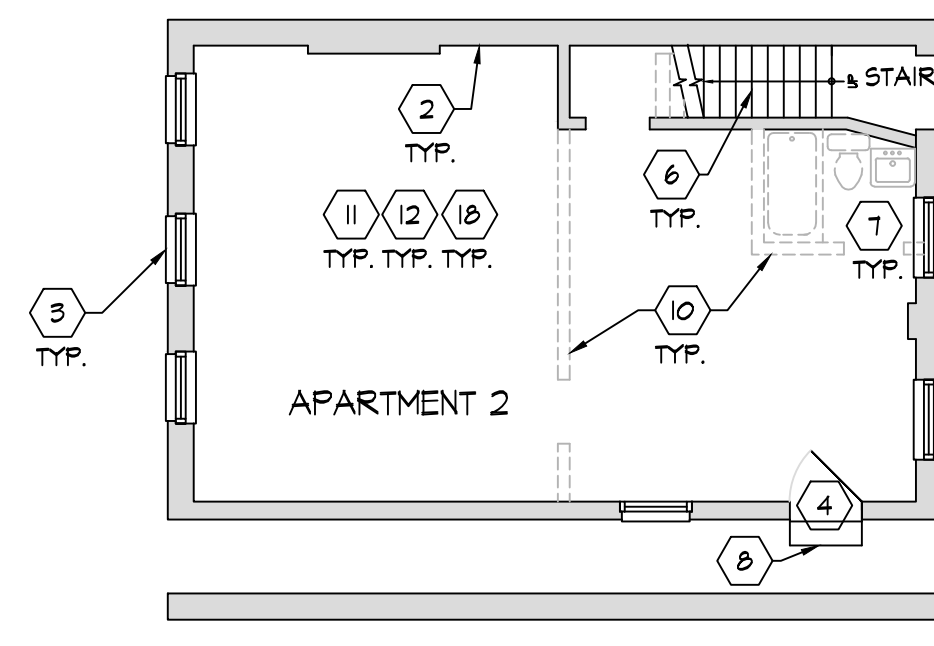
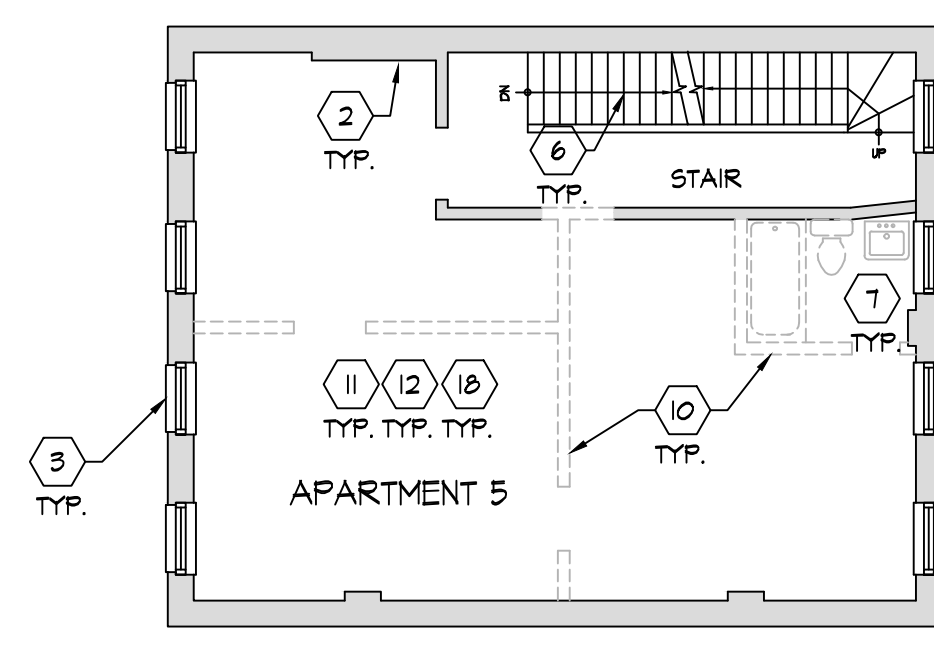
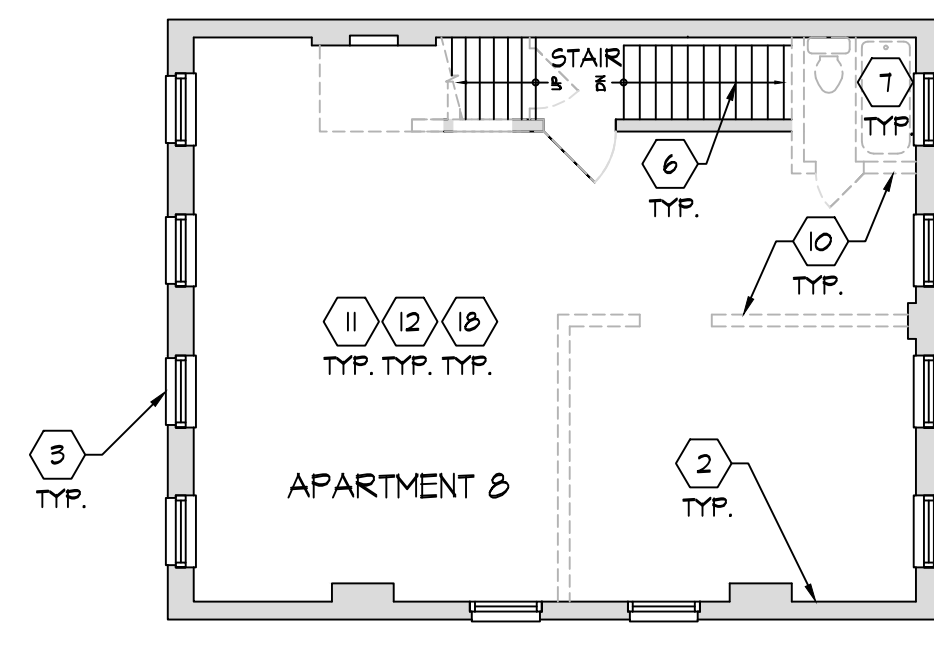
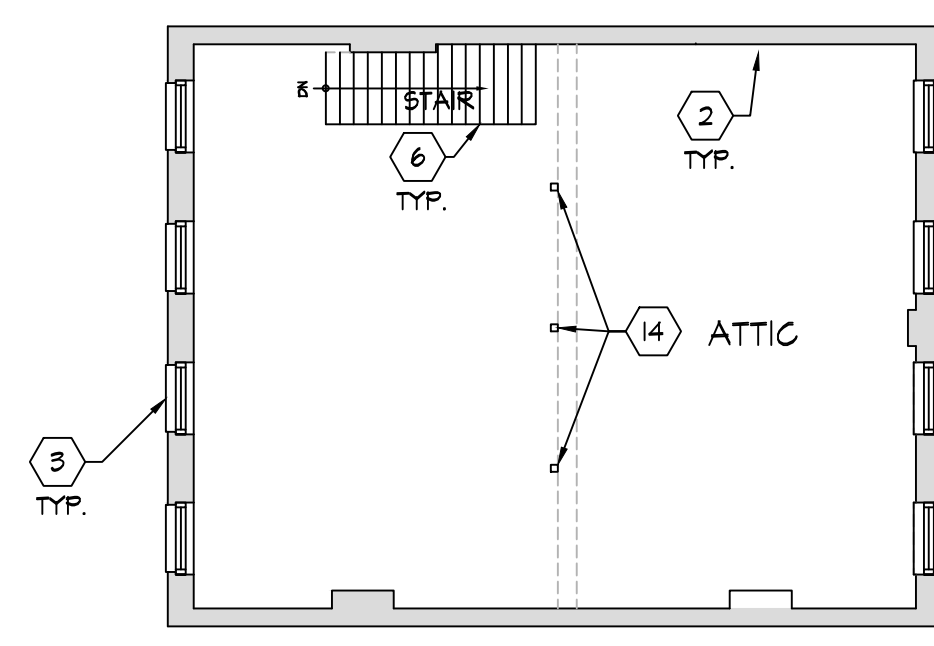
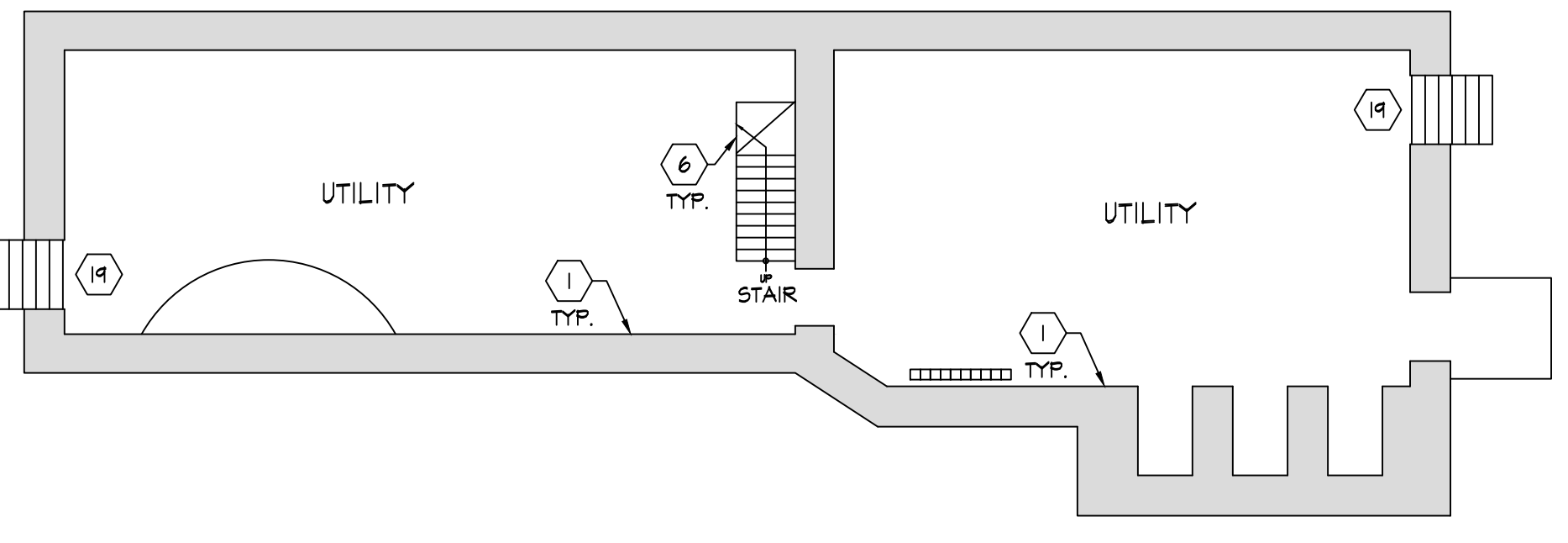


**EXISTING/DEMOLITION BASEMENT PLAN**

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



A



RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

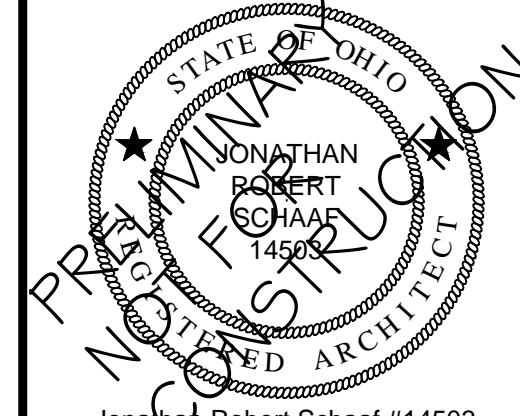
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/INTERIOR  
DEMOLITION FLOOR PLANS  
[WORK COMPLETED UNDER  
PREVIOUS PERMIT]

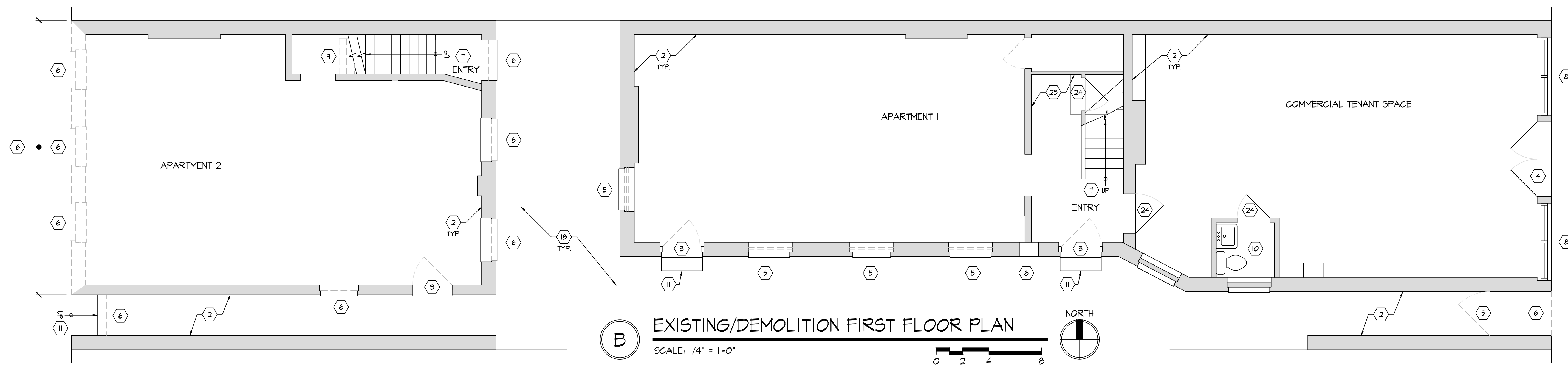
Sheet Number

D.I.O



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

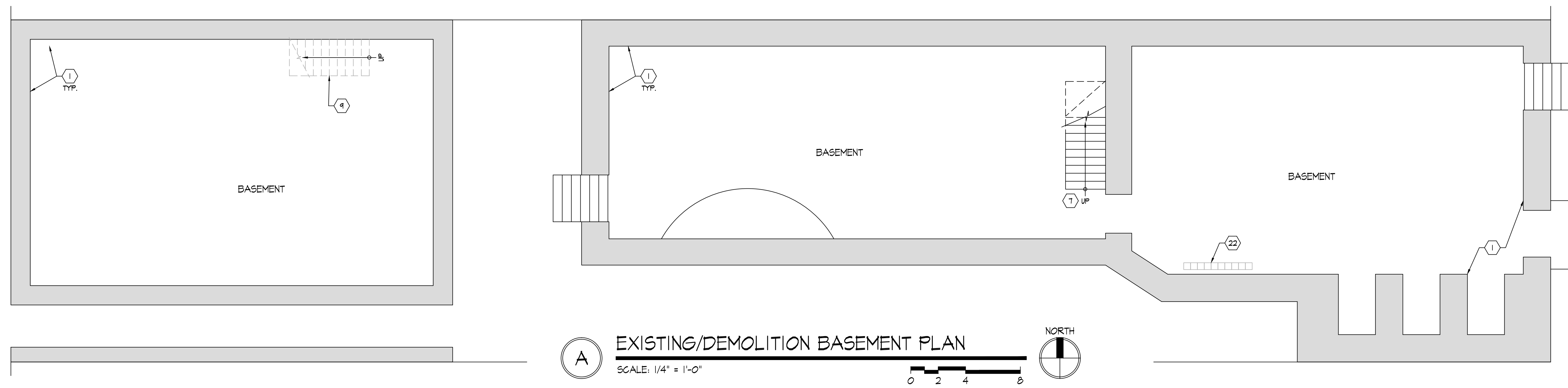
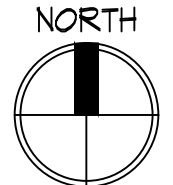
This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017



**B**

**EXISTING/DEMOLITION FIRST FLOOR PLAN**

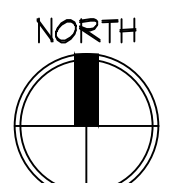
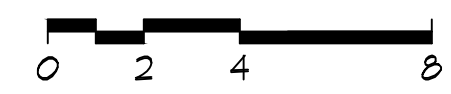
SCALE: 1/4" = 1'-0"



**A**

**EXISTING/DEMOLITION BASEMENT PLAN**

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



**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.
2. EX. MASONRY WALL TO REMAIN, TYP.
3. REMOVE EX. DOOR & FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.
4. EX. EXTERIOR DOOR & FRAME TO REMAIN.
5. REMOVE EX. WINDOWS, TYP.
6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDENALK / COURTYARD TO REMAIN.
19. EX. HOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING

22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

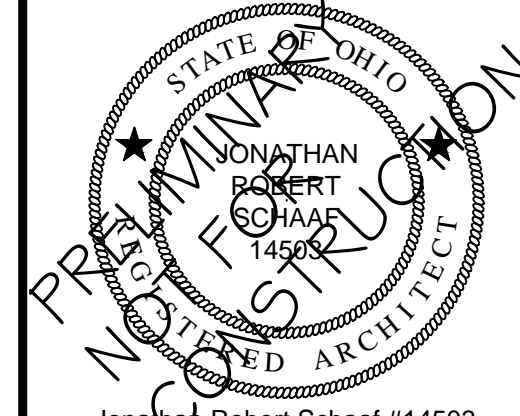
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/DEMOLITION FLOOR PLANS

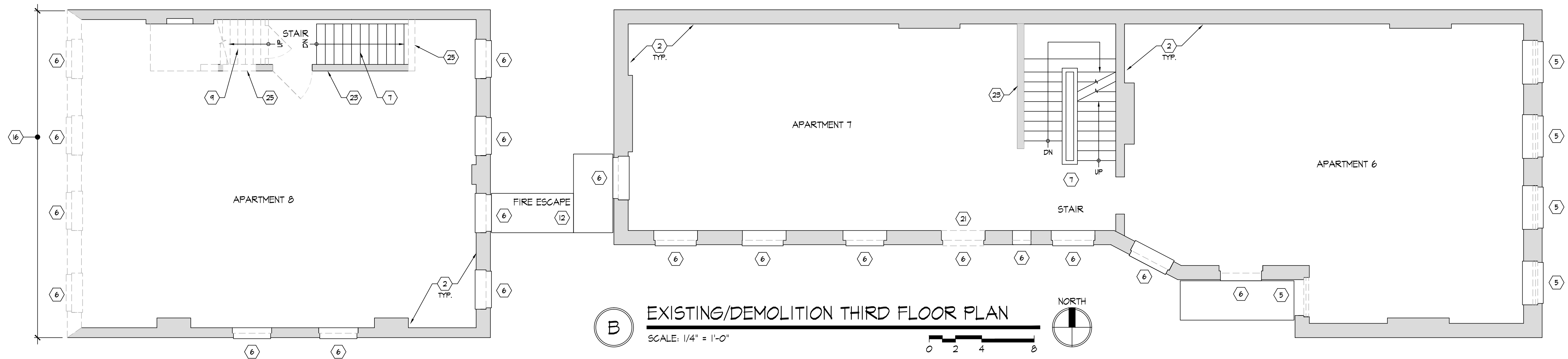
Sheet Number

**DI.1**

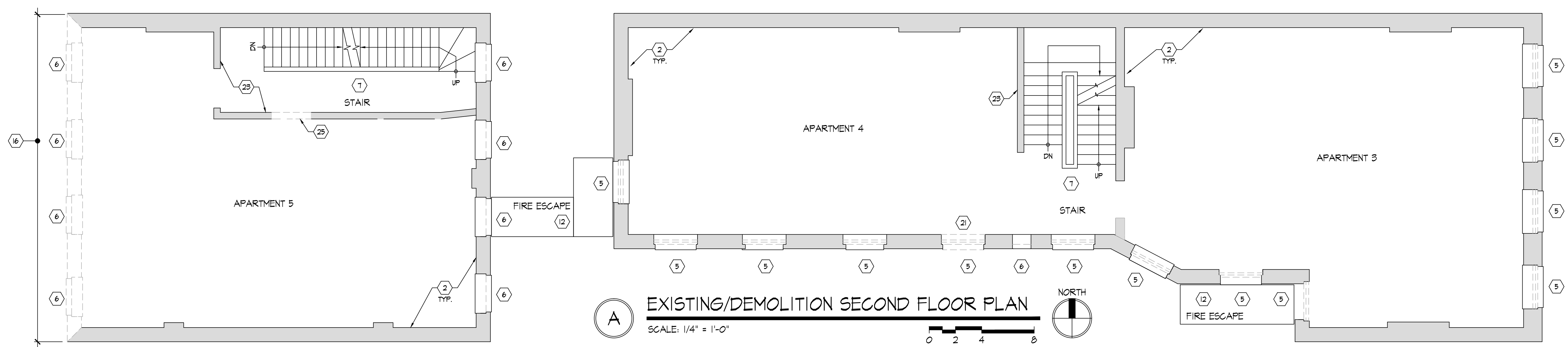


Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. ©RDA 2017



**B** EXISTING/DEMOLITION THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**A** EXISTING/DEMOLITION SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**# DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.
2. EX. MASONRY WALL TO REMAIN, TYP.
3. REMOVE EX. DOOR & FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.
4. EX. EXTERIOR DOOR & FRAME TO REMAIN.
5. REMOVE EX. WINDOWS, TYP.
6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.
19. EX. HOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING
22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

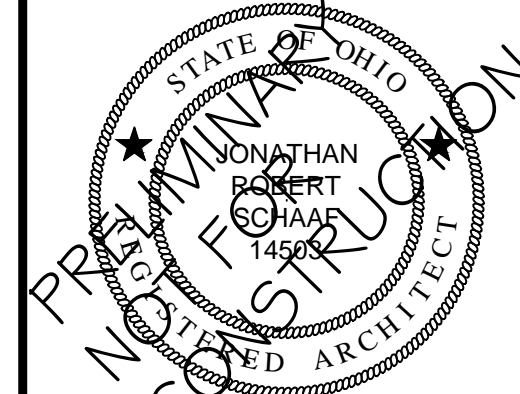
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/DEMOLITION FLOOR PLANS

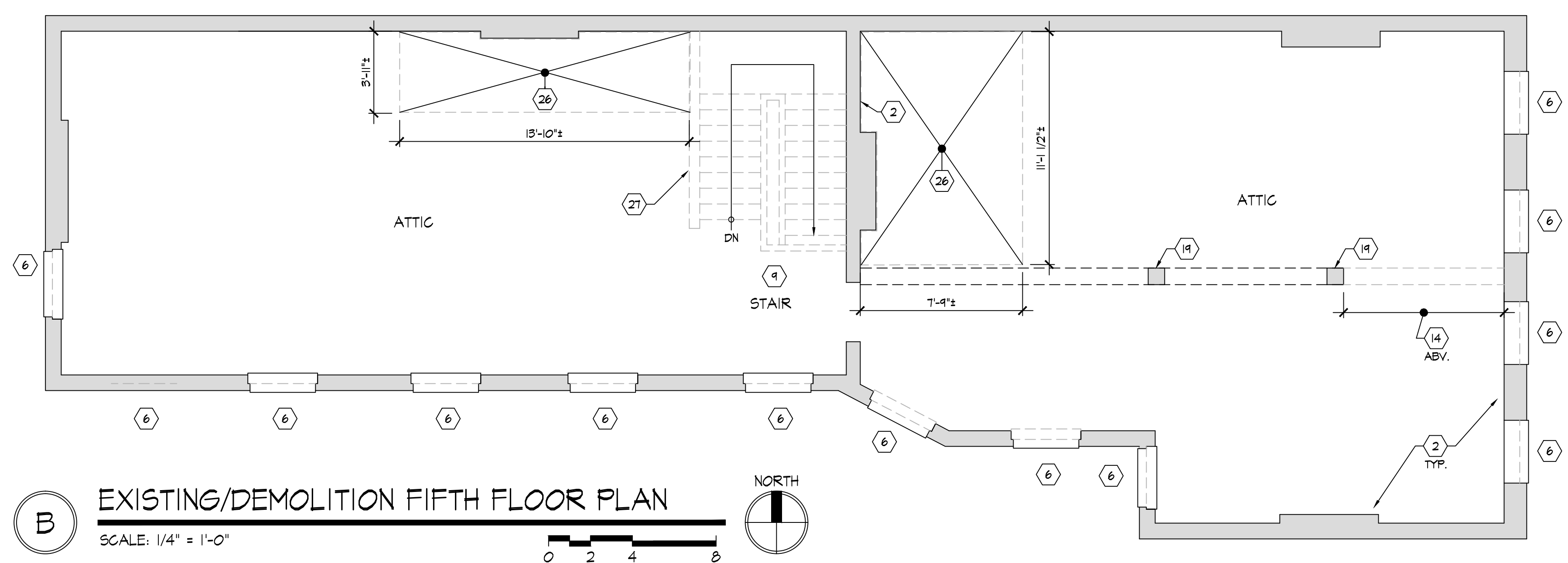
Sheet Number

**D1.2**

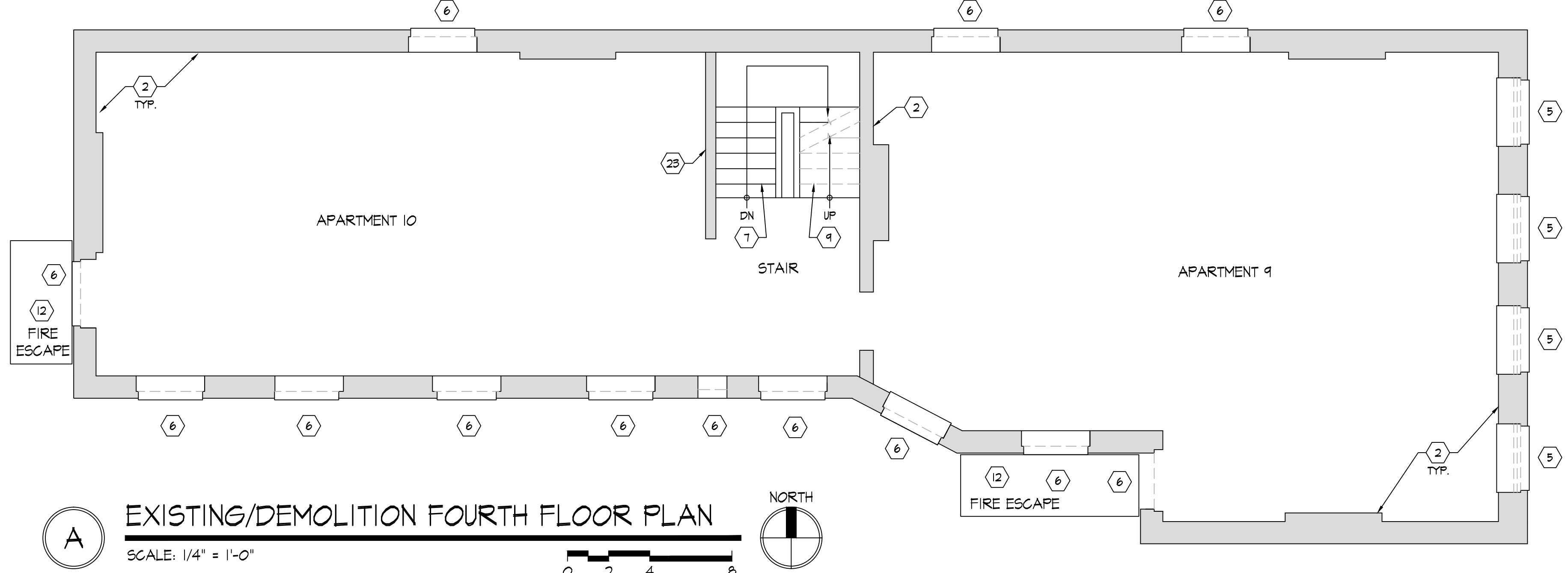
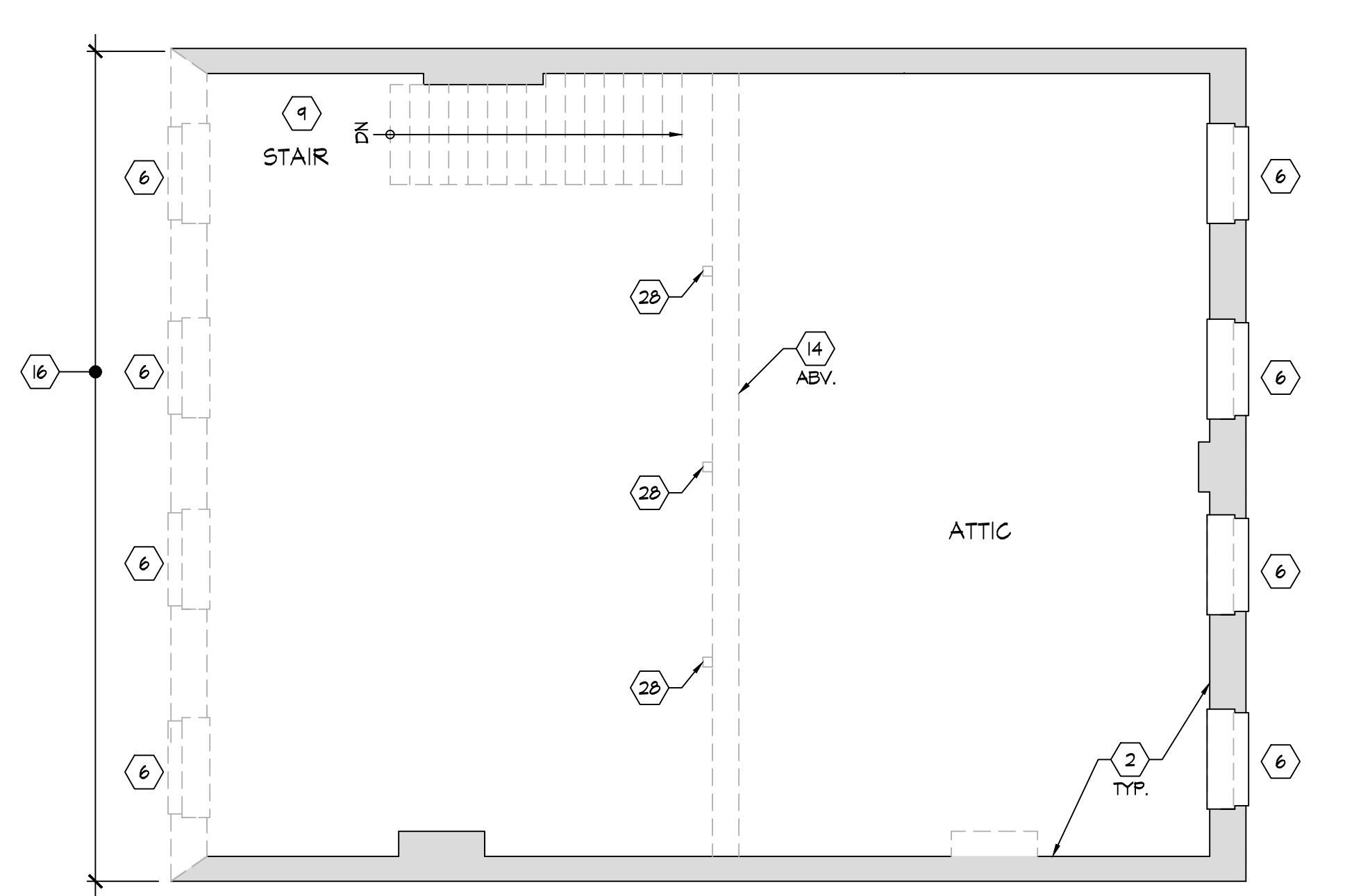


Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. ©RDA 2017



**B** EXISTING/DEMOLITION FIFTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



**A** EXISTING/DEMOLITION FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

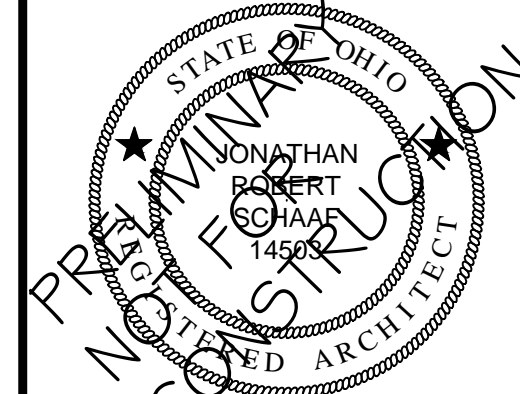
1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.
2. EX. MASONRY WALL TO REMAIN, TYP.
3. REMOVE EX. DOOR & FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.
4. EX. EXTERIOR DOOR & FRAME TO REMAIN.
5. REMOVE EX. WINDOWS, TYP.
6. REMOVE EX. PLYWOOD INFILL, TYP.
7. EX. STAIR / RAILING TO REMAIN, TYP.
8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.
9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.
10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN
11. EX. CONCRETE STOOP/STEP TO REMAIN.
12. EX. FIRE-ESCAPE TO REMAIN, TYP.
13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
14. REMOVE EX. BEAM.
15. EXISTING CHIMNEY TO REMAIN, TYP.
16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.
17. EXISTING ROOF SYSTEM TO REMAIN, TYP.
18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.
19. EX. WOOD POST TO REMAIN.
20. REMOVE EX. ROOF SCUTTLE.
21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING
22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.
23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.
24. EXISTING DOOR TO REMAIN.
25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.
26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.
27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.
28. REMOVE EX. POST
29. REMOVE EXISTING GUTTER / DOWNSPOUT.

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.
13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.
14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

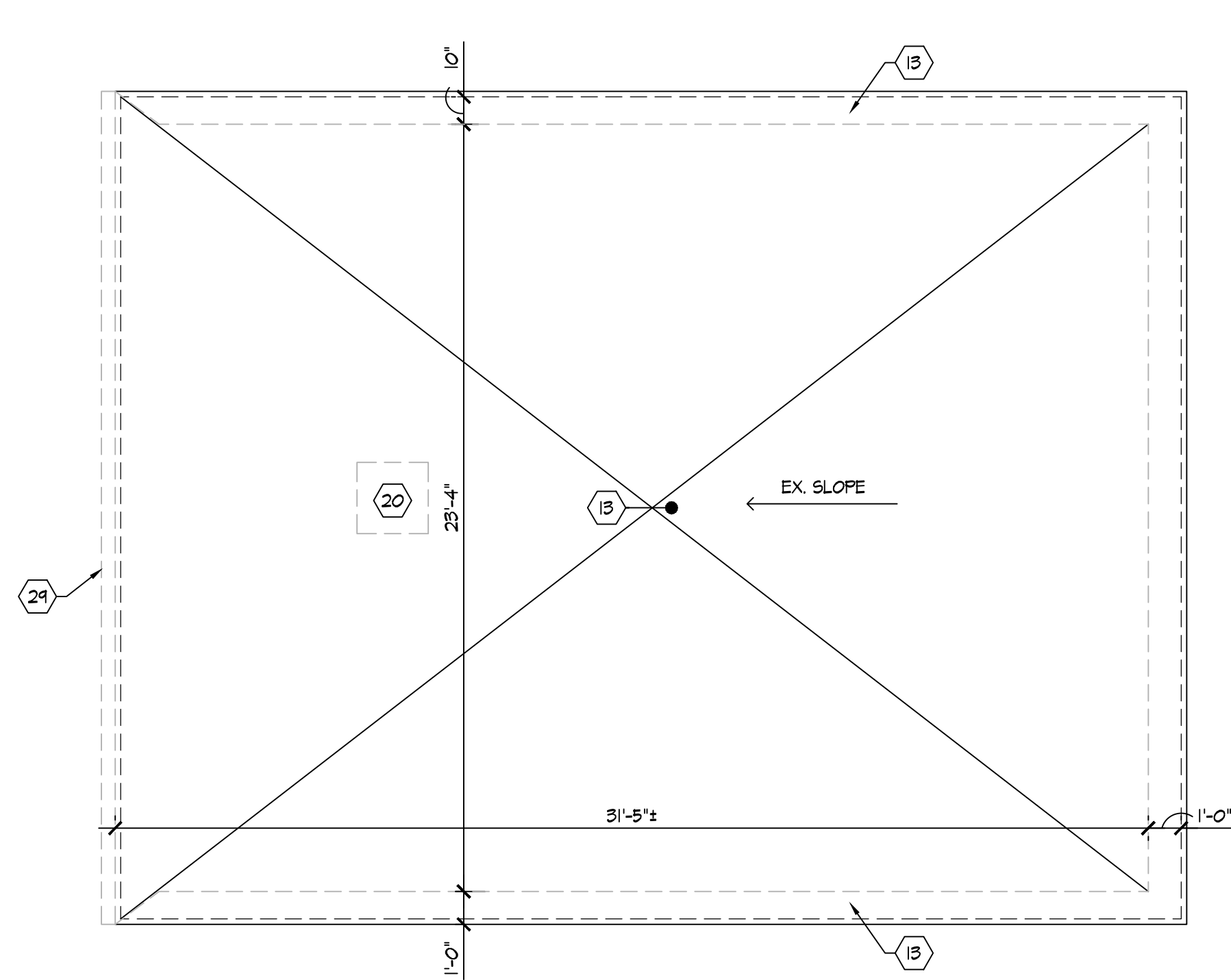
RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXISTING/DEMOLITION FLOOR PLANS
Sheet Number
<b>D1.3</b>

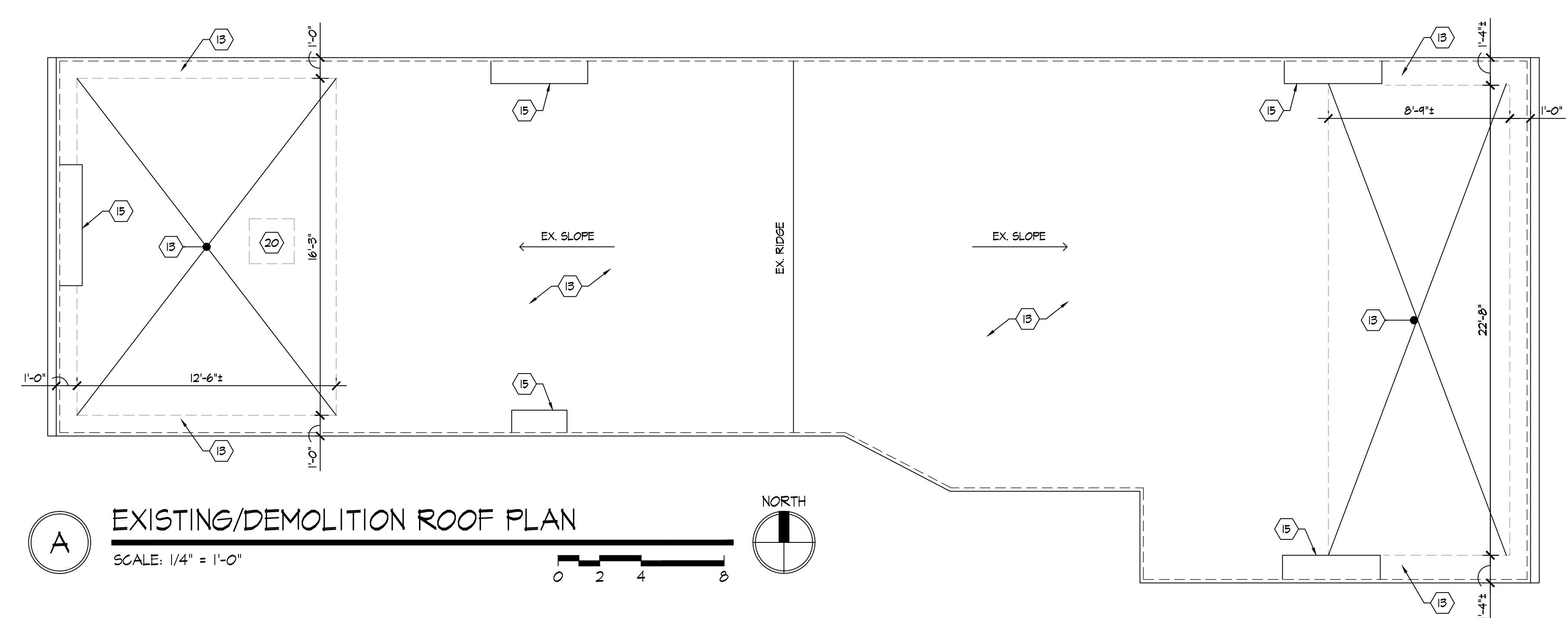


Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
© RDA 2017



EX. ROOF SECTION ABOVE EX. WALL TO REMAIN - SECURE



**A** EXISTING/DEMOLITION ROOF PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

EX. ROOF SECTION ABOVE EX. WALL TO REMAIN - SECURE

**DEMOLITION KEY NOTES** TYP. OF ALL DEMO PLANS

- |  |  |  |
|--|--|--|
| <ol style="list-style-type: none"> <li>1. EX. STONE FOUNDATION WALL TO REMAIN, TYP.</li> <li>2. EX. MASONRY WALL TO REMAIN, TYP.</li> <li>3. REMOVE EX. DOOR &amp; FRAME COMPLETE, TYP. SALVAGE FOR REUSE AS DIRECTED BY OWNER.</li> <li>4. EX. EXTERIOR DOOR &amp; FRAME TO REMAIN.</li> <li>5. REMOVE EX. WINDOWS, TYP.</li> <li>6. REMOVE EX. PLYWOOD INFILL, TYP.</li> <li>7. EX. STAIR / RAILING TO REMAIN, TYP.</li> <li>8. EXISTING STOREFRONT SYSTEM TO REMAIN, TYP.</li> <li>9. REMOVE EXISTING STAIR FRAMING / RAILING COMPLETE.</li> <li>10. EX. PLUMBING FIXTURES/ ACCESSORIES TO REMAIN</li> <li>11. EX. CONCRETE STOOP/STEP TO REMAIN.</li> <li>12. EX. FIRE-ESCAPE TO REMAIN, TYP.</li> </ol> | <ol style="list-style-type: none"> <li>13. REMOVE EXISTING ROOF SYSTEM AND FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.</li> <li>14. REMOVE EX. BEAM.</li> <li>15. EXISTING CHIMNEY TO REMAIN, TYP.</li> <li>16. REMOVE EXISTING MASONRY WALL COMPLETE. TEMP SHORE / BRACE AS REQ'D.</li> <li>17. EXISTING ROOF SYSTEM TO REMAIN, TYP.</li> <li>18. EXISTING CONCRETE SIDEWALK / COURTYARD TO REMAIN.</li> <li>19. EX. WOOD POST TO REMAIN.</li> <li>20. REMOVE EX. ROOF SCUTTLE.</li> <li>21. MODIFY EXISTING WINDOW OPENING / MASONRY WALL AS REQ'D FOR NEW EXTERIOR DOOR. EX. LINTEL TO REMAIN. REMOVE EX. SILL. EXTEND OPENING TO FLOOR IN LINE WITH EXISTING MASONRY OPENING</li> </ol> | <ol style="list-style-type: none"> <li>22. REMOVE EX. METERS, REFER TO ELECTRICAL DRAWINGS.</li> <li>23. EXISTING WOOD FRAME DEMISING WALL TO REMAIN.</li> <li>24. EXISTING DOOR TO REMAIN.</li> <li>25. MODIFY EX. WOOD FRAME DEMISING WALL AS REQUIRED FOR NEW DOOR OPENING.</li> <li>26. REMOVE EXISTING FLOOR FRAMING COMPLETE THIS AREA. TEMP SHORE / BRACE AS REQ'D.</li> <li>27. REMOVE EXISTING PARTIAL HEIGHT WALL COMPLETE.</li> <li>28. REMOVE EX. POST</li> <li>29. REMOVE EXISTING GUTTER / DOWNSPOUT.</li> </ol> |
|--|--|--|

**DEMO GENERAL NOTES** TYP. OF ALL DEMO PLANS

- |  |   |   |
|--|---|---|
| <ol style="list-style-type: none"> <li>1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.</li> <li>2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING &amp; IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS &amp; GYPSUM BOARD CEILINGS.</li> <li>3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.</li> <li>4. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.</li> <li>5. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.</li> <li>6. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.</li> </ol> | <ol style="list-style-type: none"> <li>7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.</li> <li>8. CONTACT ARCHITECT IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.</li> <li>9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.</li> <li>10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.</li> <li>11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.</li> <li>12. REMOVE EXISTING FLOORING AND UNDERLAYMENT AS REQ'D DOWN TO ORIGINAL SUBFLOOR/FINISH HARDWOOD FLOORING. F.V. WITH OWNER ON PROPOSED FLOOR FINISHES.</li> <li>13. OWNER SHALL PROVIDE ANY/ALL REQUIRE MASONRY REPAIRS TO ADDRESS EXISTING SETTLEMENT CRACKING, ETC. PRIOR TO THE APPLICATION OF NEW FINISHES.</li> </ol> | <ol style="list-style-type: none"> <li>14. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.</li> <li>15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.</li> <li>16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILING.</li> </ol> |
|--|---|---|

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

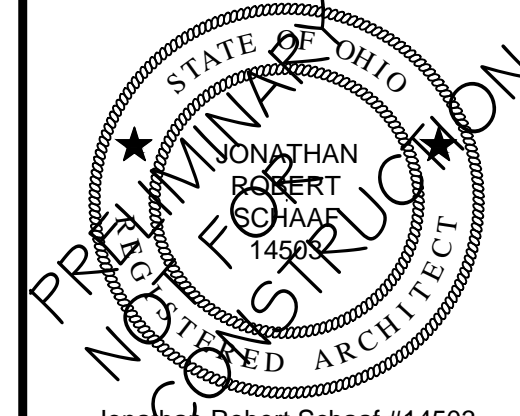
Date  
OCTOBER 10, 2017

Sheet Title  
EXISTING/DEMOLITION FLOOR PLANS

Sheet Number

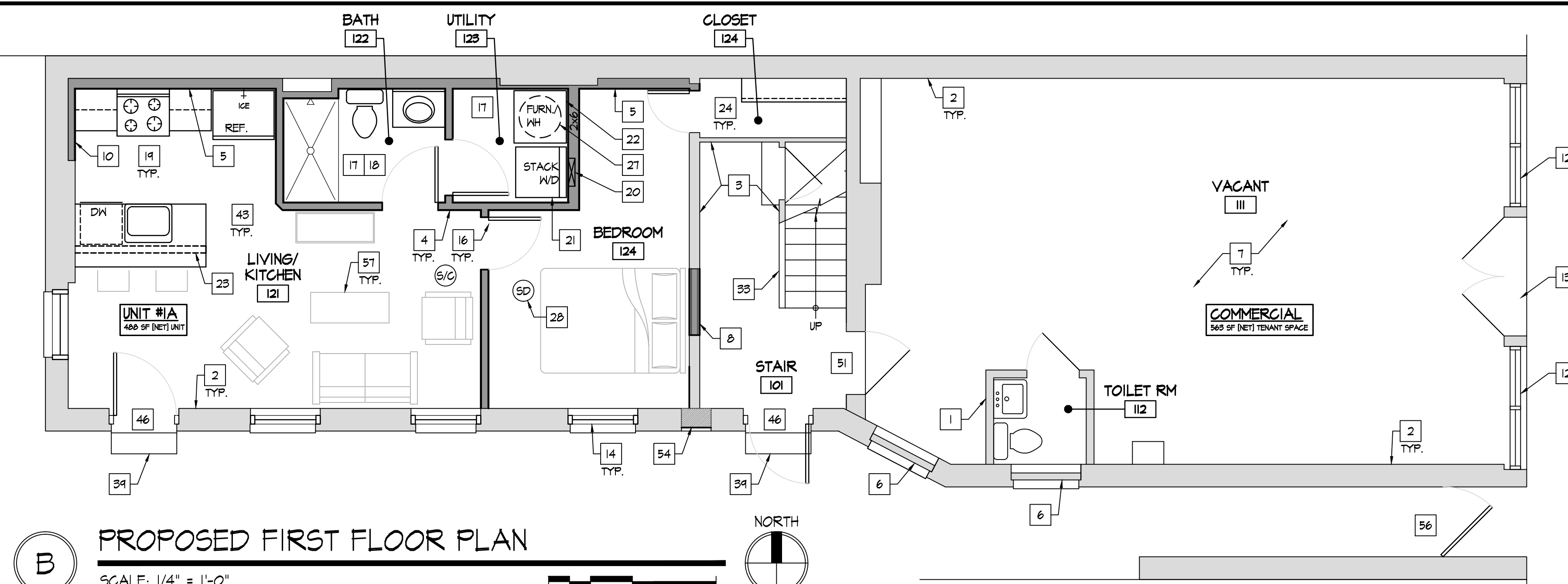
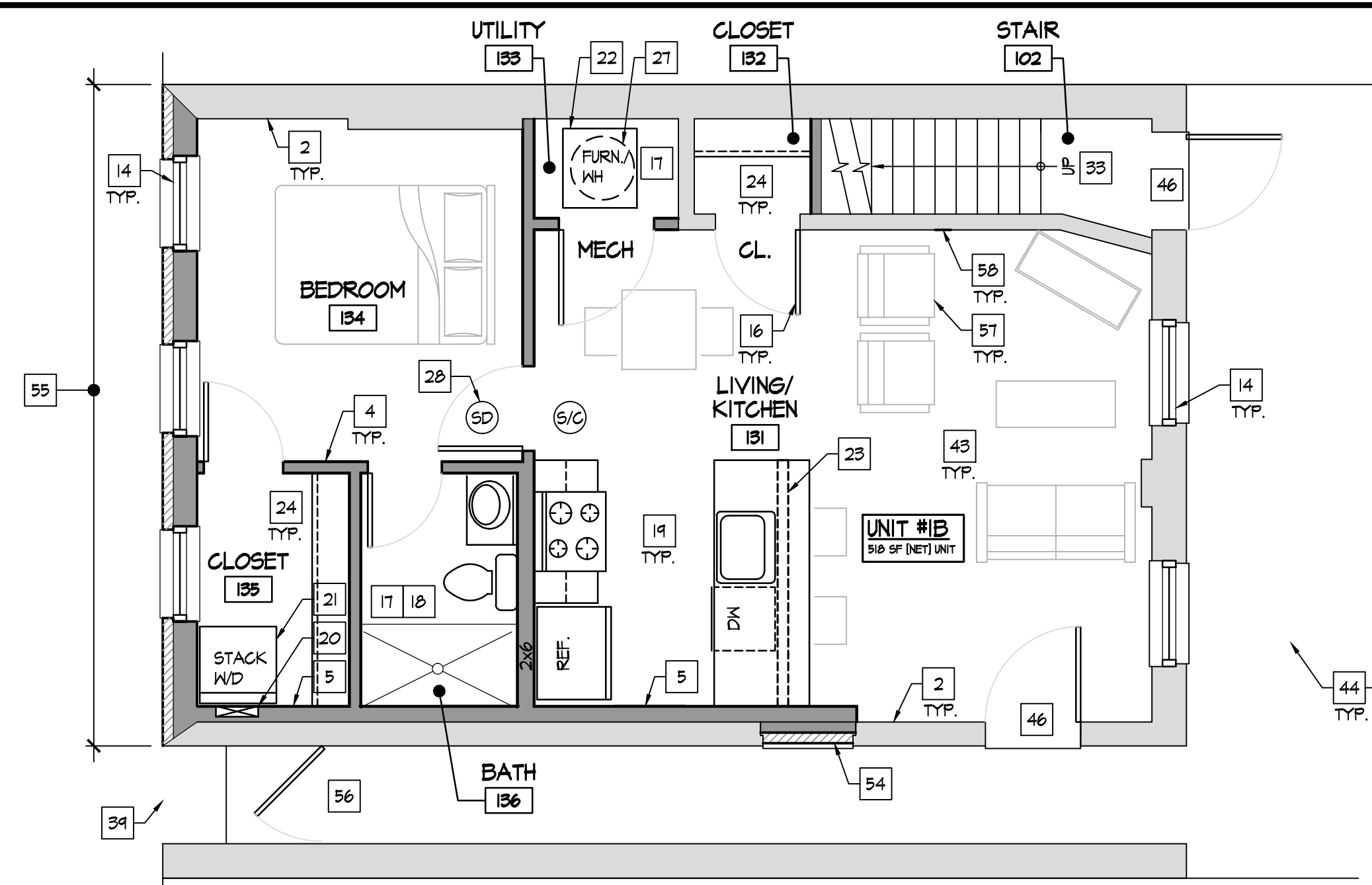
**D1.3**



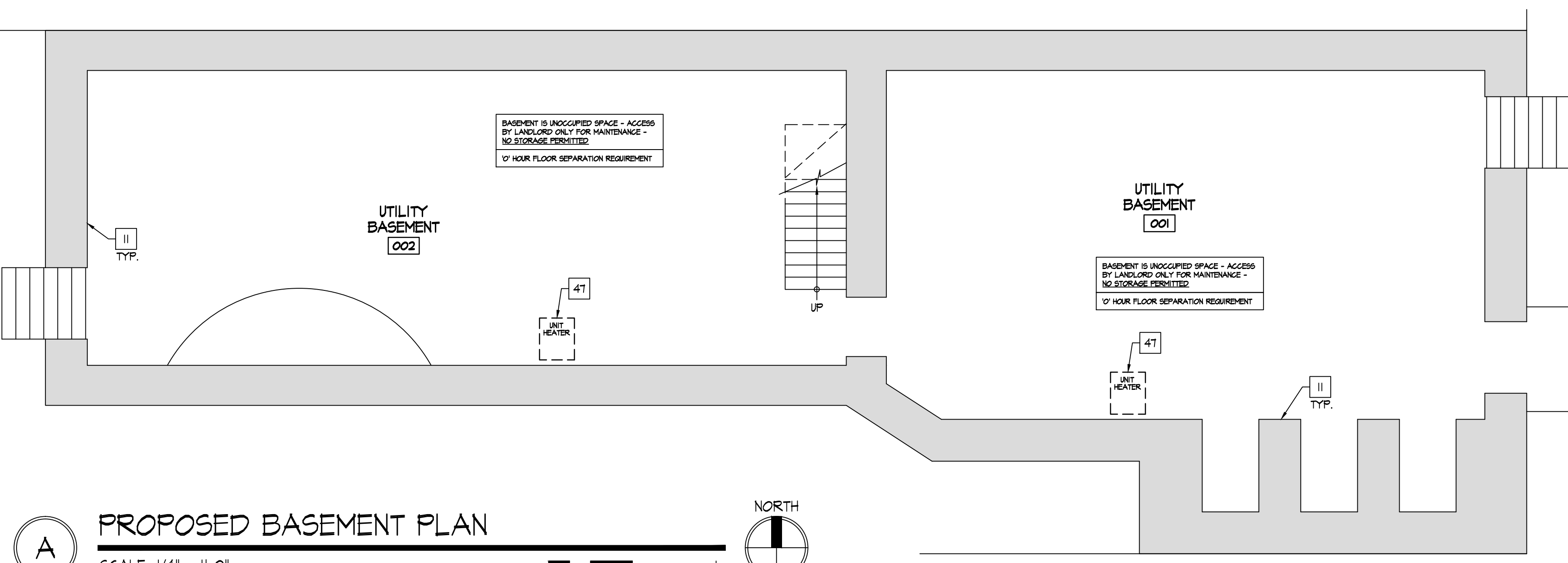
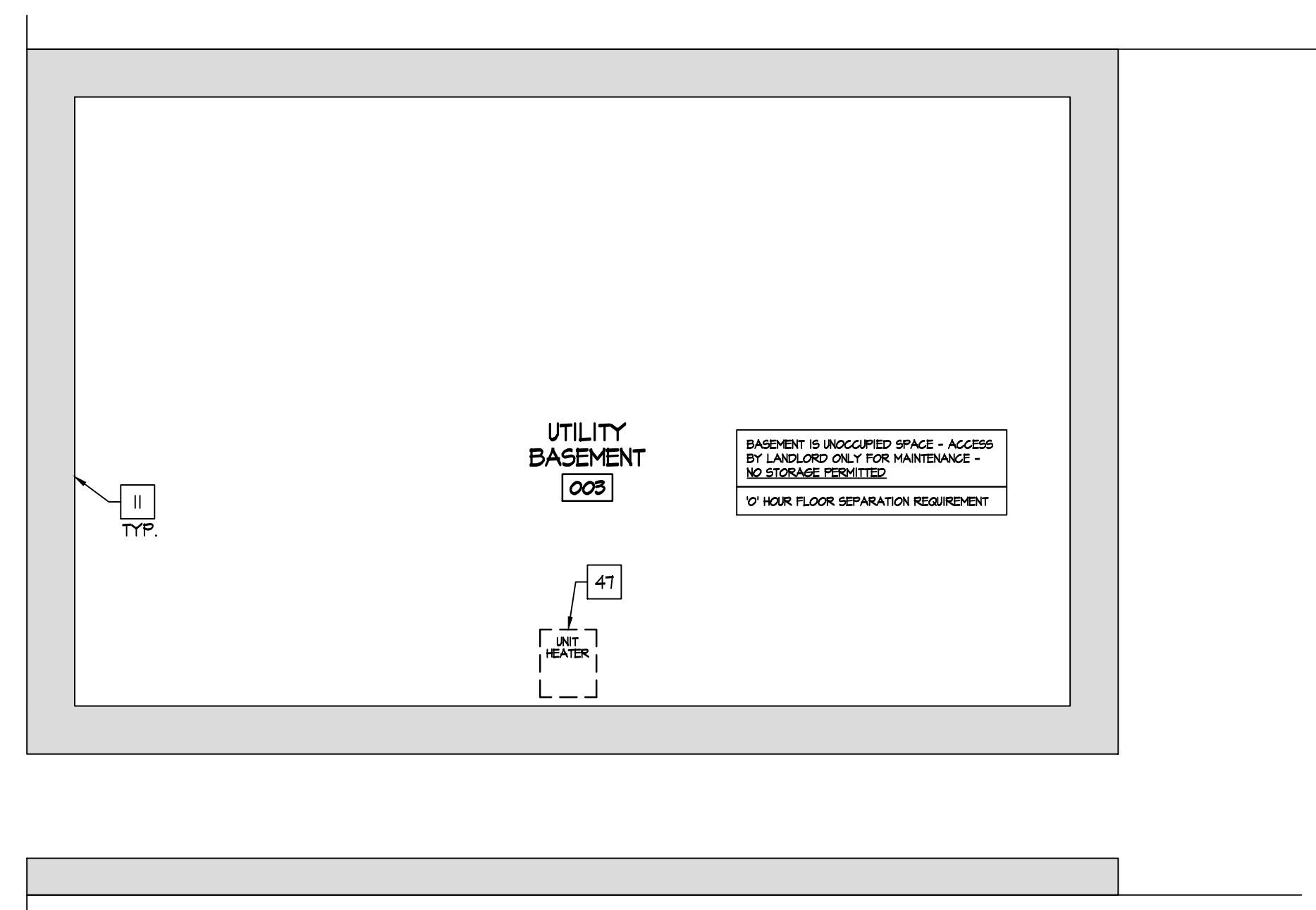


Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017



**B** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8  
NORTH



**A** PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8  
NORTH

**NEW CONSTRUCTION KEY NOTES** TYP. OF ALL PROPOSED PLANS

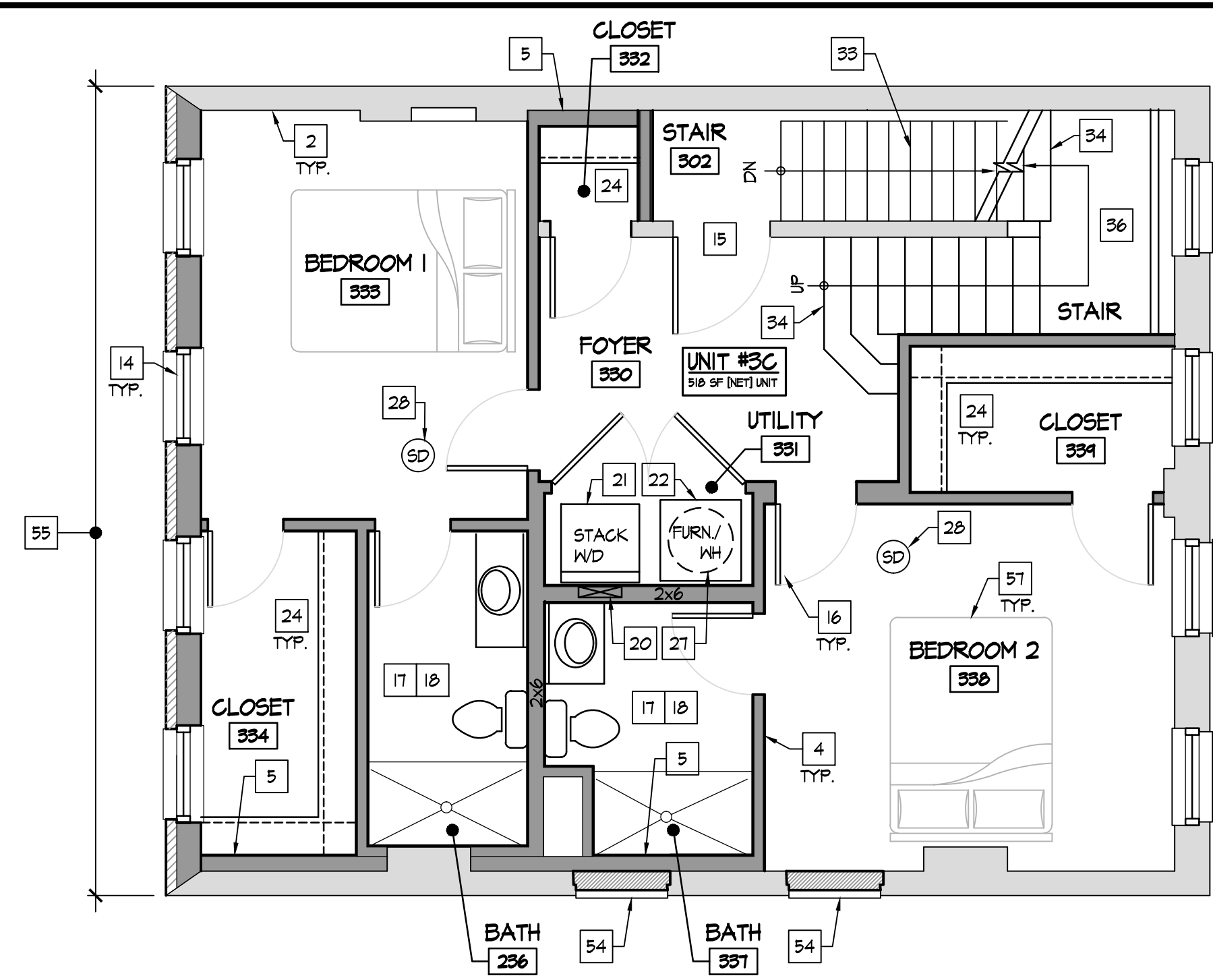
1. EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
2. EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
3. EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
4. FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
5. FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
6. EXISTING INFILL / VENT TO REMAIN - NO CHANGE
7. NO WORK IN THIS SPACE
8. INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
9. INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
10. FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
11. EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
12. EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
13. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
14. NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
15. INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
16. INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
17. INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
18. INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
19. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
20. NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
21. NEW STACKED WASHER AND DRYER
22. NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
23. NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
24. NEW CLOTHES ROD & SHELF, TYP.
25. NEW SHELVING, TYP.
26. INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
27. NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
28. INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
29. INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
30. INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
31. FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
32. FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
33. EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
34. NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
35. NEW BALCONY
36. NEW WOOD FRAME PLATFORM / LANDING.
37. NEW PATIO DOOR.
38. EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
39. EXISTING CONCRETE STOOP/STEP TO REMAIN.
40. ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
41. NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
42. NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
43. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/11.2.
44. EX. SIDEWALK / COURTYARD TO REMAIN
45. CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
46. NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
47. INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
48. NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
49. NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
50. EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
51. EXISTING DOOR TO REMAIN.
52. INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
53. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/21.2.
54. INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
55. NEW 2 HR FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
56. NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
57. FURNISHINGS SHOWN FOR REFERENCE ONLY.
58. PATCH EXISTING WALL SCARS, TYP.
59. NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
60. NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
61. NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
62. EXISTING POST TO REMAIN W/ NEW GLADDING.
63. NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

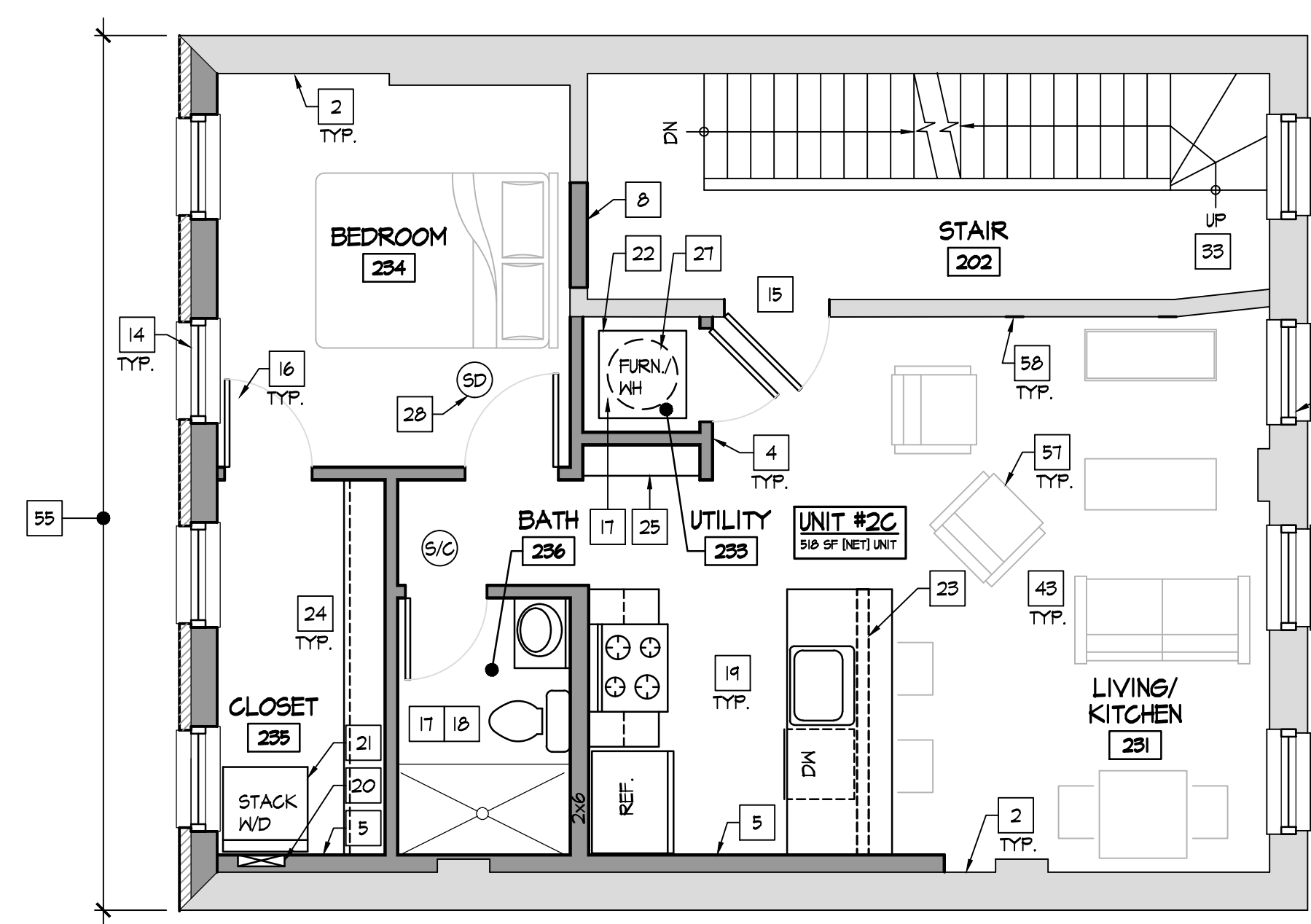
Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115  
Date  
OCTOBER 10, 2017  
Sheet Title  
PROPOSED FLOOR PLANS

Sheet Number  
**A1.1**



**B** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



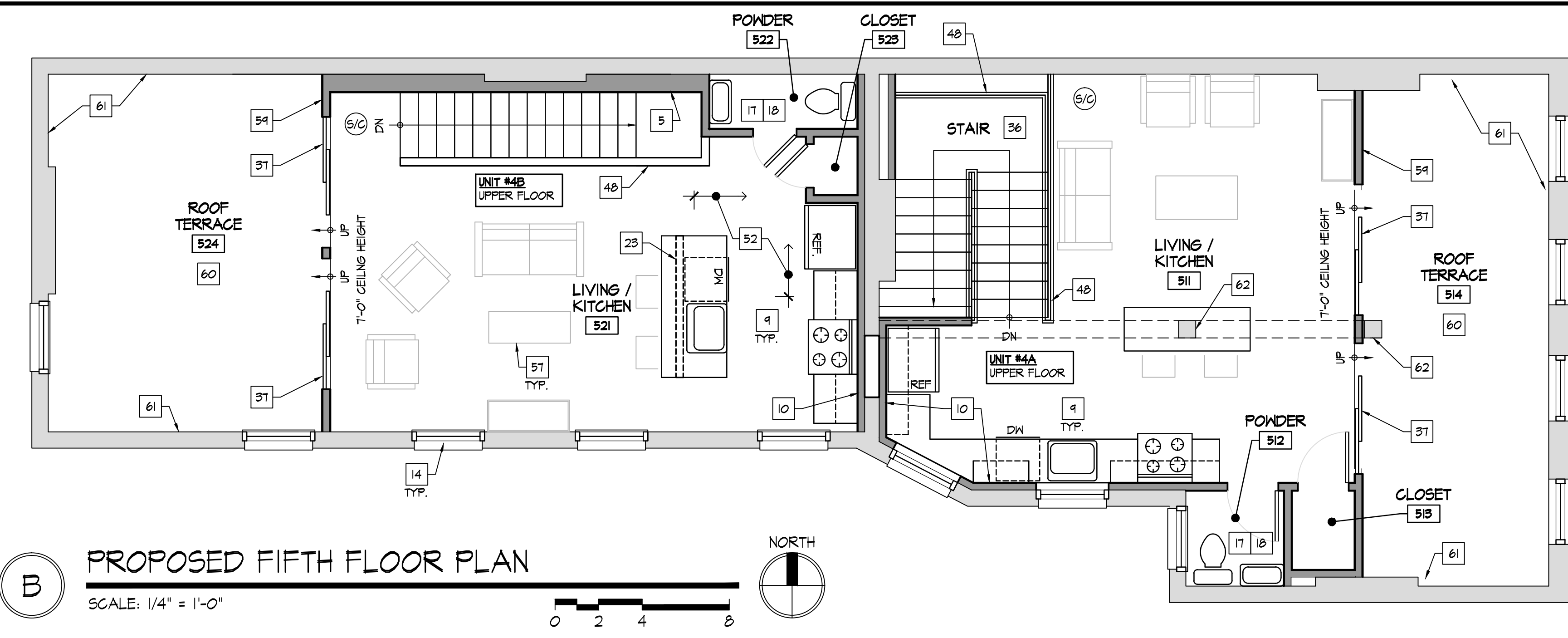
**A** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**NEW CONSTRUCTION KEY NOTES**

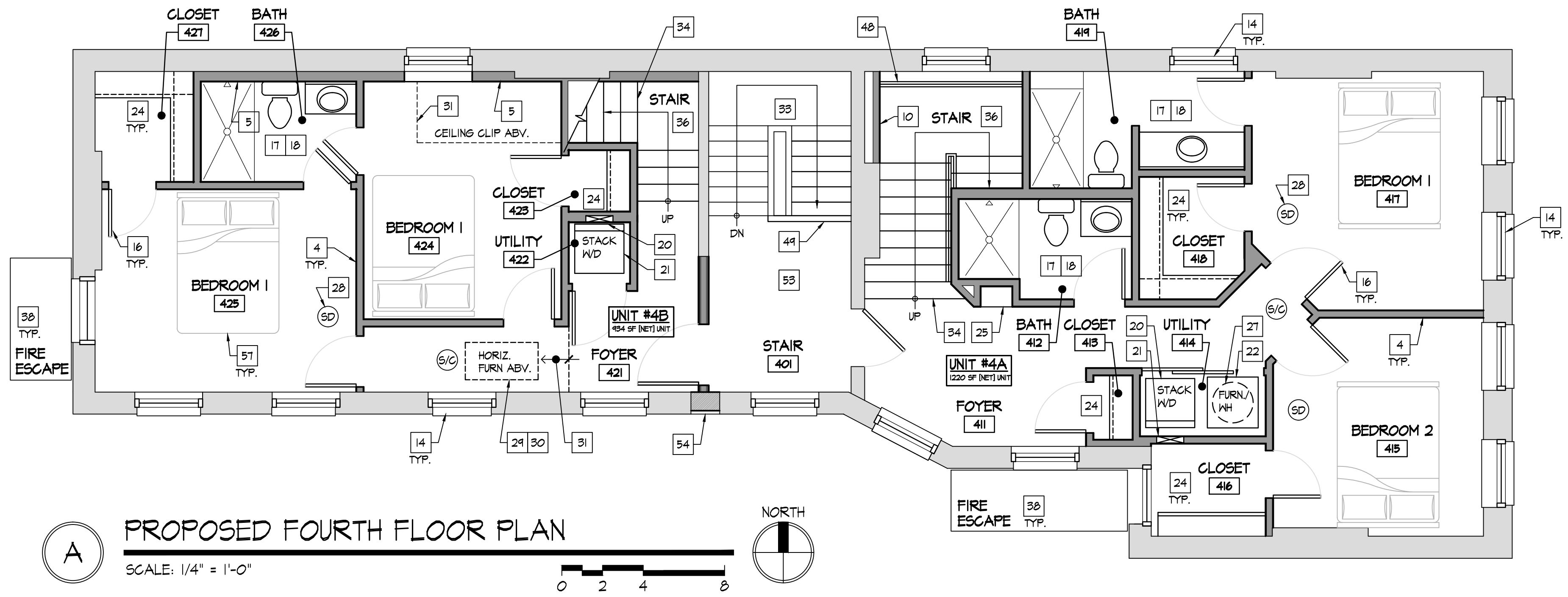
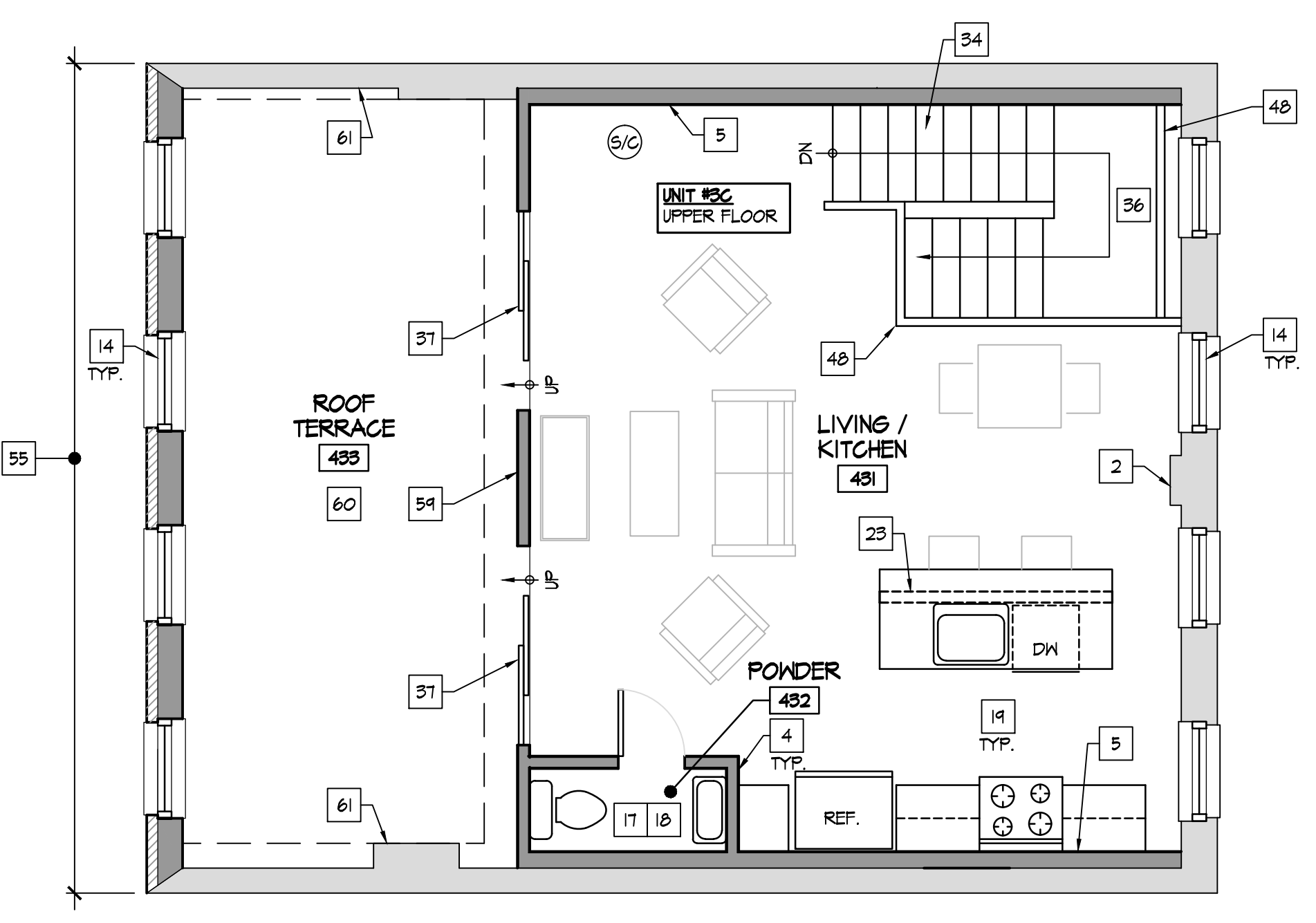
- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER

- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELIVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION, SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G271.2.
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.

- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL G271.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
- NEW 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW GLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.



**B PROPOSED FIFTH FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

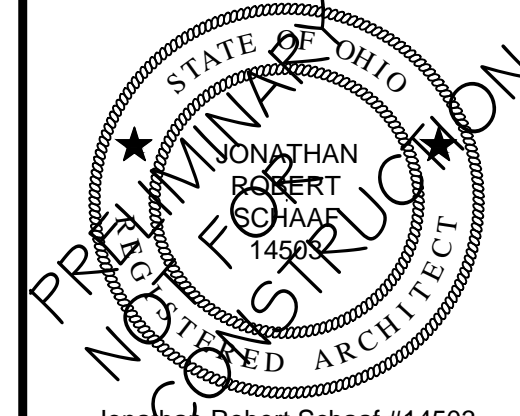


**A PROPOSED FOURTH FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**NEW CONSTRUCTION KEY NOTES**

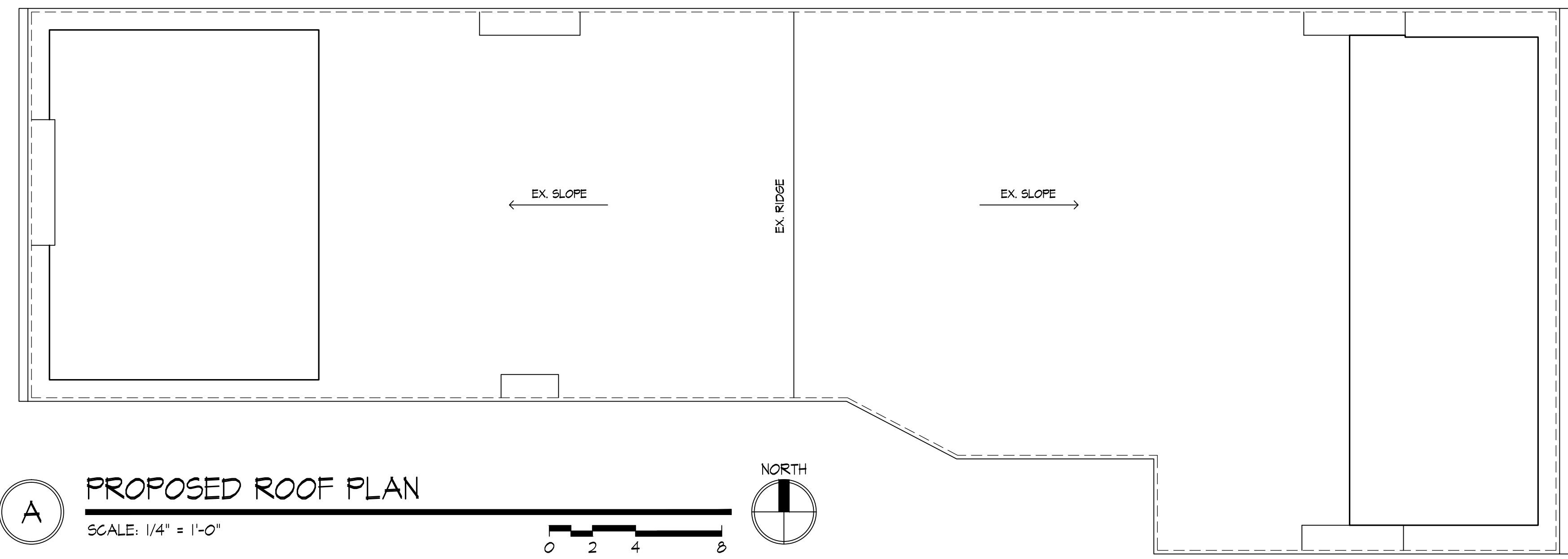
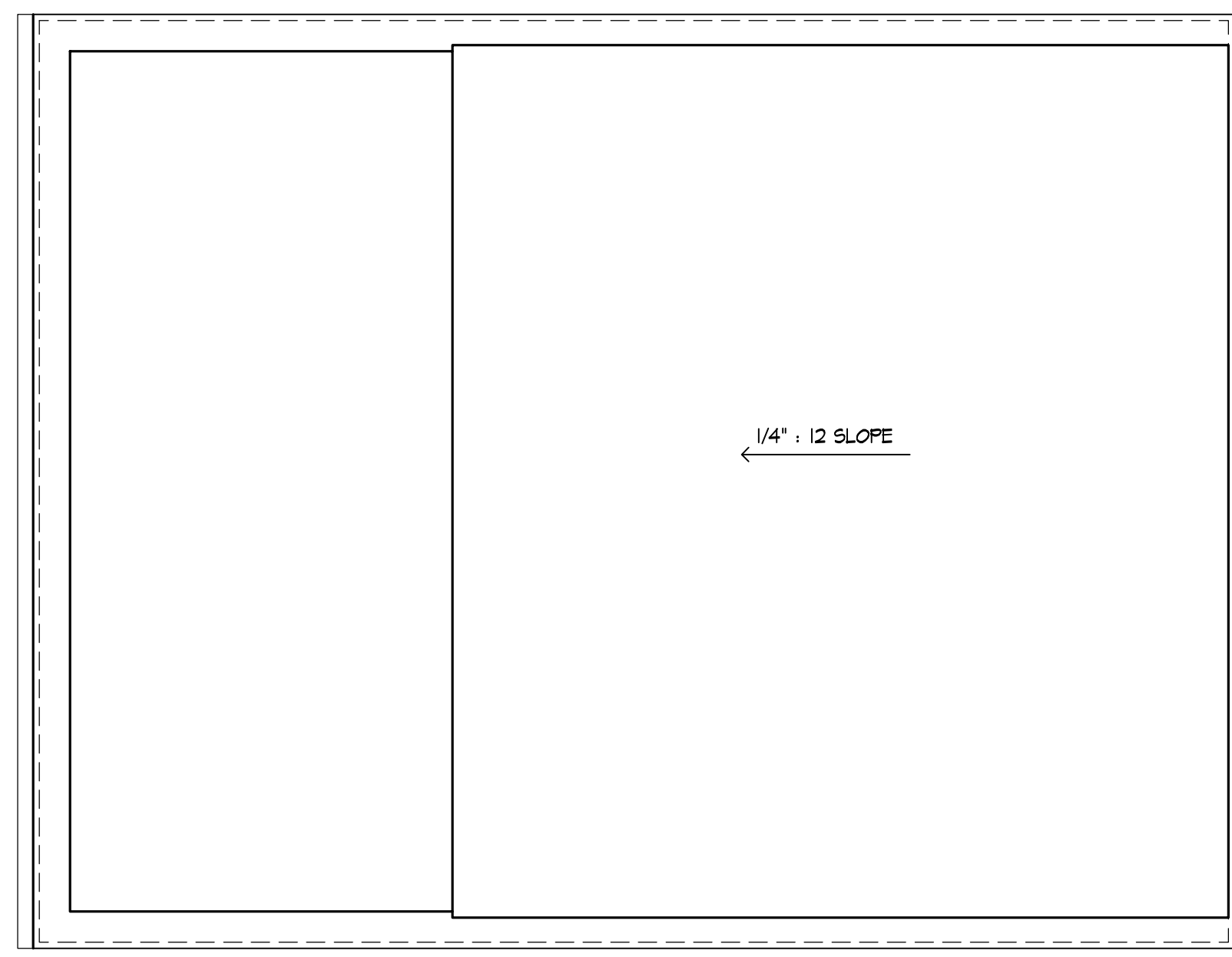
- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM GLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION, SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L1514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C271.2
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 1/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 1/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L1505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C271.2
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
- NEW 2 HR FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING PENETRATION LOCATIONS AND SIZES.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW GLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC



Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.  
© RDA 2017



**A PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
0 2 4 8

**NEW CONSTRUCTION KEY NOTES**

TYP. OF ALL PROPOSED PLANS

- |  |   |   |   |  |   |
|--|---|---|---|--|---|
| <p>1. EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT &amp; PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.</p> <p>2. EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.</p> <p>3. EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.</p> <p>4. FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.</p> <p>5. FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.</p> <p>6. EXISTING INFILL / VENT TO REMAIN - NO CHANGE</p> <p>7. NO WORK IN THIS SPACE</p> <p>8. INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.</p> <p>9. INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.</p> | <p>10. FRAME OUT NEW 2x4 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.</p> <p>11. EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.</p> <p>12. EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.</p> <p>13. EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.</p> <p>14. NEW ALUMINUM GLAD WOOD WINDOW IN EXISTING OPENING.</p> <p>15. INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.</p> <p>16. INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.</p> <p>17. INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.</p> <p>18. INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.</p> <p>19. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, &amp; APPLIANCES. REFER TO INTERIOR ELEVATIONS.</p> <p>20. NEW HOOKUPS FOR STACKED WASHER &amp; DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PVE DRAWINGS.</p> <p>21. NEW STACKED WASHER AND DRYER</p> | <p>22. NEW FURNACE ON PLATFORM - REFER TO PVE DRAWINGS</p> <p>23. NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER</p> <p>24. NEW CLOTHES ROD &amp; SHELF, TYP.</p> <p>25. NEW SHELIVING, TYP.</p> <p>26. INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.</p> <p>27. NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM</p> <p>28. INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.</p> <p>29. INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.</p> <p>30. INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34"x22" SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION, SERVICE POINT, ETC.</p> <p>31. FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.</p> <p>32. FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.</p> <p>33. EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.</p> | <p>34. NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.</p> <p>35. NEW BALCONY</p> <p>36. NEW WOOD FRAME PLATFORM / LANDING.</p> <p>37. NEW PATIO DOOR.</p> <p>38. EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.</p> <p>39. EXISTING CONCRETE STOOP/STEP TO REMAIN.</p> <p>40. ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.</p> <p>41. NEW ACCESS PANEL (MIN. 22"x30") TO ACCESS ATTIC AREA</p> <p>42. NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.</p> <p>43. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/11.2.</p> <p>44. EX. SIDEWALK / COURTYARD TO REMAIN</p> <p>45. CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.</p> | <p>46. NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.</p> <p>47. INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.</p> <p>48. NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.</p> <p>49. NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.</p> <p>50. EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.</p> <p>51. EXISTING DOOR TO REMAIN.</p> <p>52. INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.</p> <p>53. INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/21.2.</p> <p>54. INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.</p> <p>55. NEW 2 HR FIRE RESISTIVE RATED EXTERIOR WALL ASSEMBLY - MATCH EXISTING FENESTRATION LOCATIONS AND SIZES.</p> <p>56. NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS</p> <p>57. FURNISHINGS SHOWN FOR REFERENCE ONLY.</p> | <p>58. PATCH EXISTING WALL SCARS, TYP.</p> <p>59. NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES</p> <p>60. NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM</p> <p>61. NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.</p> <p>62. EXISTING POST TO REMAIN W/ NEW CLADDING.</p> <p>63. NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.</p> |
|--|---|---|---|--|---|

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

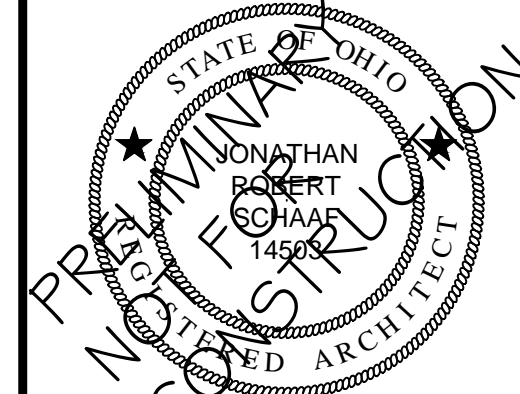
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
PROPOSED FLOOR PLANS

Sheet Number

**A1.4**



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

© RDA 2017

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

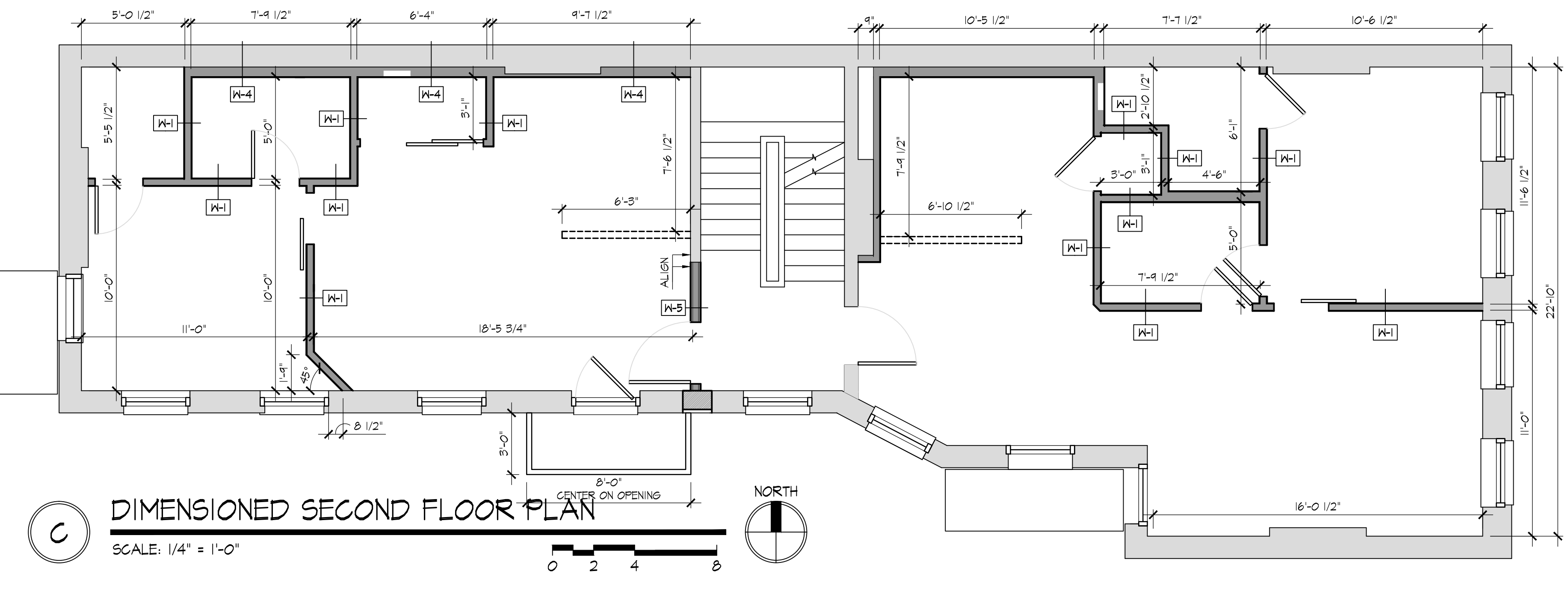
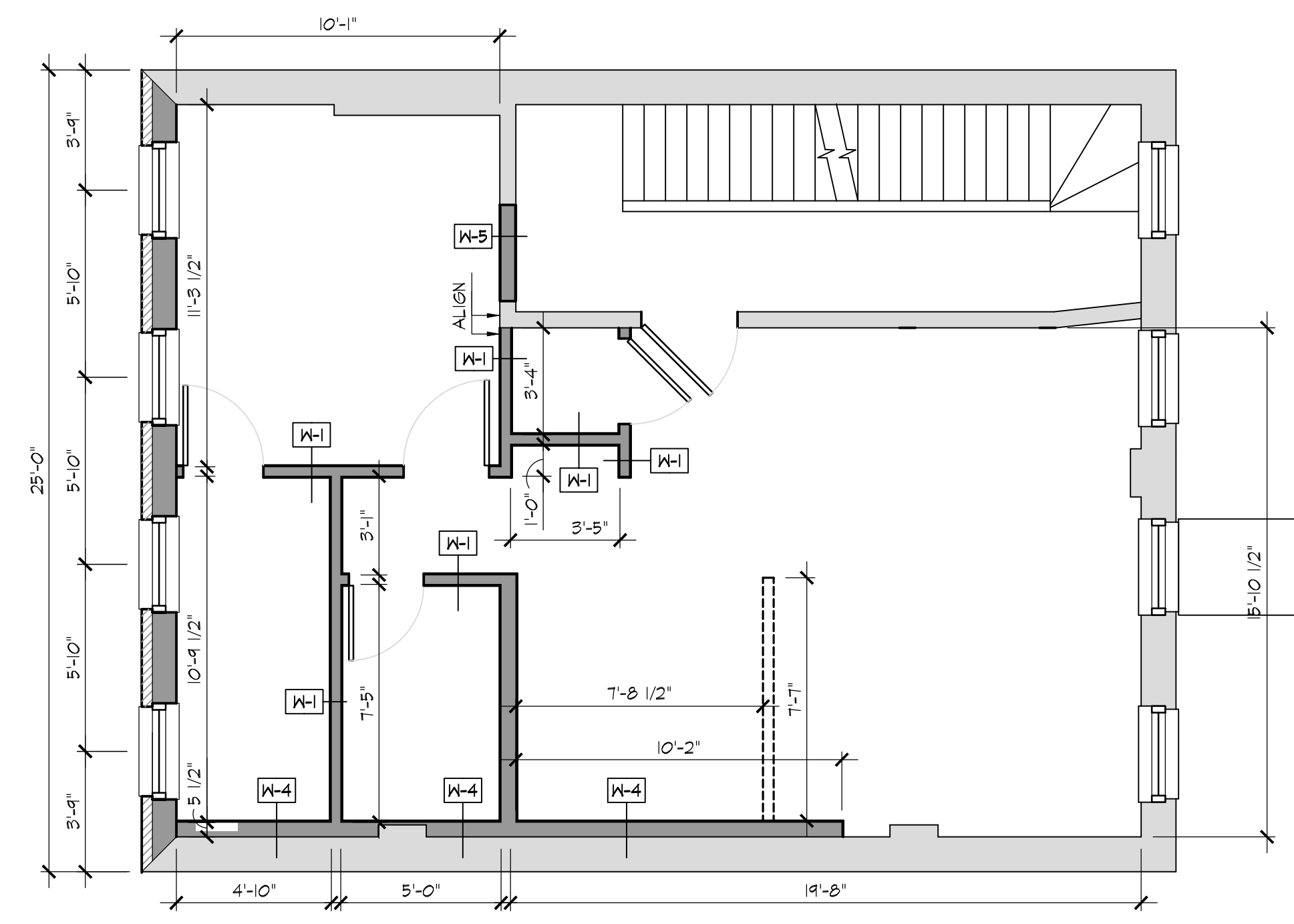
Project Number  
2017-115

Date  
OCTOBER 10, 2017

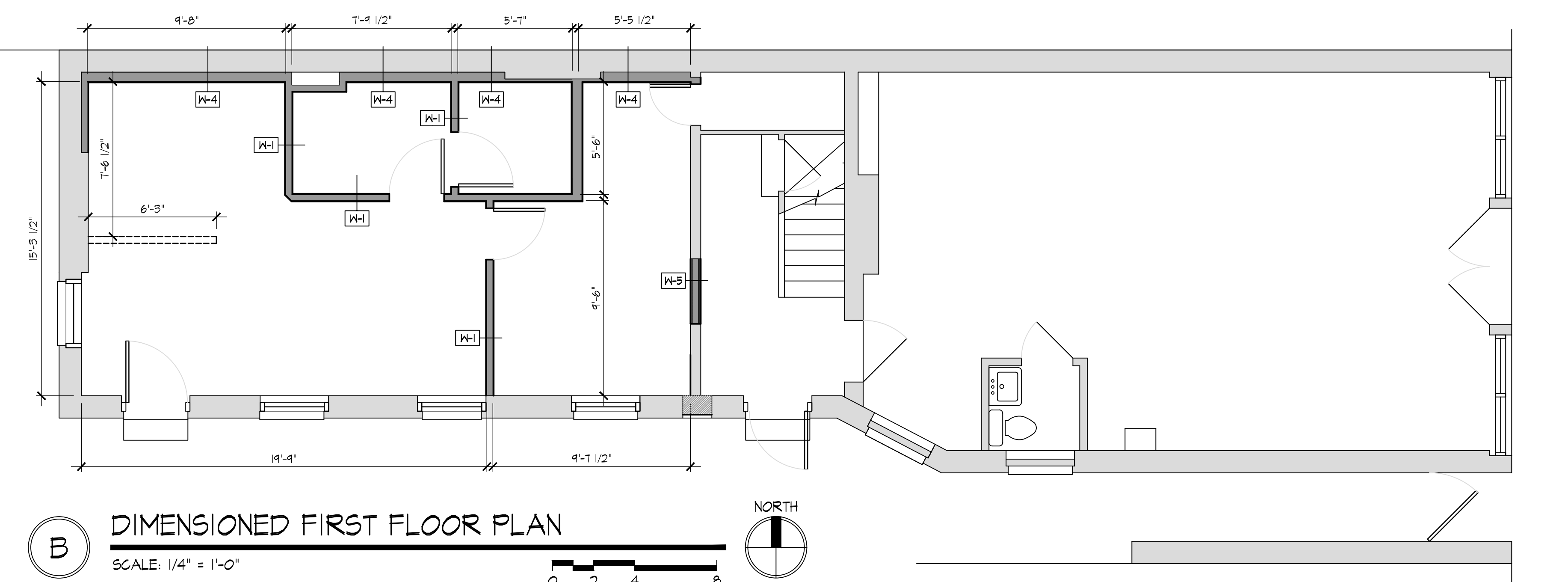
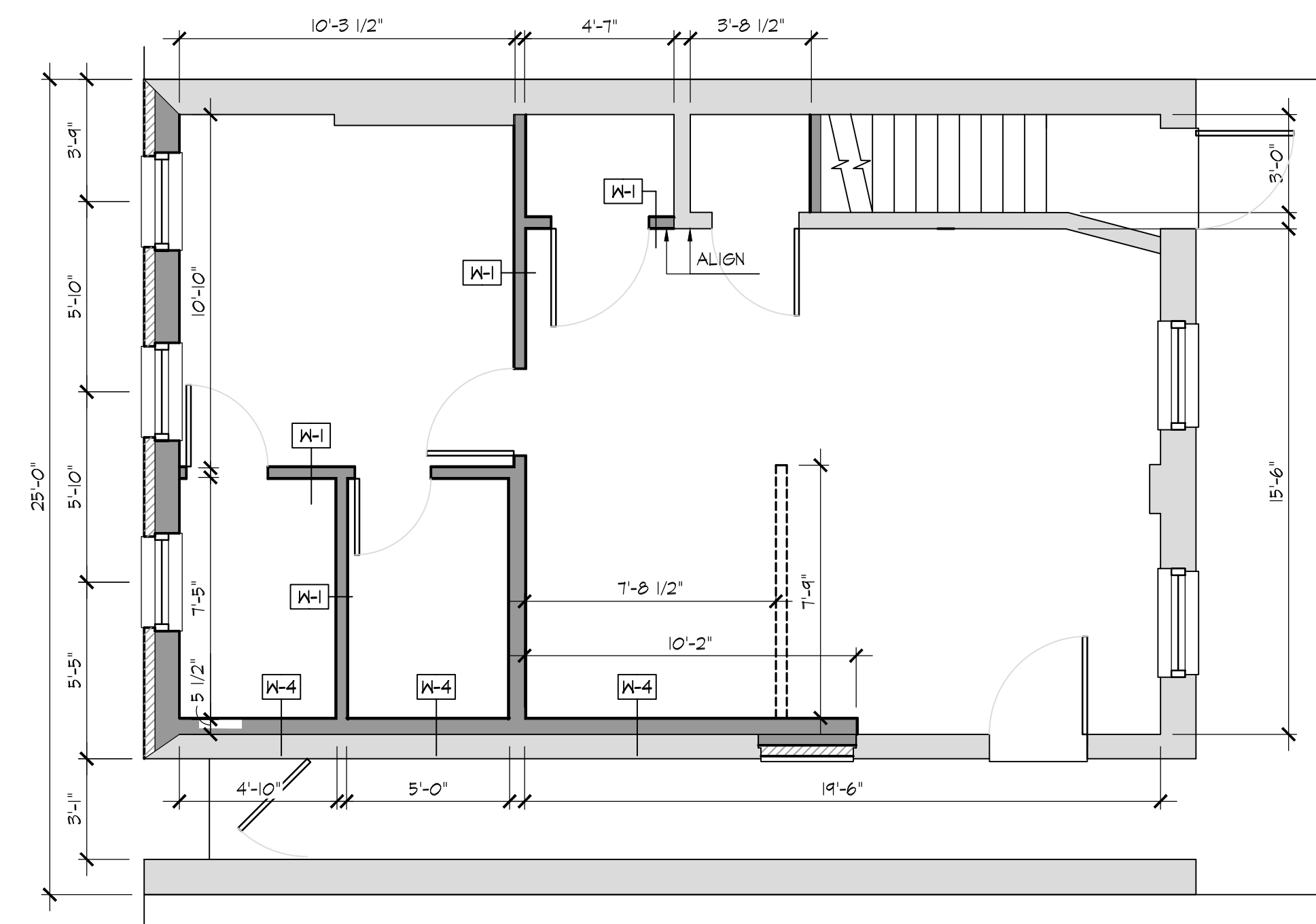
Sheet Title  
DIMENSIONED FLOOR PLANS

Sheet Number

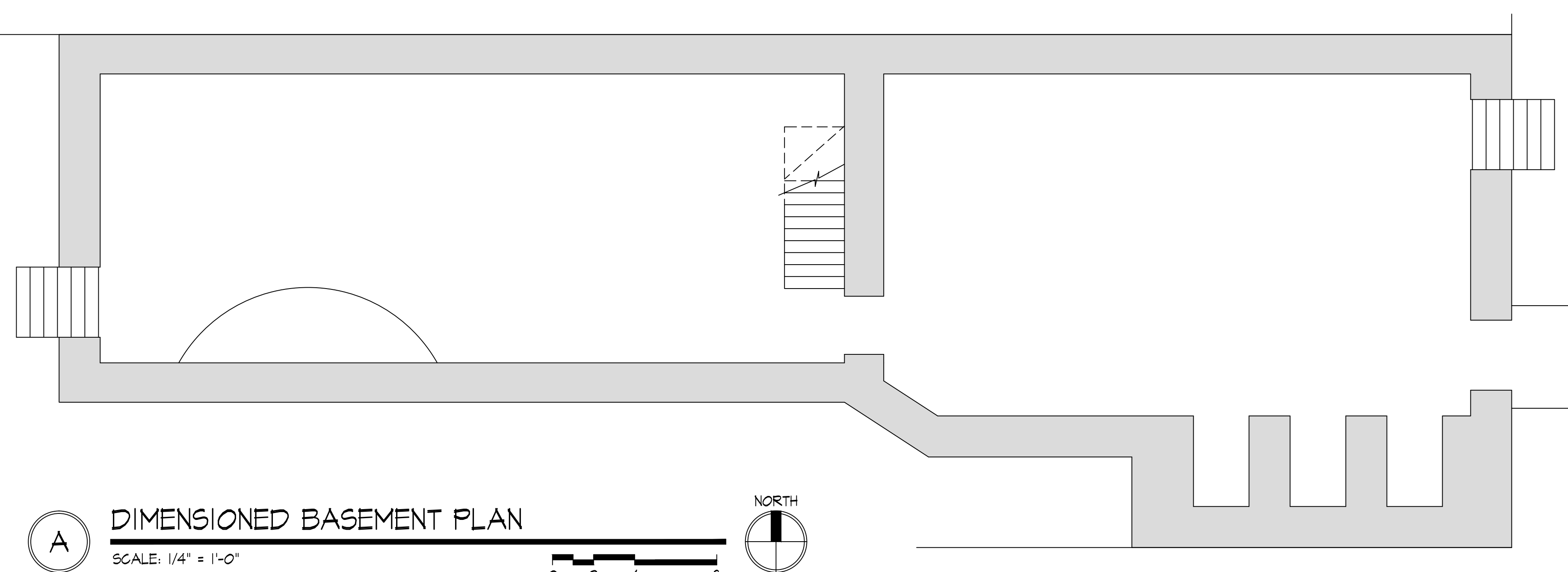
**A1.5**



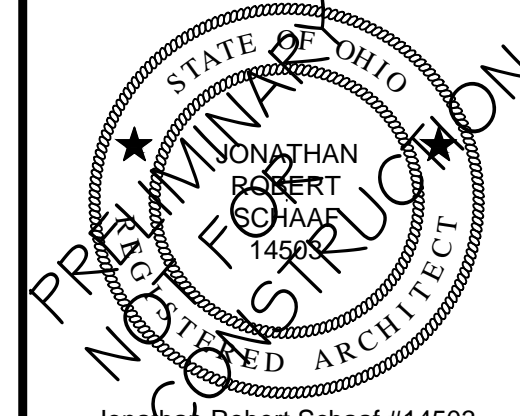
**C** DIMENSIONED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8



**B** DIMENSIONED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8



**A** DIMENSIONED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8



Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing.

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

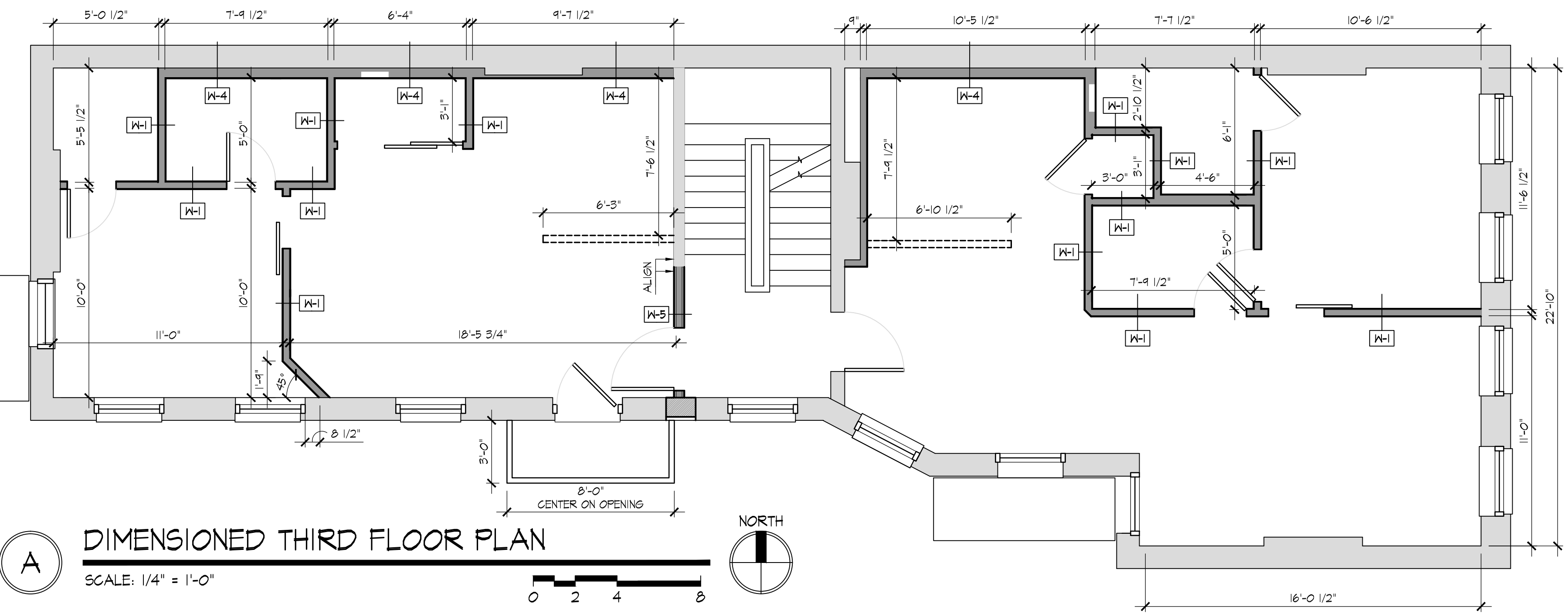
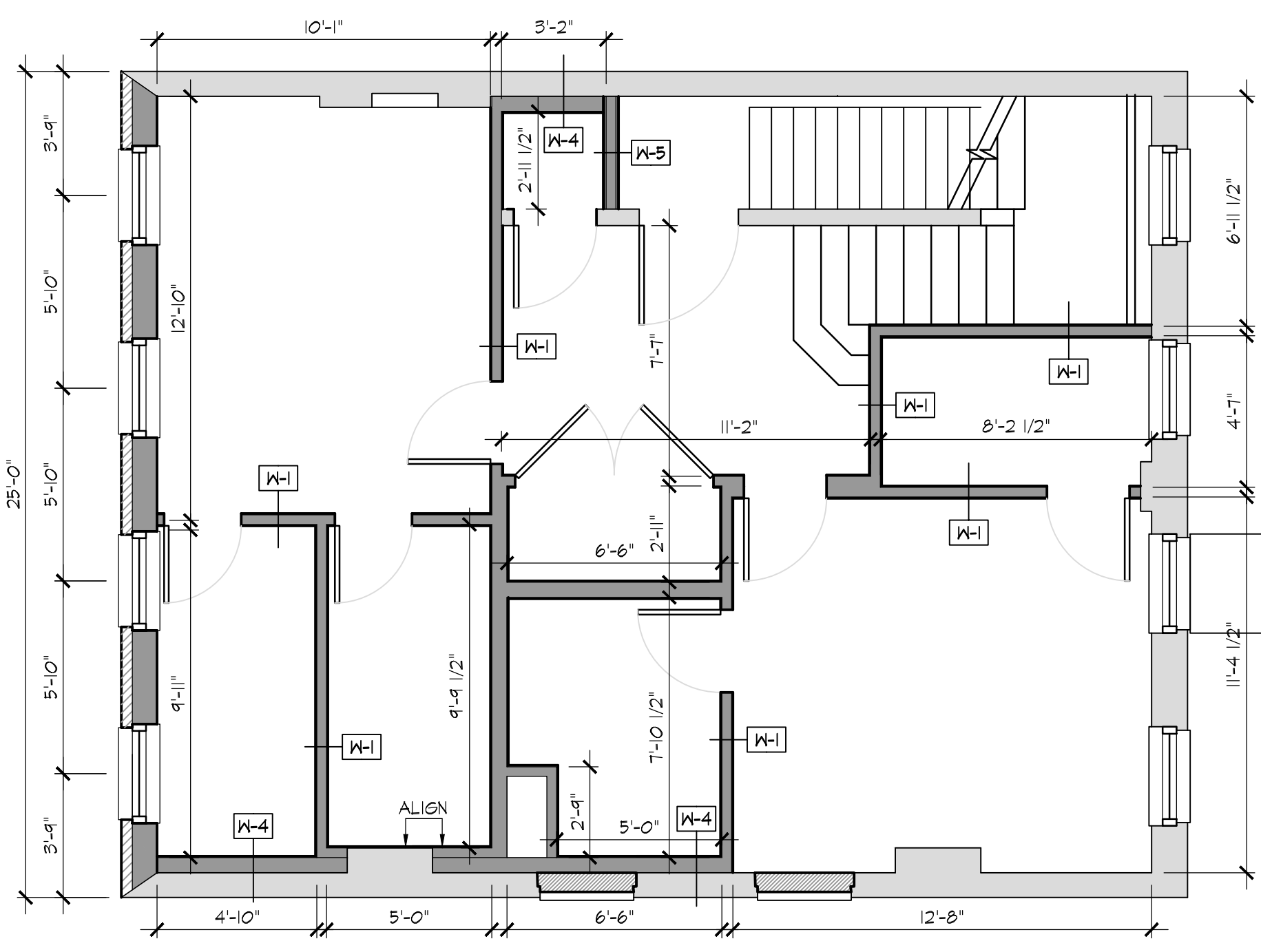
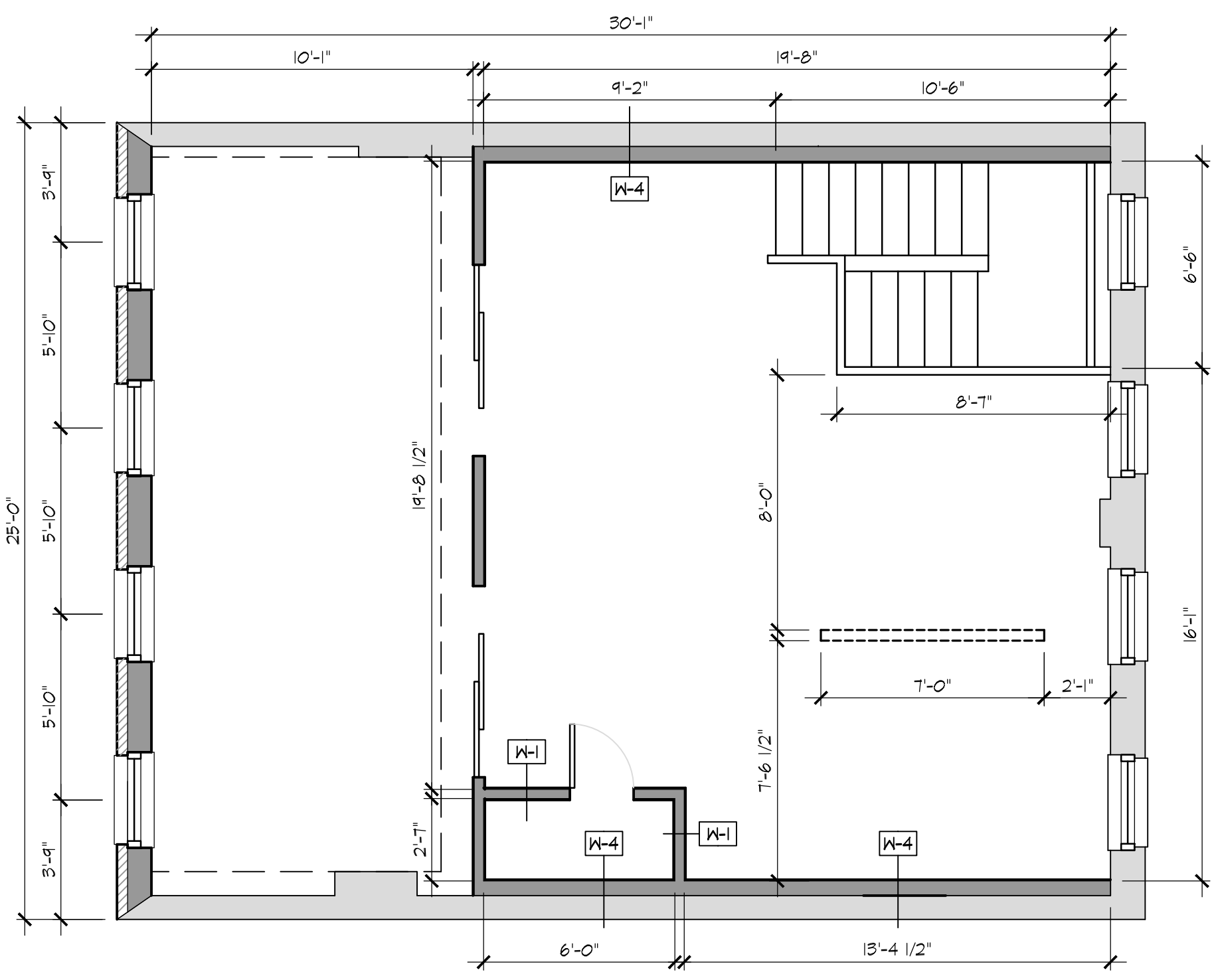
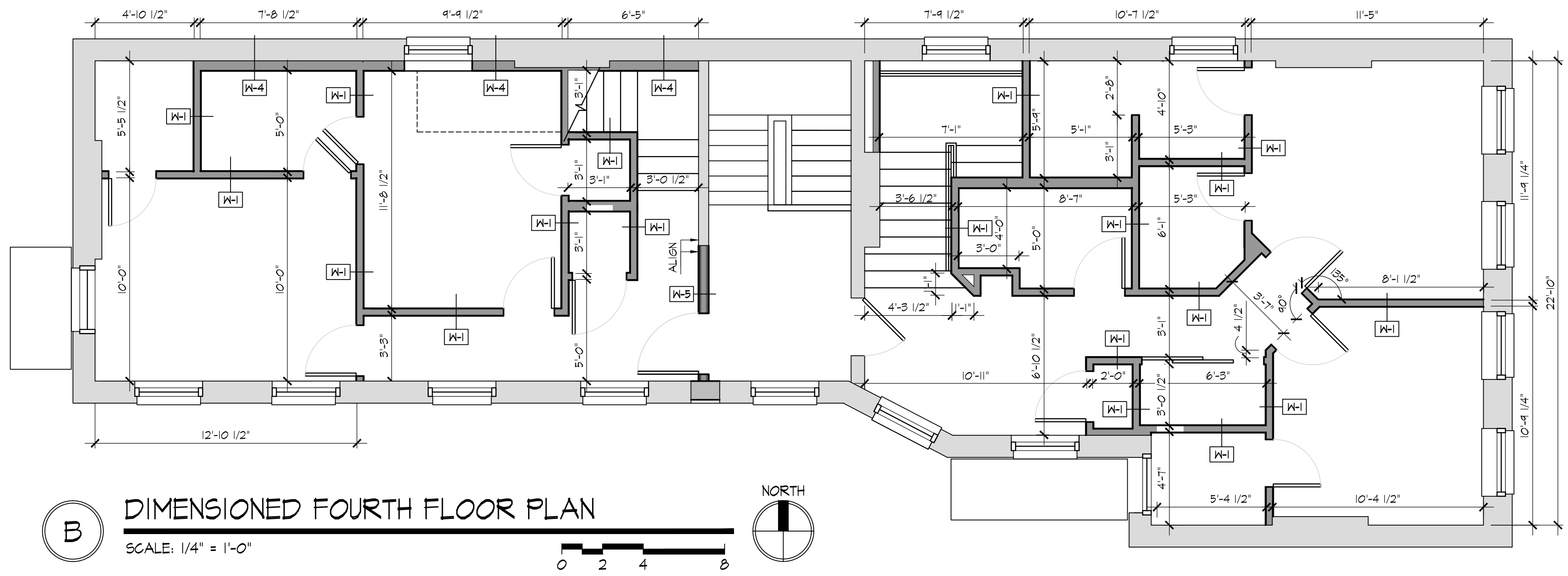
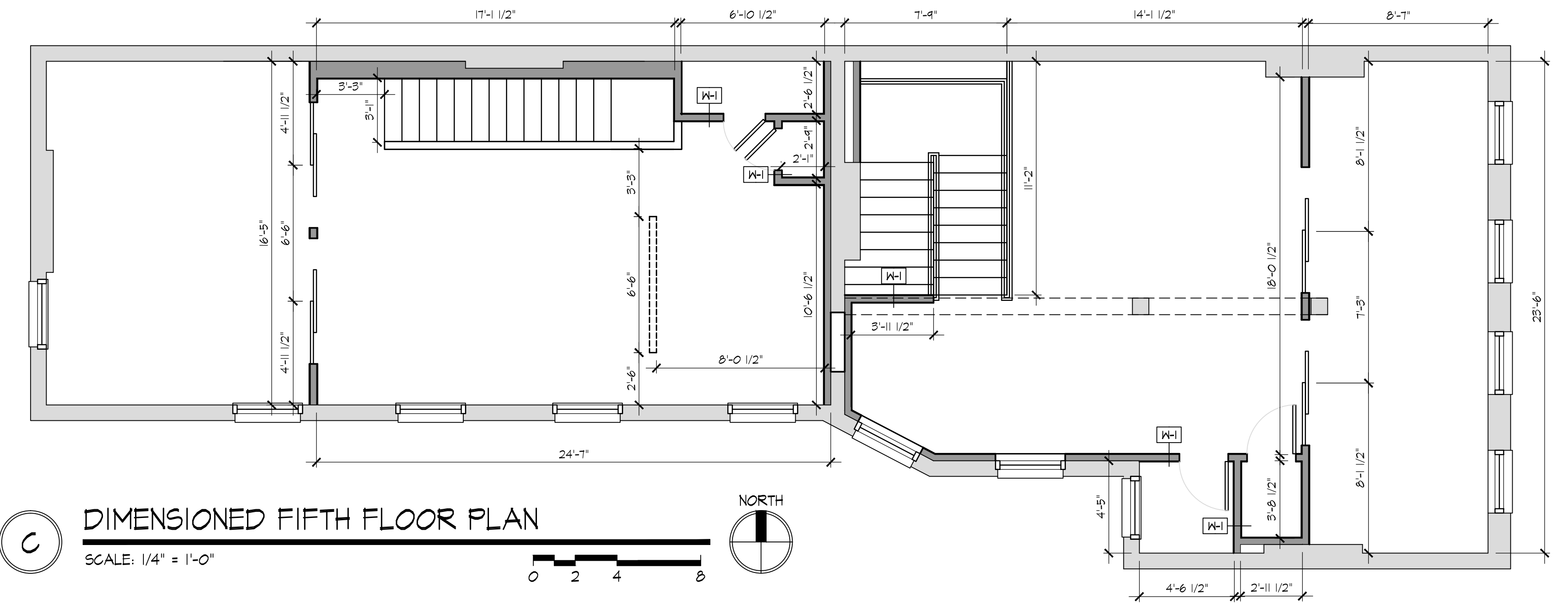
Project Number  
2017-115

Date  
OCTOBER 10, 2017

Sheet Title  
DIMENSIONED FLOOR PLANS

Sheet Number

**A1.6**





← (F) REFLECTED CEILING FIFTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

← (E) REFLECTED CEILING FOURTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

← (D) REFLECTED CEILING THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

← (C) REFLECTED CEILING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

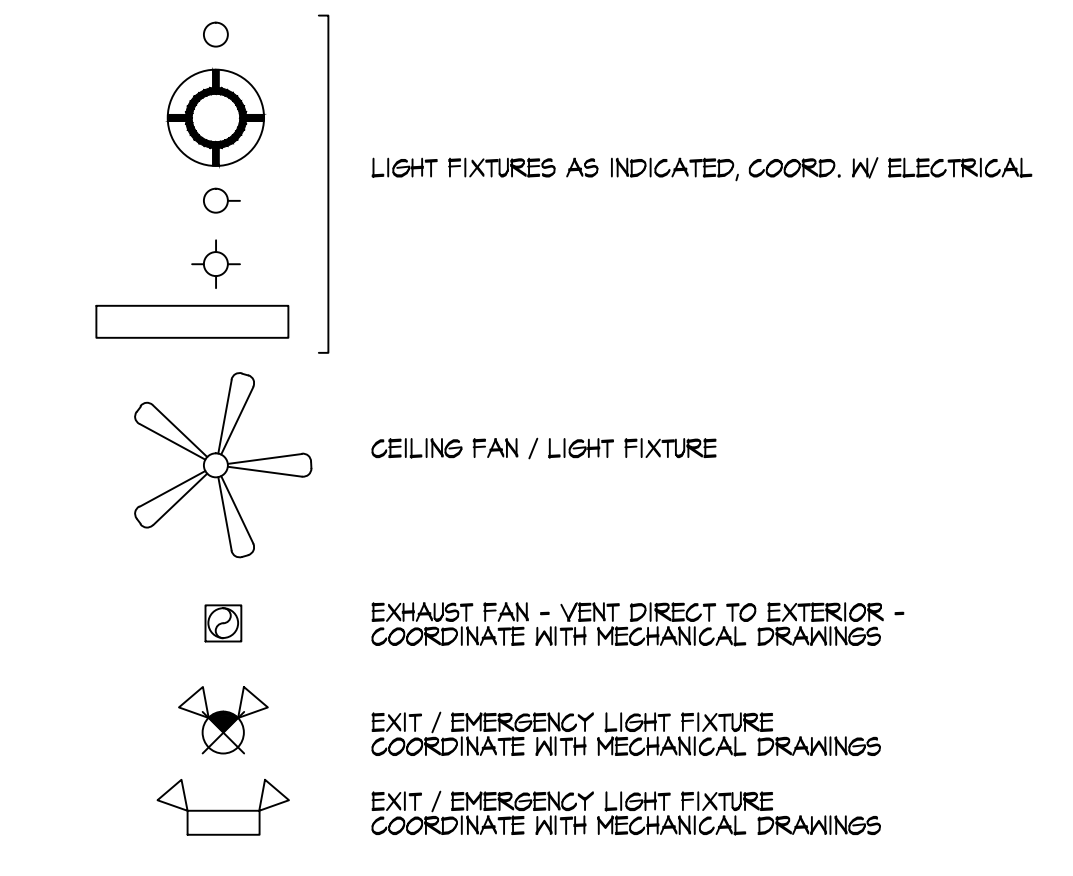
← (B) REFLECTED CEILING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

← (A) REFLECTED CEILING BASEMENT PLAN  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16 NORTH

REFLECTED CEILING PLAN NOTES

1. INSULATE ALL FLOORS W/ FIBERGLASS BATT OR BLOWN IN INSULATION, R-30 OR EQUAL.
2. INSULATE ALL ROOF RAFTER CAVITIES W/ R-30 FIBERGLASS BATT OR BLOWN IN INSULATION, R-30 OR EQUAL.
3. EM = EMERGENCY LIGHT FIXTURE
4. PROVIDE UNDERCABINET LIGHTING AT ALL KITCHEN CABINETS. REFER TO ELECTRICAL DRAWINGS
5. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR LIGHT FIXTURES, ETC. AS INDICATED.

SYMBOL LEGEND



**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

STATE OF OHIO  
 JONATHAN ROBERT SCHAAF  
 ARCHITECT  
 #14503  
 EXPIRES 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
REFLECTED CEILING PLANS
Sheet Number
<b>A1.7</b>



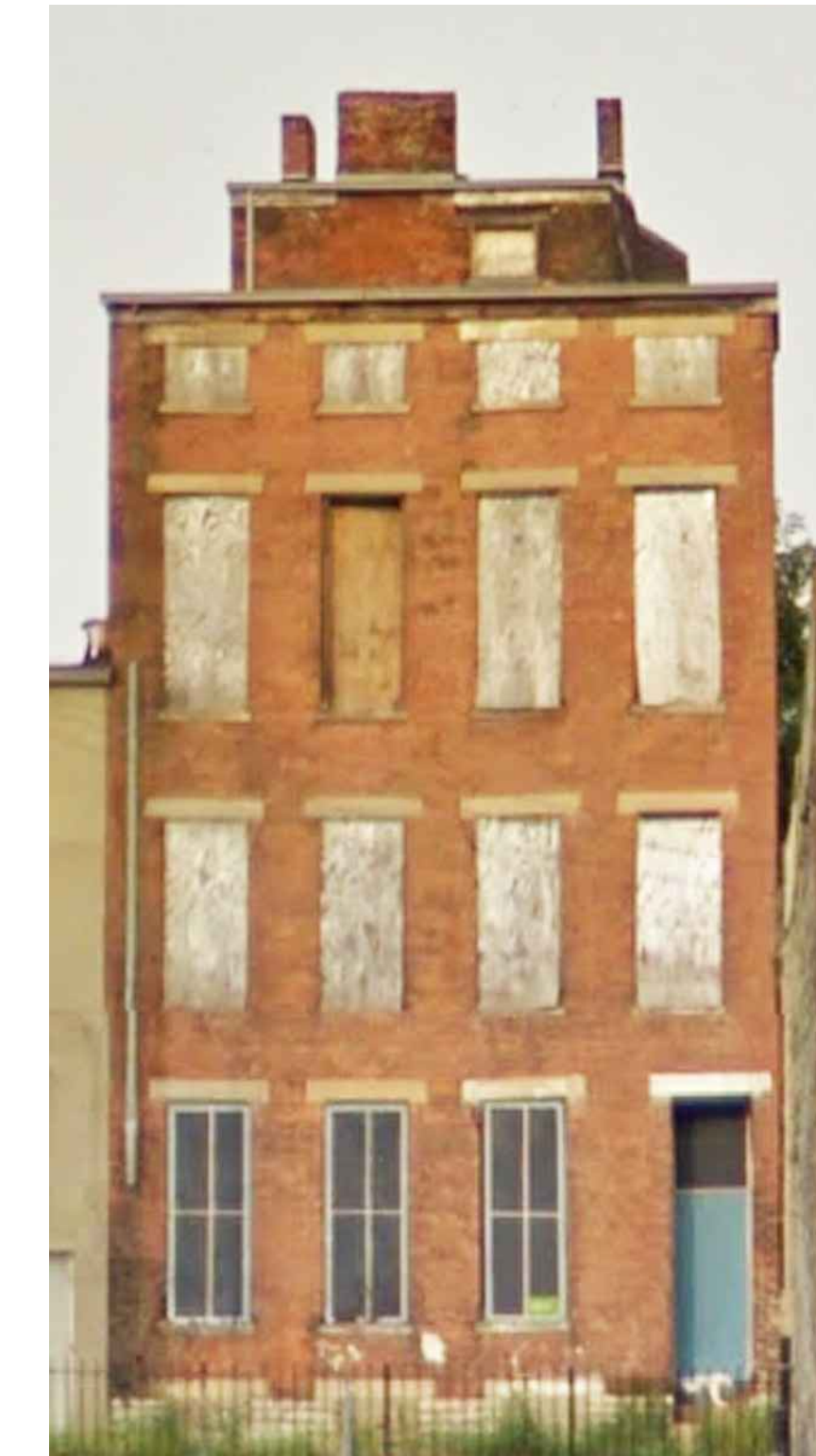
**A** SOUTH ELEVATION  
VIEW FROM ELM STREET



**B** EAST ELEVATION  
VIEW FROM ELM STREET



**C** NORTH ELEVATION  
VIEW FROM ELM STREET



**D** WEST ELEVATION  
VIEW FROM ALLEY



**E** SOUTH ELEVATION  
AERIAL VIEW FROM SOUTH



**F** NORTH ELEVATION  
AERIAL VIEW FROM NORTH

**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

Professional Seal:  
 STATE OF OHIO  
 JONATHAN ROBERT SCHAAF  
 ARCHITECT  
 #14503  
 Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXISTING EXTERIOR ELEVATION PHOTOS
Sheet Number
<b>A2.0</b>

**GENERAL NOTES**

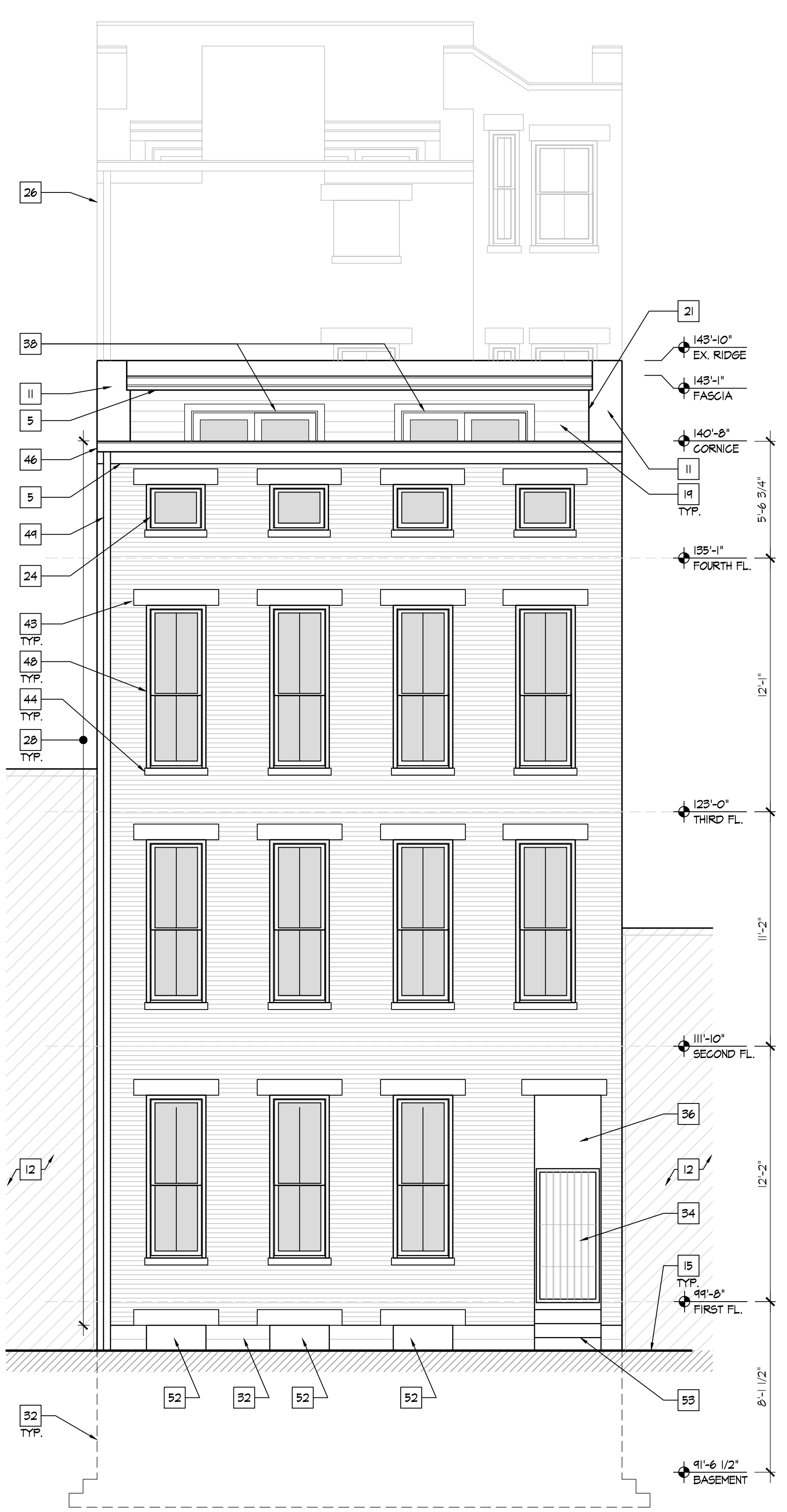
- UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN "ENVIROKLEAN" OR EQUAL.
- REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE KIND WITH SALVAGED BRICK FROM AREAS OF REMOVAL.
- AREAS OF MASONRY REPAIRS SHALL BE TOOTHED-IN SALVAGED BRICK TO MATCH. AREAS OF MASONRY INFILL IN EXISTING OPENINGS SHALL BE HELD BACK 2" FROM FACE OF ADJACENT WALL.
- EXISTING WOOD COMPONENTS (CORNICE, TRIM, ETC.) TO BE PREPPED AND PAINTED. PAINT SCHEME TO BE SELECTED FROM HISTORICALLY APPROPRIATE COLOR PALETTE.
- RETAIN AND REPAIR WOOD TRIMWORK, AS REQD. REPLACEMENT COMPONENTS SHALL MATCH ORIGINAL IN SIZE, SHAPE, PROFILE, AND DETAIL.
- INSTALL NEW SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
- FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
- PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
- REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
- PREP AND PAINT ALL MISC. EXTERIOR BUILDING COMPONENTS REQUIRING PAINT (ELECTRICAL, GAS PIPING, BOXES, ETC.)
- EX. WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMINUM CLAD WOOD WINDOWS. EX. WOOD FRAME AND TRIM TO REMAIN.

**KEY NOTES**

- EXISTING BRICK TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK. REFER TO DETAIL.
- EXISTING STONE FOUNDATION TO REMAIN.
- PAIN ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH PNE FOR LOCATIONS.
- NEW WHITE TPO ROOF.
- NEW FIBER CEMENT FASCIA / RAKE.
- EXISTING GUTTER AND DOWNSPOUT. REPAIR AS REQUIRED.
- INSTALL NEW ROOF FLASHING AND DRIP EDGES.
- EX. WOOD SUB FASCIA - INSTALL NEW FIBER CEMENT FASCIA OVER - PAINT.
- REMOVE EXISTING DETERIORATED WINDOWS / PLYWOOD, INSTALL NEW ALUMINUM CLAD WOOD WINDOWS, TYP.
- EX. STEP TO REMAIN.
- EX. ROOF STRUCTURE TO REMAIN. REPLACE DETERIORATED FRAMING IN LIKE KIND AS REQD. INSTALL BLOCKING AS REQD TO FULLY SUPPORT NEW EX. SOFFITS/RAKES/TRIM.
- EXISTING ADJACENT BUILDING
- NEW CONDENSING UNIT.
- EX. BASEMENT WINDOW INFILL TO REMAIN
- EXISTING SIDEWALK / COURTYARD
- EXISTING STOOP TO REMAIN.
- EXISTING STONE SILL TO REMAIN - CLEAN
- EXISTING STONE LINTEL TO REMAIN - CLEAN
- NEW FIBER CEMENT SIDING AND TRIM AT EXTERIOR FACE OF NEW EXTERIOR WALL. 6" EXPOSURE / 4" TRIM
- INFILL EXISTING OPENING. NEW MASONRY INFILL RECESSED 1" FROM FACE OF ORIGINAL. REFER TO DETAIL.
- NEW OPENING IN EXISTING ROOF
- REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
- EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN. REPAIR AS REQD - PREP AND PAINT
- NEW ALUMINUM CLAD FIXED WOOD WINDOW
- EXISTING THROUGH WALL RAIN LEADER TO REMAIN IN EX. LOCATION - PAINT.
- BUILDING BEYOND
- EX. CHIMNEY TO REMAIN. REPOINT AS REQUIRED. INSTALL NEW METAL CHIMNEY CAP.
- EX. DECORATIVE CAST IRON STOREFRONT TO REMAIN, TYP.
- EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
- EXISTING RAKE BOARD/TRIM TO REMAIN - PAINT.
- EX. WOOD STOREFRONT PANEL TO REMAIN - PREP AND PAINT.
- EX. FOUNDATION SHOWN DASHED
- RESTORE ORIGINAL WOOD DOOR FRAME, TRANSOM WINDOWS. INSTALL NEW PANELED DOOR.
- REMOVE EXISTING SECURITY PANEL / DOOR, INSTALL NEW ALUMINUM GATE.
- EXISTING WOOD PANEL TO REMAIN - PREP AND PAINT
- EXISTING EXTERIOR PASSAGE FROM R.O.W. TO COURTYARD.
- REMOVE EXISTING SECURITY MESH OVER STOREFRONT, TYP.
- NEW PATIO DOOR.
- EXISTING INFILL TO REMAIN
- OUTLINE OF BUILDING SHOWN DASHED IN FOREGROUND.
- EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
- REMOVE EXISTING BRICK EXTERIOR WALL, COMPLETE, TEMP SHORE / BRACE AS REQD, BUILT NEW BRICK VENEER WALL TO MATCH THE EXISTING FACADE. CONTRACTOR TO FULLY DOCUMENT ALL DIMENSIONS, MASONRY OPENINGS, COMPONENTS, ETC.
- NEW / SALVAGED STONE LINTEL
- NEW / SALVAGED STONE SILL
- NEW EXTERIOR PAINTED METAL BALCONY AND RAILING.
- NEW GUTTER OVER NEW FIBER CEMENT FASCIA.
- NEW ALUMINUM CLAD WINDOWS.
- EXISTING PAINTED SIGNAGE TO REMAIN.
- NEW ROUND GALVANIZED DOWNSPOUT
- ADJACENT BUILDING PROFILE - PROTECT FROM DAMAGE DURING CONSTRUCTION.
- NEW SPLIT FACE CMU FOUNDATION
- CMU RECESSED 2" FROM FACE OF ADJACENT.
- EXISTING STEPS TO REMAIN
- NEW MEMBRANE ROOF SYSTEM TO MATCH EXISTING
- NEW ROOF DECK OVER NEW ROOF MEMBRANE
- OUTLINE OF ROOF TERRACE BEYOND
- NEW PAINTED METAL BALCONY.
- NEW FULL LITE DOOR WITH TRANSOM.



**A EAST ELEVATION [ELM STREET FACADE]**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8



**B WEST ELEVATION [CAMPBELL ALLEY FACADE]**  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number
<b>A2.1</b>

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

Date  
OCTOBER 10, 2017

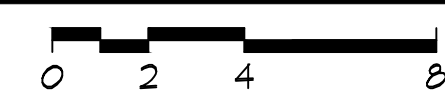
Sheet Title  
EXTERIOR ELEVATIONS

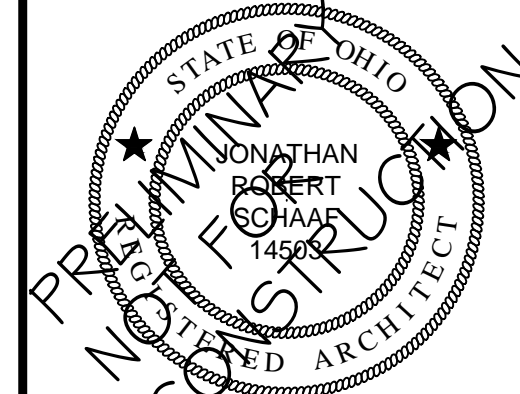
Sheet Number

**A2.2**



**A SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"





Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017

RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

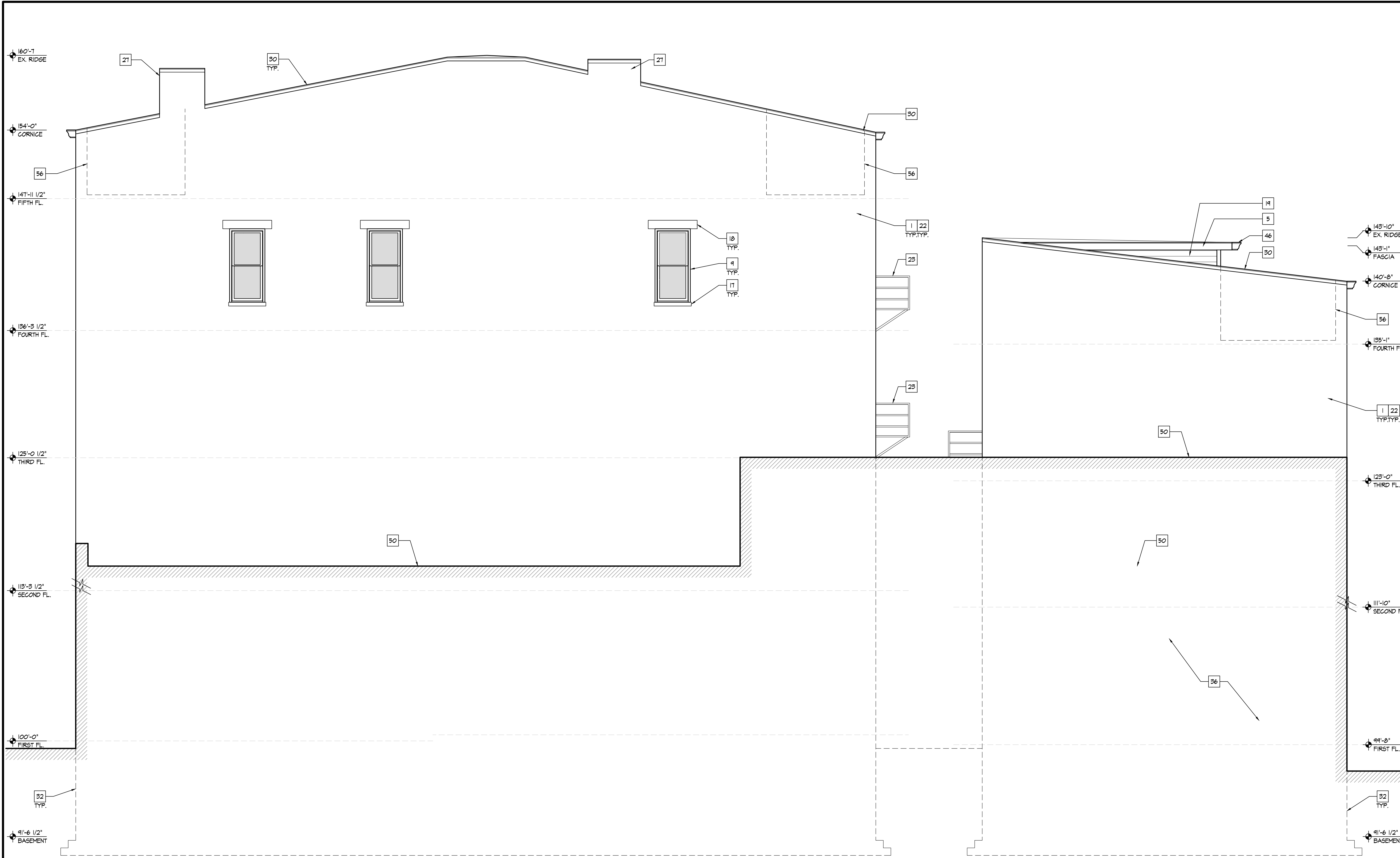
Print Record  
10/10/17 SCHEMATIC

Project Number  
2017-115

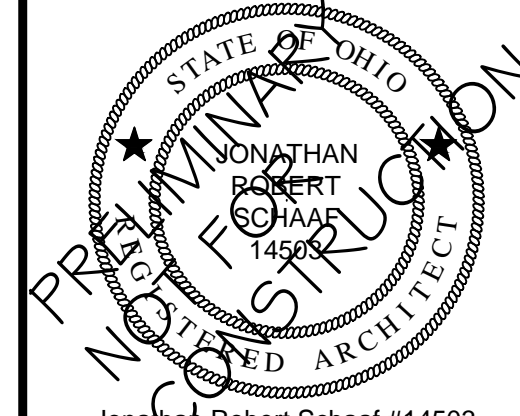
Date  
OCTOBER 10, 2017

Sheet Title  
SECTIONS

Sheet Number  
**A2.3**



**A** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8

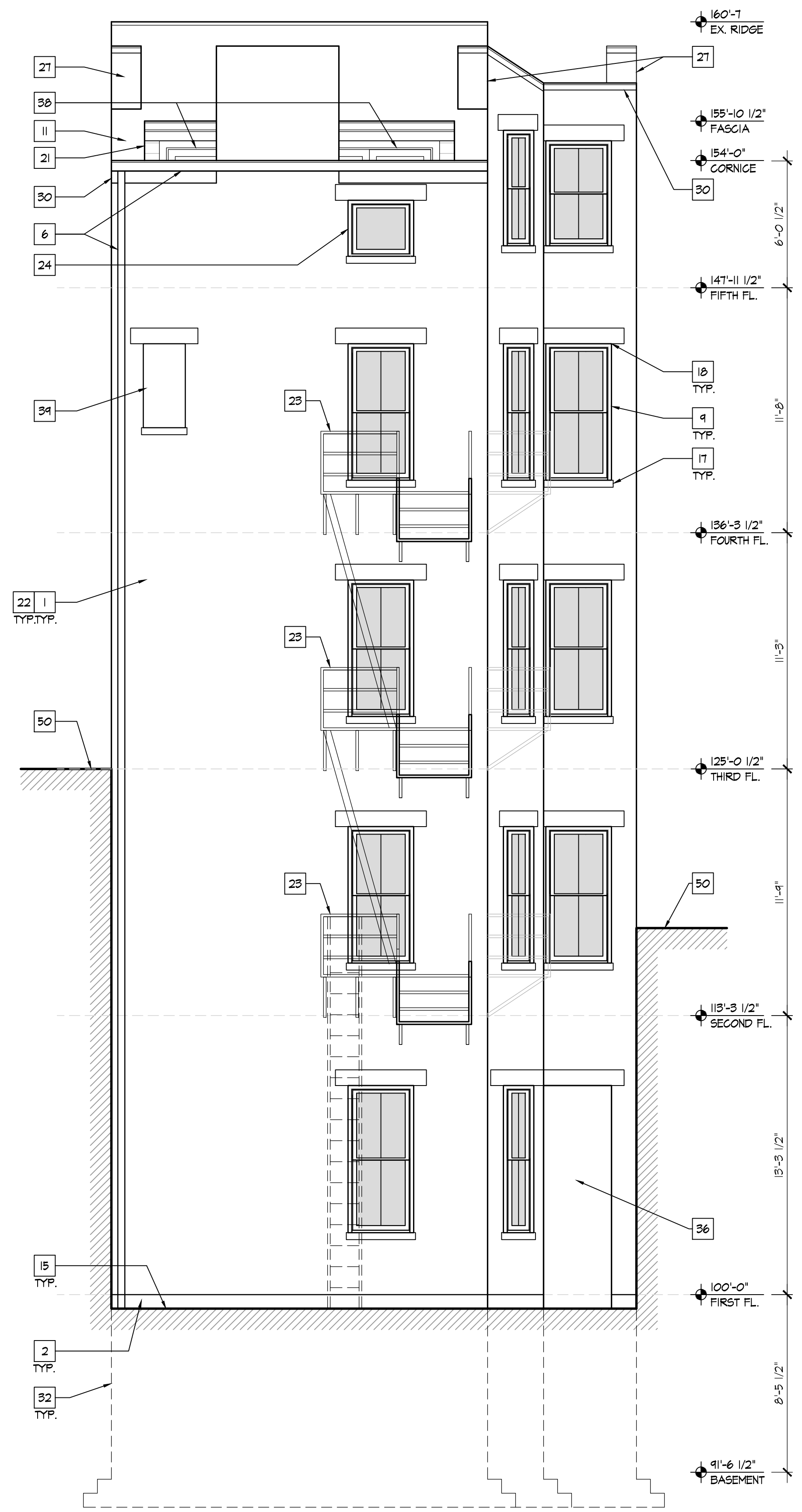


Jonathan Robert Schaal #14563  
Expiration Date 12/31/2017  
This drawing is the architect's instrument of service for use solely with respect to this project. RDA Group Architects is the author of this document and shall retain all copyrights and other reserved rights, unless otherwise agreed upon in writing. © RDA 2017

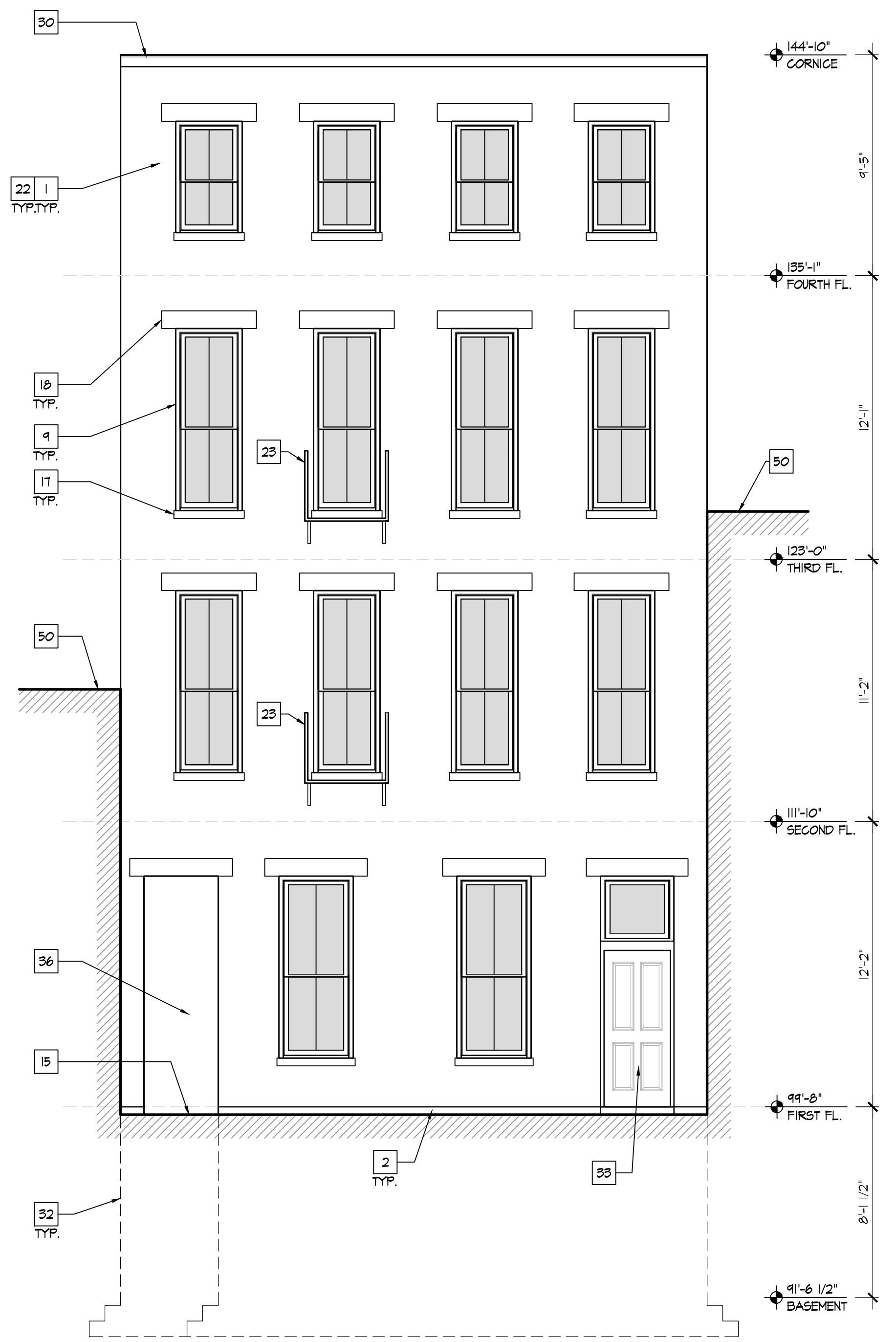
RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

Print Record
10/10/17 SCHEMATIC
Project Number
2017-115
Date
OCTOBER 10, 2017
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number

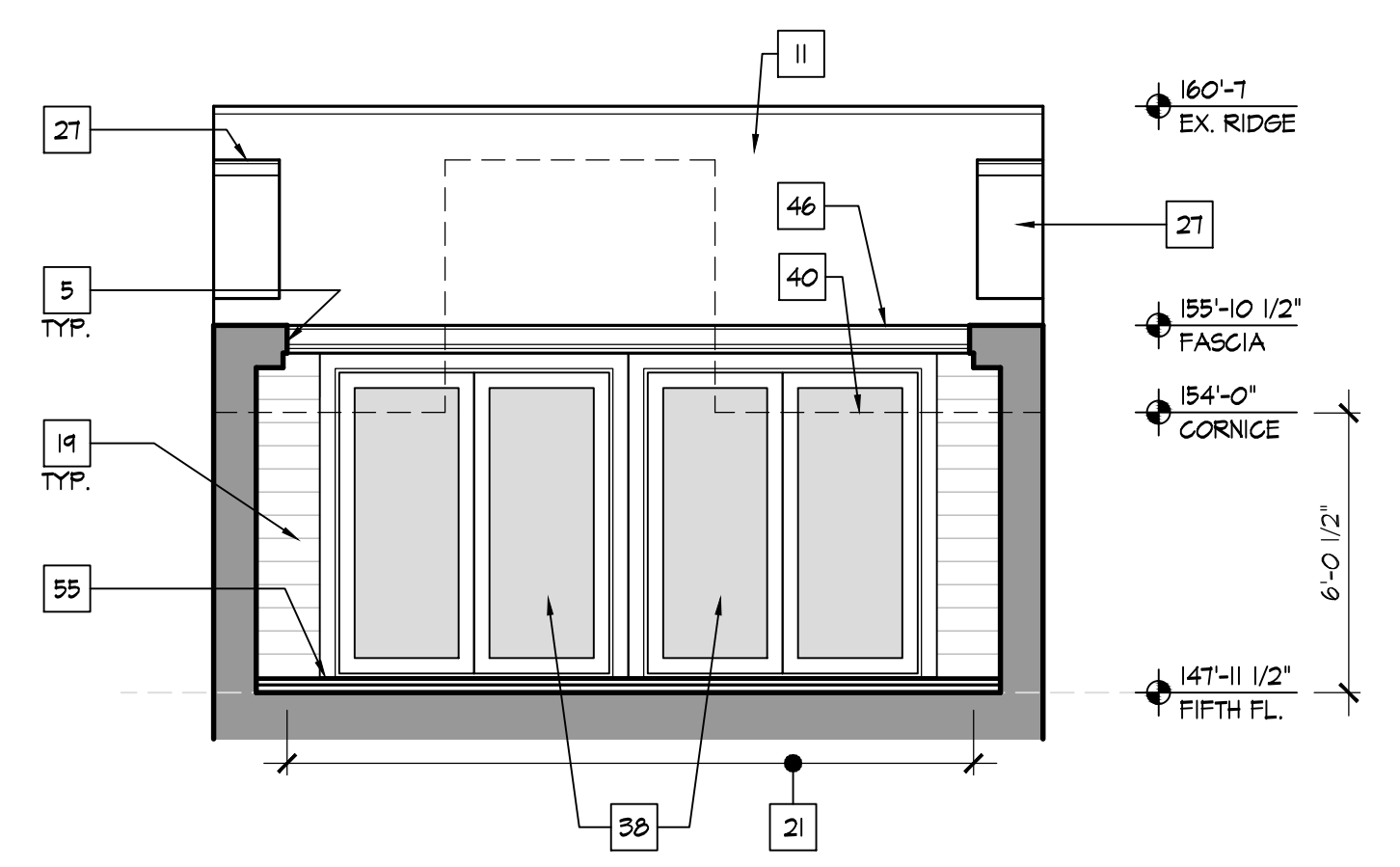
**A2.4**



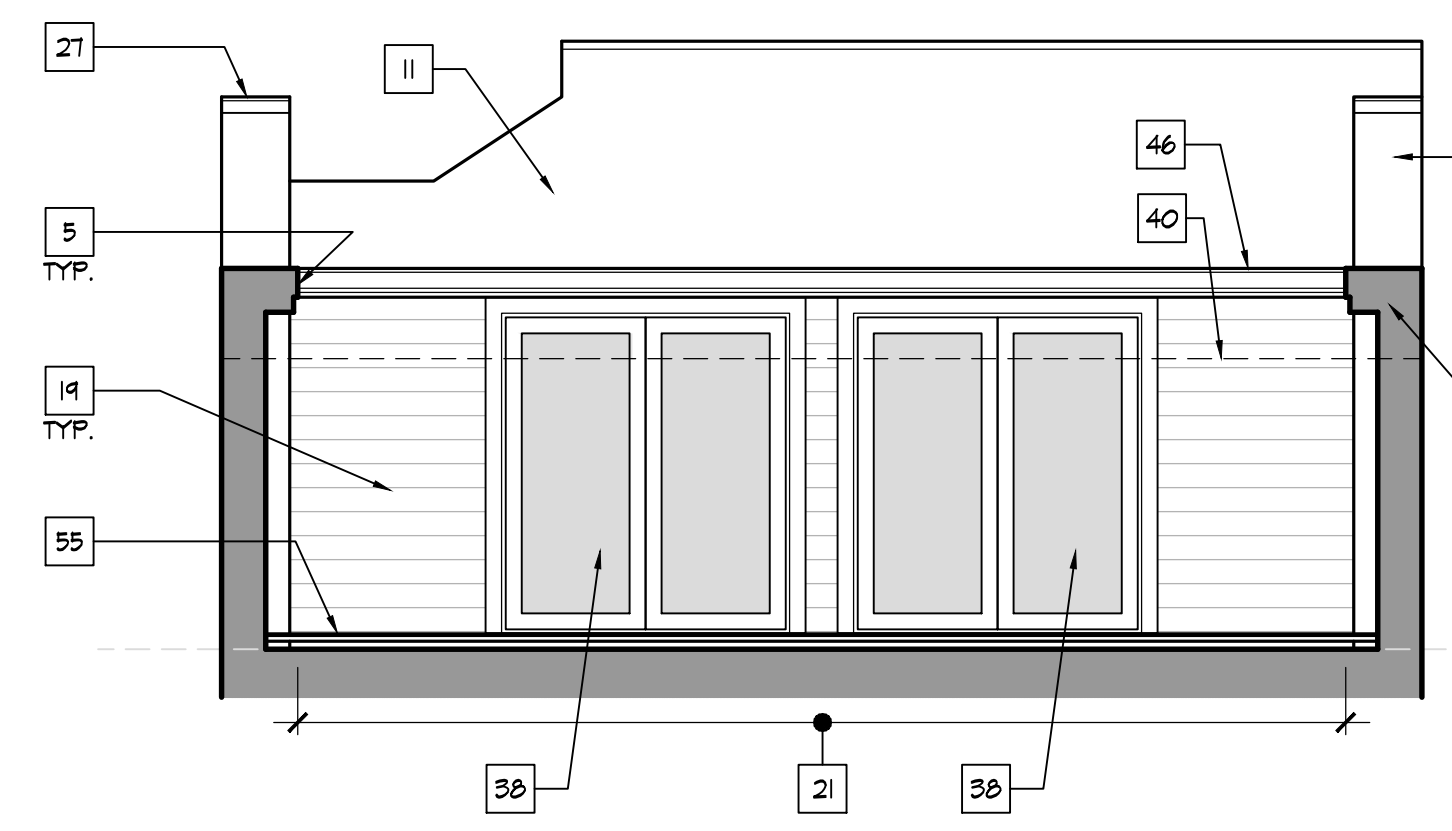
**A WEST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



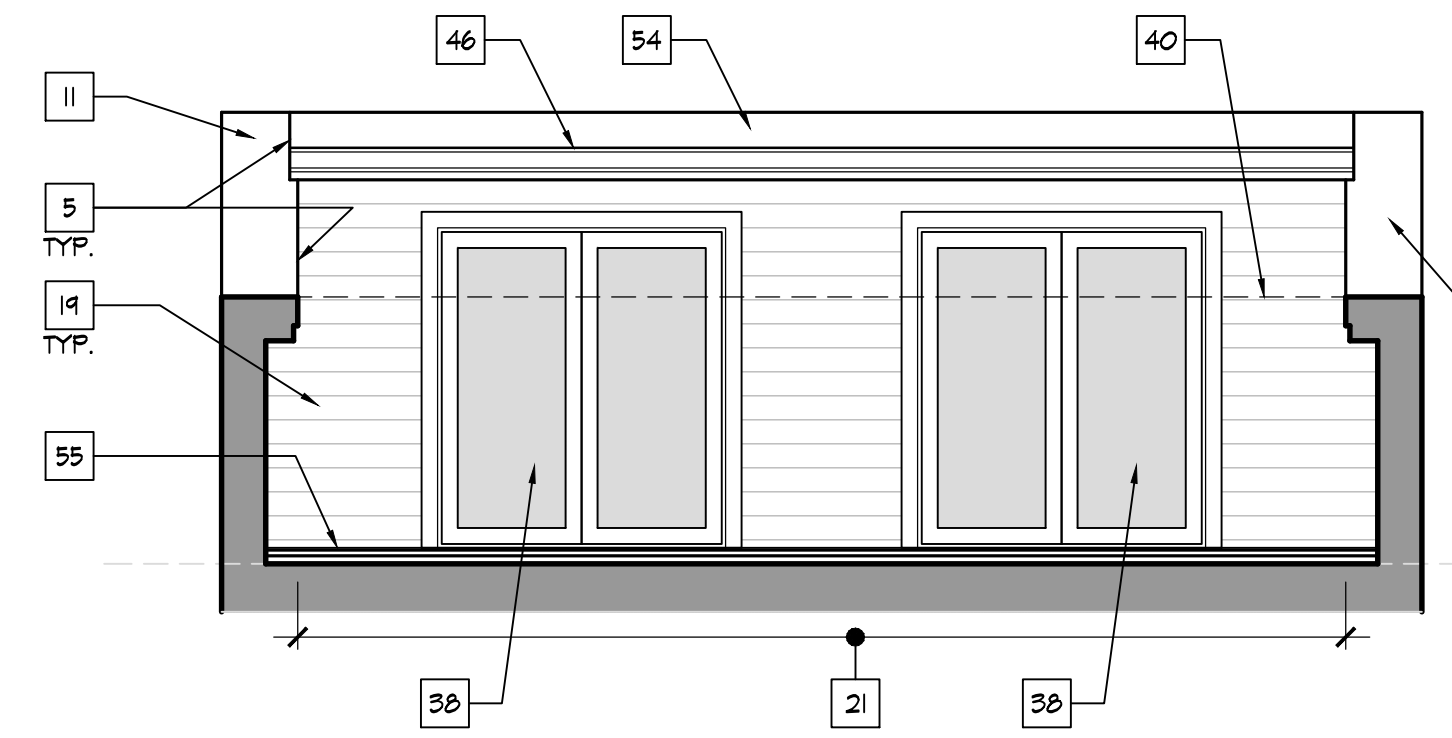
**A EAST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



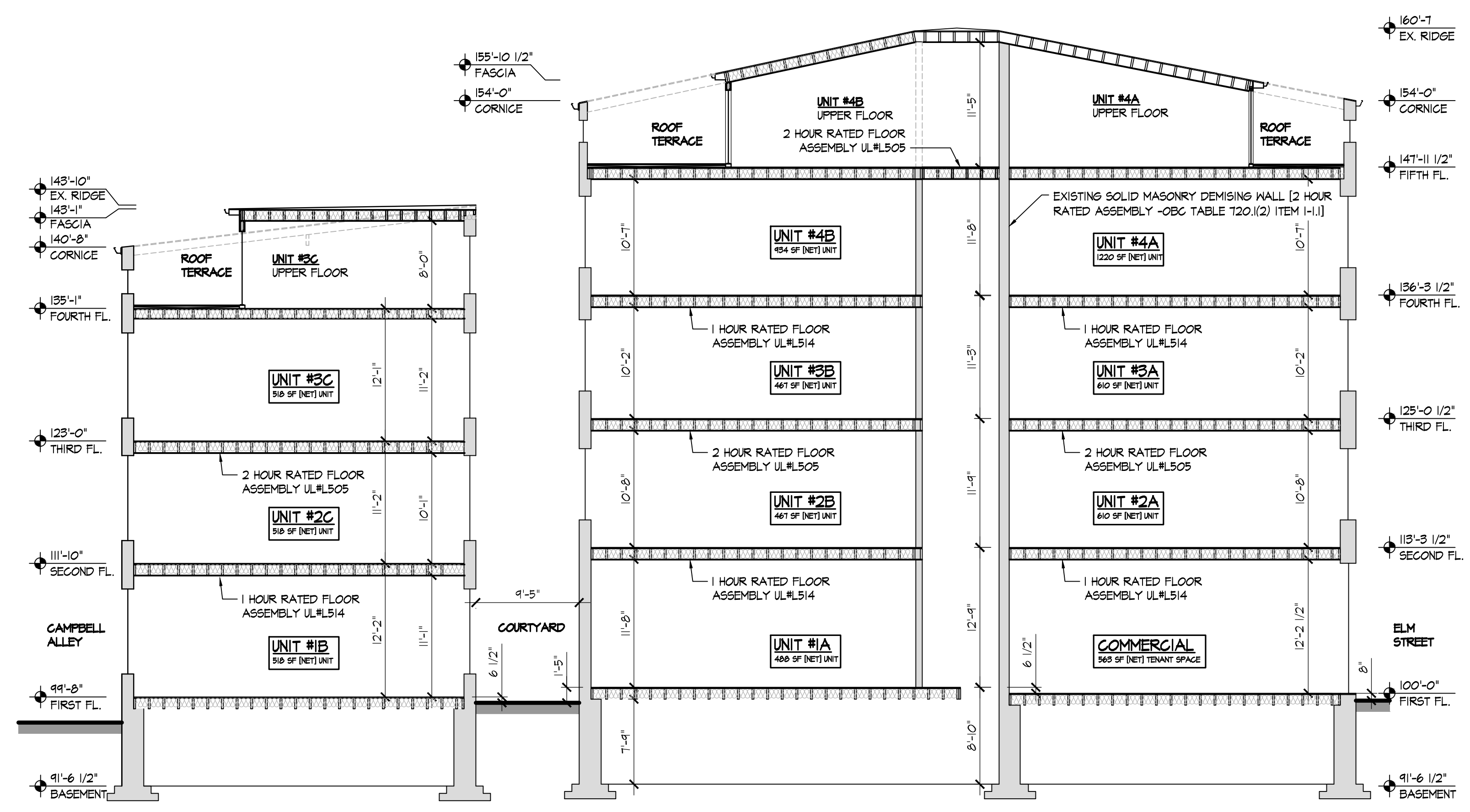
**A WEST ELEVATION [FIFTH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



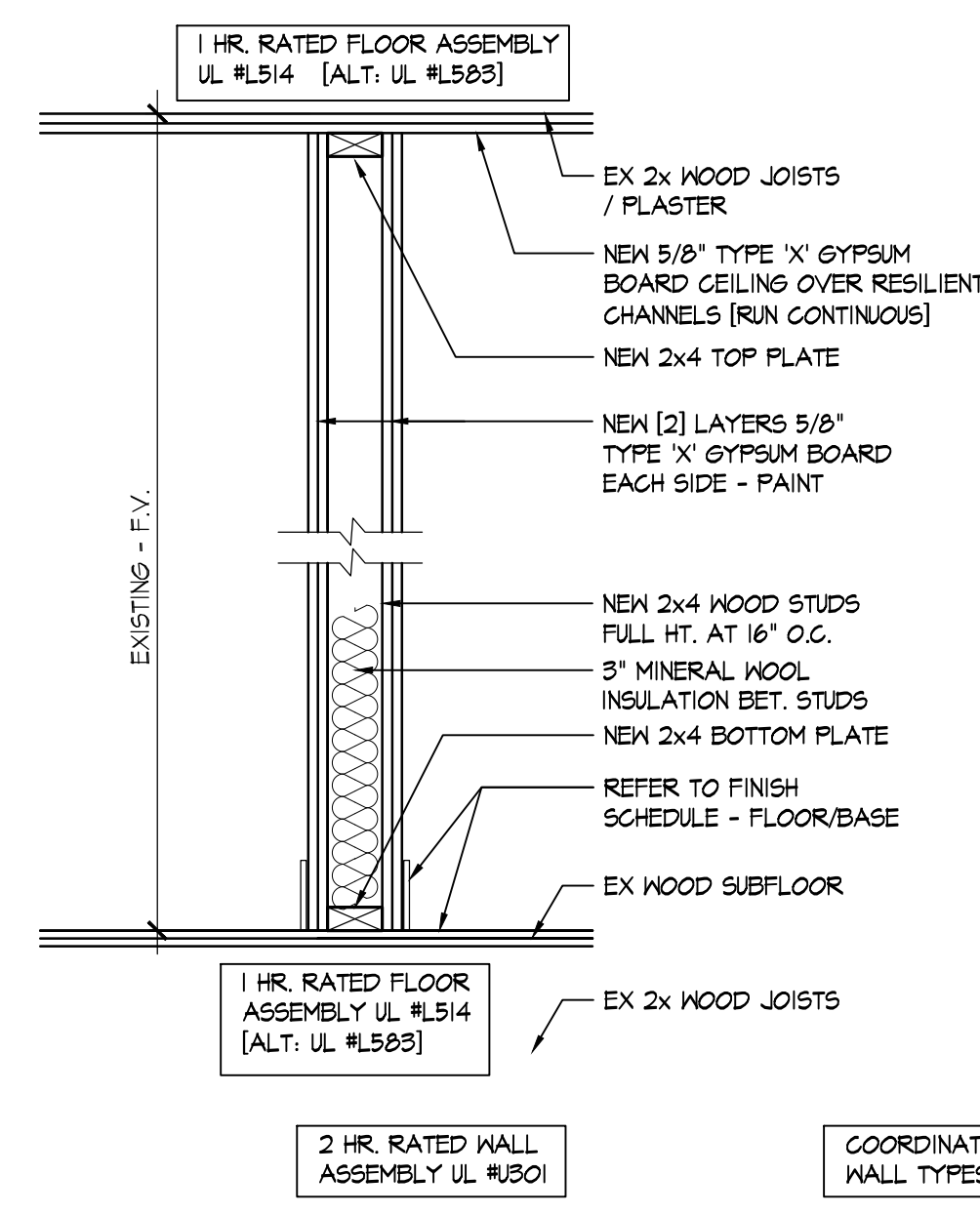
**A EAST ELEVATION [FIFTH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



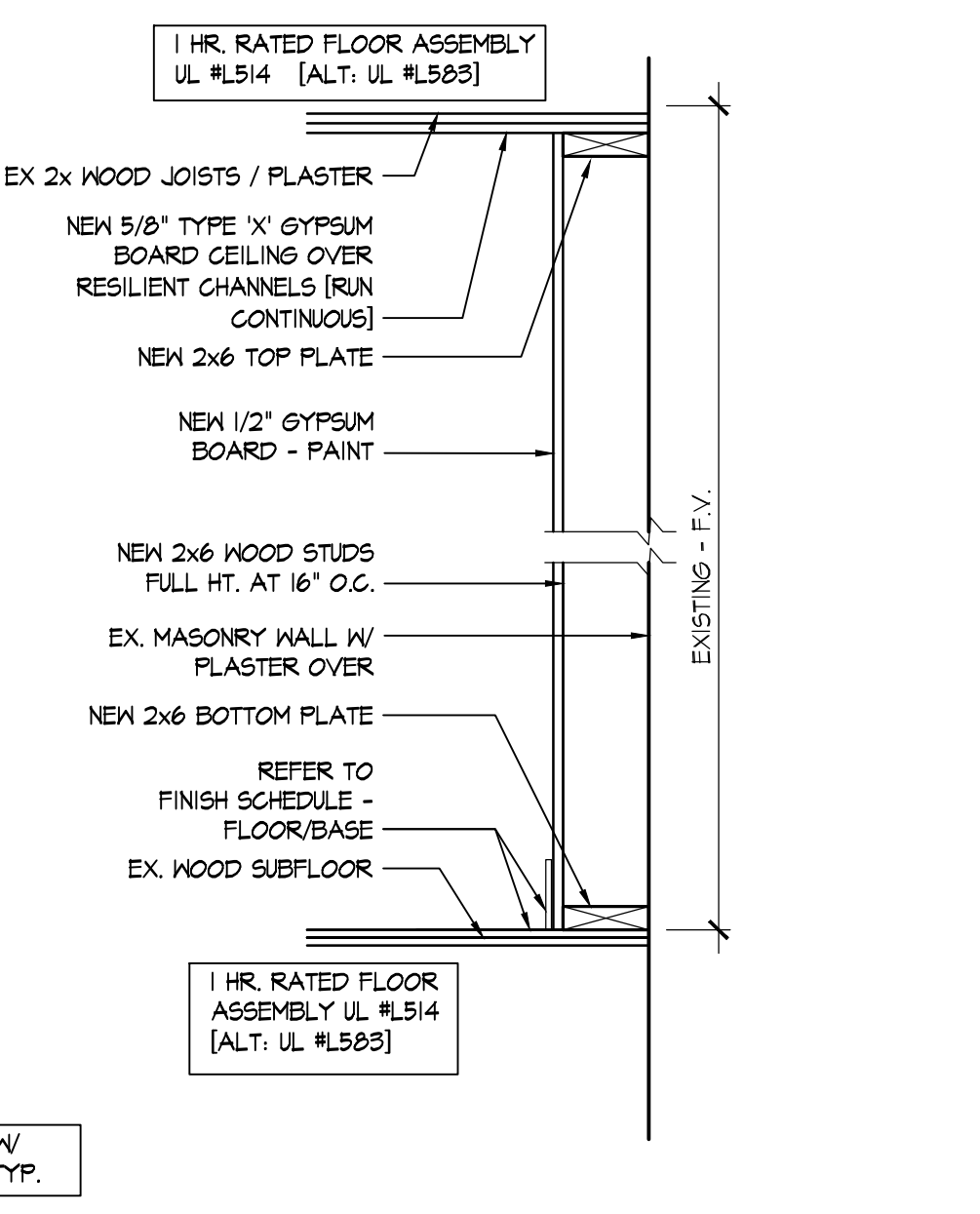
**A WEST ELEVATION [4TH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



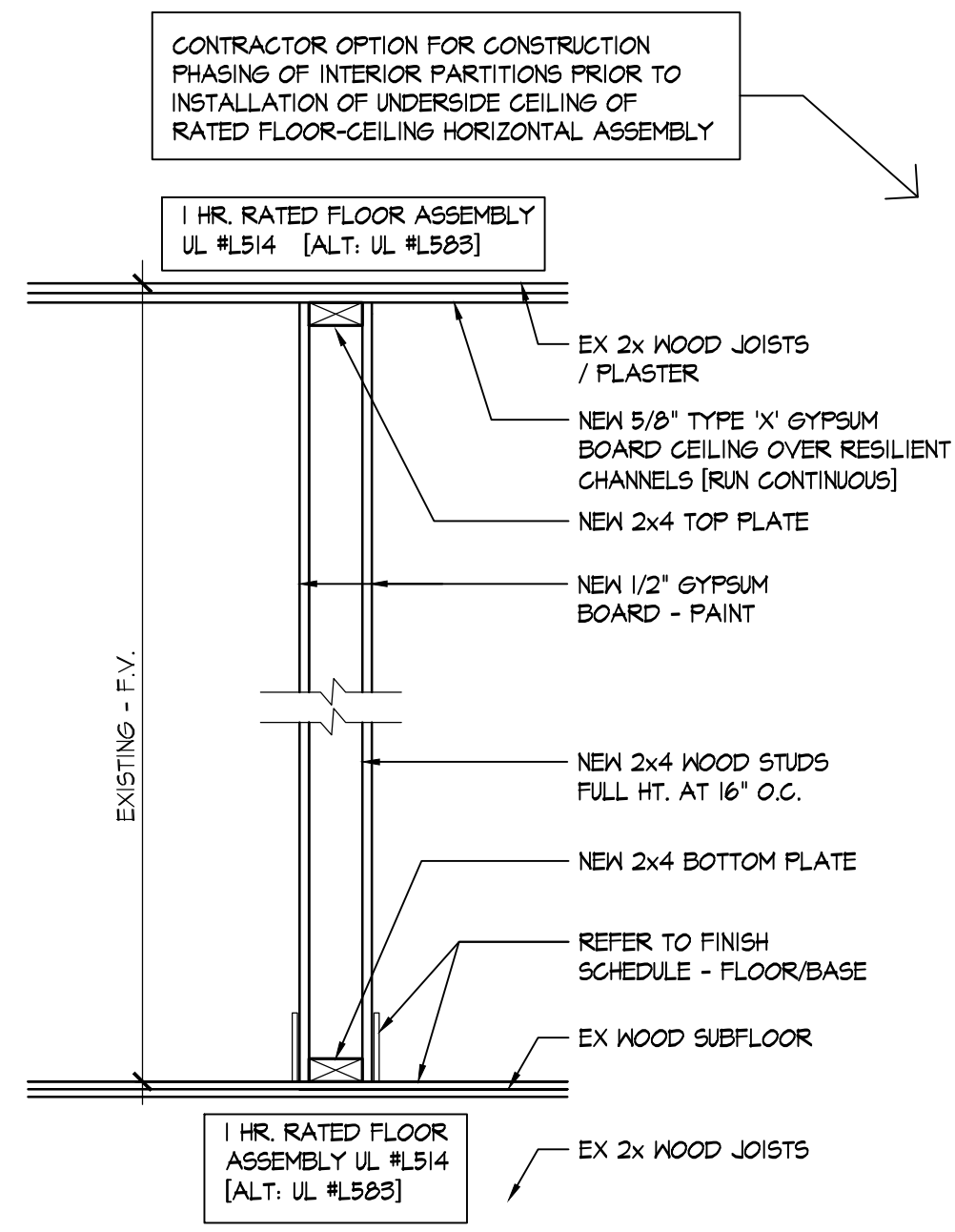
**A BUILDING SECTION**  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16



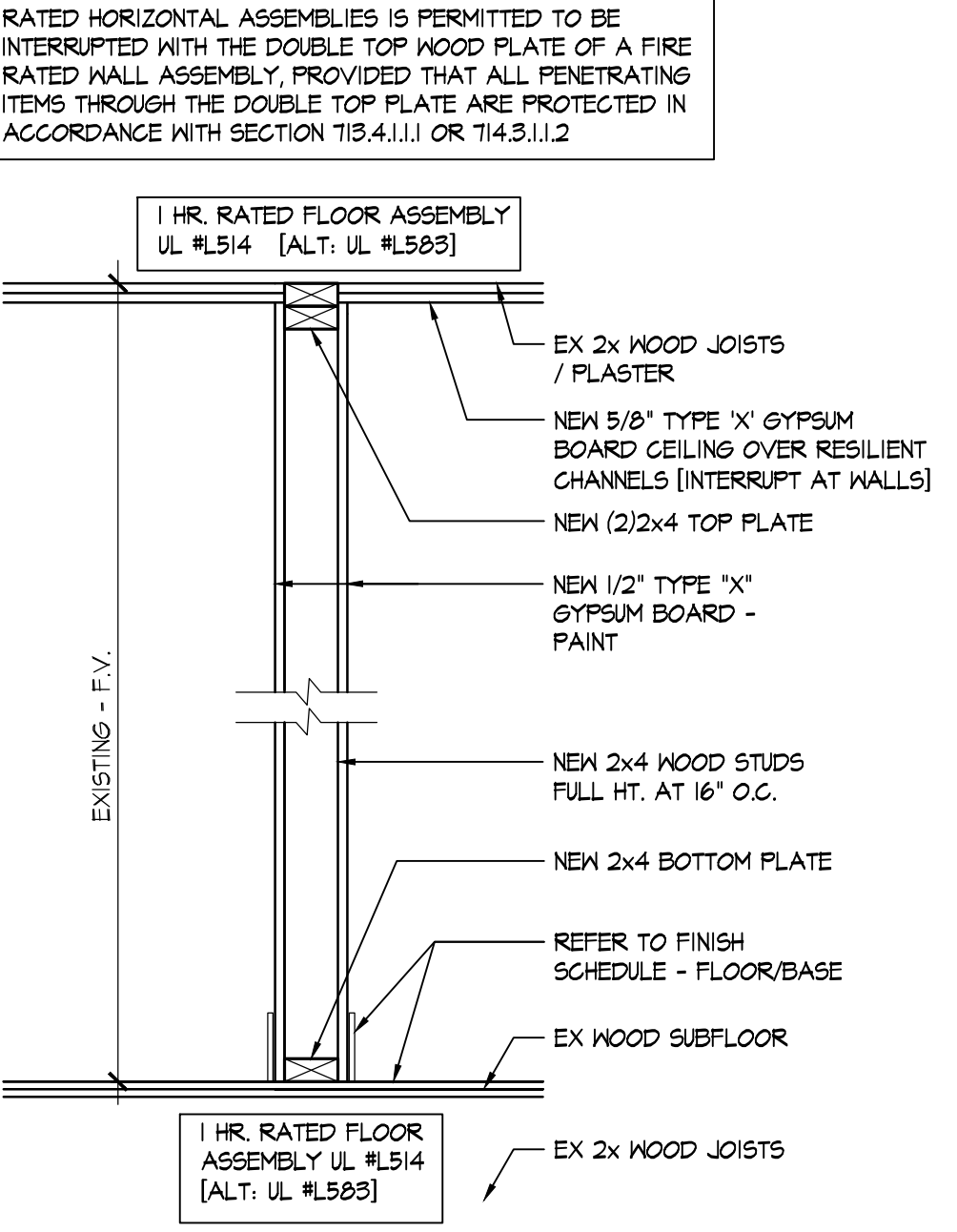
**B TYPICAL 2 HOUR FIRE RES. WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



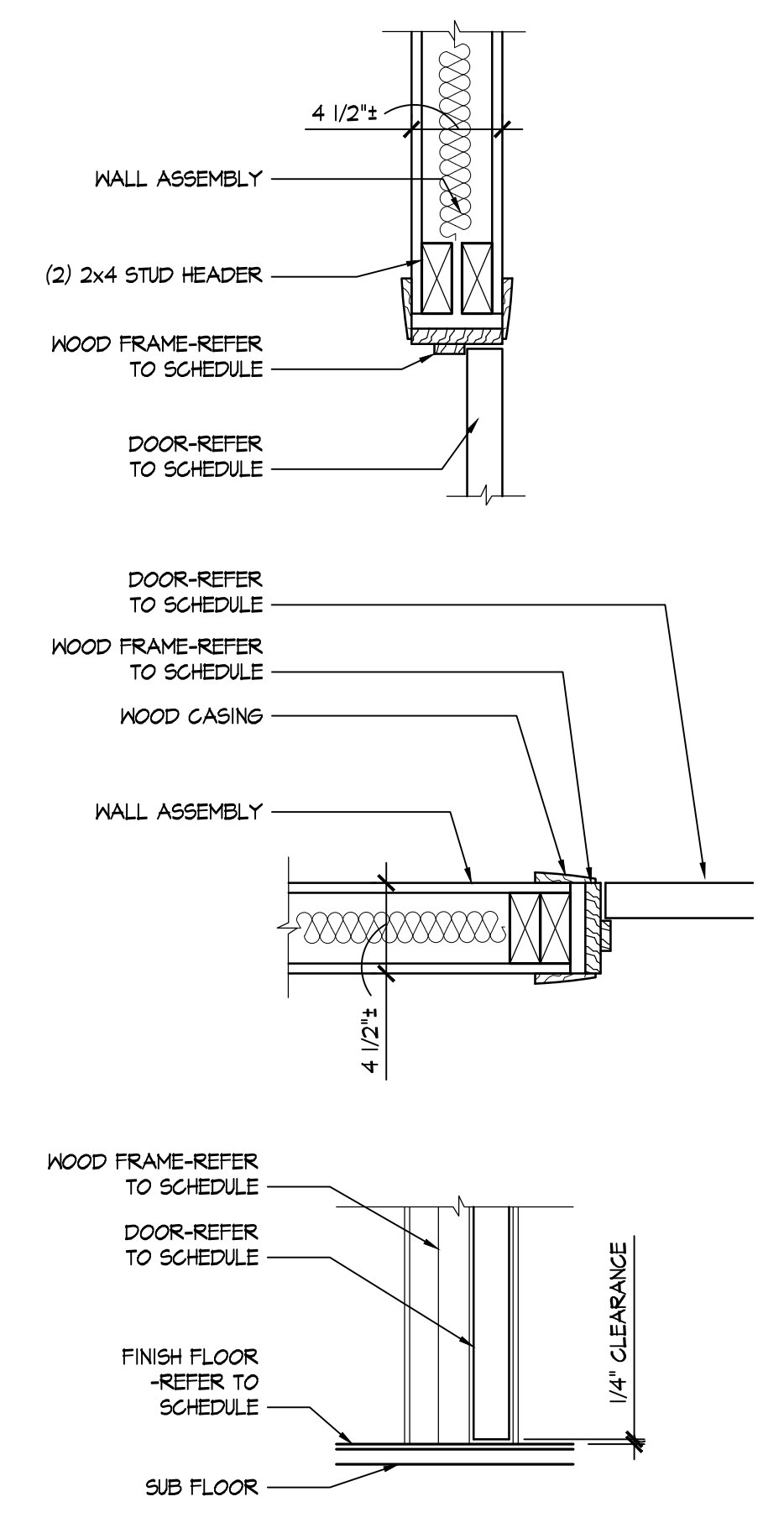
**C TYPICAL FURRED WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**D TYPICAL INTERIOR PARTITION WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**E TYPICAL INTERIOR PARTITION WALL SECTION**  
 SCALE: 1" = 1'-0"  
 0 6" 1'-0" 2'-0"



**F INT. DOOR DETAILS**  
 SCALE: N.T.S.

CONTRACTOR OPTION FOR CONSTRUCTION PHASING OF INTERIOR PARTITIONS PRIOR TO INSTALLATION OF UNDERSIDE CEILING OF RATED FLOOR-CEILING HORIZONTAL ASSEMBLY

IBC T16.4.1.2 MEMBRANE PENETRATIONS EXCEPTION 1: THE CEILING MEMBRANE OF 1 AND 2 HOUR FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES IS PERMITTED TO BE INTERRUPTED WITH THE DOUBLE TOP WOOD PLATE OF A FIRE RATED WALL ASSEMBLY, PROVIDED THAT ALL PENETRATING ITEMS THROUGH THE DOUBLE TOP PLATE ARE PROTECTED IN ACCORDANCE WITH SECTION T16.4.1.1 OR T16.3.1.1.2

RENOVATION OF APARTMENT BUILDING AT  
 1725 ELM STREET  
 CINCINNATI, OHIO 45202  
 PREPARED FOR MT. AUBURN LLC



Attachment 2

# City of Cincinnati

Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

MT AUBURN LLC  
2013 HIGHLAND AVE  
CINCINNATI OH 45219-3105

Re: 1725 ELM ST

BPP: 013300030063

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: B201706214

**NOTICE DATE October 05, 2017**

To: MT AUBURN LLC,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by November 06, 2017. **Please call the Inspector at 352-3445 between 8:00 to 10:00 a.m., or E-Mail: eric.otto@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

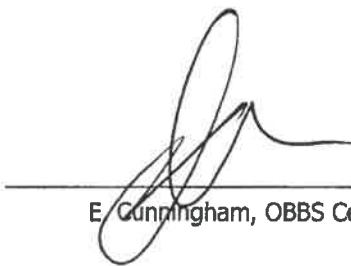
You have a right to appeal certain orders under Section 1101-81 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals of the requirements of the Vacated Building Maintenance License are filed with the Secretary of the Board of Housing Appeals (BHA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA or BHA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,



Eric Otto  
District Inspector  
E-Mail: eric.otto@cincinnati-oh.gov



\_\_\_\_\_  
E. Cunningham, OBBS Certified Building Official

Cert # 310



**October 05, 2017**

**VIOLATION LISTING**

**1: REPAIR BROKEN WINDOWS AND DOORS OR BARRICADE THE BUILDING**

Vacant buildings must be kept secure. Windows and doors must be repaired and kept locked or the openings must be secured by barricading.

You are ordered to repair defective windows and doors in an approved manner or securely barricade openings in this building to prevent the entry of trespassers within fifteen (15) days of the date of this notice. You are further ordered to maintain the barricades unless windows, doors and other openings are repaired and maintained in an approved manner. Please refer to the enclosed information on barricading buildings if you elect to barricade the openings rather than repair them within 15 days. The time limit to file an appeal of this order is ten (10) days of the date of this notice.

**CBC SECTION: 1101-65.2 Barricades:** If a vacant building is open to access by trespassers, the director of buildings and inspections may order any openings barricaded to prevent trespassers from entering such building. The barricading of such doors, windows and other openings shall be maintained as long as the building is vacant or until the windows, doors and other openings are repaired in an approved manner.

**THE FOLLOWING NOTE IS FOR INFORMATION ONLY:** Vandalism and theft in vacant buildings is common and very costly. Repair of windows and doors and curtains or shades in the windows tend to give the appearance of occupancy and may discourage a break in, while boarding indicates vacancy. Outward signs of vacancy such as accumulation of circulars on the porch, stickers, signs indicating vacancy, and illegal weeds and litter also tend to invite vandalism. A basic alarm system in the vacant building may also help protect your property from illegal entry, crime, and fire.

**2: OBTAIN A VACATED BUILDING MAINTENANCE LICENSE**

Apply for a Vacated Building Maintenance License and provide proof of liability insurance within 30 days of the date of this notice and cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice.

**CBC SECTION: 1101-77.1**The owner of a building ordered in whole or in part vacated or kept vacant by the director of buildings and inspections shall apply for a vacated building maintenance license, cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4. and obtain a vacated building maintenance license.

**3: APPROVALS REQUIRED**

**General:** If the plans for the erection, construction, repair, alteration, or equipment of a building are subject to examination by the director of buildings and inspections, under 1101-17.2 CBC he shall make or cause to be made such inspections, investigations and determinations as are necessary to determine whether or not the work which has been performed and the installations which have been made are in conformity with the approved plans relating thereto and to safety and sanitation, except to the extent special supervision is provided under 1101-39 CBC .

Obtain the required approvals of the work performed under permit and plans at the subject premises.

**4: OBTAIN PERMIT - NO PLANS REQUIRED**

Obtain required permits for all work. Discontinue work until permits are obtained.



**CBC SECTION: 1101-17.1 Permits required:**

It shall be unlawful for any person to construct, enlarge, alter, repair, relocate, or demolish a structure of building equipment installed therein; change a structure to another use, or to allow any excavation or filling of land, without first filing an application and obtaining a proper permit from the Director of Buildings and Inspections, and paying the fee hereinafter prescribed for same.

**5: KEEP THE BUILDING VACANT**

This is a reissue of case B201003384 and B201602410.

Building has been heavily damaged by fire, water, and vandalism. The mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized. The building, at this time, is not approved for occupancy 1101-11 CBC (Gut Rehab). Permits, plans, and approvals required 1101-17 CBC and 1101-43 CBC. There are no approved mechanical systems--HVAC, plumbing, or electric. This building is unsafe and unsanitary and is not fit for human habitation.

Keep this building vacant until it is brought into compliance with the applicable provisions of the CBC and restored to a safe and sanitary condition.

**CBC SECTION: 1101-65.1 Vacation and barricades:**

The director of buildings and inspections shall be authorized to order any building or portion of any building vacated, or if it is vacant to remain vacant for one or more of the following reasons set out below.

1101-65.1.1 Code violations: When a building is occupied, or any work, operation or construction is performed therein or thereon in violation of any of the provisions of this Code.

1101-65.1.2 Unsafe or unsanitary building: When in the opinion of the director of buildings and inspections the building is unsafe or unsanitary.

1101-65.1.3 Noncompliance: When the owner, agent, or tenant fails or refuses to comply with any lawful order issued by the director of buildings and inspections.

**6: HAZARDOUS ENTRY WARNING**

**Fire Damaged Floors**

The district inspector reports that as of the date of the Notice of Violation issuance, the interior condition of the property poses a safety hazard to persons making entry into the building. Contact the District Inspector for further information on the interior hazards specific to this property.



**THIS IS A NOTICE OF VIOLATION AND ORDER TO:**

**1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;**

**2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;**

**3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.**

**1101-79.4 Vacated Building Maintenance Standards:** A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

**(1) Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.

**(2) Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.

**(3) Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.

**(4) Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.

**(5) Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.

**(6) Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.

**(7) Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(8) Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(9) Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(10) Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(11) Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.

**(12) Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.

**(13) Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.

**1101-129.4 Refund:** The director of buildings and inspections shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the CBC and reoccupied within one year of payment of the application fee.\*

*\* The refund will only be made in the amount paid for the license during the year in which the building was reoccupied.*



**THIS PAGE IS INTENTIONALLY LEFT BLANK**



**Remit To:****INVOICE**

City of Cincinnati  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

MT AUBURN LLC  
P O BOX 19884  
CINCINNATI OH 45219

Case Number: B201706214  
Invoice Date: October 05, 2017  
**Amount Due: \$3,605.00**  
**Due Date: November 06, 2017**

*Please detach this stub and return with your signed application and payment*

**IN RE: VBML APPLICATION- 1725 ELM ST**

To: MT AUBURN LLC

The subject building was originally ordered to be vacated or kept vacant on May 03, 2007. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Eric Otto, at 352-3445, between, 8:00 to 10:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,605.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

You have the right to appeal to the Board of Housing Appeals for a suspension of the VBML fees and certain VBML maintenance requirements under Section 1101-83 CBC. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



# City of Cincinnati



Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

MT AUBURN LLC  
P O BOX 19884  
CINCINNATI OH 45219

**Re:1725 ELM ST**

BPP: 013300030063

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: B201706214

**NOTICE DATE October 05, 2017**

To: MT AUBURN LLC,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached violation listing includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by November 06, 2017. **Please call the Inspector at 352-3445 between 8:00 to 10:00 a.m., or E-Mail: eric.otto@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

You have a right to appeal certain orders under Section 1101-81 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals of the requirements of the Vacated Building Maintenance License are filed with the Secretary of the Board of Housing Appeals (BHA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA or BHA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,

Eric Otto

District Inspector

E-Mail: eric.otto@cincinnati-oh.gov

Cert # 310

E. Cunningham, OBBS Certified Building Official



**October 05, 2017**

**VIOLATION LISTING**

**1: REPAIR BROKEN WINDOWS AND DOORS OR BARRICADE THE BUILDING**

Vacant buildings must be kept secure. Windows and doors must be repaired and kept locked or the openings must be secured by barricading.

You are ordered to repair defective windows and doors in an approved manner or securely barricade openings in this building to prevent the entry of trespassers within fifteen (15) days of the date of this notice. You are further ordered to maintain the barricades unless windows, doors and other openings are repaired and maintained in an approved manner. Please refer to the enclosed information on barricading buildings if you elect to barricade the openings rather than repair them within 15 days. The time limit to file an appeal of this order is ten (10) days of the date of this notice.

**CBC SECTION: 1101-65.2 Barricades:** If a vacant building is open to access by trespassers, the director of buildings and inspections may order any openings barricaded to prevent trespassers from entering such building. The barricading of such doors, windows and other openings shall be maintained as long as the building is vacant or until the windows, doors and other openings are repaired in an approved manner.

**THE FOLLOWING NOTE IS FOR INFORMATION ONLY:** Vandalism and theft in vacant buildings is common and very costly. Repair of windows and doors and curtains or shades in the windows tend to give the appearance of occupancy and may discourage a break in, while boarding indicates vacancy. Outward signs of vacancy such as accumulation of circulars on the porch, stickers, signs indicating vacancy, and illegal weeds and litter also tend to invite vandalism. A basic alarm system in the vacant building may also help protect your property from illegal entry, crime, and fire.

**2: OBTAIN A VACATED BUILDING MAINTENANCE LICENSE**

Apply for a Vacated Building Maintenance License and provide proof of liability insurance within 30 days of the date of this notice and cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice.

**CBC SECTION: 1101-77.1**The owner of a building ordered in whole or in part vacated or kept vacant by the director of buildings and inspections shall apply for a vacated building maintenance license, cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4, and obtain a vacated building maintenance license.

**3: APPROVALS REQUIRED**

**General:** If the plans for the erection, construction, repair, alteration, or equipment of a building are subject to examination by the director of buildings and inspections, under 1101-17.2 CBC he shall make or cause to be made such inspections, investigations and determinations as are necessary to determine whether or not the work which has been performed and the installations which have been made are in conformity with the approved plans relating thereto and to safety and sanitation, except to the extent special supervision is provided under 1101-39 CBC .

Obtain the required approvals of the work performed under permit and plans at the subject premises.

**4: OBTAIN PERMIT - NO PLANS REQUIRED**

Obtain required permits for all work. Discontinue work until permits are obtained.



**CBC SECTION: 1101-17.1 Permits required:**

It shall be unlawful for any person to construct, enlarge, alter, repair, relocate, or demolish a structure of building equipment installed therein; change a structure to another use, or to allow any excavation or filling of land, without first filing an application and obtaining a proper permit from the Director of Buildings and Inspections, and paying the fee hereinafter prescribed for same.

**5: KEEP THE BUILDING VACANT**

This is a reissue of case B201003384 and B201602410.

Building has been heavily damaged by fire, water, and vandalism. The mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized. The building, at this time, is not approved for occupancy 1101-11 CBC (Gut Rehab). Permits, plans, and approvals required 1101-17 CBC and 1101-43 CBC. There are no approved mechanical systems--HVAC, plumbing, or electric. This building is unsafe and unsanitary and is not fit for human habitation.

Keep this building vacant until it is brought into compliance with the applicable provisions of the CBC and restored to a safe and sanitary condition.

**CBC SECTION: 1101-65.1 Vacation and barricades:**

The director of buildings and inspections shall be authorized to order any building or portion of any building vacated, or if it is vacant to remain vacant for one or more of the following reasons set out below.

**1101-65.1.1 Code violations:** When a building is occupied, or any work, operation or construction is performed therein or thereon in violation of any of the provisions of this Code.

**1101-65.1.2 Unsafe or unsanitary building:** When in the opinion of the director of buildings and inspections the building is unsafe or unsanitary.

**1101-65.1.3 Noncompliance:** When the owner, agent, or tenant fails or refuses to comply with any lawful order issued by the director of buildings and inspections.

**6: HAZARDOUS ENTRY WARNING**

**Fire Damaged Floors**

The district inspector reports that as of the date of the Notice of Violation issuance, the interior condition of the property poses a safety hazard to persons making entry into the building. Contact the District Inspector for further information on the interior hazards specific to this property.



**THIS IS A NOTICE OF VIOLATION AND ORDER TO:**

**1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;**

**2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;**

**3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.**

**1101-79.4 Vacated Building Maintenance Standards:** A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

**(1) Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.

**(2) Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.

**(3) Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.

**(4) Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.

**(5) Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.

**(6) Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.

**(7) Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(8) Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(9) Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(10) Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(11) Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.

**(12) Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.

**(13) Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.

**1101-129.4 Refund:** The director of buildings and inspections shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the CBC and reoccupied within one year of payment of the application fee.\*

*\* The refund will only be made in the amount paid for the license during the year in which the building was reoccupied.*



**THIS PAGE IS INTENTIONALLY LEFT BLANK**



**Remit To:**

**INVOICE**

City of Cincinnati  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

MT AUBURN LLC  
P O BOX 19884  
CINCINNATI OH 45219

Case Number: B201706214  
Invoice Date: October 05, 2017  
**Amount Due: \$3,605.00**  
**Due Date: November 06, 2017**

*Please detach this stub and return with your signed application and payment*

---

**IN RE: VBML APPLICATION- 1725 ELM ST**

To: MT AUBURN LLC

The subject building was originally ordered to be vacated or kept vacant on May 03, 2007. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Eric Otto, at 352-3445, between, 8:00 to 10:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,605.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

You have the right to appeal to the Board of Housing Appeals for a suspension of the VBML fees and certain VBML maintenance requirements under Section 1101-83 CBC. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form





**1725 Elm Street Rehabilitation Costs vs expected income- Purchase Price Included in Analysis**

Structure	SF	8780	Applicants Cost to Rehab based on \$250/sf and extra stabilization cost	\$2,506,860	Cost/sf	\$286	Rental Income at \$20/sf/year	\$175,600	Market Rate Rent at 17.95/sf/ year with strictly office/retail	\$157,601
		8780		\$2,506,860		\$286		\$175,600		\$157,601
Tax Credits 45%			\$1,128,087.00							
Tax Credits at .80 on the dollar			\$902,469.60							
Purchase Price			\$320,000							
Applicants total for financing			\$1,924,390.40							

**Used calculator at**

Terms based on their numbers

<https://www.sbsbank.com/Debt-Service-Calculator.aspx>

30 years amortization rate

9% Interest rate

Purchase Price included

Taxes and Maintenance based on an estimate of taxes post improvement

Costs/sf	SF	Cost to rehab	Tax Credits 45%	Tax credit at .8/\$	Purchase Price	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$185	8780	\$1,624,300	\$730,935	\$584,748	320,000	\$1,359,552	\$10,939	\$2,000	\$12,939	\$155,268
\$190	8780	\$1,668,200	\$750,690	\$600,552	320,000	\$1,387,648	\$11,165	\$2,000	\$13,165	\$157,984
\$200	8780	\$1,756,000	\$790,200	\$632,160	320,000	\$1,443,840				
\$210	8780	\$1,843,800	\$829,710	\$663,768	320,000	\$1,500,032				
\$225	8780	\$1,975,500	\$888,975	\$711,180	320,000	\$1,584,320	\$12,747	\$2,000	\$14,747	\$176,964
\$230	8780	\$2,019,400	\$908,730	\$726,984	320,000	\$1,612,416	\$12,973	\$2,000	\$14,973	\$179,676
\$240	8780	\$2,107,200	\$948,240	\$758,592	320,000	\$1,668,608				
\$140	8780	\$1,229,200	\$245,840	\$196,672	320,000	\$1,352,528	\$10,882	\$2,000	\$12,882	\$154,584
\$145	8780	\$1,273,100	\$254,620	\$203,696	320,000	\$1,389,404	\$11,179	\$2,000	\$13,179	\$158,148
\$150	8780	\$1,317,000	\$263,400	\$210,720	320,000	\$1,426,280	\$11,467	\$2,000	\$13,467	\$161,604
\$160	8780	\$1,404,800	\$280,960	\$224,768	320,000	\$1,500,032				
\$170	8780	\$1,492,600	\$298,520	\$238,816	320,000	\$1,573,784				
\$175	8780	\$1,536,500	\$307,300	\$245,840	320,000	\$1,610,660	\$12,959	\$2,000	\$14,959	\$179,508
\$180	8780	\$1,580,400	\$316,080	\$252,864	320,000	\$1,647,536				

**1725 Elm Street Rehabilitation Costs vs expected income- Front Building Rehabilitation Only**

	Applicants Cost to Rehab	Cost/sf	Rental Income at \$20/sf/year (\$1.66/sf per month)	Market Rate Rent at 17.95/sf/year with strictly office/retail
SF	6900	\$1,725,000	\$250	\$138,855
Front Structure Only				

6900 \$1,725,000 \$250 \$138,855

Tax Credits 45% \$776,250.00  
 Tax Credits at .80 on the dollar \$621,000.00  
 Applicants total for financing \$1,104,000.00

Used calculator at <https://www.cbsbank.com/Debt-Service-Calculator.aspx>  
 Terms based on their numbers 30 years amortization rate  
 9% interest rate  
 Taken from Applicants assumptions

**Taxes and Maintenance**

Costs/sf	SF	Cost to rehab	Tax Credits 45%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$200	6900	\$1,380,000	\$621,000	\$496,800	\$883,200		\$2,000	\$2,000	\$24,000
\$210	6900	\$1,449,000	\$652,050	\$521,640	\$927,360		\$2,000	\$9,817	\$117,804
\$220	6900	\$1,518,000	\$683,100	\$546,480	\$971,520	\$7,817	\$2,000	\$10,172	\$122,069
\$230	6900	\$1,587,000	\$714,150	\$571,320	\$1,015,680	\$8,526	\$2,000	\$10,526	\$126,317
\$240	6900	\$1,656,000	\$745,200	\$596,160	\$1,059,840	\$8,883	\$2,000	\$10,883	\$130,596
\$250	6900	\$1,725,000	\$776,250	\$621,000	\$1,104,000	\$9,060	\$2,000	\$11,060	\$132,720
\$255	6900	\$1,759,500	\$791,775	\$633,420	\$1,126,080	\$9,238	\$2,000	\$11,238	\$134,856
\$260	6900	\$1,794,000	\$807,300	\$645,840	\$1,148,160	\$9,593	\$2,000	\$11,593	\$139,116
\$270	6900	\$1,863,000	\$838,350	\$670,680	\$1,192,320	\$12,660	\$2,000	\$14,660	\$175,917
\$280	6900	\$1,932,000	\$869,400	\$695,520	\$1,236,480	\$13,112	\$2,000	\$15,112	\$181,342
\$290	6900	\$2,001,000	\$900,450	\$720,360	\$1,280,640	\$13,564	\$2,000	\$15,564	\$186,768
\$300	6900	\$2,070,000	\$931,500	\$745,200	\$1,324,800				

Costs/sf	SF	Cost to rehab	Tax Credits 20%	Tax credit at .8/\$	Financing needed	Debt service/ month	Taxes and Maintenance	Total Monthly Payment	Total Year
\$150	6900	\$1,035,000	\$207,000	\$165,600	\$869,400		\$2,000	\$10,161	\$121,932
\$160	6900	\$1,104,000	\$220,800	\$176,640	\$927,360		\$2,000	\$10,394	\$124,728
\$175	6900	\$1,207,500	\$241,500	\$193,200	\$1,014,300	\$8,161	\$2,000	\$10,860	\$130,320
\$180	6900	\$1,242,000	\$248,400	\$198,720	\$1,043,280	\$8,394	\$2,000	\$11,094	\$133,128
\$190	6900	\$1,311,000	\$262,200	\$209,760	\$1,101,240	\$8,860	\$2,000	\$11,327	\$135,924
\$195	6900	\$1,345,500	\$269,100	\$215,280	\$1,130,220	\$9,094	\$2,000	\$11,327	\$135,924
\$200	6900	\$1,380,000	\$276,000	\$220,800	\$1,159,200	\$9,327	\$2,000	\$11,327	\$135,924
\$210	6900	\$1,449,000	\$289,800	\$231,840	\$1,217,160	\$9,793	\$2,000	\$11,793	\$141,516



Attachment 4



July 15, 2019

The Historic Conservation Board  
c/o Beth Johnson  
Urban Conservator  
513-352-4848  
beth.johnson@cincinnati-oh.gov

**Re: 1725 Elm Street Demolition COA  
OVER-THE-RHINE HISTORIC DISTRICT**

Dear Ms. Johnson:

Please find attached the Over-the-Rhine Foundation's ("the Foundation") response to the 1725 Elm Street (Rear) demolition submittal currently scheduled for review by the Historic Conservation Board at its July 22, 2019 hearing.

The Foundation respectfully asks that this application for COA be denied by the Historic Conservation Board.

The Foundation also respectfully requests that the Chair of the Historic Conservation Board allow the Foundation fifteen (15) minutes at the hearing to present our case in opposition to the demolition.

Respectfully Submitted,



W. Kevin Pape  
President  
Over-the-Rhine Foundation

## Memorandum in Support

### I) BACKGROUND & STATEMENT OF FACTS

On June 7, 2019 Model Group (“the Applicant”) submitted an application for a Certificate of Appropriateness to demolish the building located at 1725 Elm Street (Rear Building). See **Exhibit A** attached hereto. The Applicant did not own the subject property at this time.

On June 26, 2019, the Applicant purchased the subject property for \$320,000<sup>1</sup>.

In its “Statement of Intent/How the project meets the applicable Historic Guidelines”, the Applicant cites, as its justification for demolition, Section 1:2 of the Historic Conservation Office’s “Demolition Case Sheet”. Section 1:2 pertains to demolition of non-contributing buildings or additions.

According to the City of Cincinnati, the subject building, 1725 Elm Street (Rear), is a contributing building within the Over-the-Rhine Historic District. See **Exhibit B** attached hereto. Because the subject building is not a non-contributing building, Applicant’s justification for demolition fails and the COA for demolition must be denied.

### II) ARGUMENT

#### A] The Subject Building is a Contributing Building

Chapter 1435 of the Zoning Code of the City of Cincinnati governs the COA application in question. Under Section 1435-09-2, the Historic Conservation Board (“HCB”) may approve an application for COA if the “property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines”.

The Applicant states as its only justification for demolition that the subject building is a non-contributing building. If true, this would open the door for demolition of the subject building under the “Supplemental Demolition Guidelines” within the OTR Conservation Guidelines.

However, the argument that the subject building is a non-contributing building is not borne out by the facts. The building is considered a contributing historic building by the City of Cincinnati, according to both city maps (See **Exhibit B**) and according to the City’s own list of non-contributing buildings (See **Exhibit C**) – which the subject building is not a part of. In short, the subject building is unequivocally considered a contributing building by the city.



<sup>1</sup> <https://www.hamiltoncountyauditor.org>

The Applicant argues that the subject building should not be considered contributing because it “cannot be seen from Elm St”, and because it has “no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements” (**Exhibit A**).

This argument fails. First of all, it is not the role of the Applicant to determine whether a building is a contributing building or not. That determination was made by professionals with the city at the time of the designation of the Over-the-Rhine Historic District, and has not changed.

Second, a building does not have to front on a major street in order to be considered contributing. Over-the-Rhine is full of contributing alley buildings, mid-block buildings, and other accessory structures that are essential to the overall fabric of the district.

Third, the lack of a cornice or historic windows says very little about whether a building is contributing or non-contributing. There are scores of contributing buildings in the District that do not feature ornate cornices, yet still contribute to the unique sense of time and place of the district. Similarly, a large majority of vacant buildings in Over-the-Rhine no longer feature original windows, yet those buildings get rehabilitated and remain important parts of the physical fabric of the District nonetheless.

Finally, the Applicant’s reference to the interior of the building is irrelevant to the issue of its contributing status, as the City of Cincinnati’s historic conservation laws pertain only to the visible exterior of buildings.

In addition to clearly being a contributing building, the subject building also has a notable history in its own right. The building is an example of an alley building, which were important in the development of Over-the-Rhine – with its dense network of alleys commonly used for pedestrian travel and commerce. The building is in fact part of an intact streetscape of ally buildings along Campbell Alley.

HAND GIRLS To work on coats, at 1725 Elm st rear building.

March 12, 1896; p. 3

MACHINE GIRL—To make linings for fine coats, at 1725 Elm st., rear building.

March 2, 1897; p. 3

A—WANTED, a first machine hand on fine coats; steady. 1725 Elm st., rear building.

July 31, 1898; p. 6

A—WANTED, 1 and 2 machine girls, on fine coats; steady work; good pay; at 1725 Elm, rear building.

September 11, 1898; p. 6

KAMPEL, Amelia Kampel (nee Mueller), at her residence, 1725 Elm st. Sunday, 4.15 p. m. Funeral Wednesday morning at 8 o'clock from residence, and 8.30 from St. Francis's Church [Buffalo papers please copy]

April 17, 1900; p. 7

A—OFFPRESEH—And a good man for seam presser; steady work. DALINSKY, 1725 Elm st., rear.

February 28, 1907; p. 10

TAILORESSES—First hand girls and girls to fell sleeve linings on coats, at 1725 Elm st., rear building.

June 1, 1913; p. 31

A—WANTED—First machine girls to make pockets, and machine girls to make collars, sleeves and linings on coats. 1725 Elm, rear building.

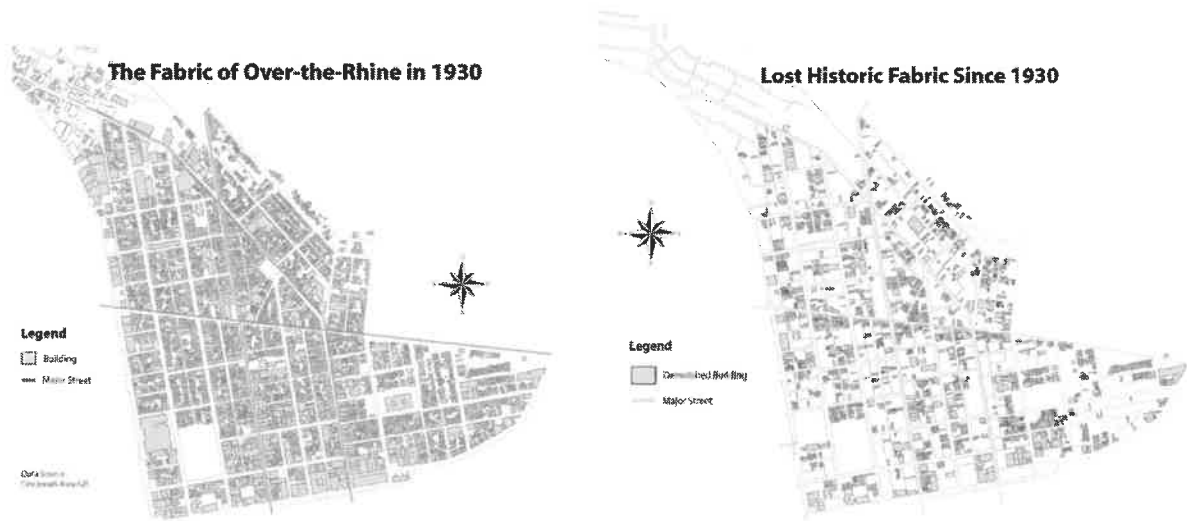
June 8, 1913; p. 31

A—WANTED—Girls to sew in pockets and make linings on coats. 1725 Elm, rear bldg.

October 19, 1913; p. 3

According to the historical research report attached (See **Exhibit D**), the building was built in 1885, and was once owned by the Christian Moerlein Brewing Company, thereby linking it to the brewing heritage of this part of Over-the-Rhine. Through the years, the building was variously occupied by wagon makers, post office clerks, coopers, locksmiths, bevelers, brushmakers, waitresses, and woodworkers. It was also used as a tailor shop for a substantial period of time, as the job listings in the attached report attest.

In addition, the loss of the subject building would be seriously detrimental to the historic fabric of Over-the-Rhine. Over 49% of the original historic fabric of Over-the-Rhine has been lost to demolition (See **Exhibit E** attached hereto). The loss of any additional contributing building threatens to push the district over the edge of continuing to have a critical mass of historic buildings. Moreover, as seen below and attached (**Exhibit E**), the subject building is located within an area of particularly high integrity within the Over-the-Rhine Historic District, making its loss particularly harmful.



Areas of High and Moderate-High Integrity in Over-the-Rhine



In summary, the subject building is a contributing, historically significant building, and the Applicant's argument that it should be torn down because it is non-contributing must be rejected.

## **B) Other Justifications for Demolition Fail**

The Applicant may argue that they should be allowed to demolish the subject building due to "economic hardship". This argument should also be rejected, for two primary reasons:

### **1) The Applicant did not apply for demolition based on an economic hardship argument.**

The Applicant's submittal (**Exhibit A**) requests a COA based solely on "Section 1:2" of the Demolition Case Sheet, i.e. "Demolition of a Non-Contributing building or addition". According to the Demolition Case Sheet, an applicant wishing to make an economic hardship claim "*must submit answers to*" 26 questions listed on the sheet pertaining to the economics of the property. As noted in the city's Adjudication Letter of May 30, 2019 (**Exhibit A**), these answers would have needed to be submitted at the time of application in order to for an economic hardship argument to be heard. The answers to these questions are notably absent from the Applicant's submittal. Therefore, the Applicant has not met its burden to apply for a COA based on an economic hardship argument, and any such argument should not be heard.

### **2) The subject property does not meet the standard for economic hardship.**

Even if an argument for economic hardship were heard, the subject building would clearly fail to meet the standard for such an argument. Section 1435-09-2 of the Zoning Code of the City of Cincinnati provides a three-factor analysis for determining economic hardship for purposes of COAs:

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;*
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness;*
- (iii) Whether the economic hardship was created or exacerbated by the property owner.*

The Applicant fails to meet the burden of all three of these standards, as discussed in more detail below.

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

Denial of the subject COA **does NOT** deprive the Applicant of all economically viable use of their property, for the following reasons:

#### **a. The Applicant can reuse the property**

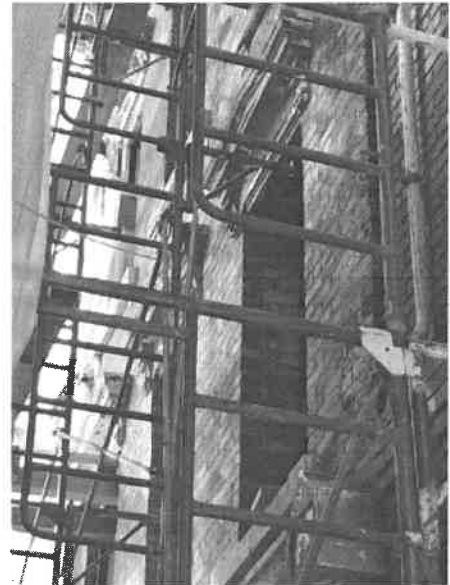
Over-the-Rhine over the past 15 years has undergone a remarkable resurgence, with hundreds of formerly vacant, dilapidated historic structures rehabilitated to productive use. The rehabilitation of severely distressed, structurally deficient buildings is the norm

in Over-the-Rhine, not the exception. The Applicant argues that the subject building is “beyond saving”. Yet there are scores of examples in Over-the-Rhine of buildings that were in similar condition as the subject building, yet were successfully stabilized/rehabilitated.

The most obvious issue facing the subject building is the deterioration of its west-facing masonry wall. The wall needs to be taken down and rebuilt. This is a perfectly feasible stabilization action to undertake. In fact, the complete rebuild of exterior masonry walls on historic buildings in Over-the-Rhine has become extremely commonplace and is regularly undertaken by property owners in the district.



Examples of Over-the-Rhine Buildings with Rebuilt Masonry Walls



While the Applicant contends, in a cost estimate prepared by Applicant itself, that stabilization of the subject building would cost in excess of \$300,000, the attached estimate provided by established OTR stabilization contractor JAC Construction Services demonstrates that stabilization can be completed at a far more reasonable cost of \$67,500 (See **Exhibit F** attached hereto).

In addition, attached (See **Exhibit G and Exhibit H**) are two case studies of buildings preserved by OTR ADOPT that required extensive stabilization and have now been brought back to productive reuse. 1737 Elm (which is extremely similar to 1725 Elm in terms of having two buildings situated on a lot with one facing Campbell Alley) was in equivalent or worse condition than the subject building prior to stabilization. The property was rehabilitated several years ago and is now occupied and income producing. 43-45 E. Clifton (**Exhibit H**) was in worse condition than the subject property, and has now been saved by a private investor. Both properties proved economically feasible to rehabilitate for private individuals, and demonstrate the feasibility of saving buildings with severe structural issues.

**b. The Applicant can sell the property**

The Applicant has received two purchase offers on the property from OTR ADOPT. (See **Exhibit I** attached hereto). The first is an offer to split the subject building from the parcel so that the subject building can be purchased separately and stabilized. The Purchaser would pay all costs associated with the survey and splitting of the parcel.

The second offer is an offer of \$330,000 to purchase the entire property, including both buildings on the parcel. This would allow the Applicant to recoup their costs plus receive a return on their investment.

These offers provide Applicant with a viable alternative to demolition that further demonstrates that the denial of a COA for demolition would not deprive them of “all economically viable use of the property”.

*(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness?*

The Applicant applied for demolition of the subject building prior to taking ownership; it is apparent, therefore, that the Applicant purchased the subject building with the intention of demolishing it.

Yet it is not reasonable to knowingly purchase a historic building in a historic district with the expectation of tearing it down. To do so creates a circular logic that violates the standard of review under Section 1435-09-2. To illustrate this, consider the following example:

Developer X purchases a historic building in a historic district with the expectation of demolishing the building. That is to say, Developer X has an investment-backed expectation of being able to demolish the building. After purchase, Developer X then argues that they should be allowed to demolish the building, because to not be allowed to do so would be to violate their investment-backed expectations. In other words, the intention of demolishing the building becomes the very justification for its demolition. This is absurd.

The Over-the-Rhine Historic District is public record and the Applicant is very familiar with the protections afforded to buildings within the district. Therefore, to the extent the Applicant had

an investment-backed expectation to be able to demolish the subject building, that expectation was not reasonable.

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

The Applicant paid \$320,000 for the property, knowing that the subject building is a protected building within a local historic district. The Applicant understood the condition of both buildings on the property.

To the extent that Applicant now argues that the subject building is not economically feasible to save and is therefore an economic hardship, the Applicant's purchase price must be factored into the equation of whether the Applicant created the economic hardship.

To illustrate this, consider that the economic feasibility of any historic rehabilitation project can be simplified into equation with three variables, represented as follows:

$$F = V - [P + C]$$

Where F = Feasibility, V = Post-Construction Value/Capitalized Net Income, P = Acquisition Price, and C = Construction Cost.

In short, the feasibility of an investment is dependent, in large part, on the variable P, "Acquisition Price". If an investor acquires a property at a bargain price, it enhances the economic feasibility of the project; conversely, if an investor overpays for a property, it diminishes the economic feasibility of the project.

In the case of the subject building, Applicant may argue that the building is too expensive to save. This, however, would be to ignore the fact that the Applicant paid \$320,000 to acquire the property. The Applicant was aware of the condition of the subject building at the time of purchase, and the cost that the subject building would entail to fix. Based on this knowledge, Applicant could have either reduced its offer price to a level that would allow for the economic feasibility of rehabilitating the subject building, or they could have withdrawn their offer and decided not to purchase the property.

Instead, the Applicant paid \$320,000 for the property. To the extent that the Applicant argues that the subject building creates an economic hardship, that hardship was largely created by the Applicant.

### **III) CONCLUSION**

The Applicant purchased a historic building in the Over-the-Rhine Historic District with the intention of demolishing the building. The Applicant argues that the building is non-contributing and therefore demolition should be permitted. However, the building is clearly and unambiguously designated as a contributing building by the City of Cincinnati, and therefore cannot be demolished as petitioned by Applicant. In addition, any argument of economic hardship fails on multiple counts. The Applicant has bonafide purchase offers from a local preservation group that would allow the subject building to be preserved while making the

Applicant whole. Moreover, the Applicant could choose to rehabilitate the subject building along with the other building on the property; any claimed economic hardship that would result was largely created by Applicant at the time they purchased the property.

## Exhibit A

**model**group

June 7, 2019

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

Re: 1725 Elm St Demolition

Ms. Johnson,

Attached is our application for permission to demolish the rear Campbell Alley facing structure at 1725 Elm St. Please review at your earliest convenience and let me know if you have any questions.

Thank you,



Steve Smith  
CEO  
Model Group, Inc

**ADJUDICATION/DENIAL LETTER**

Date: May 30, 2019

Location: 1725 Elm Street

Request: Demolition of rear portion of the building.

Zoning District: CC-P/Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is a demolition within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson  
Urban Conservator  
(p): 513-352-4848  
(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for

### Historic Conservation Board Review

*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*



- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
 Urban.Conservator@Cincinnati-OH.gov

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1725 ELM STREET  
 Hamilton Co. Parcel ID No.: 133-0003-0063-00 Zoning District: CE-P  
 Historic District: Over-The-Rhine Overlay District: Historic

PRIMARY CONTACT INFO  PROPERTY OWNER  OTHER Purchaser (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Stephen Smith  
 Contact Person (if legal entity): Stephen Smith  
 Address: 1826 Pace St  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513 559 5852 E-mail: SSMITH@modelgroup.net

PROPERTY OWNER INFO  SAME AS ABOVE

Name: MT. AUBURN LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: P.O. Box 19884  
 City: CINCINNATI State: OHIO Zip Code: 45219  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The rear building fronting Campbell Alley has severe structural damage and is failing. It is beyond repair + needs to come down to alleviate safety concerns and allow us to save to primary building fronting Elm St.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.  
 All applications that include requests for zoning relief must include a zoning hearing application.  
 All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: [Signature]

Date: 6.6.19

## **Statement of Intent / How the project meets the applicable Historic Guidelines**

Our intent is to renovate the Elm St facing building to historic standards. The Elm St facing building has significant interior structural damage due to fire, water, and neglect, but there is enough structural integrity to save and restore it so that it contributes to the revitalization of the Findlay Market area.

### **Demolition Case Sheet: Section 1:2**

- a. Justification why the building should be considered non-contributing
- b. The demolition will not adversely affect streetscape

The smaller rear structure that faces Campbell Alley cannot be seen from Elm St since it is between two existing structures in the middle of the block and only has access from the Elm St breezeway or the small alley in the rear. There is no historic Italianate cornice, no historic windows, and the interior has long ago been stripped of any historically significant elements.

Model Group has a long history of preserving historic structures in Cincinnati and many of the structures we preserved have been seemingly beyond repair – unfortunately this small building off Campbell Alley is beyond saving. While we never want to demolish a historic structure, taking this building down will improve safety (it is my opinion that the building could collapse at any time), and facilitate the renovation of the Elm St facing building which is the primary historic elevation.

Not only will the demolition of this building NOT adversely affect the streetscape, but it will facilitate the improvement and preservation of the streetscape on Elm St.

**Dusty Rhodes, Hamilton County Auditor**

generated on 6/7/2019 8:51:59 AM EDT

Property Report

<b>Parcel ID</b> 133-0003-0063-00	<b>Address</b> 1725 ELM ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2018 Payable 2019
--------------------------------------	-------------------------------	-------------------------------------	--------------------------------------

**Property Information**

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 406 - RETAIL/STORAGE OVER
<b>Owner Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> MT AUBURN LLC P O BOX 19884 CINCINNATI OH 45219 (call 946-4800 if incorrect)
<b>Assessed Value</b> 9,580	<b>Effective Tax Rate</b> 96.515579
<b>Property Description</b> 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB	
<b>Total Tax</b> \$935.44	

Year Built	1885
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/24/2017
Last Sale Amount	\$310,000
Conveyance Number	141414
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.066
Front Footage	50.00

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,730
CAUV Value	0
Market Improvement Value	3,630
Market Total Value	27,360
TIF Value	15,360
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$473.13</b>
Tax as % of Total Value	0.000%

**Notes**

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

## CONTRACT TO PURCHASE REAL ESTATE

We offer to purchase from Seller the following described real estate, together with all improvements thereon and all appurtenant rights, the following property:

1725 Elm Street; Cincinnati, Hamilton County, Ohio 45202  
Parcel ID: 133-0003-0063-00

The above described real estate shall include all land and appurtenant rights, also all buildings, fixtures, heating, electrical and plumbing fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and storm doors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, landscaping and shrubbery, and attached radio and/or television aerials.

The purchase price for the property is \$350,000.00 and is payable as follows: Refundable earnest money deposit in the amount of \$5,000 to be held in escrow with a title agent, is due and payable upon execution of this Contract with the remainder due at closing.

Buyer has a thirty (30) day physical inspection period which commences on the date of execution of this Contract. Such physical inspection period shall include environmental and general building inspections.

Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before sixty (60) business days from the expiration of the physical inspection period; said title to be free, clear and unencumbered, subject to zoning regulations of record, and except easements and restrictions of record.

Possession is to be given on or before the date of closing.

Seller to provide copies of all drawings and plans to Purchaser.

Non-delinquent real estate taxes and any assessments will be prorated by the parties as of the date of Closing using the most recent real estate tax bill available at Closing, with Seller being responsible for such taxes through and including the date of Closing. If, after Closing when the actual real estate tax bill is issued which covers such proration period, the proration using such actual real estate tax bill varies from the proration at Closing using the most recent tax bill then available, then such proration shall be recalculated using such actual real estate tax bill, at the request of either party. Any amount due as a result of such revised proration shall be paid within thirty (30) days after written request from either party to the other. Any delinquent real estate taxes and assessments, and any penalties or interest thereon, outstanding as of the Closing will be satisfied by Seller. Seller will pay for (i) transfer taxes and conveyance fees; (ii) the cost of preparation of the Deed; (iii) cancellation of any existing mortgages or other encumbrances on the Property; and (iv) all other costs and expenses which may be allocated to Seller by other provisions of this Agreement. Purchaser will pay for recording of the Deed and all other costs and expenses, which may be allocated to Purchaser by other provisions of this Agreement.

**Demolition Case Sheet**  
**Documentation for the Demolition of Historic Properties**  
**Historic Conservation Office**

**Section 1:**

A property owner who wishes to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one of the following conditions.

1. Emergency Demolition
  - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
  - a. Must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and
  - b. The demolition will not adversely affect the streetscape.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
  - a. The demolition does not adversely affect significant parts of the building; and
  - b. The addition or non-significant portion highly is not highly visible from the street; or
  - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

**Section 2:**

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction. The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

June 6, 2019


**Re: 1725 Elm St: Statement of Plans for Property After Demolition**

Dear sirs:

Following the demolition of the rear building located on Parcel Number 133-0003-0063-00 located at 1725 Elm St, Model Group plans to restore the remaining existing historic building which faces Elm St into a mixed use building with retail on the first floor and apartments on the upper floors.

The renovation of the Elm St – facing building will be completed using Historic Tax Credits and comply with the historic standards of the City of Cincinnati and the Ohio State Historic Preservation Office.

Sincerely,



Stephen Smith

CEO

Model Group, Inc

DATE: 06/06/2019 CK#: 2015 TOTAL: \$615.44 \*\*\*\*\* BANK: Model Prop Dev Operating(0300pr)  
PAYEE: City of Cincinnati(v0000198)

Property Address - Code	Invoice - Date	Description	Amount
Model Property Development, LLC -	1725 ELM APP FEE - 06/06/19		615.44

615.44

**Model Property Development LLC**  
1826 Race Street  
Cincinnati, OH 45202

US Bank  
Cincinnati, OH

2015

13-1/420

06/06/2019

PAY \*\*\*\*\* SIX HUNDRED FIFTEEN AND 44/100 DOLLARS  
TO THE ORDER OF

\$615.44\*\*\*\*\*

City of Cincinnati  
Cincinnati, OH 45202



⑆002015⑆ ⑆042000013⑆ ⑆30122717452⑆



# Exhibit C

## Over-The-Rhine Local Historic District Non-Contributing Resource List

Compiled in April 2003

No.	Address	Resource Name(s)
1	100 E 12th St (1200-1206 Walnut St)	hardware store
2	544 E 12th St	
3	211-225 W 12th St (1121-1129 Elm St)	Drop Inn Center Shelter House
4	12 E 13th St	
5	28 E 13th St (rear)	
6	101 E 13th St	
7	106 E 13th St	
8	331 E 13th St (1213 Broadway)	Cinti Plating & Repair
9	400 E 13th St	
10	510-512 E 13th St	Mr. Bubbles Detailing only
11	545 E 13th St	
12	227 E 14th St	Peaslee Center
13	115 W 14th St	Washington Park School
14	124 W 15th St	
15	218-220 W 15th St	Firehouse Annex
16	27-37 Back St (rear) (1636 Harner St)	
17	2020-2024 Branch St	
18	1117-1119 Broadway (rear)	
19	1131 Broadway	
20	1211 Broadway	
21	1712 Campbell St	
22	114-116 E Central Pkwy (1110-1116 Clay St; 116-118 Wilkymacky)	Salvation Army Offices and Chapel
23	16 W Central Pkwy	Cincinnati Metropolitan Housing Authority
24	1317 Clay St	
25	1327-1331 Clay St	
26	1335 Clay St	
27	1343 Clay St	
28	1412 Clay St	
29	1413-1415 Clay St	
30	104-112 E Clifton Ave	
31	131 E Clifton Ave	
32	134-136 E Clifton Ave	
33	135 E Clifton Ave	Sharp Village Annex
34	139-143 E Clifton Ave (rear)	
35	145 E Clifton Ave	
36	200 E Clifton Ave	bar
37	201 E Clifton Ave	
38	207 E Clifton Ave (rear)	
39	211 E Clifton Ave (rear)	
40	N of 213 E Clifton Ave	
41	222-224 E Clifton Ave (221 Peete St)	
42	103 W Clifton Ave (rear)	
43	112 Corvine St	
44	1918 Durlap St	Patton Awning Garage
45	2008 Durlap St	garage
46	6 W Elder	Note: Includes only the rear portion of the building.
47	115-117 W Elder St	

48	1411-1417 Elm St	addition to City Gospel Mission
49	1428 Elm St	
50	1429 Elm St	
51	1437 Elm St	
52	1501-1511 Elm St	Samuel W. Bell Home for Sightless
53	1604 Elm St	Midtown Tire
54	1624 Elm St	
55	1715 Elm St	
56	1719-1721 Elm St	
57	1727-1729 Elm St	
58	1829-1831 Elm St & 209-211 Findlay St	New Prospect Baptist Church
59	1905 Elm St	
60	2001-2003 Elm St	
61	2010-2020 Elm St	Ziegler-Shafrey Storage; Walton Distributing
62	2017 Elm St (rear)	
63	132 Findlay St (1900 Elm St)	
64	220 Findlay St	
65	230 Findlay St	
66	1710 Frintz St	
67	S of 1710 Frintz St	
68	219-221 Grant St	
69	1120 Jackson St	former Karma Club
70	30 E Liberty St	Shell Gas Station
71	116 E Liberty St	Free Store
72	128 E Liberty St	garage
73	228 E Liberty St	
74	12-14 W Liberty St (1615 Republic St)	St. Anthony Messenger Press
75	26-32 W Liberty St	St. Anthony Messenger Press Addition
76	208 W Liberty St	Labor Solutions
77	1612 Logan St	Note: Property includes 2 non-contributing buildings.
78	NE corner of Dunlap St & W Elder St (1808-1812 Logan St & 214-218 W Elder St)	Globe Furniture
79	1822 Logan St	
80	1215 Main St	
81	1434 Main St	The J.B. Schmidt Co.
82	1440 Main St	
83	1604 Main St	
84	1622 Main St	
85	1630 Main St	cell tower
86	1701 Main St (240 E Clifton Ave)	
87	1722 Main St	
88	6-8 E McMicken Ave	Fire House
89	18-20 E McMicken Ave	
90	48 E McMicken Ave (rear)	
91	50-52 E McMicken Ave (rear)	
92	54 E McMicken Ave (rear)	
93	66 E McMicken Ave	
94	68 E McMicken Ave (rear)	
95	70 E McMicken Ave (rear)	
96	80-82 E McMicken Ave (1705 Lang)	Wesley Chapel United Methodist Church
97	111-113 E McMicken Ave	
98	38 W McMicken Ave	
99	48-54 W McMicken Ave	John E. Carrigan Plumbing Garage Note: Property includes 2 non-contributing buildings.

100	115-129 W McMicken Ave (116-122 Henry St)	
101	112-138 W McMicken Ave	Oral T. Carter & Assoc.
102	203 W McMicken Ave	
103	1608 Moore St	
104	1621 Moore St	Husman's Potato Chips
105	31-33 Mulberry St	
106	S of 73 Mulberry St	
107	127 Mulberry St	Church in the City
108	138 Mulberry St	
109	322 Mulberry St	
110	19 Peete St	
111	75 Peete St (rear)	garage Note: Building fronts on E Clifton Avenue and may have an address of 68 and/or 70 E Clifton Avenue.
112	106 Peete St	
113	107 Peete St	
114	114 Peete St	
115	119-121 Peete St	
116	124 Peete St	church
117	127-129 Peete St	
118	1301 Pendleton St	
119	1413 Pleasant St	
120	1440 Pleasant St (113-115 W 15th St)	shelter
121	1511-1519 Pleasant St	
122	1553-1561 Pleasant St	Kentucky Fried Chicken
123	1615-1617 Pleasant St	
124	1618 Pleasant St	
125	1914 Pleasant St	
126	1216 Race St	
127	1218-1220 Race St	
128	Bounded by Race St, Elm St, & E 12th St	Washington Park Comfort Station
129	1530 Race St	addition only
130	1538 Race St	laundry
131	1702 Race St (26-34 Green St)	
132	1715 Race St	Hub Center
133	1722-1724 Race St	Over-the-Rhine Senior Center
134	1723 Race St	
135	1725 Race St (13-19 W Elder; 13-17 Republic St)	
136	1730-1738 Race St	former IGA grocery store
137	1812 Race St (rear)	garage
138	1814 Race St (rear)	garage
139	1826-1828 Race St	
140	1910-1916 Race St	Catanzaro Produce
141	315-319 Reading Rd	addition to Sun Furniture Building
142	SW corner of Reading Rd & Liberty St	Over-the-Rhine Carillon
143	1332 Republic St	
144	1413 Republic St	
145	1308 Spring St	
146	1322-1326 Spring St	
147	NW corner Sycamore St & E 13th St (1301 Sycamore; 218-230 E 13th St)	Sycamore Park (pool, comfort station, picnic table and playground)
148	1123 Sycamore St (208-224 Reading Rd)	Alms & Doepke Park Haus
149	1203 Sycamore St (226 E 12th St)	The Diner on Sycamore

150	1408 Sycamore St	
151	1425-1427 Sycamore St	Gabriel's Corner
152	1113 Vine St	
153	1314 Vine St	Venus Club
154	1324 Vine St	laundromat
155	1331-1333 Vine St	
156	1335 Vine St	
157	1408-1408 Vine St (rear)	
158	1412 Vine St (rear)	
159	1414-1416 Vine St	Kroger Grocery Store
160	1518 Vine St (5 E Liberty St)	Crossroads Health Center
161	1521-1525 Vine St	former Empire Theatre
162	1630 Vine St	trailer
163	1800 Vine St	former Provident Bank
164	1801-1805 Vine St	
165	1929 Vine St (rear)	
166	1920 Vine St	
167	2026-2028 Vine St	
168	208-210 Wade St	
169	212 Wade St (rear)	garage
170	214 Wade St (rear)	garage
171	1209 Walnut St	
172	1212-1224 Walnut St	
173	1228-1232 Walnut St	
174	1302 Walnut St	
175	1306-1316 Walnut St	
176	1328 Walnut St	
177	1334-1340 Walnut St	
178	1350 Walnut St	
179	1422-1424 Walnut St (rear)	
180	1428-1432 Walnut St	Jack's Glass
181	1429 Walnut St	Urban Sites Properties, Inc.
182	1627 Walnut St (rear)	
183	1630 Walnut St	
184	215 Woodward St	

**Notes:**

1. All addresses based on CAGIS. Addresses in parenthesis are secondary addresses for the same property.
2. Addresses may be subject to change after field verification.

## Exhibit D

# 1725 Elm Street (rear building)



Report prepared by:

Ann Senefeld

© 2019

All information herein believed accurate but not guaranteed.

Cover Photo – Google Street View, Sept. 2015

# 1725 Elm Street (rear building)

Address Prior to 1896: 603 Elm Street

## Hamilton County Auditor and Recorder Information

Parcel ID: 133-0003-0063-00

Year Built: 1885

Property Description: 1725 ELM ST 25 X 111.50 LOT 14 JNO MC LEAN SUB

### Indexes to Deed, Mortgages and Leases

#### INDEX TO 1st SERIES (1789-1859)

454 Findlay and Garrards Sub in Sec. 13 T. 3. R. 7. See John

DEEDS. Block K.

GRANTOR	GRANTEE	Book Page	DESCRIPTION
Findlay Jas	Jephtha D Garrard	47304	Whole Block
McLean John	Wm & L. B. Lawder	102207	Lease for 10 yrs. of Liberty st
Same	Edmund W. Schon	102230	" 14
Albion Edmund W	David Anderson	18633	25 ft from Church street to Campbell street bounded by
Rabbs Matthias	Nicholas Fester	18654	of James L. H. T. & Co. Wood's lot 14-15
Anderson David	Alex Ruff	246207	Lease for 3 yrs. of house No. 603 Elm St. with a pt of lot 14

#### INDEX TO 2nd SERIES (1859-1871)

DEEDS. Block 'K' Findlay & Garrards Sub Court

GRANTOR	GRANTEE	Book Page	DESCRIPTION
Ruff Alex Sr.	Alex Ruff Jr.	25 410	Lease 3 yrs pt of House No 603 Elm St
Ruff Alex	Geo Wild	28 174	Lease 3 yrs pt of house No 603 Elm St

#### INDEX TO 3rd SERIES (1871-1886)

428

DEEDS BLOCK "K" FINDLAY & GARRARD'S SUB.

GRANTOR	GRANTEE	BOOK PAGE	DESCRIPTION
Ruff, Anne	Jac. Knoidel	69 115	Lease, 5 yrs. part of House, #603 Elm St.

Reif, J. A. per Extr.	Jno. Sauer	543	29	Lot 14.
Hatterman, H. A.	Same	543	32	" 14.

11/25/1882

Sauer, Jno.	Henry Boeck	72	290	Lease, 5 yrs. Premises, #603 Elm St.
-------------	-------------	----	-----	--------------------------------------

8/20/1883; two story frame

Sauer, Jno.	Moerlein Brew Co.	82	459	" 5, " pt. of House, #603 Elm St.
-------------	-------------------	----	-----	-----------------------------------

Moerlein, Brew Co.	Jos. Neumeyer	82	462	" 5, " Same.
--------------------	---------------	----	-----	--------------

LB 82/459 - 8/12/1886; brick building

INDEX TO 4th SERIES (1886-1903)

308

DEEDS: BLOCK "K" FINDLAY & GARRARD'S SUB.

GRANTOR	GRANTEE	BOOK	PAGE	DESCRIPTION
Sauer, John	Henry Bradtmueller	630	7	Lot 1A on Nelsons sub. 13 1/2 ft W. of Elm St.
Bradtmueller, H.	P. Steinmetz	90	35	Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, H.	C. Moerlein Brew Co	101	121	Lease 2 yrs. pt. of house #603 Elm St.
Bradtmueller, H.	C. Moerlein Brew Co	113	338	Lease 3 yrs. pt. of house #603 Elm St.
Bradtmueller, Henry	Chris Moerlein Brew Co	126	22	Lease 3 yrs. 1 & 2 floors of building known as #1725 Elm St.

INDEX TO 5th SERIES (1903-1918)

340

DEEDS

Findlay & Garrard's Subd'n Block "K."

GRANTOR	GRANTEE	Book	Page	DESCRIPTION
Bradtmueller, Henry	Lina Schwartz	920	406	Lot 14, 25 ft on W.S. Elm St. back to Campbell St

INDEX TO 6th SERIES (1918-1927)

None

INDEX TO 7th SERIES (1927-1939)

GRANTOR		GRANTEE		BOOK	PAGE	LOT NO.	DESCRIPTION
Schwartz Lina		Peter Topfing		1526	414	7	Lot 7 to Block Square

PLAT IN Book 112 PAGE 74  
DEEDS  
LOTS 7 TO BLOCK SQUARE  
FEB 20 1931

INDEX TO 8th SERIES (1939-2003)

See Ownership Card below.

TOPICZ, PETER  
1733 ELM ST. REAR  
CLINT. 0 133 3 63  
1733 ELM ST REAR  
25 X 131.50 133 3 63  
LOT 14 JNO MCLEAN SUB

DATE  
MO. DA. YR.

TRANSFERRED TO PRESENT OWNER

2 24 58 GUTIN, HARRY B. INC.,  
6 27 59 SCHWARTZ, ROSE  
11 15 60 DENNIS, MORRIS  
8 4 61 SCHWARTZ, ROSE & AIDA BRATSKAN - TRUSTEES  
2 18 69 OSKY, JDA  
10 17 86 COGDELL, GASTON D. \$ 5.00  
12 8 91 SNYDER, KEVIN L. 6.10 WD

TAX CODE

BOOK PLAT PARCEL

DATE MO. DA. YR.	CUT-UPS PARCEL FEET OR ACRES	BALANCE FEET OR ACRES	VALUATIONS			CHANGES		CUT-UP OUT OF PARCEL	REMARKS
			LAND	BUILDINGS	TOTAL	DOCUMT	NO		
			2270	6920	9190				
			2050	6920	8970				
			200	700	900				
			2250	7620	9870				
			2270	8460	10730				
			2270	7370	9660				
			3830	4620	8450				
8 24 70				1160	1160				
			3830	3460	7290				
			3050	4500	7550				
			2120	4610	6730				
			3020	4840	7860				
			3050	4840	7890				
				2040	2040				
			3050	1750	4800				
			3030	1750	4780				
			3220	1750	4970				

GENSUR TRACT.

SKETCH OF LAND

REAL ESTATE TAX LIST GEO. GUCKENBERGER, Auditor HAMILTON COUNTY, OH Form No. 1-1937-2100

Hamilton County Auditor Ownership Card

Transfer History – Hamilton County Auditor

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2019	206781	320,000	6/26/2019	MT AUBURN LLC	NASSAU AVENUE INVESTMENTS LLC
2017	141414	310,000	5/24/2017	HILTON CAPITAL GROUP LLC	MT AUBURN LLC
2016	104073	185,000	3/15/2016	HAMLET JOHN D	HILTON CAPITAL GROUP LLC
2014		0	2/25/2014	HAMLET JOHN TR	HAMLET JOHN D
2009	30971	5,500	11/16/2009	BADGER GREGORY P	HAMLET JOHN TR
2008	14472	1,000	10/17/2008	SCHEER DAVID R & BRENDA C	BADGER GREGORY P
2001	2966	12,000	3/13/2001	KNOX EMIL	SCHEER DAVID R & BRENDA C
1994	748	1,100	1/18/1994	SALVADORE BEN	KNOX EMIL
1993	12812	1,100	9/15/1993	SNYDER KEVIN L	SALVADORE BEN
1991	14070	6,100	11/8/1991	COGDELL GASTON D	SNYDER KEVIN L
1986	0	0	10/1/1986	JANSEN MARK & CYNTHIA	COGDELL GASTON D
1984	0	0	10/1/1984	SEE OWNERSHIP CARD	JANSEN MARK & CYNTHIA

**Hamilton County Auditor Photos**



1993

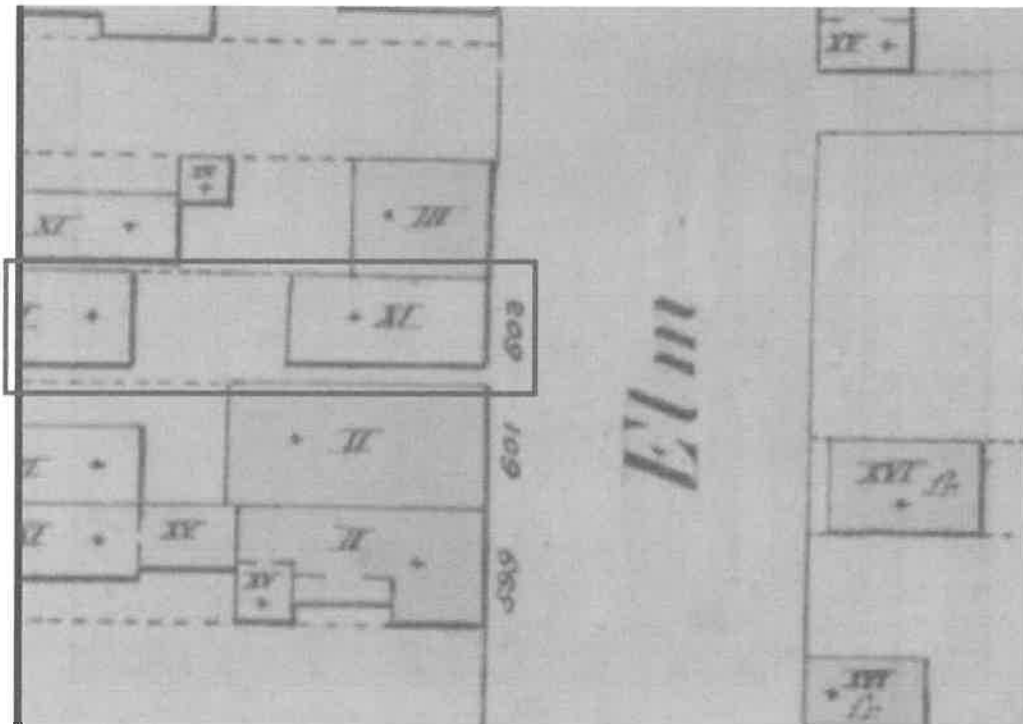


2003



1330003006300 08/08/2008

### Maps

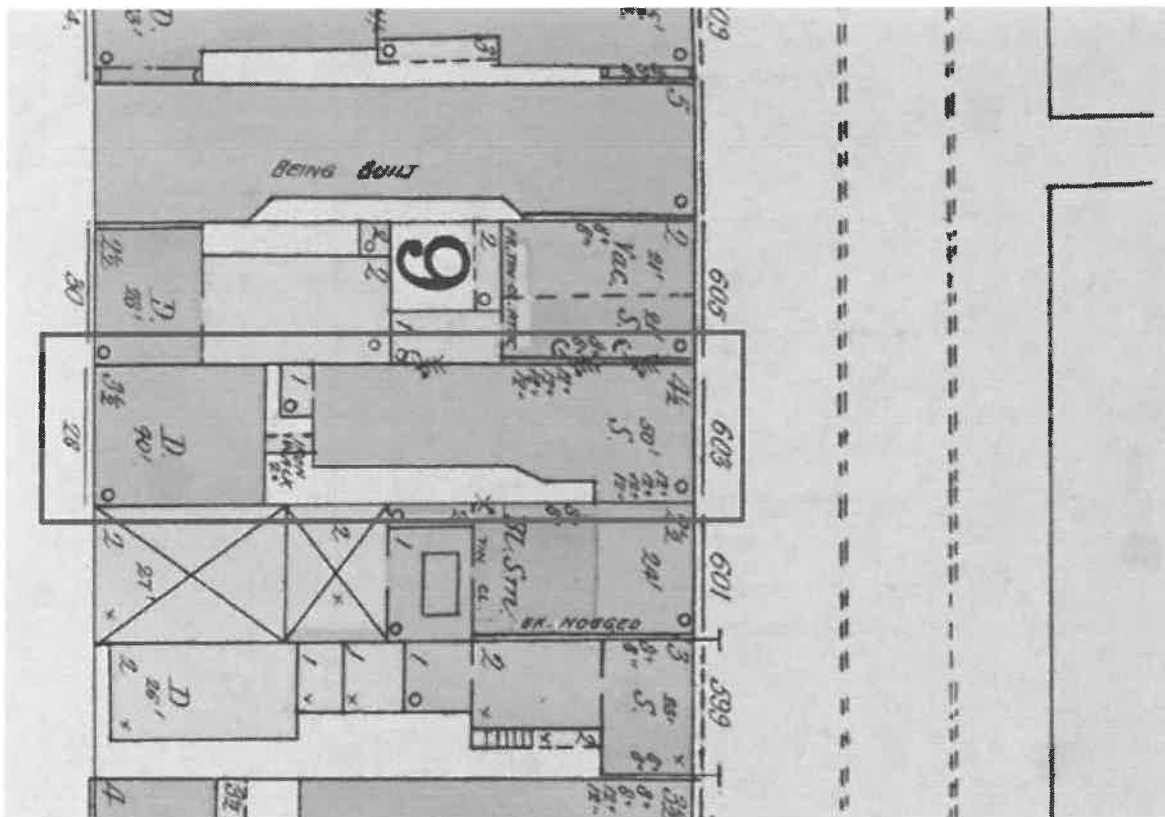


1855 Atlas of Cincinnati by W. H. Martin

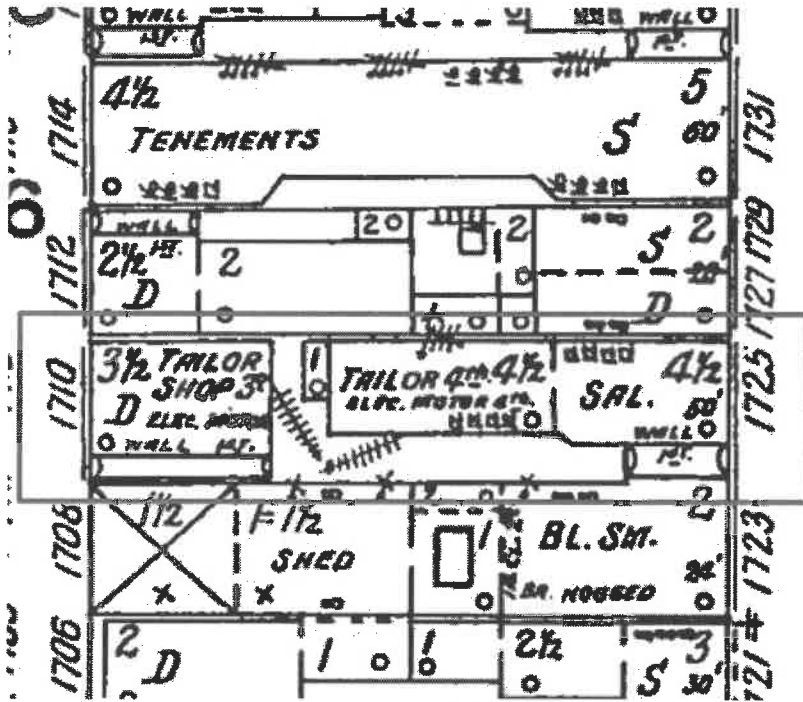
Cincinnati History Library, for research purposes only. Pink indicates brick and yellow is wood. Blue is for special risks such as manufacturers or establishments where steampower is, or shavings made



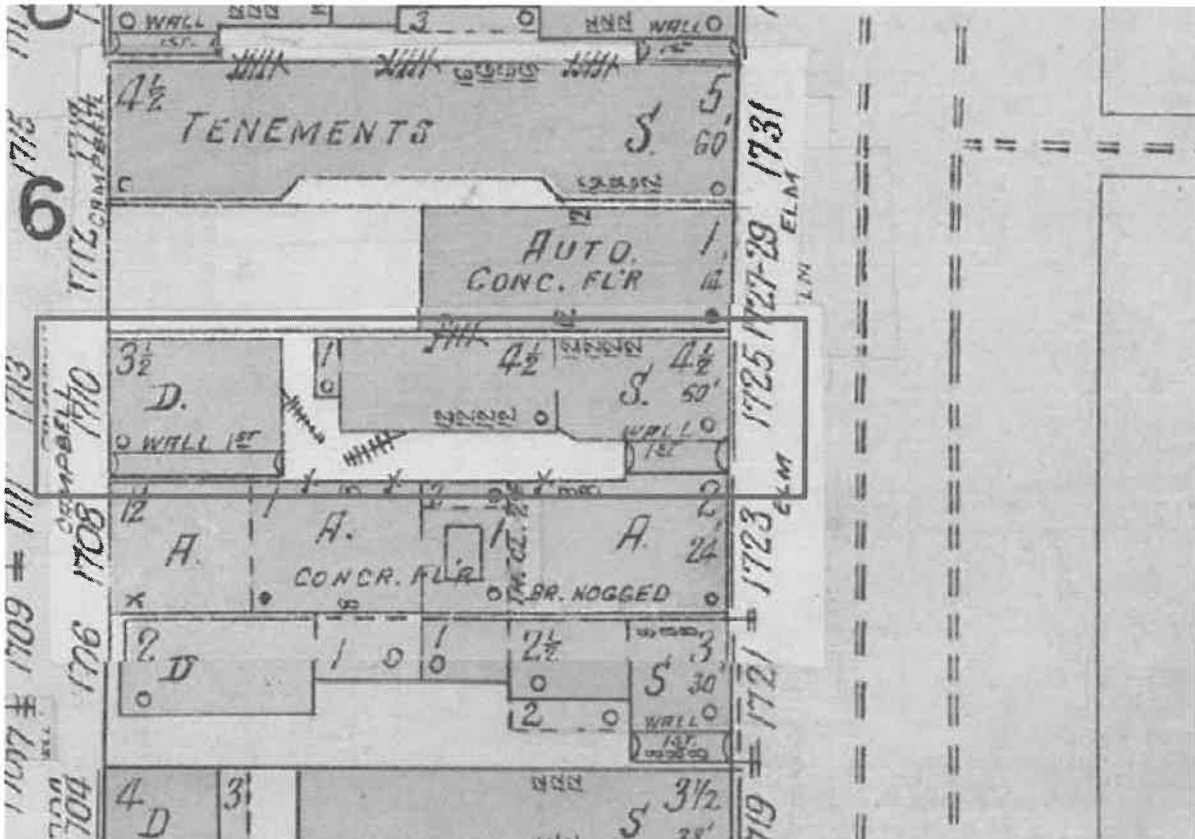
1883-1884; Atlas of the city of Cincinnati, Ohio : from official records, private plans & actual surveys;  
 Robinson, Elisha & Pidgeon, Roger H.  
 Yellow indicates a frame structure. Pink indicates a brick structure.



1891 Sanborn Insurance Map  
 Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.

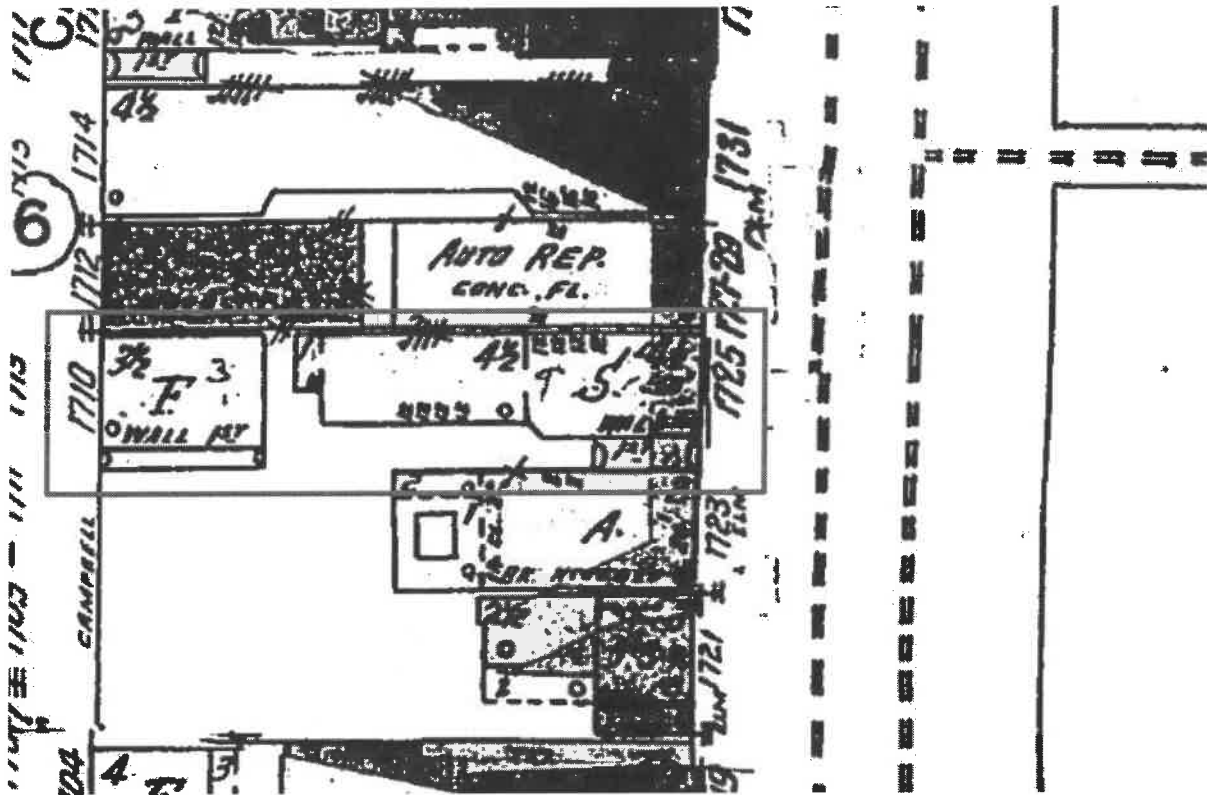


1904 Sanborn Insurance Map

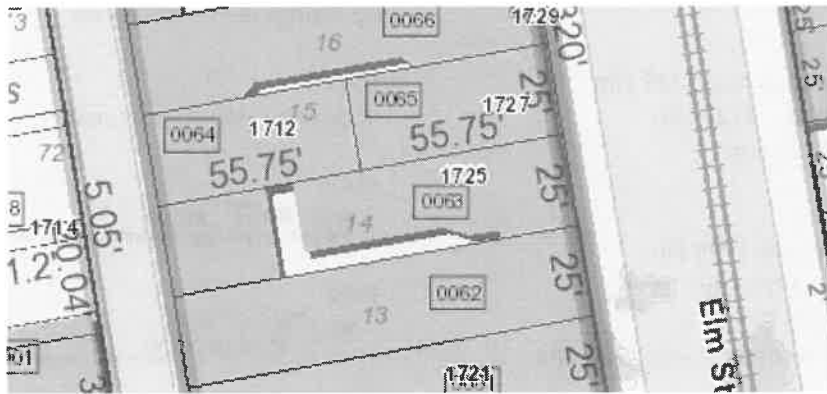


1930 Sanborn Insurance Map

Yellow indicates a frame structure. Pink indicates a brick structure. Blue indicates a stone structure. Green indicates a wooden special structure.



1950 Sanborn Insurance Map



2019 CAGIS



## Cincinnati Enquirer Articles

**HAND GIRLS**—To work on coats, at 1725 Elm st., rear building.

March 12, 1896; p. 3

**MACHINE GIRL**—To make linings for fine coats, at 1725 Elm st., rear building.

March 2, 1897; p. 3

**A.—WANTED**, a first machine hand on fine coats; steady. 1725 Elm st., rear building.

July 31, 1898; p. 6

**A.—WANTED**, 1 and 2 machine girls, on fine coats; steady work; good pay; at 1725 Elm, rear building.

September 11, 1898; p. 6

**KAMPEL**—Amelia Kampel (nee Mueller), at her residence, 1725 Elm st., Sunday, 4 15 p. m. Funeral Wednesday morning at 8 o'clock from residence, and 8:30 from St. Francis's Church [Buffalo papers please copy]

April 17, 1900; p. 7

**TAILORESSES**—First-class machine girl and hand girls to hitch and put sleeve linings in coats, at 1725 Elm st., rear building.

October 4, 1904; p. 10

**TAILORESSES**—Girls to baste canvas and girls to learn; not under 14 years of age; to work on coats. No. 1725 Elm st., rear building.

March 14, 1905; p. 10

**A.—FIRST-CLASS** girls on fine coats and for basting, passing felts and for pulling basting threads.  
1725 Elm st., 3d floor, front.

July 9, 1905; p. 14

**A.—WANTED**—Machine and hand girls on coats; steady work and good pay. 1725 Elm st., rear. my24-4\*

May 26, 1906; p. 6

**A.—OPPRESSOR**—And a good man for steam presser; steady work. DALINSKY, 1725 Elm st., rear.

February 28, 1907; p. 10

**TAILORESSES**—First hand girls and girls to fell sleeve linings on coats, at 1725 Elm st., rear building.

June 1, 1913; p. 31

**A.—WANTED**—First machine girls to make pockets, and machine girls to make collars, sleeves and linings on coats. 1725 Elm, rear building.

June 8, 1913; p. 31

**A.—WANTED**—Girls to sew in pockets and make linings on coats. 1725 Elm, rear bldg.

October 19, 1913; p. 3

### Seeks Receiver For Firm.

Inability of Joseph H. Haslit and his partner, Max Schwartz, as to the conduct of their partnership, known as the Lee Tailoring Company, caused Haslit to file suit in the Common Pleas Court yesterday, asking for the appointment of a receiver to take charge of the business. The firm has two stores, one at 903 Vine street and the other at 1725 Elm street. It is claimed that the firm has between \$3,000 and \$4,000 in merchandise and equipment, and \$2,000 in accounts receivable, while they owe only about \$1,500, Haslit claims. However, they cannot agree as to the proper way to conduct the business, so a receiver is wanted to take charge of affairs and dissolve the partnership. Jackson & Woodward, attorneys.

November 29, 1913; p. 20



**RECEIVER'S SALE  
AT AUCTION  
STOCK AND FIX-  
TURES OF LEE  
TAILORING CO.**

FRIDAY, JANUARY 9, 1914.  
Commencing at 10 A. M., on  
the Premises  
803 VINE ST.

IN LOTS AS PER CATALOG.  
Consisting of cloths, pants lengths, over-  
coatings, suitings, finished garments,  
fixtures, mirrors, sewing machines,  
motor, stove, tables, electric fixtures,  
&c. Also accounts receivable.  
STOCK CAN BE INSPECTED ANY  
TIME.

CONTINUING AT 2 P. M. ON THE  
PREMISES  
1725 ELM STREET.  
(Third floor, rear.)

COMPLETE TAILOR SHOP, containing  
sewing machines, padding machine,  
tacking machine, gas irons, cutting  
tables, pressers' tables, &c.  
The tailor shop contents will be offered  
first as an entirety and then in parcels.  
CAN BE INSPECTED THURSDAY,  
JANUARY 8, FROM 2 P. M. TO 3 P. M.  
TERMS—Cash on day of sale.  
Catalog sent free upon request.  
To be sold by order of Common Pleas  
Court in Case No. 155,343, wherein Jo-  
seph H. Haslit is plaintiff and Max  
Schwartz defendant.  
HENRY BENTLEY, Receiver.  
JOHN W. WOLFE and  
HERBERT JACKSON, Attorneys.

**THEODORE MAYER & BRO.**  
AUCTIONEERS.  
Tel. M. 921. First National Bank Bldg.

January 4, 1914; p. 3

OFFPRESSER—On fine coats, at 1725 Elm st., rear building.

May 4, 1914; p. 13

MACHINE GIRLS—First, on coats, at 1725 Elm st., rear building.

May 17, 1914; p. 35

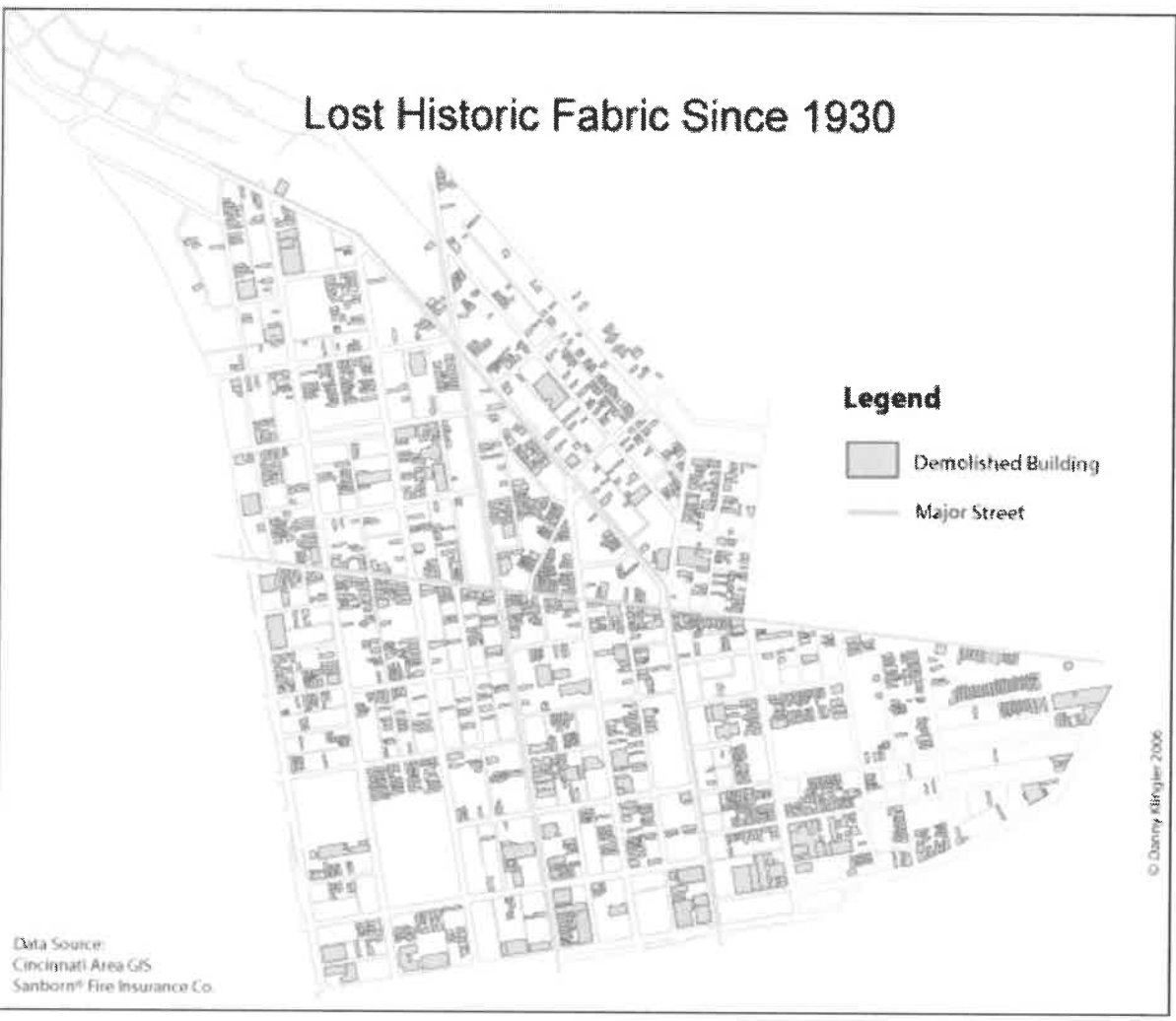
HOUSEKEEPER—For widower, by a lone widow, reference. No. 1725 Elm st., third floor rear

November 15, 1914; p. 33

# Exhibit E



# Lost Historic Fabric Since 1930



Data Source:  
Cincinnati Area GIS  
Sanborn® Fire Insurance Co.

© Danny Krigler 2006

## Areas of High and Moderate-High Integrity in Over-the-Rhine



### Legend

- Area of Integrity
- Non-Contributing Building
- Contributing Building
- Significant Building
- Landmark Building
- Outside Historic District
- Major Street

Data Source:  
Cincinnati Area GIS

## Exhibit F

JAC CONST SERV INC.

425 SWEETBRIER DRIVE

BATAVIA OH. 45103

To whom it may concern on the property 1725 Elm st. (REAR BUILDING)

The object is to bring the building up to VML requirements.

VBML

Back of building to be bolted to framing and pulled in

as much as possible. Tuck point inside and outside.

Repair existing foundation across back of building.

Repair or replace damaged floor joists.

Replace or repair damaged or missing floors.

Repair framing and beam post framing in top floor.

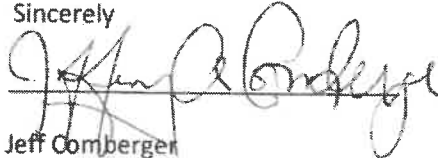
Clean and haul away all trash.

With a budget of \$67,435 to bring to vml requirements.

VBML

Thank You for your time.

Sincerely



Jeff Comberger

513-344-0690

# Exhibit G

1737 Elm

Before and After



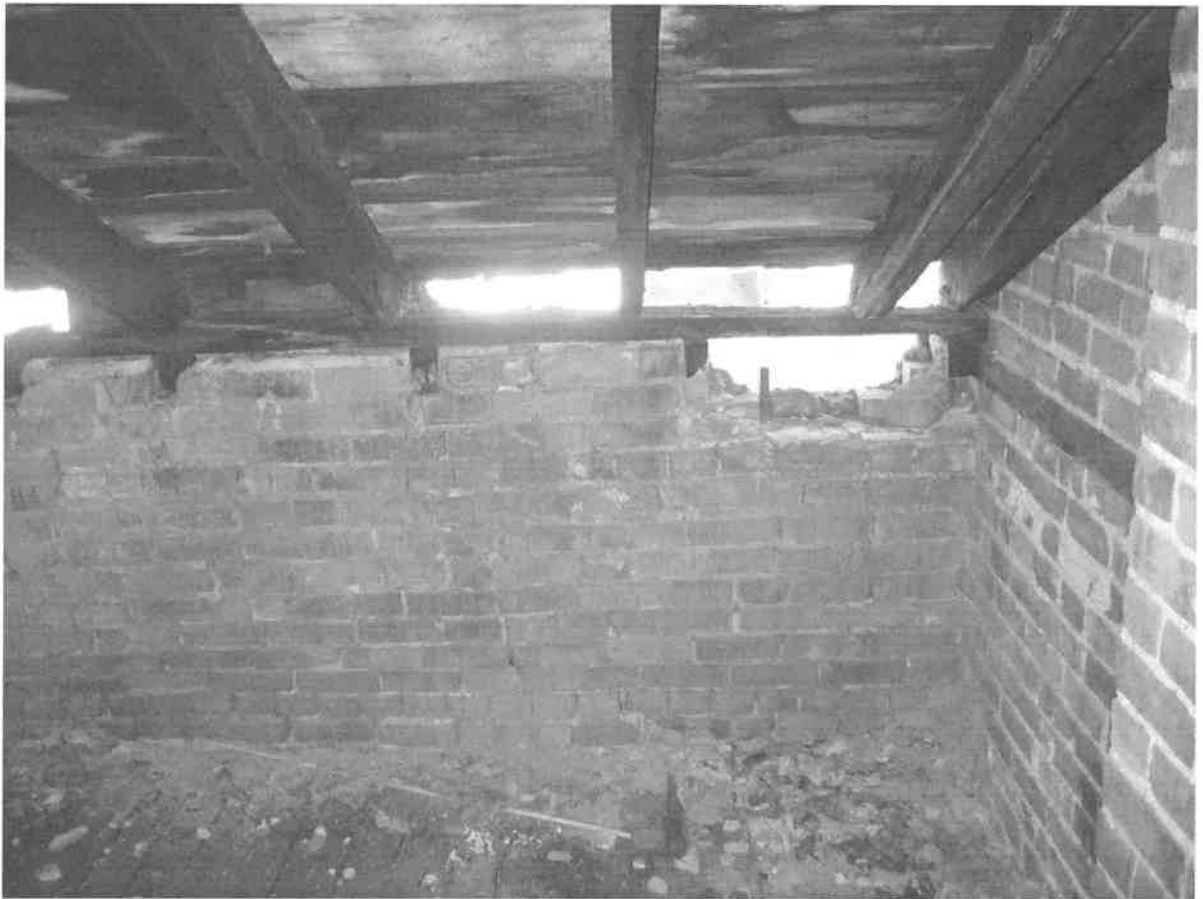
1737 Elm was a severely distressed property with two historic buildings on the lot situated in much the same way as 1725 Elm – a front building facing Elm Street and a rear building facing Campbell Alley. The front building was in very poor condition, while the rear building was in extremely poor condition and its main façade had begun to fall onto Campbell Alley.

OTR A.D.O.P.T. intervened and worked to ensure the rear building was stabilized and both buildings were adopted and rehabilitated. Partnering with Kim Starbuck, both the front and rear masonry walls of the rear building were rebuilt, while a new foundation was poured as well. The building required a near comprehensive stabilization effort.

Adoptee Kim Starbuck completed construction on both fully rehabilitated buildings in 2017. The front building now houses The Rhined artisan cheese shop on the ground floor, and micro-apartments on the upper floors. The rear building is a 100% solar powered occupied single family home. This has been a profitable investment.

Before Photos (Rear Building on Campbell Alley)

















Before Photos (front building on Elm)







After Photos (Front)



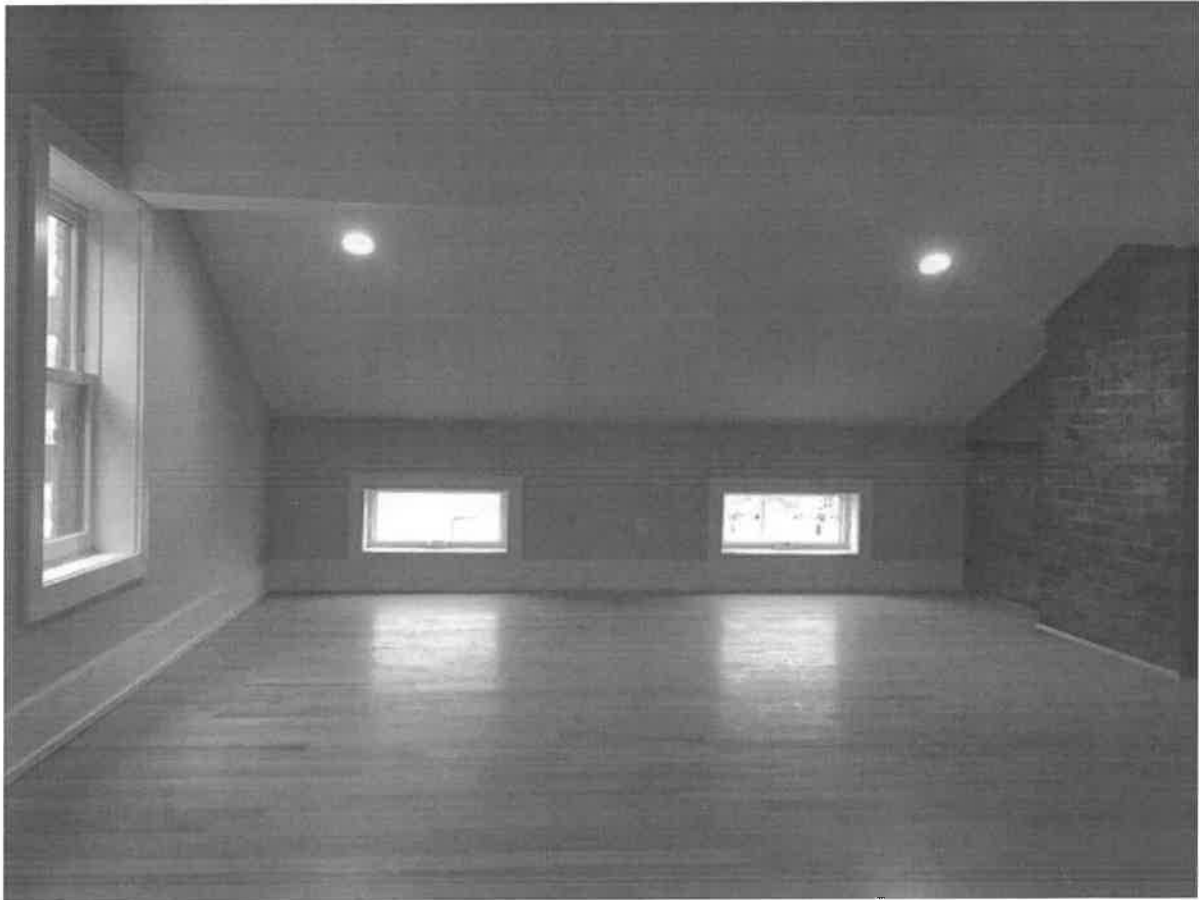


After Photos (Rear)









# Exhibit H

43-45 E. Clifton

Before and After



43-45 E. Clifton was a property with two buildings on the lot, both in a state of severe structural distress. 43 E. Clifton was so dilapidated that there were no remaining floors, stairs, or load bearing walls in the building, while 45 E. Clifton exhibited a structural masonry bulge in the front wall that created a public safety issue.

OTR A.D.O.P.T. worked with a private investor to stabilize both buildings, rebuilding a portion of the front masonry wall at 45 E. Clifton, rebuilding masonry load bearing walls at 43 E. Clifton, and conducting a near-complete structural reframing of the interior of 43 E. Clifton.

Both buildings are now stable, and based on the post-stabilization value of the property our investor anticipates a return on their investment.

## Photos







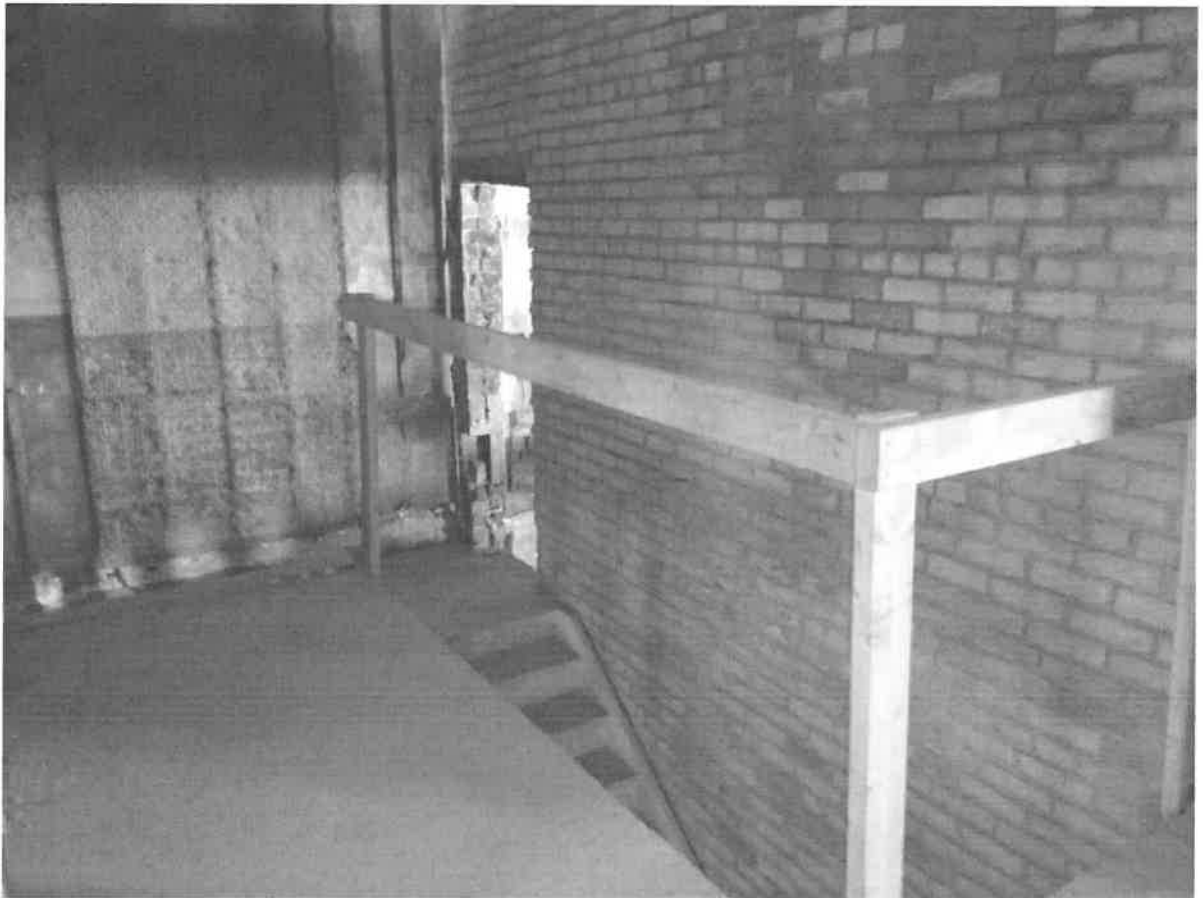












# Exhibit I

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63, REAR BUILDING ONLY.

1. The purchase price shall be \$5,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$500 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; (c) satisfactory confirmation by Purchaser that the rear building can be parceled off and that all building and zoning requirements can be met; and (d) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay for any surveying costs and all costs associated with the parcel cut-up, deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and

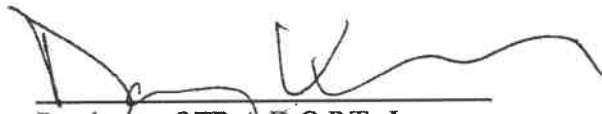
assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

12. Seller agrees that, in the event an easement for pedestrian ingress and egress is required for any purpose in order for Purchaser to parcel off the rear building from the existing parcel, or for any other purpose, Seller shall grant Purchaser an easement through the existing walkway on the south side of the portion of the Property fronting Elm Street to access the rear building.

  
Witness

  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 07/12/19

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_

## CONTRACT TO PURCHASE

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation, hereinafter referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63.

1. The purchase price shall be \$330,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$3000 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; and (c) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay the deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

---

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

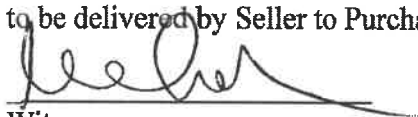
7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

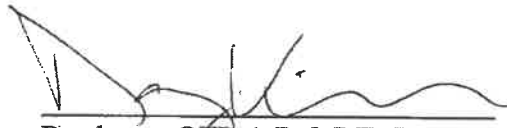
8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

  
Witness

  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 7/12/19

---

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_

**CONTRACT TO PURCHASE**

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63.

1. The purchase price shall be \$330,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$3000 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; and (c) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay the deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

---

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

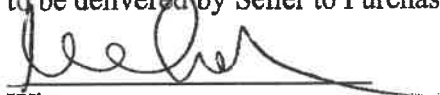
7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

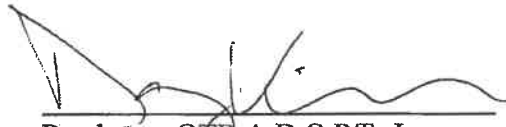
8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract. This offer, when accepted, shall bind the parties, their heirs, administrators, executors and assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

  
Witness

  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 7/12/19

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_



Attachment Ce

**CONTRACT TO PURCHASE**

The undersigned, OTR A.D.O.P.T., INC., an Ohio nonprofit corporation referred to as Purchaser, offers to purchase from NASSAU AVENUE INVESTMENTS, LLC, an Ohio limited liability company, hereinafter referred to as Seller, the real property located at 1725 Elm St., Cincinnati, OH, referred to as "the Property", Hamilton County Auditor's parcel number 133-3-63, REAR BUILDING ONLY.

1. The purchase price shall be \$5,000 payable in cash, certified check or cashier's check upon delivery of the deed at the time and date set for closing by the parties. Upon written acceptance of this contract, Purchaser shall deliver \$500 in earnest money to Seller to be held in trust by Michael T. Mann, Esq. ("the escrow agent"), pending closing, or returned to Purchaser if Purchaser's offer is not accepted. If this transaction is closed, the earnest money shall be applied to the purchase price or as directed by Purchaser. If either party fails or refuses to perform under this contract, or if any contingency is not satisfied or waived, the escrow agent shall retain the earnest money until the Seller and Purchaser deliver joint written instructions to him, or upon order by a court of competent jurisdiction.

2. This sale is contingent upon: (a) verification of good and marketable title to the property in Seller's name; (b) satisfactory whole building inspection, at Purchaser's sole discretion, by a structural engineer and/or such other inspector or inspectors as are arranged by Purchaser within 14 days of Seller's acceptance of this Contract; (c) satisfactory confirmation by Purchaser that the rear building can be parceled off and that all building and zoning requirements can be met; and (d) a walk through 24 hours prior to closing to confirm that the condition of the Property is satisfactory to Purchaser. Except as set forth herein, the Property is being sold as-is.

3. The real estate which is the subject of this Agreement shall include the land, all appurtenant rights, privileges and easements, free and clear of any liens and encumbrances.

4. The Seller shall convey title to this real estate by general warranty deed in fee simple within 21 days of Seller's acceptance of this Contract, or as the parties otherwise mutually agree, otherwise free, clear and unencumbered as of the date of closing except restrictions and easements of record which do not adversely affect the use of the real estate. Except as provided for herein, the Seller shall have the right to remove any and all encumbrances or liens at the time of delivery of the deed out of the purchase monies.

5. Purchaser shall pay for any surveying costs and all costs associated with the parcel cut-up, deed preparation, recording fee, and closing agent fee. Seller shall pay the conveyance fee.

6. Seller shall pay all real estate taxes and assessments, including penalties thereon, due and owing and prorated up to the date of closing. The prorated taxes shall be based upon a 365 day year and on the last available rate and evaluation as shown for real property on tax duplicate of Hamilton County, Ohio.

7. The Seller agrees that upon delivery of the deed, the real estate, and any improvements constituting a part of the real estate, will be in the same condition as they are on the date of this offer excepting reasonable wear and tear. If the real estate or any improvements are damaged or destroyed by fire or other casualty prior to closing, and are not repaired or restored by the Seller to a condition at least as good as they were prior to the damage or destruction, then the Purchasers at their option may terminate this Agreement by written notice to the Seller.

8. The Purchaser will have possession no later than the date set for closing.

9. This offer and its acceptance will constitute the entire Agreement of the parties, and no oral, verbal or implied agreements or understanding will vary the terms of this contract.

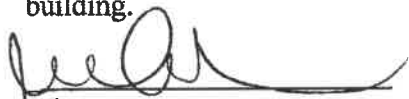
This offer, when accepted, shall bind the parties, their heirs, administrators, executors and

assigns.

10. Seller and Purchaser shall hold each other harmless on account of any claim made for commission in connection with the sale of this property.

11. The certification of Seller here and above made shall not be merged with the deed to be delivered by Seller to Purchaser.

12. Seller agrees that, in the event an easement for pedestrian ingress and egress is required for any purpose in order for Purchaser to parcel off the rear building from the existing parcel, or for any other purpose, Seller shall grant Purchaser an easement through the existing walkway on the south side of the portion of the Property fronting Elm Street to access the rear building.

  
Witness

  
Purchaser: OTR A.D.O.P.T., Inc.  
By: Daniel Klingler, President  
Date and time: 7/12/19

**SELLER'S ACCEPTANCE**

The undersigned accept the above offer as submitted to it.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Seller: Nassau Avenue Investments, LLC  
By:  
Date and time: \_\_\_\_\_





Attachment 7

July 15, 2019

Ms. Beth Johnson  
Urban Conservator  
City of Cincinnati Department of Buildings and Inspections  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Re: 1725 Elm Street, rear building

Dear Beth:

Cincinnati Preservation just learned that the owner of the rear building at 1725 Elm Street has applied for a Certificate of Appropriateness to demolish the structure. We would like to see the building saved if possible because it is part of an intact streetscape along Campbell Alley between Green and Elder streets. Numerous buildings in the neighborhood in comparable condition have been saved from demolition and successfully renovated and reoccupied, including the nearby building behind 1737 Elm Street. Also, we understand that the owners have received an offer to purchase the building, which they turned down.

Thank you for all you do to preserve historic Cincinnati.

Sincerely,

A handwritten signature in cursive script that reads "Margo Warminski".

Margo Warminski  
Preservation Director





Over-the-Rhine Community Council  
P.O. Box 662  
Cincinnati OH 45201

July 10, 2019  
Cincinnati Historic Conservation Board  
c/o Beth Johnson, Urban Conservator  
805 Central Avenue  
Cincinnati, OH 45202  
Sent Via Email

Subject: 1725 Elm Demolition

To Whom it May Concern:

The Over-the-Rhine Community Council (OTRCC) Board of Trustees opposes approval of the demolition of the historic building located at 1725 Elm Street (Rear), on the basis that applicant Model Group did not give notification or seek the input of residents, and that preservation of our unique historic assets is one of our community council's core values.

We respectfully ask that the applicant be instructed to engage the community prior to proceeding with approvals for this project.

Respectfully,

A handwritten signature in black ink that reads "Maurice Wagoner". The signature is written in a cursive style.

Maurice Wagoner  
President  
Over-the-Rhine Community Council

## Johnson, Beth

---

**From:** Danny Klingler <dannyklingler@gmail.com>  
**Sent:** Wednesday, July 10, 2019 4:44 PM  
**To:** Johnson, Beth  
**Subject:** Re: [External Email]  
**Attachments:** 1725 Elm St Rear\_Digging Cincinnati History Report.pdf; 1737 Elm\_Profile of Rehabilitation.pdf; OTRmap\_AOIwithSignificance.pdf

Thanks for clarifying and for honoring accepting submissions up until COB. That was my understanding as well.

As you know I believe it would be a very sad loss for this building to be torn down, unnecessarily I believe.

Attached please find a history report on the building, a map of OTR areas of high integrity, and a synopsis of one of OTR ADOPT's first preservation projects, at 1737 Elm.

The history report suggests that the rear building on Campbell Alley was built in 1885 by the Christian Moerlein Brewing Company, making it part of the brewing heritage of this area.

1737 Elm is very analogous to 1725 Elm in that both properties have a front building facing Elm and a rear building on Campbell Alley. In addition, 1737 Elm Rear was in extremely dangerous and unsafe condition. It has now been stabilized and rehabilitated and is fully occupied, as detailed in the attached report. As this project was begun 9 years ago before things had taken off in OTR, I believe it demonstrates that the 1725 Elm rear building can be successfully stabilized and reused.

The map of integrity shows that 1725 Elm Rear falls in an area of particularly high integrity of remaining fabric in Over-the-Rhine. It is especially important that these areas be preserved.

Thanks for your consideration.

Danny

On Wed, Jul 10, 2019 at 4:35 PM Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)> wrote:

I did say that I knew I would have to be working on the staff reports tonight so I would accept anything through the End of Business. If you have them finished now I can look at them to consider in the report as I finish it up this evening. Otherwise any information will be attached to the packet to send to the board but without consideration in the report.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections  
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)



Over-the-Rhine Community Council  
P.O. Box 662  
Cincinnati OH 45201

July 24, 2019

Cincinnati Historic Conservation Board  
C/o Beth Johnson, Urban Conservator  
805 Central Avenue  
Cincinnati OH 45202  
Sent Via Email

Subject: 1725 Elm St Demolition

To whom it may concern,

On July 22, 2019 The Over-the-Rhine Community Council ratified the Board of Trustee's position against the demolition of the historic building located at 1725 Elm Street (rear), on the basis that applicant Model Group did not give notification or seek the input of residents, and that preservation of our unique historic assets is one of our community's core values.

We again respectfully ask that the applicant be instructed to meaningfully engage the community prior to proceeding with approvals for this project.

Sincerely,

A handwritten signature in cursive script that reads "Maurice Wagoner".

Maurice Wagoner  
President  
Over-the-Rhine Community Council



## Johnson, Beth

---

**From:** Kim Starbuck <kim@crownotr.com>  
**Sent:** Wednesday, August 07, 2019 3:16 PM  
**To:** Johnson, Beth  
**Cc:** wkpape@graypape.com  
**Subject:** [External Email] 1725 Elm St- Rear

External Email Communication

Dear Ms Beth Johnson,

As property owners of 1737&1739 Elm Street I'm writing in regards to the demolition request of 1725 Elm Street Rear Building. We had similar renovation challenges on the rear building at 1737 Elm, currently known as 1720 Campbell Street. It has been renovated and has been fully occupied since its completion in 2018.

1720 Campbell St was in comparatively unstable condition as 1725 Elm Rear with severe deterioration to the masonry, foundation and interior wood rot. The east and west walls were taken down and rebuilt from roofline to foundation, and the foundation repoured on the east wall. The south wall masonry had major repairs on the upper level. Any interior wood structure was replaced as necessary. It currently holds a single family rental home that holds LEED Gold Standards.

I believe the applicant has the knowledge and assets to accomplish renovation of 1725 Elm Street, Rear. However if he's unable to complete this work, I support accepting the offer OTR ADOPT has made to the save this building.

Every remaining historic structure in the Over The Rhine Historic District contributes to its unique character and this building impacts the value of our investments.

Thank you for consideration.

Kimberly Starbuck  
W. Kevin Pape

Sent from my iPhone



## Johnson, Beth

---

**From:** Danny Klingler <dannyklingler@gmail.com>  
**Sent:** Wednesday, August 07, 2019 12:28 PM  
**To:** Johnson, Beth  
**Cc:** Shad, Matthew  
**Subject:** Re: [External Email] updates

Beth,

As far as staff's recommendation and OTR ADOPT's offer, I would just add that we are ready and able to save the building. We have the capacity, experience, and know-how to do this, and if we were given the opportunity we could get in there tomorrow and rebuild that main masonry wall right away, and the rest would follow quickly until it was fully stabilized and turned back into housing.

Unfortunately we've not heard anything back on our offer from the owner. I've reached out but am not making headway.

Please let me know if there's any more information I can provide.

Best,  
Danny

On Tue, Aug 6, 2019 at 2:46 PM Johnson, Beth <[beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)> wrote:

Danny,

The case will be placed on the August 19, 2019 agenda.

We have not received any additional files or information from the applicant.

Any responses that the public wants to submit for consideration in the staffs recommendation need to be submitted by tomorrow, August 7<sup>th</sup>, at EOB. All other comments submitted by Monday the 12<sup>th</sup> at EOB will be included in the packet submitted to the Historic Conservation Board for review.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections  
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202

513-352-4848 (p) | 513-352-2378 (f) | [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov) | [Website](#)



---

**From:** Danny Klingler <dannyklingler@gmail.com>  
**Sent:** Tuesday, August 06, 2019 9:57 AM



## Owen, Douglas

---

**From:** Danny Klingler <danny@otradopt.com>  
**Sent:** Monday, July 15, 2019 3:43 PM  
**To:** Johnson, Beth; Owen, Douglas  
**Cc:** Maynes, Kasandra  
**Subject:** [External Email] Fwd: 1725 elm  
**Attachments:** Signed Purchase Contract 1725 Elm.pdf; Signed Purchase Contract Rear Building Only 1725 Elm.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email Communication

Hi Doug,

Since Beth is out of town, I wanted to resend this email and copy you on it.

Please see below.

Thanks,  
Danny

Begin forwarded message:

**From:** [danny@otradopt.com](mailto:danny@otradopt.com)  
**Date:** July 15, 2019 at 3:11:06 PM EDT  
**To:** Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)>  
**Subject:** RE: Re: 1725 elm

Hi Bobby,

I haven't heard back from you about getting inside the property.

Because the clock is ticking, I am attaching two offers to purchase the 1725 Elm property, in hopes of moving this conversation along. The first is an offer to parcel out the property and purchase the rear building only, as discussed. The second is an offer to purchase the entire property, in the event the parcel cannot be split.

As you know we would very much like to preserve both historic structures on the lot.

Thanks much,  
Danny

----- Original Message -----

Subject: Re: 1725 elm  
From: Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)>

Date: 7/12/19 6:13 pm

To: Danny Klingler <[danny@tradopt.com](mailto:danny@tradopt.com)>

Absolutely. Have a great trip

Bobby Maly | chief operating officer

o: 513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

On Jul 12, 2019, at 6:03 PM, Danny Klingler <[danny@tradopt.com](mailto:danny@tradopt.com)> wrote:

Thanks Bobby. I had to leave for my family reunion trip today at 2.

Please let me know what you hear back.

On Jul 12, 2019, at 5:37 PM, Bobby Maly <[bmaly@modelgroup.net](mailto:bmaly@modelgroup.net)> wrote:

Danny,

I have the waiver prepared as soon as I hear back from the City.

Thanks,

Bobby

**Bobby Maly** | chief operating officer

o: 513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

---

**From:** Bobby Maly

**Sent:** Friday, July 12, 2019 1:19 PM

**To:** [danny@tradopt.com](mailto:danny@tradopt.com)

**Subject:** FW: 1725 elm

fyi

**Bobby Maly** |chief operating officer

o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

---

**From:** Bobby Maly

**Sent:** Friday, July 12, 2019 1:18 PM

**To:** 'beth.johnson@cincinnati-oh.gov'

<beth.johnson@cincinnati-oh.gov>

**Subject:** 1725 elm

Hi Beth,

Any word on our ability to split the 1725 parcel?

Thanks,

Bobby

**Bobby Maly** |chief operating officer

o:513.559.5854 | [www.modelgroup.net](http://www.modelgroup.net)

<image001.png>

