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

APPLICATION #: COA2020005
APPLICANT: Michael Stehlin
OWNER: JAMECO Properties
ADDRESS: **1036 Dayton Street**
PARCELS: 184-0005-0098
ZONING: RM 0.7/Historic District Overlay
OVERLAYS: Dayton Street Historic District
COMMUNITY: West End
REPORT DATE: January 28, 2020
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) to demolish a one story rear non-contributing frame addition that is not part of the original construction.

Existing Conditions:

The project location is 1036 Dayton Street. The building is an Italianate brick residential building. The original historic building is 3 story Second Empire residential building. On the rear is a one story frame addition shed roof addition.

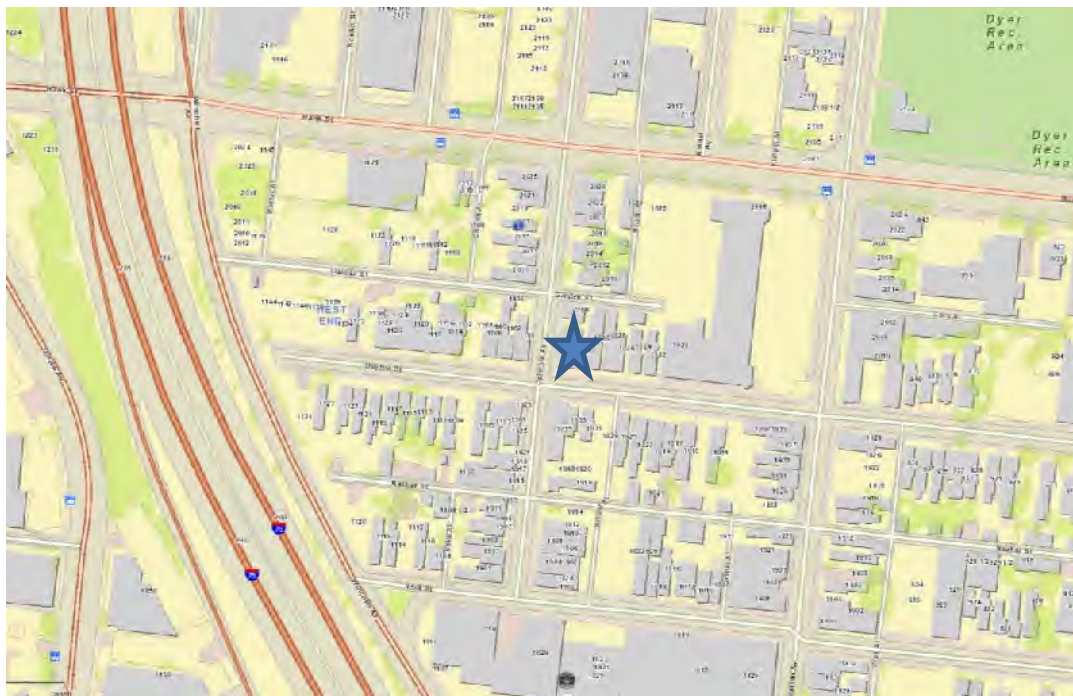


Figure 1: Map of 1036 Dayton Street. Map provided by Cagis Maps.



Figure 1036 Dayton Street.

Proposed Conditions:

The proposal is to demolish the one story frame addition at the rear.

Previous Reviews: NA

Zoning Review

At this time there is no zoning relief required.

Applicable Zoning Code Sections:

Zoning District: Section 1405 Residential Districts
HCB authority: Section 1435-05-4
Overlays: Dayton Street Historic District
Historic Landmark/Reg: Dayton Street Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Staff comments on the Specific Guidelines for Demolition of Buildings:

The proposed demolition is for a small frame addition that is on the rear of property. The Dayton Street Historic District does not have any guidelines as it relates to the demolition of buildings or inappropriate additions. The only guidelines regarding demolitions are for the allowance for demolition of non-contributing buildings if they do not adversely affect the character.

After reviewing the pictures (please see attached pictures) and doing a site visit to the property, we believe that the addition is a noncontributing portion of the building that will not adversely affect the character of the Historic District. The principal contributing building will remain and will be rehabbed. The applicant has already submitted a building permit (2019P05164) for review for the rehabilitation of the property.

Once the addition is removed, the rear stone steps will be repaired, and a handrail will be installed.



Figure 3. 1036 Dayton Street rear addition.

Other Considerations:

Prehearing Results: The owner was present.
Comments Provided to Staff: N/A
Consistency with *Plan Cincinnati (2012)*: N/A

Outstanding Code Violations: This property has existing code violations under B201401520 and is not VBML compliant. This demolition is associated with building permit #2019P05164 which is for the rehabilitation of the structure. This rehabilitation has work proposed that will correct the outstanding code violations.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear 1 story frame addition of 1036 Dayton Street based on the credible evidence provided by applicant in their submission dated 1/1/2020 and subject to the following condition:
 - (a) The rear door style shall be submitted to staff for approval.
 - (b) The railing on the rear stairs must be simple black metal to be approved by staff.
 - (c) The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That the Applicant and/or Property Owner has demonstrated that the addition a non-contributing addition to a contributing building within the Dayton Street District and its removal will not adversely affect the character of the building or district.
 - (c) That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.



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

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: _____

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

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.

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.

1036 Dayton Street – Proposed Demolition of Frame Addition

WHY COA SHOULD BE GRANTED

Prepared By: Michael Stehlin

The proposal is to remove a single room frame addition at the rear of 1036 Dayton Street. The frame addition measures approximately 4'-6" x 15'-0" or 67 square feet.

See picture:



The frame addition is severely deteriorated and is not salvageable.

The removal will allow better access to and use of the very narrow rear yard.

DRAWING INDEX

GENERAL

G001: TITLE SHEET / INDEX / MAP

ARCHITECTURAL

A001: WALL TYPES / FLOOR CEILING ASSEMBLIES

C101: SITE / ROOF PLAN

A100: BASEMENT FLOOR PLAN

A101: FIRST FLOOR PLAN

A102: SECOND FLOOR PLAN

A103: THIRD FLOOR PLAN

A201: WEST BUILDING ELEVATION

A501: JOIST REPAIR DETAIL

MECHANICAL

M100: BASEMENT HVAC

M101: FIRST FLOOR HVAC

M102: SECOND FLOOR HVAC

M103: THIRD FLOOR HVAC

M200: MECHANICAL DETAILS

M201: MECHANICAL DETAILS

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	HOR	HORIZONTAL
AL	ALUMINUM	I.D.	INSIDE DIAMETER
APPROX	APPROXIMATE	MATL	MATERIAL
B/BM	BOTTOM OF BEAM	MAX	MAXIMUM
BLG	BUILDING	MTG. HT.	MOUNTING HEIGHT
BRG	BEARING	MIN	MINIMUM
BET	BETWEEN	MTL	METAL
C.J.	CONTROL JOINT	N.L.C.	NOT IN CONTRACT
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OCC	OCCUPANCY
CONC	CONCRETE	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	OPF	OPPOSITE
CPT (OR C)	CARPET	P	PAINT
CT	CERAMIC TILE	RD	ROOF DRAIN
DS	DOWNSPOUT	RE	REFER
DM	DIMENSION	REQD	REQUIRED
DWG	DRAWING	SD	SMOKE DETECTOR
EA.	EACH	STL	STEEL
E.P.	ELECTRIC PANEL	T/BM	TOP OF BEAM
EXIST.	EXISTING	T/C	TOP OF CURB
FD	FLOOR DRAIN	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	T&B	TOP AND BOTTOM
FIN	FINISH	THK	THICK
FLR	FLOOR	TYP	TYPICAL
GYP	GYPSONUM	W/	WITH
GYP. BD.	GYPSONUM BOARD	WD	WOOD
GWB	GYPSONUM WALL BOARD	VERT	VERTICAL
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HR	HOUR	V.L.F.	VERIFY IN FIELD
HT	HEIGHT		

SYMBOLS

	ELEVATION HEIGHT		EARTH
	TEST BORING		GRAVEL
	SECTION		WOOD
	ELEVATION		CMU
	INTERIOR ELEVATION		BRICK
	DETAIL		CMU GROUTED SOLID
	DOOR #		RIGID INSULATION
	ROOM #		STEEL
	WINDOW #		ALUMINUM
	WALL TYPE		CONCRETE
	KEYNOTE		BATT INSULATION
	REVISIONS		ASPHALT PAVING
	WALL-MOUNTED FIRE EXTINGUISHER		NEW DOOR
	RECESSED FIRE EXTINGUISHER CABINET		EXIST. DOOR

RESTORATION OF:

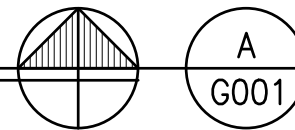
TWO TOWNHOUSES

1034 & 1036 DAYTON ST. CINCINNATI, OHIO 45214



NEIGHBORHOOD MAP
AREA MAP

1"=200'



OWNER:

JAMECO PROPERTIES LLC
PO BOX 24386
Cincinnati, OH 45224

ARCHITECT:

Michael Stehlin, AIA
1222 RACE STREET
Cincinnati, OH 45202
784-0002

CODE REVIEW – 2013 RESIDENTIAL CODE OF OHIO

Area Per Townhouse:

First Floor: 900 SF

Second Floor: 900 SF

Third Floor: 480 SF

Total: 2,280 SF per townhouse

plus basement for mechanical use only

Use R, brick bearing walls, wood floor joists and plaster

Height: 3 story, 40' to peak of roof

Zoning: RM-0.7 Dayton St Historic District – West End

Summary:

Renovate two existing brick townhouses. Last use was multi-family. Renovation will change the use back to the original use, which is single family townhouses.

Layout is for single family townhouse that will allow for possible use as Bed and Breakfast for up to 5 boarders. Each townhouse has 4 Bedrooms and 4 baths.

Every habitable room has window equal to 8% of the floor area for natural illumination and an openable area of 4% for natural ventilation. All windows are existing to remain and to be refurbished as necessary to fully operate.

Entry Doors are 36" x 80". All other doors 32"x 80". All doors openable from interior at all times

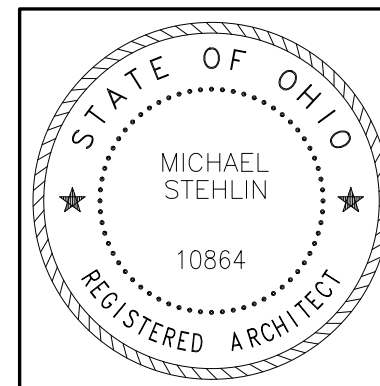
OBC 907: 110V Battery back-up, interconnected smoke detectors are new in each bedroom, near each bedroom and on every floor. Smoke detectors are interconnected within each townhouse.

Electric Code: NEC 2013–New 200A service under separate permit

HVAC: New 95% gas furnaces, gas cook stoves, gas water heater

No changes to the exterior of the building, repairs and painting only.

MICHAEL STEHLIN, LICENSE 10864
EXPIRATION DATE 12/31/2017

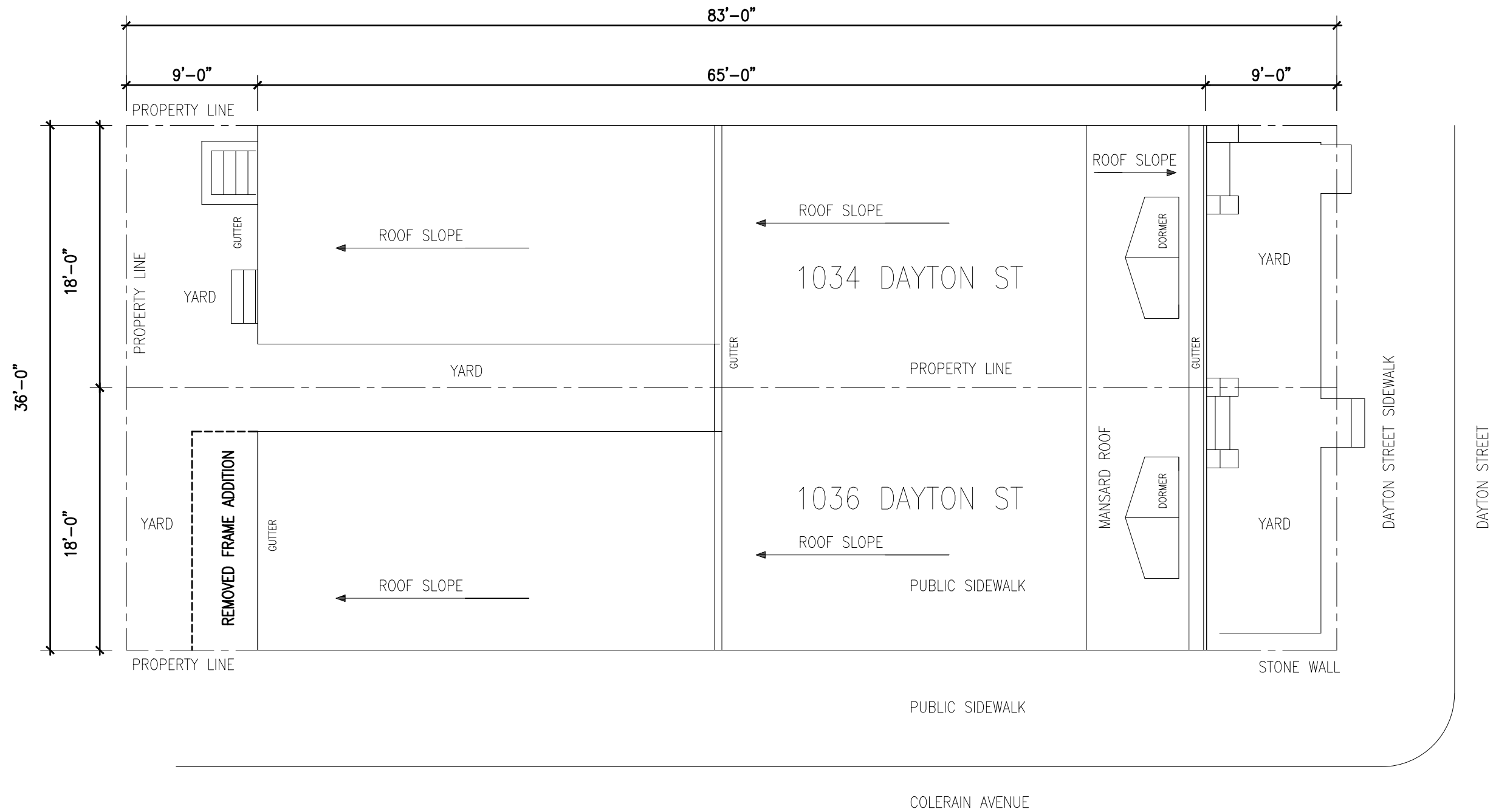


RESTORATION OF
TWO TOWNHOUSES
1034-1036 DAYTON ST., CIN., OH 45214 – WEST END

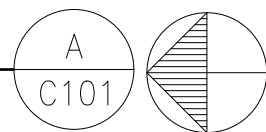
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CINCINNATI, OH 45210
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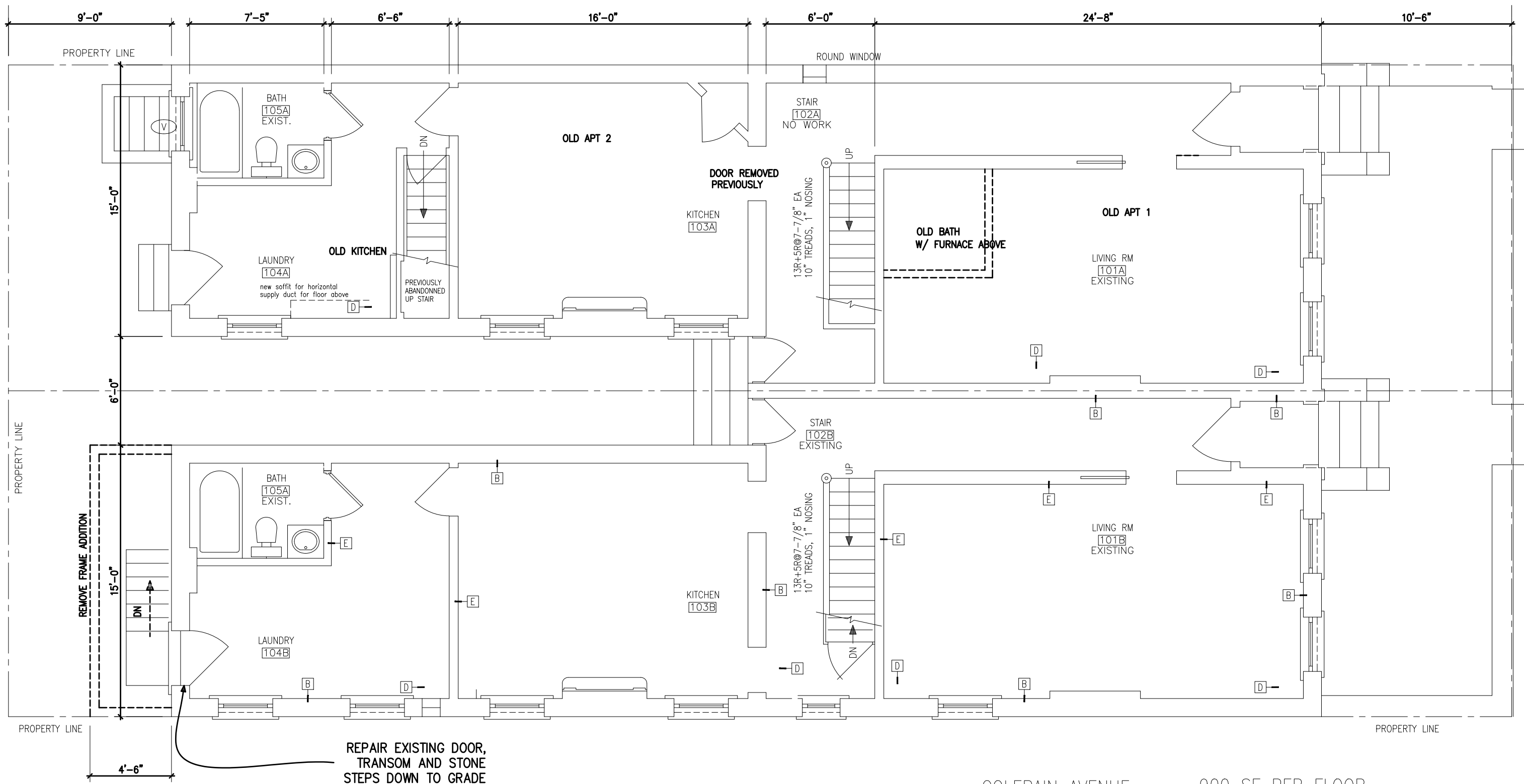
TITLE SHEET INDEX / MAP	3	6.19.17
	2	5.15.17
	1	3.17.17
	0	10.10.16
	Drawn: Project No: MS 16-0GLTR	
Sheet No. G001		



FLOOR PLAN
 SITE/.ROOF. PLAN
 1/8"=1'-0"

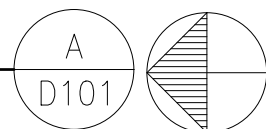


	REMOVAL OF FRAME ADDITION HISTORIC TOWNHOUSE 1036 DAYTON ST., CIN., OH 45214 - WEST END		SITE PLAN ROOF PLAN	HIST	1/1/2020
	Preservation Architecture Services Team	1222 RACE STREET CINCINNATI, OH 45202 513.784.9522 ms@pastarc.com COPYRIGHT 2019		Drawn: MS Project No: 16-0GLTR	Sheet No. C101



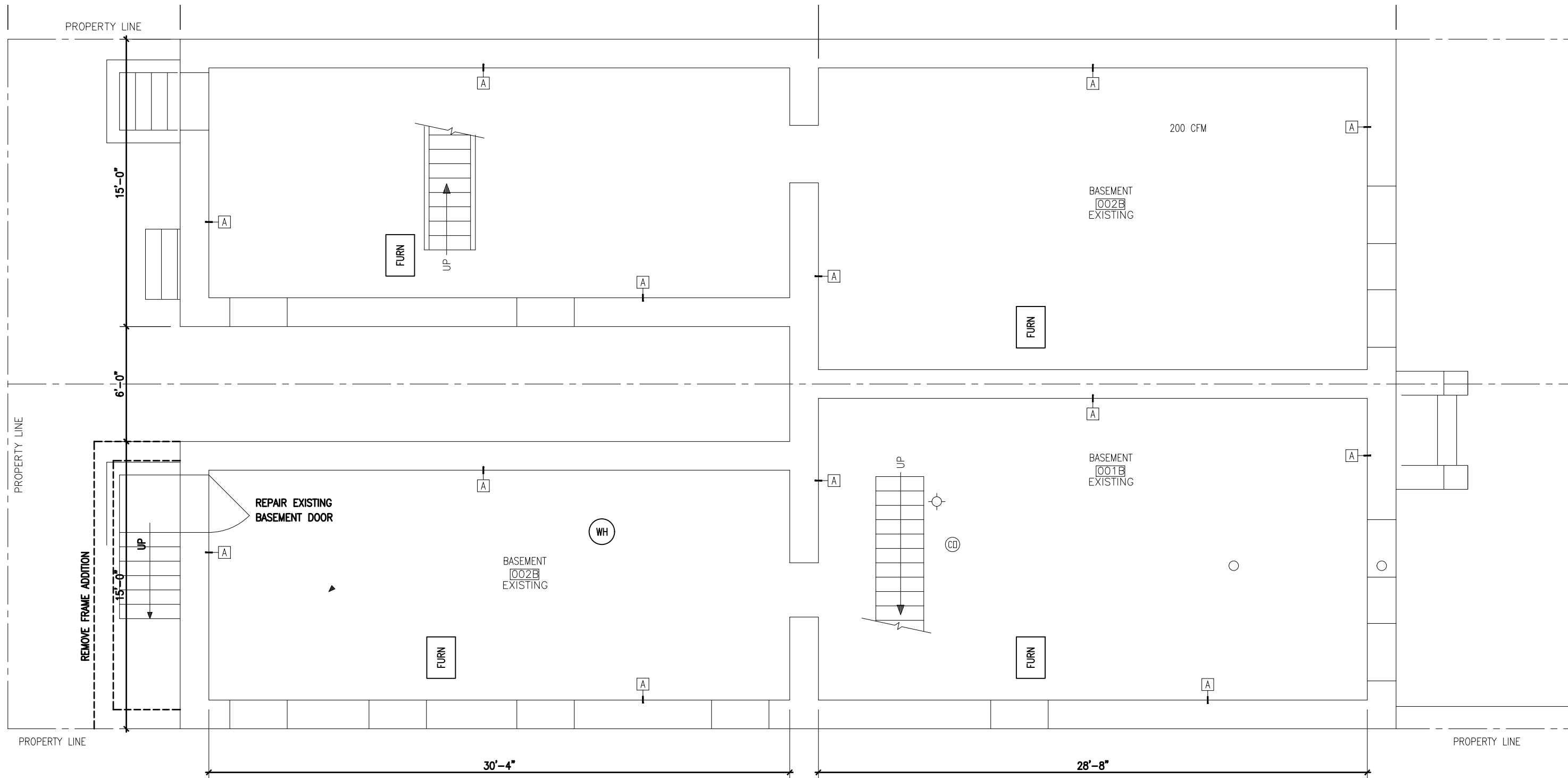
EXISTING, DEMOLITION
FIRST FLOOR PLAN

3/16" = 1'-0"



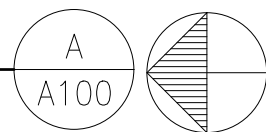
COLERAIN AVENUE 900 SF PER FLOOR

	REMOVAL OF FRAME ADDITION HISTORIC TOWNHOUSE 1036 DAYTON ST., CIN., OH 45214 - WEST END		FIRST FLOOR DEMOLITION	HIST	1/1/2020
	Preservation Architecture Services Team			1222 RACE STREET CINCINNATI, OH 45202 513.784.9522 ms@pastarc.com COPYRIGHT 2019	
					Sheet No. D101



FLOOR PLAN
BASEMENT PLAN

3/16" = 1'-0"



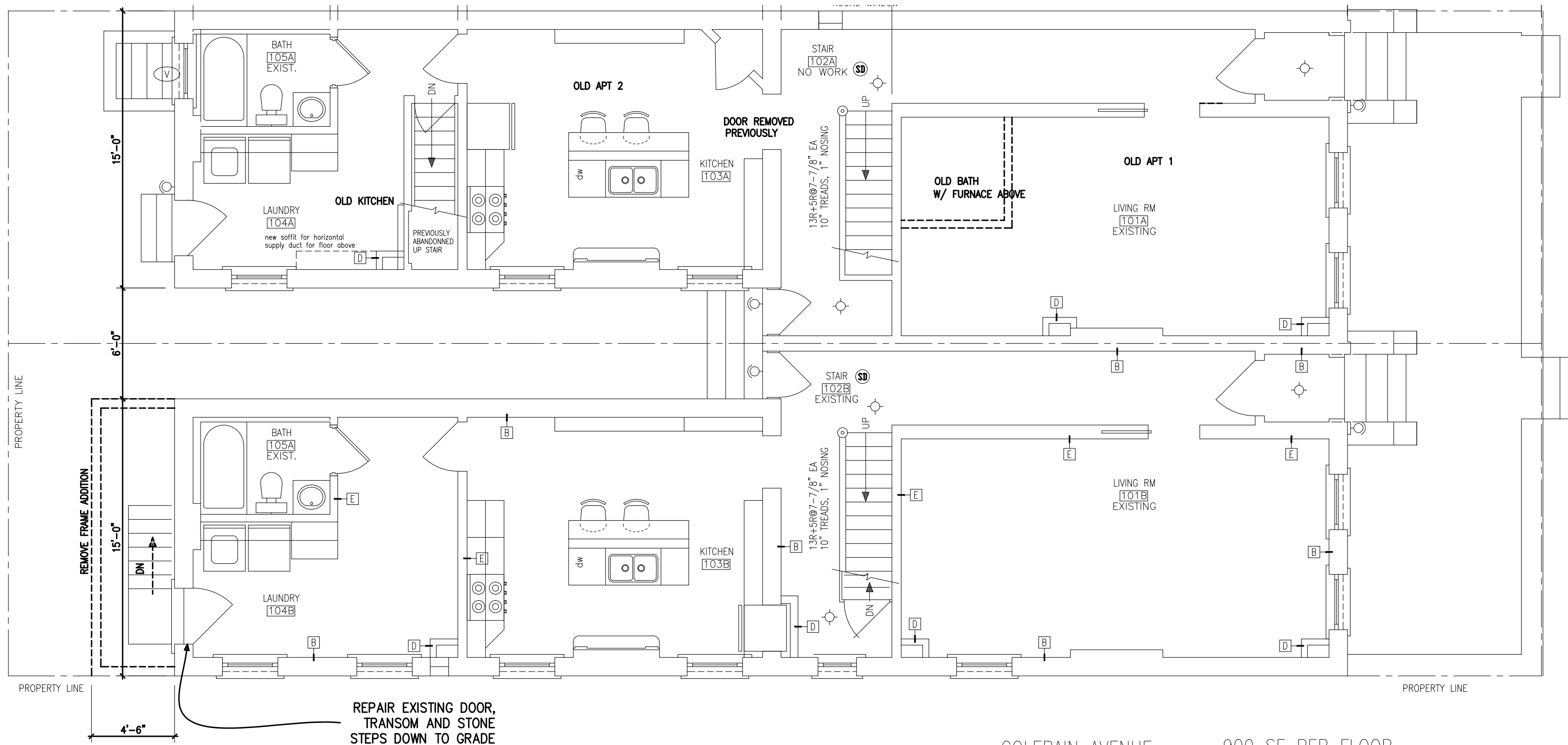
REMOVAL OF FRAME ADDITION
HISTORIC TOWNHOUSE
 1036 DAYTON ST., CIN., OH 45214 - WEST END

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 Architecture
 Services
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BASEMENT PLAN

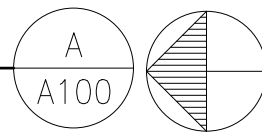
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MS	16-0GLTR
Sheet No.	A100



COLERAIN AVENUE 900 SF PER FLOOR

FLOOR PLAN
FIRST FLOOR PLAN

3/16" = 1'-0"



REMOVAL OF FRAME ADDITION
HISTORIC TOWNHOUSE
1036 DAYTON ST., CIN., OH 45214 - WEST END

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FIRST FLOOR PLAN

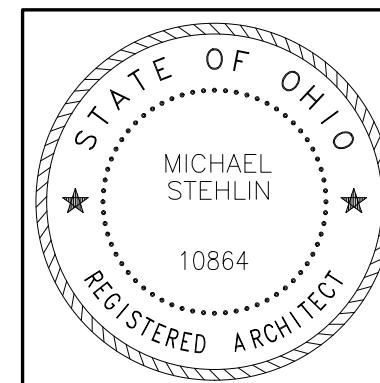
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Sheet No.	A101



COLERAIN AVENUE ELEVATION
 WEST BUILDING ELEVATION

1/8" = 1'-0"

A
 A201

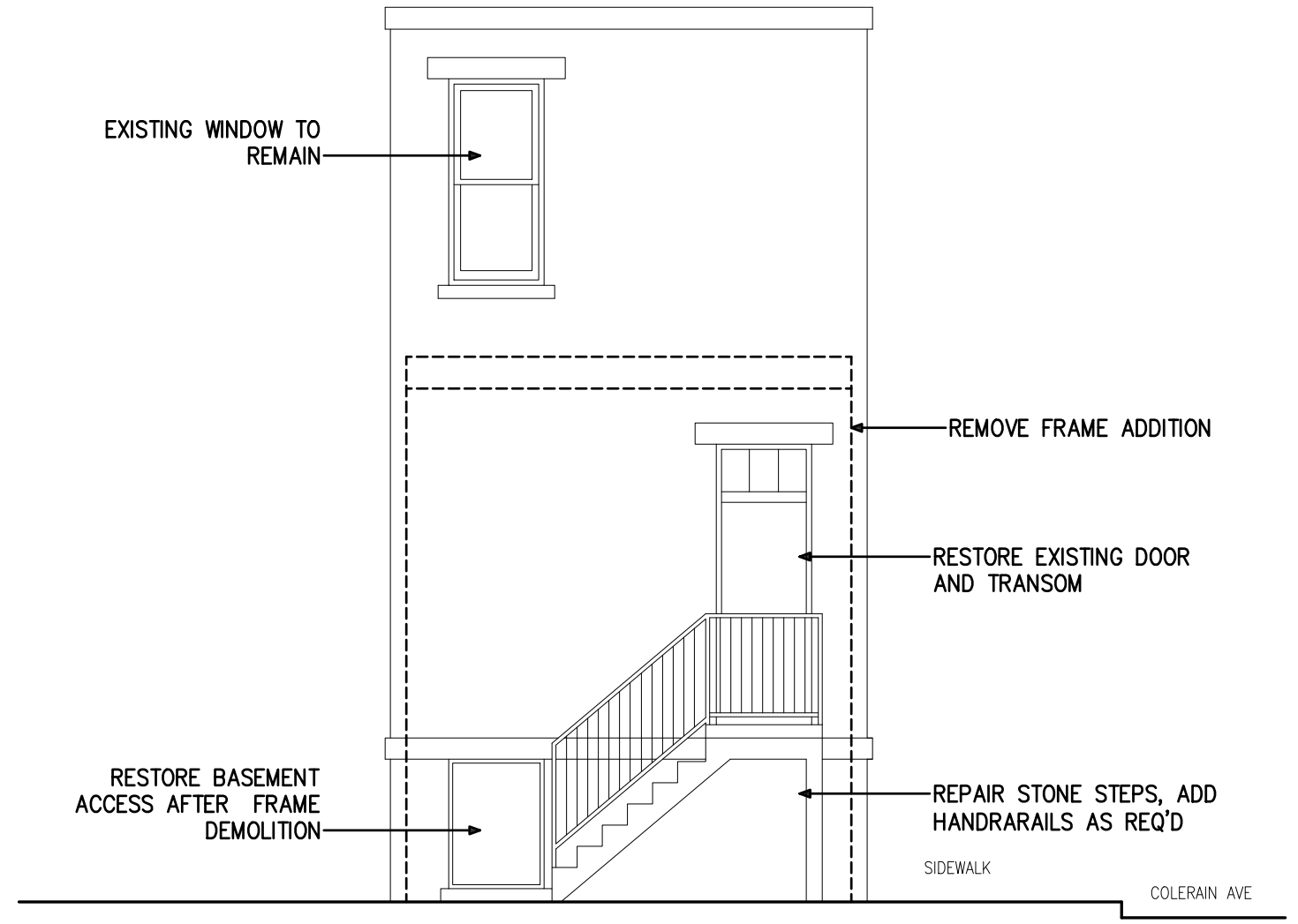


REMOVAL OF FRAME ADDITION
 HISTORIC TOWNHOUSE
 1036 DAYTON ST., CIN., OH 45214 - WEST END

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WEST ELEVATION	HIST	1/1/2020
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MS	16-0GLTR	
Sheet No.	A201	



PARTIAL BUILDING ELEVATION
NORTH BUILDING ELEVATION

A
 A202

3/16"=1'-0"

	REMOVAL OF FRAME ADDITION HISTORIC TOWNHOUSE 1036 DAYTON ST., CIN., OH 45214 - WEST END		NORTH ELEVATION	HIST	1/1/2020		
	Preservation Architecture Services Team			1222 RACE STREET CINCINNATI, OH 45202 513.784.9522 ms@pastarc.com COPYRIGHT 2019		Drawn:	Project No:
						MS	16-0GLTR
				Sheet No.		A202	

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

APPLICATION #: ZH20200004/ COA20200001
APPLICANT: Stawicki & Associates Architects, LLC
OWNER: Elizabeth C. Jones
ADDRESS: **63 E. Clifton Avenue**
PARCELS: 094-0005-0155
ZONING: RM-0.7
OVERLAYS: Over-the-Rhine Historic District/ Hillside Overlay
COMMUNITY: Over-the-Rhine
REPORT DATE: February 5, 2020
HEARING DATE: February 24, 2020
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1421-01 – Dimensional Variance** of 2 feet for a right side yard setback of 1 foot, short of the required 3 feet.
2. **Section 1421-01 – Dimensional Variances** of 3 feet for left side yard setback of zero, short of the required 3 feet.

Existing Conditions

The subject property is situated on the southwest side of E. Clifton Avenue between its intersection with Frintz Avenue on the east and Vine Street on the west in the Over-the-Rhine neighborhood. The existing building, built ca. 1865, is built to the front and side lot lines with a large rear yard setback. The building is clad in deteriorating wood siding with wood paneling on the first story. The topography of the lot slopes from the front to the rear. Hust Alley abuts the property at the rear. A concrete parking pad is located adjacent to the alley. A one-story garage structure was previously located at this location, showing on the 1934 Sanborn Fire Insurance map and remnants still visible in 1996 aerial photographs. There are other examples of parking pads and at least one garage structure fronting Hust Alley within this block.

Proposed Conditions

The applicant is proposing to renovate the existing residence with new Hardie plank siding and window surrounds. A new carport and storage area is proposed for the rear of the lot. The carport would be wood construction with horizontal siding on the enclosed storage area at the north end of the structure. The structure is proposed with a 10' rear setback, no setback on the left side and a one-foot setback on the right.



Figure 1: 63 E. Clifton Street. Image from CAGIS.



Figure 2: 63 E. Clifton Street from front ca. April 2019, facing southwest. Image from Google.



Figure 3. View toward rear of property from Frintz Street, facing Northwest ca. April 2019. Image from Google.

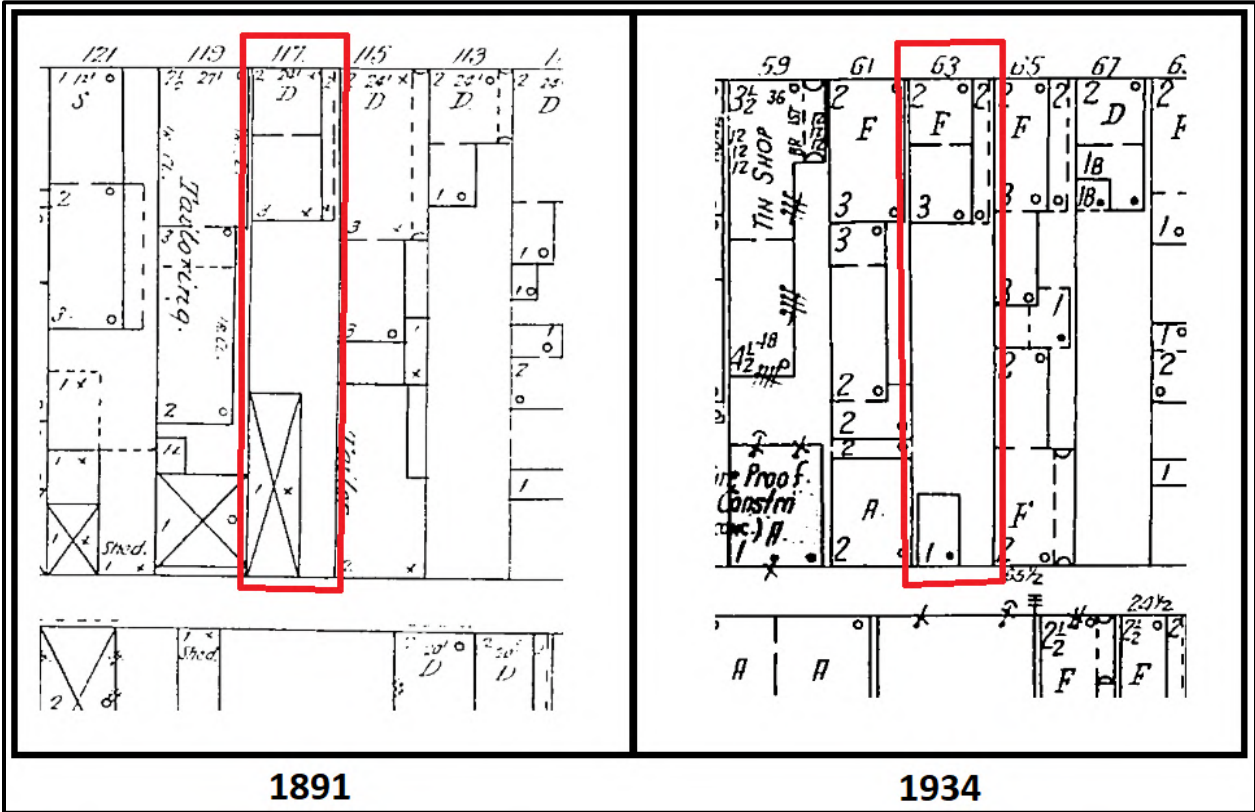


Figure 4: Sanborn maps showing 63 E. Clifton Street. Image from Public Library of Cincinnati & Hamilton County.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM-0.7
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

Zoning Review

Accessory residential structures require side and rear yard setbacks of three (3) feet. The applicant is proposing side and setbacks of zero and one (1) foot. Dimensional Variances are required for the proposed side yard setbacks. The property is also located within a Hillside Overlay. Per Section 1433-13, new buildings under 600 sf and/or 15 feet in height are exempt from the Hillside regulations. The proposed carport is exempt under these standards.

Standards for Variances per Section 1435-05-4

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

The proposed carport will enhance the functionality of the property. For a full two-car carport on a 21.5' wide lot, the variance is necessary. If the setback requirements of 3' on each side were maintained, the resulting carport would be 15.5' in width, which is not sufficient for a two-car parking area.

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

The denial of the requested variance would not deprive the property of all economically viable uses; however, the variance will allow for a two-car carport with additional storage on the site, increasing the functionality of the property.

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

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

The underlying zoning is RM-0.7. The proposed work conforms to the district regulations with the exception of the relief requested herein.

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

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

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

This project conforms to the Over the Rhine Comprehensive Plan.

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

The addition will not have a negative impact on traffic. The carport will provide two off-street parking spaces that will improve traffic on E. Clifton Avenue.

- 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. Many properties in the vicinity have garage or parking pad access off rear alleys.

Certificate of Appropriateness Review:

A COA is required for the proposed carport. The proposed renovations to the main house including new Hardie plank siding and window surrounds are appropriate to the district and would be approvable at the Staff level.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. As the proposed new construction consists only of a detached accessory structure, it is treated more as a building addition rather than true new construction.

Applicable Guidelines

ADDITIONS

Intent and General Guidelines

1. *Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*
2. *Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*
3. *Additions should not overpower the original building.*
4. *The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

The proposed detached carport is compatible in character with the original building. The carport will be built at the rear of the property of the adjacent alley and will be minimally visible from Frintz Avenue to the east. The structure will be located at the approximate location of a previous historic accessory structure that has since been demolished (see Figure 4). The carport will feature a flat roof, a stained wood fascia, beam and columns. Small poured concrete walls will be located at the rear to support the enclosed storage space. These short walls will be located toward the center of the parcel and will not be visible from surrounding streets. The retaining wall at the rear of the existing parking pad is deteriorated and will also be replaced. A new poured concrete parking pad will replace the existing deteriorated concrete pad. The enclosed area will feature stained wood horizontal siding. The structure will be approximately 12.5' in height and will be modern in design with streamlined elements. It will not detract from the original building.

NEW CONSTRUCTION

A. 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 carport will feature a base middle and top, though these features are not strongly defined, as is common on small detached accessory structures.

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 wood fascia, beams and columns with wood siding on the enclosed storage portion of the structure. Wood doors will be located on the northeast elevation to access the carport and storage areas from the rear yard of the main house.

Other Considerations:

Prehearing Results: A prehearing was held on February 5, 2020.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. VARIANCES

1. Section 1421-01 – **APPROVE – Dimensional Variance** of 2 feet for a right side yard setback of 1 foot, per plans by Stawicki & Associates Architects dated 1.8.2020.
2. **Section 1421-01 – APPROVE – Dimensional Variances** of 3 feet for left side yard setback of zero, per plans by Stawicki & Associates Architects dated 1.8.2020.

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

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

II. **CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 63 E. Clifton per plans by Stawicki & Associates Architects dated 1.8.2020 including any revisions submitted for permit subject to staff review and approval with the following conditions:
1. The existing deteriorated wood siding shall be removed prior to the installation of the fiber cement siding.
 2. 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.

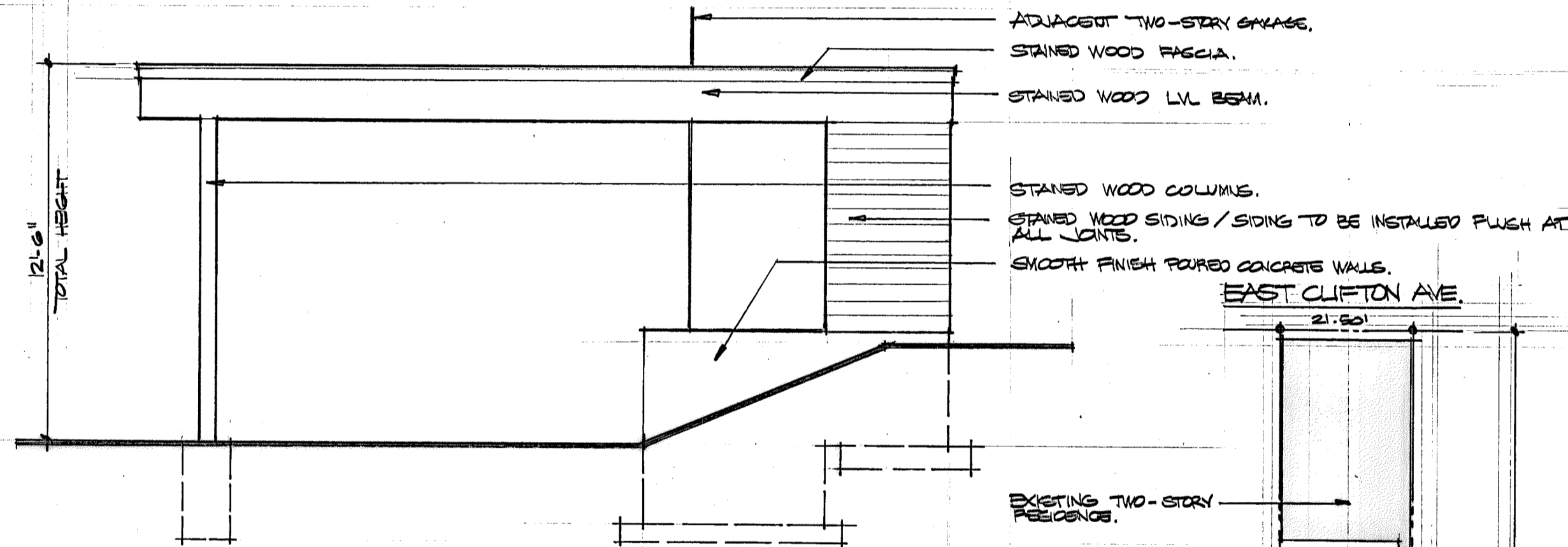
- STAINED WOOD FASCIA TRIM.
- STAINED WOOD LVL BSM.
- STAINED WOOD COLUMNS.
- STAINED WOOD SIDING / SIDING TO BE INSTALLED FLUSH AT ALL JOINTS.
- SMOOTH FINISH POURED CONCRETE WALLS AND STEPS.
- STAINED FINISH WOOD DOORS.
- APPROXIMATE FINISH GRADE.

SHEET NO. 1 CARRPORT PLAN, SITE PLAN, EXTERIOR ELEVATIONS.
 SHEET NO. 2 STREET EXTERIOR ELEVATION / NORTHWEST, PATIO PLAN.

DRAWING INDEX NO SCALE

2 FRONT ELEVATION 1/4" = 1'-0"
 1 NORTHWEST SIDE OF CARRPORT AND STORAGE STRUCTURE.

4 REAR ELEVATION 1/4" = 1'-0"
 1 SOUTHWEST SIDE OF CARRPORT AND STORAGE STRUCTURE.

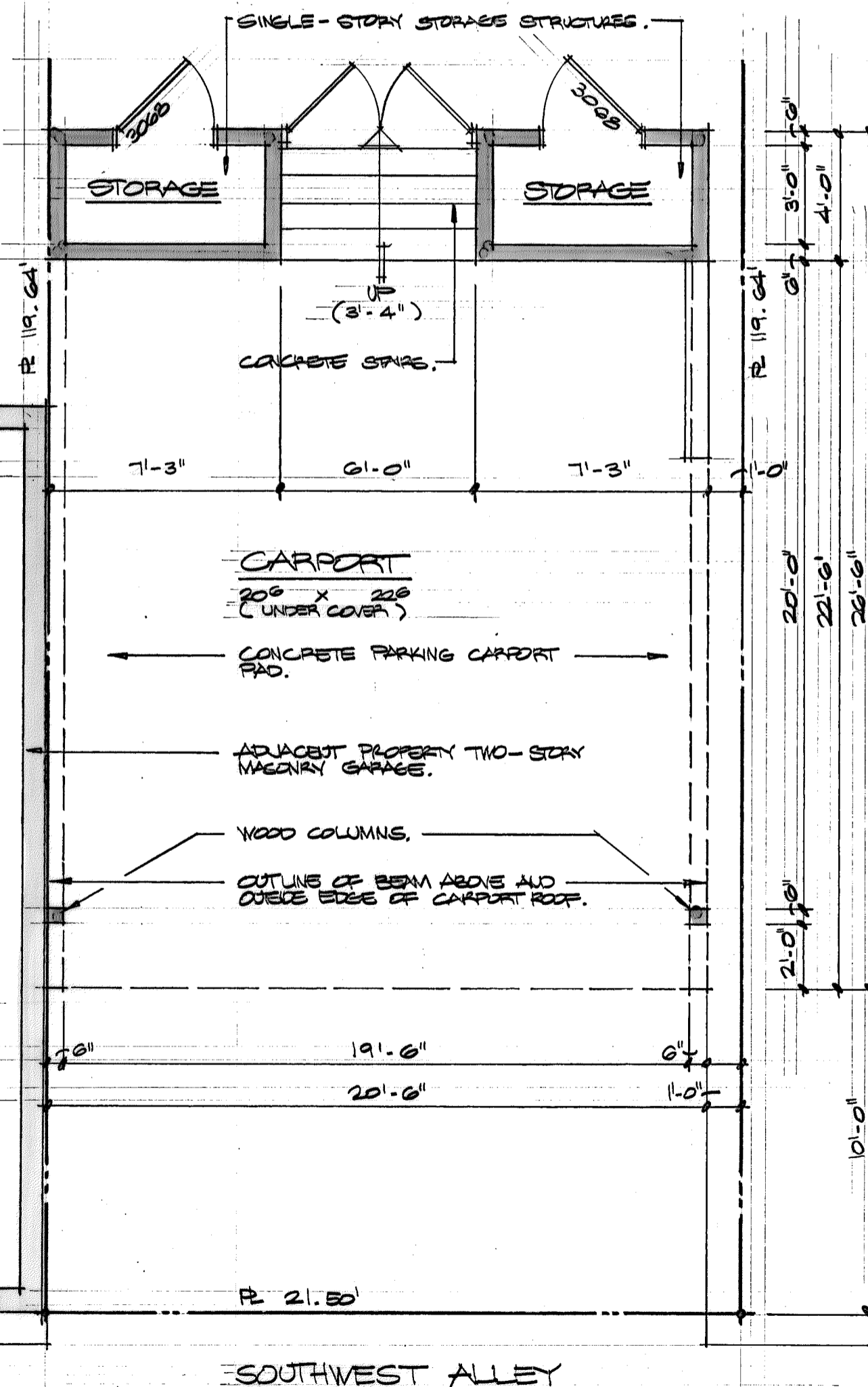


- ADJACENT TWO-STORY GARAGE.
- STAINED WOOD FASCIA.
- STAINED WOOD LVL BSM.
- STAINED WOOD COLUMNS.
- STAINED WOOD SIDING / SIDING TO BE INSTALLED FLUSH AT ALL JOINTS.
- SMOOTH FINISH POURED CONCRETE WALLS.

5 SIDE ELEVATION 1/4" = 1'-0"
 1 SOUTHWEST SIDE OF CARRPORT AND STORAGE STRUCTURE.



- EXISTING TWO-STORY PORCHENGE.
- EXISTING ELEVATED PATIO.
- EXISTING YARD.
- NEW CONCRETE SIDEWALK.
- NEW SINGLE STORY CARRPORT.
- EXISTING ADJACENT TWO-STORY MECHNRY GARAGE ON ADJACENT PROPERTY.

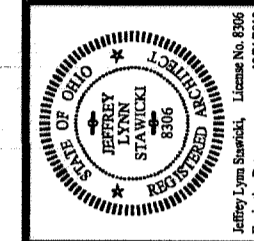


- SINGLE-STORY STORAGE STRUCTURES.
- STORAGE
- STORAGE
- CONCRETE STAIRS.
- (2'-4")
- CARRPORT 20'-0" x 22'-0" (UNDER COVER)
- CONCRETE PARKING CARRPORT PAD.
- ADJACENT PROPERTY TWO-STORY MECHNRY GARAGE.
- WOOD COLUMNS.
- CUTLINE OF BEAM ABOVE AND OVERLIES EDGE OF CARRPORT ROOF.

3 SITE PLAN 1" = 20'-0"
 1 INFORMATION DEVELOPED FROM 2019 HAMILTON COUNTY CASE SYSTEM.

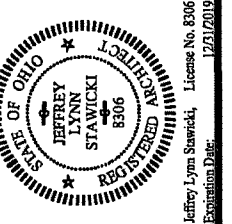
1 CARRPORT PLAN 1/4" = 1'-0"
 1 INCLUDES A PARTIAL SITE PLAN, SITE PLAN INFORMATION DEVELOPED FROM 2019 HAMILTON COUNTY CASE SYSTEM.

Stawicki & Associates ARCHITECTS LLC
 3430 Church Street
 Cincinnati, Ohio 45244
 (513) 597-0850

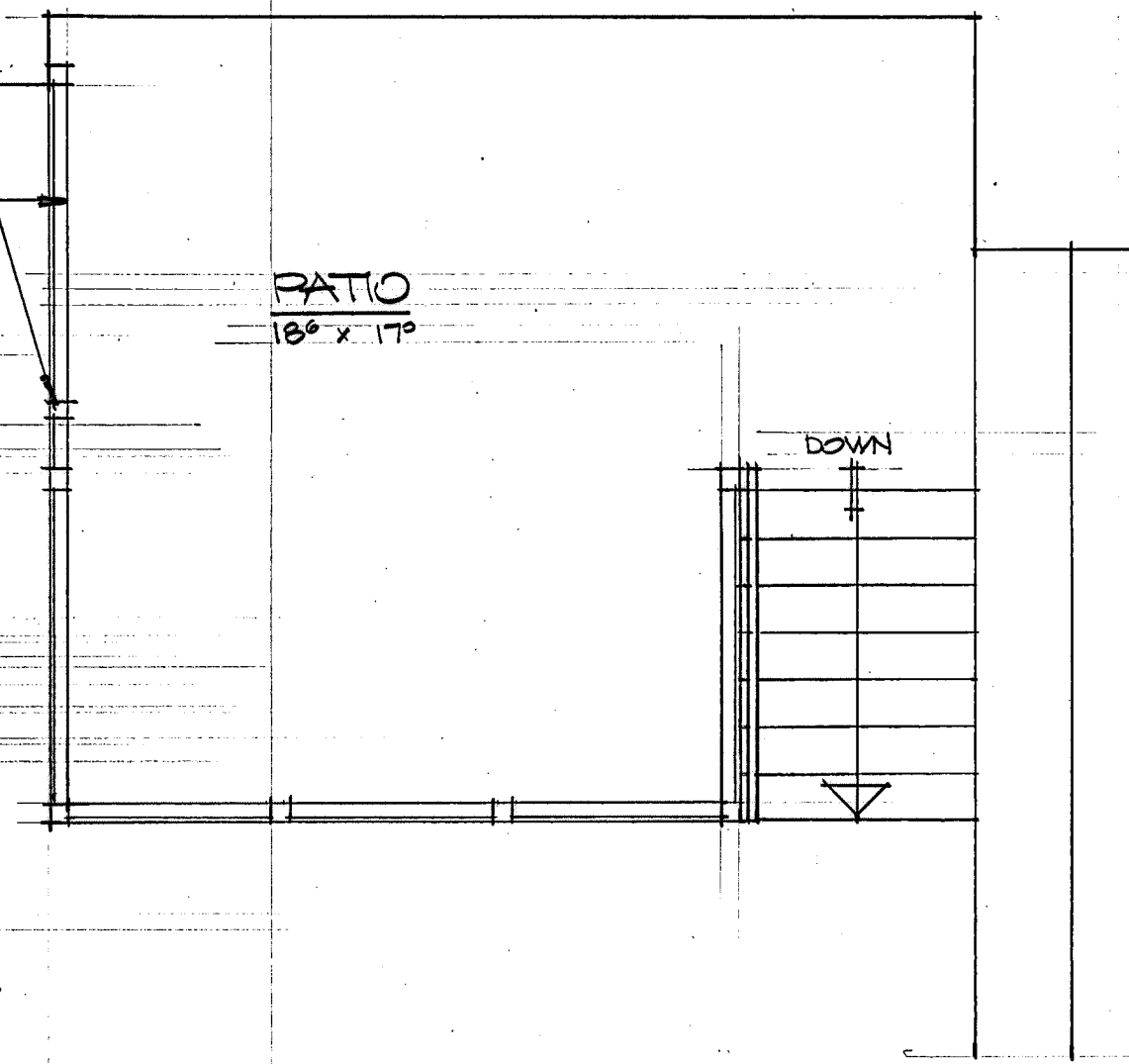
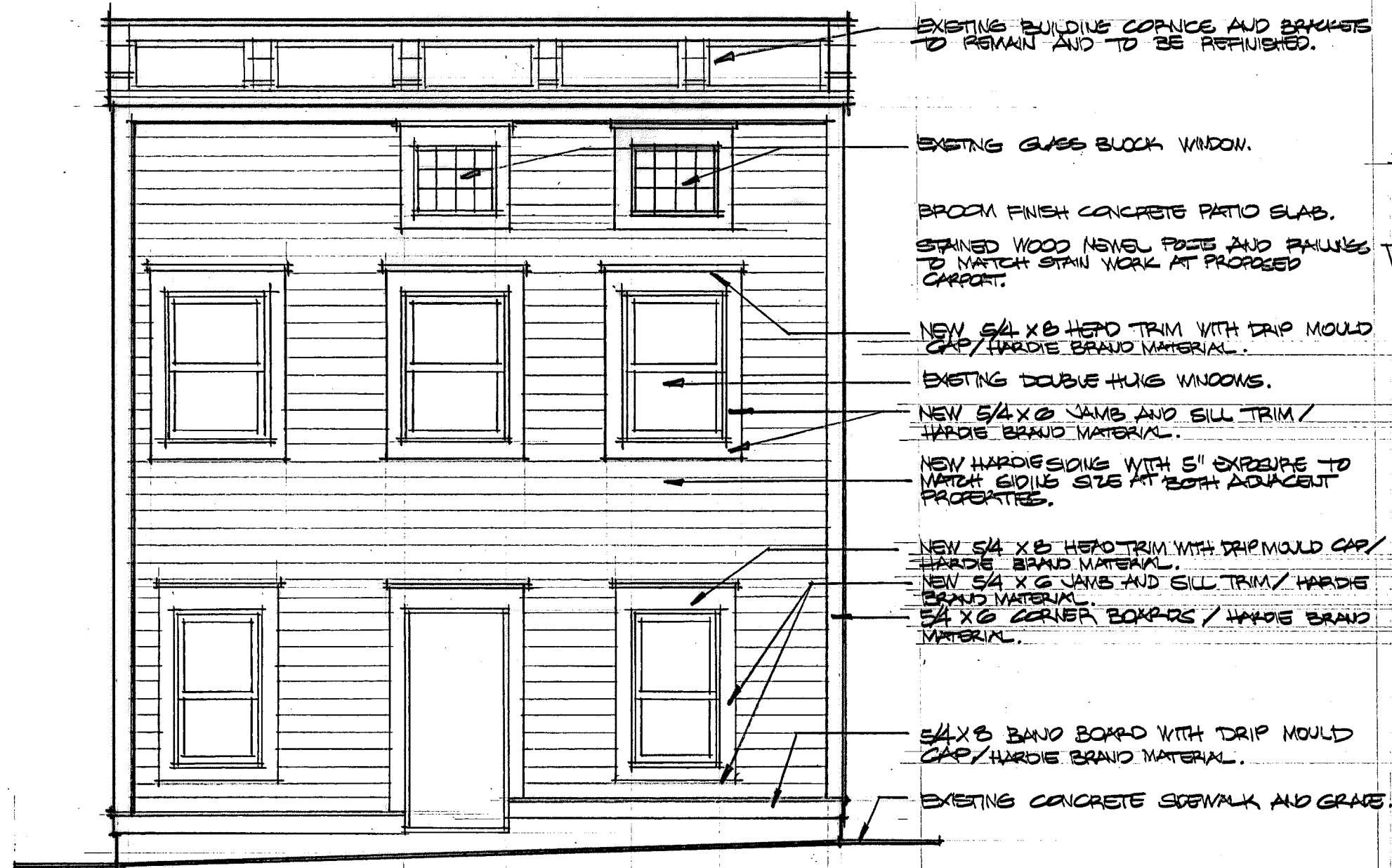


Proposed Additions and Alterations to the
Elliott Residence
 63 East Clifton Avenue
 Cincinnati, Ohio 45202

REVISIONS	
JOB NO.	DATE
219042	1/30/20
DRAWN	CHECKED
JLS	JLS
SHEET	NO.
1	2



Proposed Additions and Alterations
to the
Elliott Residence
63 East Clifton Avenue
Cincinnati, Ohio 45202



2 ENTRY ELEVATION 1/4" = 1'-0"
2 NORTHEAST SIDE OF EXISTING HOUSE/E. CLIFTON AVENUE.

1 PATIO PLAN 1/4" = 1'-0"
2 ELEVATED PATIO RENOVATION.

REVISIONS	
JOB NO.	DATE
219042	1/30/20
DRAWN	CHECKED
ULS	ULS
SHEET	NO.
2	2

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

APPLICATION #: ZHUV200001/ COA2020006
APPLICANT: Wright Design, LLC
OWNER: Building #1 LLC
ADDRESS: **100 E. Clifton Avenue**
PARCELS: 094-0005-0219
ZONING: RM-0.7
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 5, 2020
HEARING DATE: February 24, 2020
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1405-05 – Use Variance** to allow a “Restaurant, limited” Eating Establishment, which is not a permitted use in the CC-P District.
2. **Section 1427-33 – Use Variance** to allow a projecting sign, which is not permitted in residential districts.

Existing Conditions

The subject property is situated on the northeast corner of E. Clifton Avenue and Frintz Street in the Over-the-Rhine neighborhood. The property consists of a front and rear building on the existing lot built ca. 1900. The front building features a storefront in the western bays along E. Clifton Avenue. Both buildings on the site are currently undergoing renovation that was previously permitted (2019P01359). The project has been granted Federal Historic Tax Credits. The buildings will be residential with the exception of the first floor of the front building, which will feature an apartment management office in the rear and a proposed deli in the front storefront area.

Proposed Conditions

The first-floor commercial space was white-boxed as part of a previous permit. The applicant is currently proposing to install a new tenant in the storefront space. The tenant would consist of a 750 sf deli with seating. While mercantile-type delis for carryout are a permitted use in the RM-0.7 district as “Food Markets,” the expanded seating area in the proposed use raises the use to the level of a Restaurant, limited.



Figure 1. Image of subject property ca. April 2019, facing northeast. Image from Google.



Figure 2. Location of subject property. Image courtesy of CAGIS.

Applicable Zoning Code Sections:

1405-05: Multi-Family Districts – Land Use Regulations

1427-33: Signs Permitted in Any District

1445-16: Use Variance Standards

Zoning Analysis:

The subject property was historically built as a mixed-use building with ground floor commercial space as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space was commercial in nature with residential units on the upper levels, as was common for a building of this era. Historic Sanborn Insurance Maps show the property noted as a “Tailor Shop” in 1904 and with an “S” indicating a storefront in 1934 (Figure 3). According to City Directory research, the space was occupied by John F. Reilly’s tailor shop by 1902. By 1908, the space had become a meat market/ butcher shop operated by Martin Silbermann (or Sillbermann). The Silbermann family continued to operate from the space into the 1940s. In the mid-1940s, the space was a grocery. At some point, the first-floor commercial use was abandoned, and the property has been vacant for many years. As such, the legal nonconforming first-floor commercial use was officially abandoned, and the property reverted to the base zoning of RM-0.7.

	Use	Occupant
1902	Tailor	John F. Reilly
1908	Meats	Martin Sillbermann
1910	Meats	Martin Silbermann
1942	Meats	Chas. E. Siermann Jr.
1945	Grocery	Frank Ross
1949	Grocery	Philip E. Cohen

While “food market” uses are permitted by right in the RM-0.7 district, the Zoning Code defines the use as “an establishment for retail sales of food and beverages for off-site preparation and consumption.” As the proposed use includes a seating area, it is not confined to off-premise consumption, and thus is considered an Eating and Drinking Establishment, and more specifically, a “Restaurant, limited.” Eating and Drinking Establishments are broken into three categories. “Drinking Establishments” consist of bars, nightclubs, luges or dance halls serving beverages for consumption on the premises as a primary use and including on-site service of alcohol, including beer, wine and mixed drinks. “Restaurants, full service” consist of restaurants providing food and beverage services to patrons who order and are served while seated (table service) and pay after eating. Finally, “Restaurants, limited” consist of restaurants providing food and beverage services to patrons who order and pay before eating. Food and beverages may be consumed on the premises, taken out or delivered. Table service is not provided. Collectively, Eating and Drinking Establishment uses are not permitted in the RM-0.7 district, requiring a Use Variance for the proposed use.

Per the applicants, the proposed use will feature a counter where orders and payment are taken and food is delivered. Patrons will take their food to the seating area within the building or take it off premise. No table service is provided and no alcohol is proposed for the use. As such, the proposed use falls under the category of “Restaurants, limited.”

Additionally, the applicant is proposing a projecting sign over the front entry. The Zoning Code allows for identification signs for non-residential uses in residential zoning districts; however, these signs are limited to either a ground or wall sign. Projecting signs are not allowable sign types in residential districts; therefore, a Use Variance is required for the proposed sign.

It should be noted that the property is located within an Urban Parking Overlay and no parking is required for the proposed use.

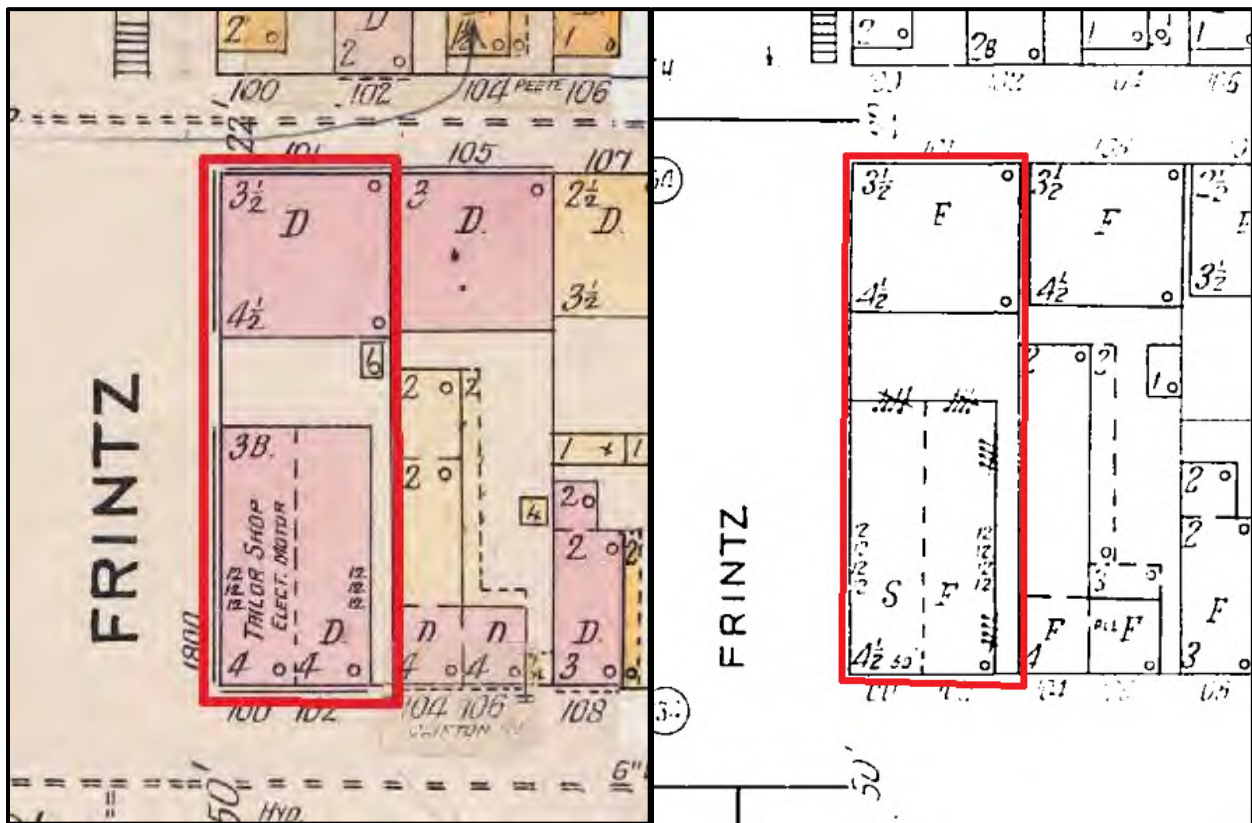


Figure 3. 1904 and 1934 Sanborn Fire Insurance Maps showing subject property.

Use Variance Analysis:

Section 1445-16 indicates no variance shall be granted to allow a use not permissible under the terms of the Zoning Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence.

The proposed work at 100 E. Clifton Avenue meets the following criteria for a Use Variance from Section 1445-16:

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district.

- The subject property is located on a corner lot in an RM-0.7 Zoning District. The property was originally built as a mixed-use building with a commercial storefront including a recessed entry, large storefront window openings and decorative metal columns and surrounds. The property has been vacant for many years. It should be noted that the most likely use in the RM-0.7 district would be residential and the relatively small size of the first-floor space at approximately 750 square feet, combined with the unique commercial nature of the space is prohibitive for residential use.
- Other allowable uses in the district include public and semi-public uses which are not viable with only 750 square feet of space.
- The most reasonable permitted use for the space would be a food market; however, the building's close proximity to Findlay Market would likely make a take-out only use unviable. Adding a small seating area to the space will allow for a larger clientele, while keeping adverse impacts to a minimum due to its limited size. The proposed use will function in a similar manner to a food market, with the exception that seating is provided with a maximum occupancy of 33 people.

(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district

- Small mixed-use buildings such as this property were once a common feature in primarily residential neighborhoods. Historic map and City Directory research shows that this building originally housed a storefront commercial space from its initial construction through at least 1949 and likely much later. While the majority of these corner stores are now zoned residential, many have retained legal nonconformity. This particular property abandoned the previous commercial use and was vacant for many years. The building is set up for ground-floor commercial space and the most reasonable use of the space would likely be commercial. It should also be noted that this section of the RM-0.7 district is in very close proximity to other commercial districts with a CC-P district only one block from the property. The CC-P district would allow the proposed use.

(c) The hardship condition is not created by actions of the applicant

- Neither the current owner nor the applicant has created any action to produce a hardship condition. Prior to the current zoning, the building was originally built as a mixed-use building with ground floor commercial space. The applicant wishes to return the space to commercial use.

(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents

- The rights of adjacent property owners or residents should not be adversely impacted by a small-scale "Restaurant, limited" use. The proposed use is

small in nature and is located on a fairly busy street with other commercial and manufacturing uses in close proximity to the south and west. Returning this long vacant space to productive use is likely to be beneficial to surrounding land values and will add additional activity to the street.

(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare

- The proposed use as outlined by the applicant will not adversely affect the community character, public health, safety or general welfare. In fact, the addition of a viable community-oriented business is likely to improve these assets.

(f) The variance will be consistent with the general spirit and intent of the Zoning Code

- The variance will be consistent with the intent of the Zoning Code. Several other mixed-use commercial buildings are located in the area along W. McMicken Avenue to the south. Furthermore, while commercial properties are generally not currently permitted in residential districts, this was a common feature at the time of the building's construction and will serve to promote a more walkable neighborhood.

(g) The variance sought is the minimum that will afford relief to the applicant

- The variance sought is the minimum that will afford relief to the applicant on this specific property.

Standards for Variances per Section 1435-05-4

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

The proposed signage is appropriate to the district and will not negatively affect the character of the building or the surrounding district. The signage is simple in nature and small enough that the proposed external illumination will not cause adverse effects on any adjacent properties.

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

The denial of the requested sign variance would not deprive the property of all economically viable uses; however, the sign does help to promote the new business in the long vacant building. The proposed projecting sign is a better fit for the building as it will allow the storefront lintel to remain relatively untouched, aside for the small mounting bracket centered over the doorway and allows for maximum visibility for passing pedestrians in this walkable neighborhood, as projecting signs are primarily oriented to pedestrian traffic.

General Standards

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

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

The underlying zoning is RM-0.7. The property is legal nonconforming in setbacks. Zoning Relief is required for the proposed use.

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

Traffic will not be adversely impacted by the establishment of the proposed use. E. Clifton Avenue is not an overly trafficked street at this location. Street parking is often available along Clifton and Frintz Street.

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

Hours of operation are proposed for 7 am – 3 pm Monday through Friday, 9 am – 3 pm Saturday and closed on Sunday. These hours are compatible with the surrounding area, which is residential in nature. No late night hours are proposed, which could have potential adverse impacts on nearby residents and no outdoor area will be provided for restaurant use.

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

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was originally built as a mixed-use commercial building and has operated as such for the majority of its existence. It will be operated as such under the current proposal and will return a long vacant building to productive use.

- 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 as a small-scale “Restaurant, limited” use. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties.

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

The proposed work will help eliminate and avoid blight by occupying and repairing a long vacant building.

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

Replacing a vacant storefront with a viable business is likely to increase the general welfare of this area. Adding activity to this street corner will be beneficial.

Certificate of Appropriateness Review:

A COA is required for the proposed projecting sign. Work to the exterior of the building was reviewed under previous permits and approved at the Staff level. The project has been approved for Federal Historic Preservation Tax Credits.

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

13. SIGNS: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

The proposed sign meets the signage guidelines for Over-the-Rhine. It is designed for clarity and legibility and is compatible with the building and the surrounding district. While projecting signs are not a permitted sign type in the RM-0.7 district, the proposed sign makes the most sense for the existing commercial space. The frontage on E. Clifton Avenue is small and the only other option for signage would be to install a wall sign on the storefront lintel or use window signs. The proposed projecting sign will allow for greater visibility for pedestrians traveling east or west on Clifton Avenue, which is better suited for a walkable neighborhood such as this. The sign is appropriately placed above the entry door and the relatively small size of the sign will be unobtrusive to adjacent properties.

Other Considerations:

Prehearing Results: A prehearing was held on February 5, 2020.

Comments Provided to Staff: The Over-the-Rhine Community Council submitted a letter in support of the proposed plans.

Consistency with Approved Plans:

Plan Cincinnati (2012)

The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. VARIANCES

1. Section 1409-07 – **APPROVE – Use Variance** to allow and Eating and Drinking Establishment per plans by Wright Design dated 01/07/2020 with the following conditions:
 - i. The proposed use may not exceed the approved 750 sq. ft. without revision to the Use Variance approved by the Historic Conservation Board.
 - ii. No Outdoor Seating areas or Outdoor Entertainment shall be provided.
 - iii. Only “Restaurant, limited” Eating Establishments are granted approval with this Use Variance. Any requests for an on-premise Drinking Establishment shall require a revision to the Use Variance.
2. Section 1427-33 – **APPROVE – Use Variance** to allow a projecting sign on the south elevation per plans by Wright Design dated 01/07/2020.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for 100 E. Clifton Avenue per plans by Wright Design dated 01/07/2020 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. 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.

ADJUDICATION/DENIAL LETTER

Date: December 12, 2019

Location: 100 E. Clifton Avenue

Request: Use Variances and Signage

Zoning District: RM-0.7/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 \$1018.56 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. 1405-05: Eating and Drinking Establishments are not permitted uses in the RM-0.7 District. A Use Variance is required.
2. 1427-33: Identification Signs for non-residential uses are limited to wall or ground signs. A projecting sign requires a Use Variance.

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 5th 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,



Douglas Owen

Zoning Plans Examiner

(p): 513-352-2441

(e): douglas.owen@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. \$ 1018.56

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)
- _____
- _____
- _____

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

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: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

PRIMARY CONTACT 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:

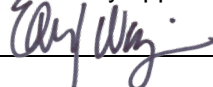
ZONING RELIEF Yes No

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: _____



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS _____ COMMUNITY _____
PARCEL ID(S) _____ HILLSIDE DISTRICT: Yes No
BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: No Yes: (name) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 3. OWNER

NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

- Variance Special Exception Conditional Use Use Variance
- 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)

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.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<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"/>	Accurate drawings, plans or surveys (including a graphic scale) 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 be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor’s record showing ownership of the property. 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"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	<p>A non-refundable application fee - a check made payable to “City of Cincinnati.”</p> <ul style="list-style-type: none"> • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE VARIANCE

Applicants requesting a use variance must demonstrate through “CLEAR AND CONVINCING EVIDENCE” in the form of credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-16. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a use variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project “is in the public interest.” A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project “is in the public interest” is found in Cincinnati Municipal Code 1445-13.

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-16, an applicant must show that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required. An applicant can show this by providing clear and convincing evidence demonstrating all of the following criteria are met:
 - a. the property cannot be put to any economically viable use under any of the permitted uses in the zoning district;
 - b. the variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;
 - c. the hardship condition is not created by actions of the applicant;
 - d. the granting of the variance will not adversely affect the rights of adjacent property owners or residents;
 - e. the granting of the variance will not adversely affect the community character, public health, safety or general welfare;
 - f. the variance will be consistent with the general spirit and intent of the zoning code; and
 - g. The variance sought is the minimum that will afford relief to the applicant.



January 6, 2020

City of Cincinnati's Historic Conservation Board
c/o Ms. Beth Johnson, Urban Conservator
805 Central Avenue,
Cincinnati, Ohio 45202

RE: 100 East Clifton Avenue, Cincinnati, Ohio 45223
Via: Hand Delivery

Dear Ms. Johnson;

I am writing on behalf of my client, Michel Paul, Building #1, LLC owner/developer of the subject property 100 East Clifton, as well as the adjacent buildings of 101 Peete + 105 Peete, to request a use variance be granted to allow a small soup and sandwich deli to be constructed in the approximately 750 sf 'white box' area of 100 East Clifton and a sign variance be granted for a externally illuminated building mounted sign.

Background:

Renovation is ongoing in the two five-unit apartment buildings at 101 and 105 Peete Street and a six unit apartment building at 100 East Clifton. We obtained General Building Permits and other required permits, including Zoning approval for these projects and started construction this past summer. The project received funding from the Cincinnati Development Fund and was awarded both State and Federal Historic Tax Credits for all three buildings. All together this financing is critical to this project and has allowed the work of restoring 16, previously vacant, apartments to proceed. Project completion is anticipated in the summer of 2020.

The location of the proposed Deli is in 100 East Clifton, which is on the Northeast corner of Clifton and Frintz. There is an existing historic storefront and frontispiece at this corner. This historic commercial corner element is being restored per local and federal historic preservation standards.

Project Summary:

Our goal is to build relationships with this predominately African American neighborhood, Findlay Market, Over-the-Rhine Recreation and Community Center and Rothenburg school, just a quarter mile from this project, by offering fresh and healthy food choices. We want to promote healthy fare and influence good eating habits. We do not want to compete with the unique resource of Findlay Market by developing another food market. We believe the best use of this space and the adjacent green space is a neighborhood deli with a green space and garden.

The deli is to be called, Broths & Rouxs. The owner will be Idrs Mills. Mr. Mills has served the City of Cincinnati's Recreation Department for over sixteen years and is currently the Director of the Over-the-Rhine Recreation Center. He was educated at the Midwest Culinary Institute and is driven to transform community well-being through innovative recipes and healthy eating. Mr. Mills has perfected this menu through his plant-to-plate programs, designed and delivered to at-risk youth city-wide. He is committed to opening an establishment that generates deep connections among all community residents and plans to become a staple of the OTR neighborhood for generations to come.

Just as a roux serves as the base of many recipes, he envisions this unique dining experience to create a foundation of connection across the fast-paced and diverse community it serves, including new and old residents alike. We pride ourselves in serving healthy culinary creations that enable our community to embrace healthy lifestyle options without sacrificing flavor or affordability. By focusing on nourishment, our always from scratch, quick preparation, enables our community to connect and grow by embracing breakfast and lunch options that are deceptively healthy.

Compliance with Historic Conservation Guidelines:

The residential and exterior renovation received both Historic and Federal Tax Credits, in addition to local Zoning approval. The minor exterior modifications we propose in this submission are a fresh air louver for the Deli's HVAC system and a building mounted sign, intended to be in alignment with local guidelines as the sign's location is to be mounted in the lintel area of the frontispiece, while, the louver is located on a secondary façade and is treated consistent with the appearance of adjacent window opening with a pre-cast concrete lintel and sill. Please refer to the graphic portion of the submission for addition information.

Requested Zoning Relief:

To accomplish the goal of constructing this deli we request relief from the following Cincinnati Zoning Code Sections:

- CZC 1405-05 – Use Variance to construct an eating establishment in an RM-0.7 district.
- CZC Schedule 1427-33 – Use Variance to construct a projecting sign for a non-residential use

General Standards, Public Interest

Please find that the following items support this use variance request per the requirements of CZC 1445-13 General Standards for Variances, which we believe further clarifies this request:

(a) **Zoning.** This project is in Zone RM0.7 and per CZC 1405-01 and 1405-03, the general purpose is of this zone is to allow semi-public and non-residential uses, where appropriate. This proposed mixed use development that will maintain a primarily residential use on the second through fifth floors of 100 East Clifton Ave. Also, this zone anticipates more commercial activity based on the number of cars using the street daily.

- Residential Uses: Multi-family: Six (6) existing apartment units are being renovated. Density is not being increased.
- Commercial Use: Deli – small eating establishment
- Ratio of Uses
 - 4234 Hamilton
 - Residential (Existing + Proposed Use) 7,500 sf (91%)
 - Deli (Proposed) 750 sf (9%)

(b) **Guidelines.** Please refer to item (i) below.

(c) **Plans.** This development aligns with 'Plan Cincinnati' goals and strategies:

- Compete
 - This development is compatible with the "Grow our own" goal by developing local small businesses
- Live
 - This development will allow this project to encourage social interaction between different types of people by increasing the types of spaces available where people can connect. It will support a walkable neighborhood by increasing residential housing options to support local businesses.
- Sustain
 - The Deli will increase access to fresh, healthy foods and will help to reduce food deserts. Some ingredients will be grown next door at 104 East Clifton.
 - The overall development is complying with LEED (Leadership in Energy and Environmental Design) design principals by reducing energy and water consumption and providing better indoor air quality, as examples.
 - Also 104 East Clifton will be planted with native tree and plant species, which will contribute to the local tree canopy and provide an amenity for the neighborhood.

(d) **Traffic.** The traffic patterns and types of vehicles typically providing services to the Deli will not vary from existing patterns which are consistent with the Zone's allowed uses. The small restaurant size will not require large trucks to deliver supplies, these will be mostly provided by the Deli owner's private vehicle. Operating hours are intended to be compatible with current use patterns. Morning customers may walk from their adjacent homes for breakfast, while customers arriving during lunchtime will find parking since many residents will be at work and parking capacity will be available.

(e) Buffering. While buffering is not specifically required by the Zoning Code, please note that 104 East Clifton is an adjacent vacant lot to the east of 100 East Clifton. This lot is also owned by the developer and an access easement was been created to provide an accessible entrance to the deli and manager's office in 100 East Clifton. This lot will remain landscaped and provide a natural buffer zone between the deli and the nearest residence. Also, being on the corner of Frintz and East Clifton will naturally buffer activities via the public sidewalk and streets. This will improve privacy for the residential district and the distance will mitigate noise and visual impacts.

(f) Landscaping. Landscaping on the subject property is not applicable, since the building and site access uses 100% of the available property. However, the property owner also owns the adjacent lot (see above comment) and this property will be landscaped with native trees and plants. There will also be a portion of the lot that will be used to grow some of the deli's ingredients.

(g) Hours of Operation. As this project is in a residential neighborhood with the goal of being respectful of the adjacent residents, the deli's operating hours are limited to breakfast and lunch, which is consistent with existing residential activity patterns.

- **Deli Hours:**

- Monday - Friday: 7:00 am – 3:00pm
- Saturday: 9:00am – 3:00pm
- Closed, Sunday

(h) Neighborhood Compatibility. By maintaining morning through lunch hours, not having entertainment or serving alcohol, employing local residence and developing fresh food programs, this Deli will be an asset to this residential neighborhood

(i) Proposed Zoning Amendments. In either the current or proposed Zoning Code modifications to this use would be subject, to review by the Historic Conservation Board and Urban Conservator.

(k) Blight. This project activates three vacant buildings and will provide ongoing maintenance of the buildings and site.

(l) Economic Benefits. See (m) below

(m) Job Creation. This project is creating jobs during construction and during operation with residential property maintenance and management, while the commercial area will provide local jobs.

(n) Tax Valuation. The real value of this property will increase as a result of the Owner's investment.

(o) Private Benefits. The private benefits are directly related to the Deli's ability to serve the community and be an amenity in attracting residential tenants.

(p) Public Benefits. The community benefits by the Deli hiring from the neighborhood and provide good food and service to the community. This project will directly benefit the community for many years to come.

USE VARIANCE

Further, please find that the following items in support this use variance request per the requirements of CZC 1445-16 Use Variance Standards, which we believe further clarifies this request:

(a)The property cannot be put to any economically viable use under any of the permitted uses in the zoning district;

- The economic viability of this historic corner store is not found in additional residential use as the historic storefront and recessed entry are not compatible with residential design - who would want all those windows in their living room on the street corner? The use of this corner needs to be compatible with the architecture.
- The permitted Public and Semi-public and Commercial uses are not compatible with the small area available in the building (750 sf) for these types of use, which eliminates them from economic viability.
- While the RM 0.7 zone allows for more commercial uses, it relies only on vehicle traffic counts to evaluate the economic health of the area and does not consider the historic factors that created the economic basis for the historic corner commercial activity in the first place: Higher density residential uses combined with walkable blocks and nearby public transportation (street cars and buses). Residential density is returning to this section of Over-the-Rhine as evidenced by this 16-unit project and several adjacent new and renovation projects.
- While food markets are allowed in this district, the proximity to the unique resource of Findlay Market makes another food market not viable. This Deli would bring together economic and social viability in a way we believe is more effective than any other allowed use in this district. In a food market, the locally grown food is sold and taken home. In this Deli the same thing occurs, but with value added. The value added in the predominately African American neighborhood coming together to enjoy the locally grown (some next door) fresh food prepared, by Mr. Mills and by hiring from and living in the community.

(b)The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;

- The proposed Deli use variance is a natural pairing with the existing historic architectural frontispiece and storefront on the building corner. Historic corner businesses are found in several buildings in this section of Over-the-Rhine.

(c)The hardship condition is not created by actions of the applicant;

- The existing historic architectural frontispiece and storefront on the building corner are being restored per local historic guidelines and National Park Service standards. No exterior modification to this area of the building are required.

(d)The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

- This use variance does not change the zoning of the subject property and there is an added benefit to attract tenants to live in the adjacent apartments.

(e)The granting of the variance will not adversely affect the community character, public health, safety or general welfare;

- This Deli and adjacent green space will enhance the neighborhood character by

(f)The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and

- We believe that granting this use variance follows the intent of the Zoning Code, which recognizes that as the residential population increases, smaller scale commercial activity, like this Deli, will complement this zone and be an essential component of a walkable neighborhood.

(g)The variance sought is the minimum that will afford relief to the applicant.

- The use variance and sign variance are the components that will allow the project to move forward.

Please contact me if you require additional information or have any questions. Thank you for your consideration.

Sincerely,



Edward A. Wright, Architect
Managing Member, Wright Design, LLC



Online Property Access


< First << Prev Next >> Last >|

[RETURN TO SEARCH LIST](#)

Property 1 of 1

Parcel ID 094-0005-0219-00 **Address** 100 CLIFTON AVE **Index Order** Parcel Number **Tax Year** 2019 Payable 2020

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01 Sales	Land Use 401 - APARTMENT, 4-19 UNITS	
Owner Name and Address BUILDING #1 LLC 2783 SUTTON PL DOYLESTOWN PA 18902 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address BUILDING #1 LLC 2783 SUTTON PL DOYLESTOWN PA 18902 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 41,880	Effective Tax Rate 96.465895	Total Tax \$4,081.31
Property Description 100 E CLIFTON AVE 38 X 115 LOT 24-NW PT LOT 23 FINDLAY PER EXTRS SUB		

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/15/2018
Last Sale Amount	\$0
Conveyance Number	185833
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.100

Tax/Credit/Value Summary

Board of Revision	YES(18)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	24,720
CAUV Value	0
Market Improvement Value	94,940
Market Total Value	119,660
TIF Value	76,260
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

** 9/10/18 BOR #17-021706 NO CHANGE JW ** bor #13-700686 decrease to 12,980 ** 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

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- [Tax Lien Certificates](#)
- [CAGIS Online Maps](#)
- [Aerial Imagery](#)
- [Owner Names](#)

Print:

- [Current Page](#)
- [Property Report](#)



Edward Wright <edward.wright.ra@gmail.com>

Letter of Permission

1 message

Michel Paul <michpaul929@outlook.com>
To: Edward Wright <edward@wright-design.us>

Tue, Jan 7, 2020 at 8:40 AM

Dear Edward,

As Owner/Developer and President of Building #1, LLC, I authorize you to provide representation, on behalf of Building #1, LLC, in the pursuit of Zoning Relief from the City of Cincinnati and the Historic Conservation Board to establish a small deli that will serve the community located on the ground floor of 100 East Clifton Avenue.

Your responsibilities will include the development and submission of the complete application packet as well as direct engagement with key stakeholders and decision makers and supporting their needs with appropriate materials and documentation as requested.

Thank you.

Michel Paul

Owner/Developer & President, Building #1, LLC



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati, OH 45201
513.381.2956
OTRCommunityCouncil.org
PresidentOTRCC@gmail.com

November 1, 2019

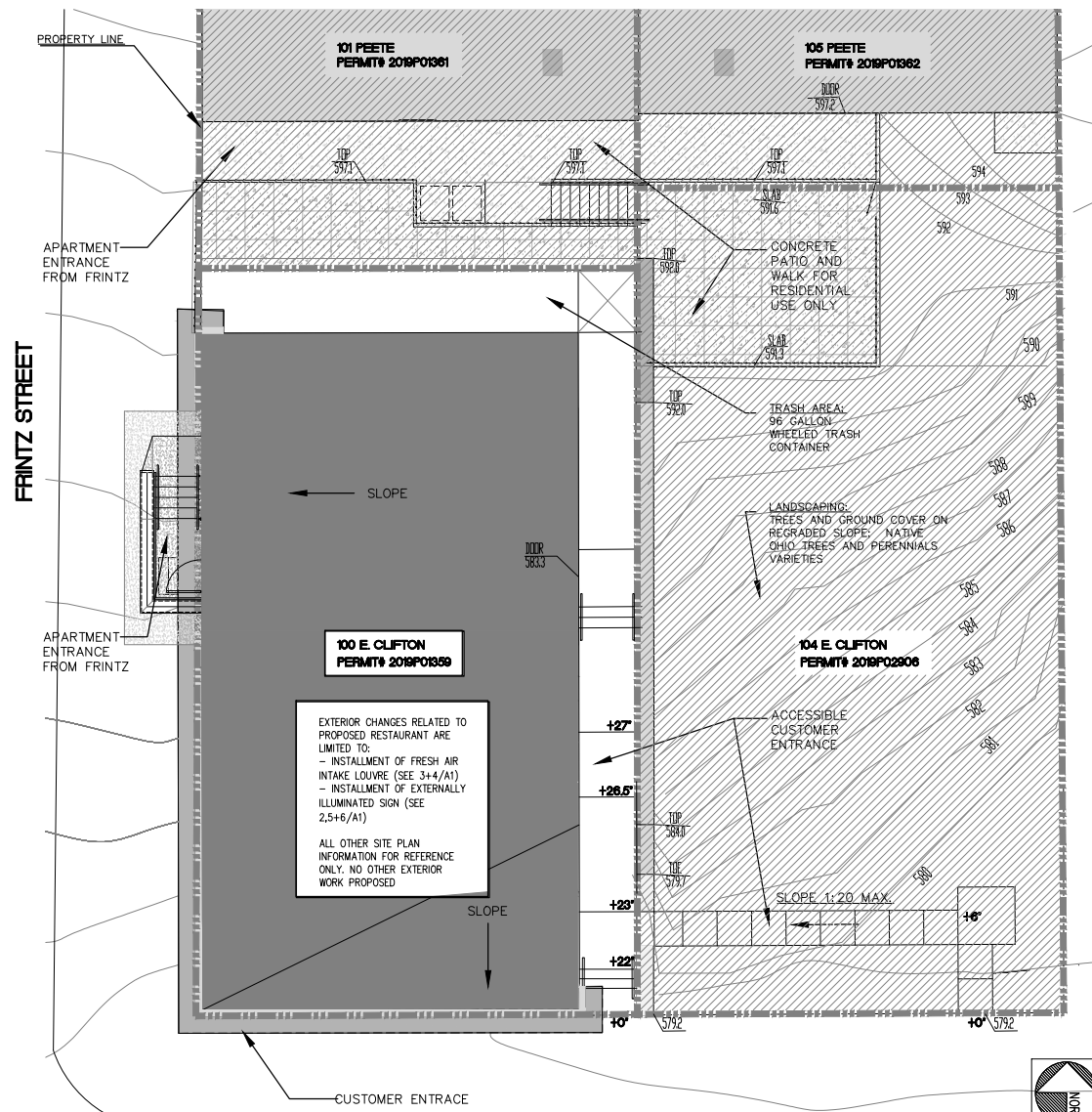
To whom it may concern,

Michel Paul and Idris Mills proposed restaurant project at 100 East Clifton Ave came before the Over-the-Rhine Community Council on Monday October 28, 2019. The developers were requesting the council's approval for a use variance that would allow this restaurant to be in a residential zone.

The OTRCC voted in favor of this project's use variance request. This project was presented to both our Economic Development Committee on October 2nd and to our full membership on October 28th.

Maurice Wagoner
President
Over-the-Rhine Community Council.

PROPOSED RESTAURANT: 100 EAST CLIFTON AVENUE



1 SITE PLAN
SCALE 1/8"=1'-0"

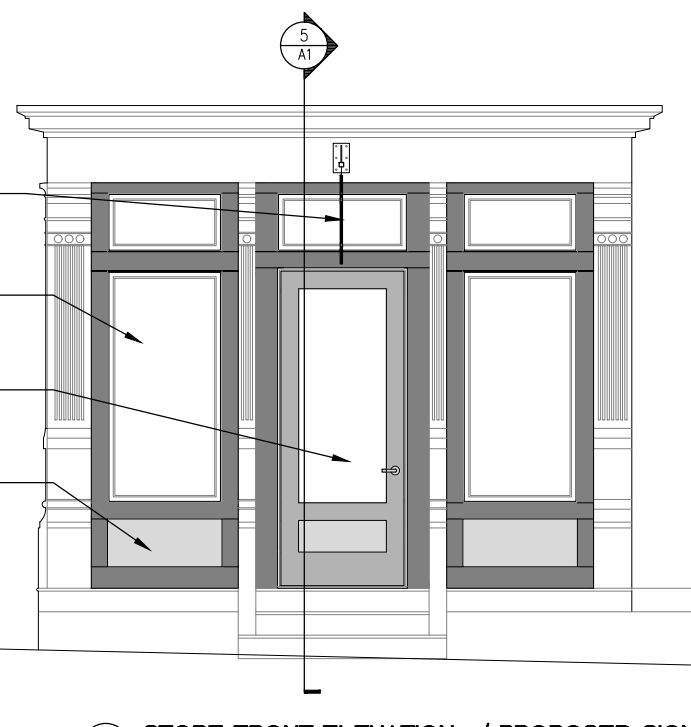
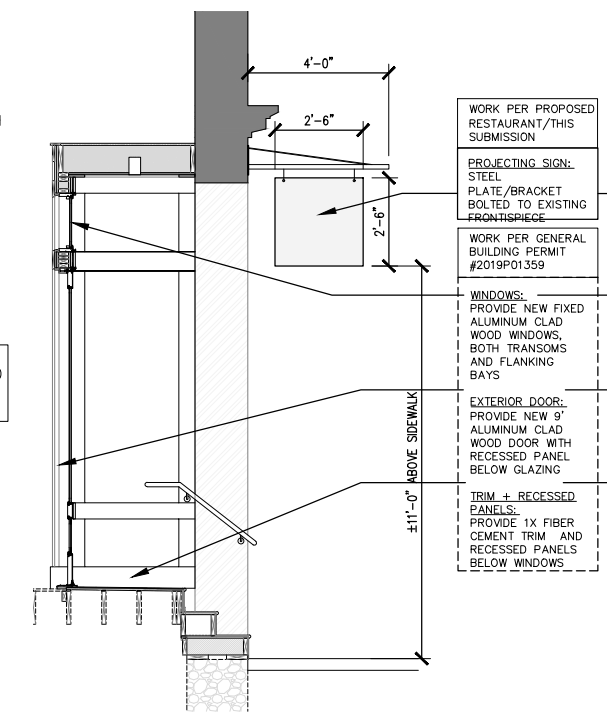
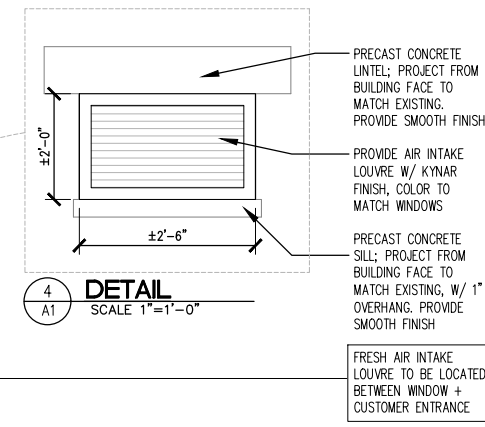


2 SOUTH/WEST PHOTOGRAPHIC ELEVATIONS
SCALE NTS

EAST CLIFTON AVENUE



3 SOUTH/EAST PHOTOGRAPHIC ELEVATIONS
SCALE NTS



BUILDING INFORMATION	PROJECT SCOPE
BUILDING CODE: 2017 OBC, CINCINNATI BUILDING CODE ZONE: FM-07 USE GROUP: EXISTING / PROPOSED USE BASEMENT UNOCCUPIED MECHANICAL GROUND FLOOR B, UNCHANGED 1ST-4TH FLOOR R-2, UNCHANGED	PROVIDE PROPOSED RESTAURANT IN TENANT SPACE BUILT-OUT OF 100 E. CLIFTON
EXISTING GROUND FLOOR USE: 'B', ALTHOUGH THE PROPOSED USE OF THIS TENANT AREA IS A RESTAURANT WHICH TYPICALLY IS CLASSIFIED 'A-2'. DUE TO THE LOW OCCUPANCY (SEE ANALYSIS BELOW) THIS TENANT SPACE IS ALLOWED TO BE CLASSIFIED 'B' PER SECTION 903.12 BUILDINGS ON SAME LOT PER OBC 503.1.2: 100 EAST CLIFTON AND 101 PEETE ARE ON THE SAME LOT AND SHALL BE REGULATED AS SEPARATE BUILDINGS. BUILDING HEIGHT PER OBC TABLE 504.3: EXISTING BUILDING HEIGHT: 52'-6" < 75' MAX ALLOWED BY THIS SECTION ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE PER OBC TABLE 504.4: R-2 : 4 STORIES, TYPE 3B, SPRINKLED B : 1 STORY, TYPE 3B, SPRINKLED 5 STORIES TOTAL ALLOWABLE BUILDING AREA PER TABLE 506.2: R-2 : 57,000 SF ; B : 48,000 SF THE TOTAL BUILDING AREA IS UNCHANGED 7,019SF<48,000SF THEREFORE THE PROPOSED USES DO NOT EXCEED THE MOST RESTRICTIVE BUILDING AREA. USE GROUP SEPARATION PER TABLE 508.4: R : OCCUPANCY IS SEPARATED FROM R OCCUPANCY BY 1-HOUR ASSEMBLY R : OCCUPANCY IS SEPARATED FROM A B OCCUPANCY BY 1-HOUR ASSEMBLY PER OBC 711.2.4.3 + OBC TABLE 508.4, 'S' B : OCCUPANCY IS SEPARATED FROM AN UNOCCUPIED OCCUPANCY BY 0-HOUR ASSEMBLY, CONSTRUCTION TYPE PER TABLE 601: 3B : EXISTING MASONRY EXTERIOR WALLS WITH WOOD FLOOR/WALL/ROOF FRAMING. FIRE RESISTANCE RATING PER TABLE 601: '3B' PRIMARY STRUCTURAL FRAME, FLOOR + ROOF CONSTRUCTION 0-HOURS BEARING WALLS 2-HOURS, EXTERIOR/0-HOURS INTERIOR NON BEARING WALLS/PARTITIONS PER TABLE 602, EXTERIOR/0-HOURS, INT. MAXIMUM AREA OF EXTERIOR WALL OPENINGS PER OBC TABLE 705.8 ALL OPENINGS MEET THE REQUIREMENTS OF THIS OBC SECTION: 'S' TO < 10' FIRE SEPARATION DISTANCE, UNPROTECTED + SPRINKLERED (UP, S) = 25% ALLOWABLE OPENINGS AREA BY FLOOR. REFER TO SITE PLAN FOR "IMAGINARY LINE" LOCATION 100 E. CLIFTON - NORTH FACADE 4TH FLOOR: 9.8% OPENING 1ST/2ND/3RD FLOOR: 15.5% OPENING GROUND FLOOR: 20.5% OPENING 100 E. CLIFTON - EAST FACADE 4TH FLOOR: 10.7% OPENING 1ST/2ND/3RD FLOOR: 14.4% OPENING GROUND FLOOR: 16.9% OPENING 101 PEETE - SOUTH FACADE 4TH FLOOR: 13.4% OPENING 2ND/3RD FLOOR: 20.5% OPENING 1ST FLOOR: 23.2% OPENING BASEMENT FLOOR: 23.7% OPENING INTERIOR WALL/CEILING FINISH REQUIREMENTS PER OBC TABLE 803.9: CLASS "C" FINISHES ARE ALLOWED IN ROOMS AND EXIT ENCLOSURES. FIRE PROTECTION SYSTEM PER OBC + OBC SECTION 903: AN AUTOMATIC SPRINKLER SYSTEM PER OBC 903.3.1.1, NFPA 13 IS PROPOSED THROUGHOUT THE ENTIRE BUILDING ALSO PER OBC SECTION 1121-11. - EXTERIOR OPENINGS: REPLACEMENT WINDOWS IMMEDIATELY ADJACENT TO A PROPERTY LINE OR ALONG A FIRE ESCAPE PATH ARE PERMITTED WHEN PROTECTED BY A SPRINKLER HEAD ON THE INTERIOR SIDE OF SUCH OPENINGS. FIRE EXTINGUISHERS PER OBC SECTION 906: (FE) PROVIDE PORTABLE NFPA 10 COMPLIANT FIRE EXTINGUISHER IN THE FOLLOWING LOCATIONS: R-2 : DWELLING UNIT (CLASS 1-A-10-B-C) (EACH UNIT) B : MANAGER'S OFFICE, ONE (1) LOCATION IN MANAGER'S OFFICE GROUND FLOOR (CLASS K), ONE (1) LOCATION IN KITCHEN (PER OBC 904.12.5) FIRE ALARM SYSTEM PER OBC SECTION 907: R-2 / B : PROVIDE FA SYSTEM PER OBC 907. REFER TO SHEET E4 AND ASSOCIATED E-SERIES SHEETS FOR NOTES SMOKE DETECTION SYSTEM PER OBC 907.2.11.2: (SD) R-2 : PER SECTION 907.2.11.2 PROVIDE CEILING MOUNTED COMBINATION SMOKE/CO DETECTORS W/BATTERY BACK-UP IN EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF A BEDROOM, INTERCONNECT EACH ALARM, SO ONE WILL ACTIVATE ALL ALARMS IN THE DWELLING UNIT. B : PER SECTION 907.2.10.2 PROVIDE SEPARATE ADA COMPLIANT CEILING MOUNTED COMBINATION SMOKE/CO DETECTOR BASEMENT: PROVIDE SEPARATE CEILING MOUNTED COMBINATION SMOKE/CO DETECTOR OCCUPANT LOAD: BASEMENT: 1,387 SF B GROUND FLOOR: 1,302 SF R-2 1ST FLOOR: 1,336 SF R-2 2ND FLOOR: 1,377 SF R-2 3RD FLOOR: 1,432 SF R-2 4TH FLOOR: 1,569 SF 8,405 TOTAL SF PROPOSED OCCUPANCY LEVELS BASED ON OBC TABLE 1004.1.2 R-2 : APARTMENTS = 1 PER 200 (GROSS) = 5,716 SF/200 = 29 (FLOORS 1-4) B : MANAGER'S OFFICE = 1 PER 100 (GROSS) = 342 SF/100 = 4 (GROUND FLOOR) RESTAURANT = KITCHEN, 1/200 (GROSS) = 215 SF/200 = 2 DINING, 1/15 (NET) = 319 SF/15 = 22 BAR, 1/7 (NET) = 62 SF/7 = 9 PROPOSED OCCUPANTS TENANT SPACE: 33 TOTAL BUILDING OCCUPANTS: 66 NUMBER OF EXITS PER OBC SECTION 1006: R-2 : TWO (2) EXITS ARE PROVIDED: EXISTING FIRE ESCAPE AND EXISTING STAIR B : GROUND FLOOR OCCUPANCY <49 = (1) EXIT MINIMUM REQUIRED; (2) EXITS PROPOSED EXIT TRAVEL DISTANCE PER OBC TABLE 1017.2 WITH SPRINKLER SYSTEM R-2 : 250' ALLOWED; B : 300' ALLOWED MINIMUM CORRIDOR WIDTH PER OBC TABLE 1020.2 ANT OCCUPANCY < 50 = 36" MIN. CLEARANCE WITHIN A DWELLING UNIT = 36" MIN. CLEARANCE ACCESSIBLE ROUTE: R-2 : NO CHANGE OF USE B : ACCESSIBLE ROUTE PROVIDED, REFER TO SITE PLAN MINIMUM LIVE LOADS PER OBC TABLE 1607.1 R-2 : CORRIDORS 100 PSF STAIRS/EXITS (DWELLINGS) 40 PSF B : GROUND FLOOR OFFICE, 50 PSF ASSEMBLY AREAS, 100 PSF CORRIDORS, 100 PSF STAIRS/EXITS (DWELLINGS) 40 PSF EXIT STAIRS (COMMON): 100 PSF EXTERIOR STAIRS 100 PSF HANDRAILS / GUARD RAILS 50 PLF APPLIED IN ANY DIRECTION AND 200 LB AT ANY POINT ROOF LOAD (SNOW) 20 PSF	
DRAWING INDEX	GENERAL NOTES
A1 COVER SHEET, SITE PLAN A2 GROUND FLOOR PLAN A3 ELEVATIONS, SECTIONS, DETAILS	1. FOLLOW MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR ALL COMPONENTS AND SYSTEMS PROVIDED. 2. CONTRACTORS TO FOLLOW LEAD SAFE WORK PRACTICES. 3. ALL STRUCTURAL SPANNING LUMBER TO BE SIPPY OR BETTER. 4. PROVIDE TEMPORARY SHORING UNTIL NEW STRUCTURAL WORK IS COMPLETE. 5. PROVIDE MANUALS OF ALL INSTALLED PRODUCTS, EQUIPMENT AND DEVICES TO PROPERTY OWNER AT PROJECT COMPLETION.
GENERAL CONDITIONS	
WRIGHT DESIGN, LLC (WD) THE DRAWING'S AUTHOR RETAINS ALL RIGHTS, INCLUDING COPYRIGHTS. THE AUTHOR ASSUMES NO LIABILITY OR COST FOR THE UNAUTHORIZED REUSE OR MODIFICATION. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH OBC, LATEST EDITION. CONTRACTOR TO OBTAIN AND PAY FOR ALL TAXES, PERMITS AND INSPECTIONS FROM LOCAL AUTHORITIES REQUIRED TO COMPLETE THE WORK. ALL CONSTRUCTION DEBRIS TO BE LEGALLY DISPOSED. CONTRACTOR IS TO INCLUDE ALL COSTS FOR TEMPORARY UTILITIES DURING CONSTRUCTION IN THE BID. SUBMIT PRODUCT DATA AND SHOP DRAWINGS PRODUCED FOR ARCHITECT REVIEW FOR CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED. CONTRACTOR IS TO VERIFY DIMENSIONS AND SEQUENCE OF ALL COMPONENTS, FOR ALL PRODUCTS AND SYSTEMS FOLLOW MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS. DIFFERING CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. THE CONTRACTOR IS TO VERIFY THE CONDITIONS INDICATED AND REMAINS RESPONSIBLE TO INSPECT AND BECOME KNOWLEDGEABLE OF THE EXISTING CONDITIONS AND TO INCLUDE SUCH IN THE BID. IF DISCREPANCIES EXIST, THE CONTRACTOR IS RESPONSIBLE FOR THE GREATER QUANTITY OR BETTER QUALITY INDICATED. CONTRACTOR IS TO PROVIDE COMPLETE, FULLY TESTED AND OPERATIONAL SYSTEMS, WITH ALL REQUIRED ASSOCIATED COMPONENTS, PROVIDE STARTUP AND TRAINING. THESE CONDITIONS APPLY TO ALL TRADES. THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT IS A100-2007 STANDARDS FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR A RESIDENTIAL OR SMALL COMMERCIAL PROJECT.	

ARCHITECT
WRIGHT DESIGN

EDWARD A. WRIGHT
 1215523
 REGISTERED ARCHITECT
 OHIO LICENSE #1215523, EXPIRATION 03/30/2026

100 E. CLIFTON RENOVATION

PROJECT ADDRESS: 100 E. CLIFTON AVE. CINCINNATI, OH 45202

CLIENT: BUILDING IN LLC MICHEL + MIKA PAUL 2783 SUTTON PA. DOWLESTOWN, PA 18902

ARCHITECT: WRIGHT DESIGN, LLC 4693 WISSON LANE CINCINNATI, OH 45223 513.283.4444 1002201@wd-arch.com

PROJECT STATUS: **Historic Conservation Board Review**
 01/07/2020 11:47:52 AM

COVER

A1

PROPOSED RESTAURANT: 100 EAST CLIFTON AVENUE

PLUMBING FIXTURES	
P1	TOLLET: 1.28 WHITE OPF GRANTY FLUSH ADA COMPLIANT SEAT HEIGHT. INSTALL FLUSH VALVE OPPOSITE SIDE FROM ADJACENT CORNER SEE 'TBT' FOR ADDITIONAL NOTES
P2	BATHROOM SINK: 1.5 GPM FAUCET W/LEVER HANDLES; AMERICAN STANDARD DECLIN WALL-MOUNTED SINK (WHITE)
P3	HAND SINK: "WEBSTAINSTORE" ITEM#097956 ADVANCE TABLE 7-PS-66 HAND SINK WITH SPLASH MOUNTED GOOSENECK FAUCET AND SIDE SPLASH GUARD 12.75" X 11.25" W X 15.25" D
P4	MOP SINK: "WEBSTAINSTORE" ITEM#000816202 REGENCY 25" 16-GAUGE STAINLESS STEEL ONE COMPARTMENT FLOOR MOP SINK 16" X 25" W X 21"
P5	TABLE SINK WITH FAUCET: "WEBSTAINSTORE" ITEM#097956 ADVANCE TABLE 7-PS-66 HAND SINK WITH SPLASH MOUNTED GOOSENECK FAUCET AND SIDE SPLASH GUARD 12.75" X 11.25" W X 15.25" D
P6	VEGETABLE PREP SINK: "WEBSTAINSTORE" ITEM# 600212424 REGENCY 24" 16-GAUGE STAINLESS STEEL, ONE COMPARTMENT, COMMERCIAL UTILITY SINK 48" X 24" X 24". 14" DEEP BOWL.

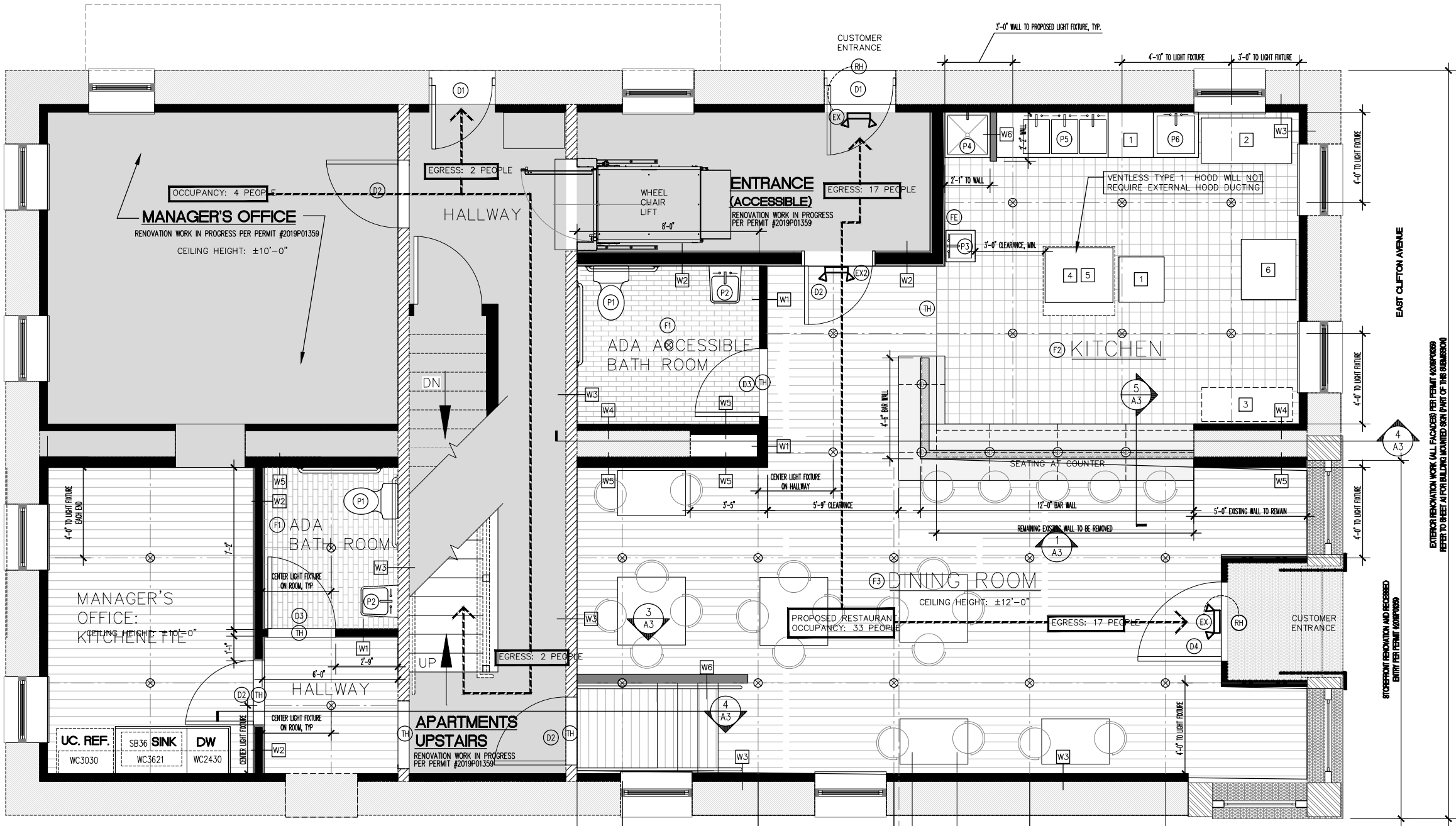
EQUIPMENT SCHEDULE	
EQUIPMENT LISTED BELOW FORM THE BASIS OF DESIGN AND FINAL ELECTRICAL DESIGN IS TO BE BASED ON OWNER SELECTED FIXTURES - CONFIRM FIXTURE SELECTIONS W/OWNER	
EQUIPMENT	
1	24X24 SS TABLE: "WEBSTAINSTORE" ITEM# 600212424 REGENCY 18-GAUGE 304 STAINLESS STEEL COMMERCIAL WORK TABLE WITH GALVANIZED LEGS AND UNDERSHELF 34" X 24" W X 24" D
2	24X48 SS TABLE: "WEBSTAINSTORE" ITEM# 600212446 REGENCY 18-GAUGE 304 STAINLESS STEEL COMMERCIAL WORK TABLE WITH GALVANIZED LEGS AND UNDERSHELF 34" X 48" W X 24" D
3	18X48 METAL SHELVING: "WEBSTAINSTORE" ITEM# 40021548KIT REGENCY NY GREEN EPXY 4-SHELF KIT WITH 74" POSTS 74" X 48" W X 18" D
COOKING	
4	VENTLESS HOOD
5	6-BURNER RANGE/OVEN
COOLING	
6	REFRIGERATOR: "WEBSTAINSTORE" ITEM# 900248723 TURBO AIR MAR72-3 M3 SERIES SOLID DOOR REACH IN REFRIGERATOR 83" X 72.5" W X 35.25" D

ELECTRICAL SCHEDULE	
E1	EDISON PENDANT LIGHT: (5) 5" W BIRCH LANE MODEL: BUNDABERG 1-LIGHT MINI PENDANT, ANTIQUE FINISH (60 WATTS, 120 VOLTS)
E2	CEILING LIGHT: 6" RECESSED CAN LIGHT
E3	LUMINESCENT DIT SON 10W LED BATTERY BACKUP PROMOTE HEAD ADJUSTABLE 1.5W LED LAMP HEADS EACH EQUIPPED WITH 12 SERIES-PARALLEL WHITE LEDS, PROVIDE (1) 3W LED REMOTE SINGLE HEAD LAMP IN 10' CORD AND WETS OR EXCEEDS THE FOLLOWING: UL 824, IEC 528, AND NPA 101 LIFE SAFETY CODE REQUIREMENTS. FLUSH MOUNT TO WALL, PROVIDE REPLACEMENT BATTERY 8AA-3018
E4	LUMINESCENT DIT SON 10W LED BATTERY BACKUP-ADJUSTABLE 1.5W LED LAMP HEADS EACH EQUIPPED WITH 12 SERIES-PARALLEL WHITE LEDS, PROVIDE (1) 3W LED REMOTE SINGLE HEAD LAMP: UL 824, IEC 528, AND NPA 101 LIFE SAFETY CODE REQUIREMENTS. FLUSH MOUNT TO WALL, PROVIDE REPLACEMENT BATTERY 8AA-3018

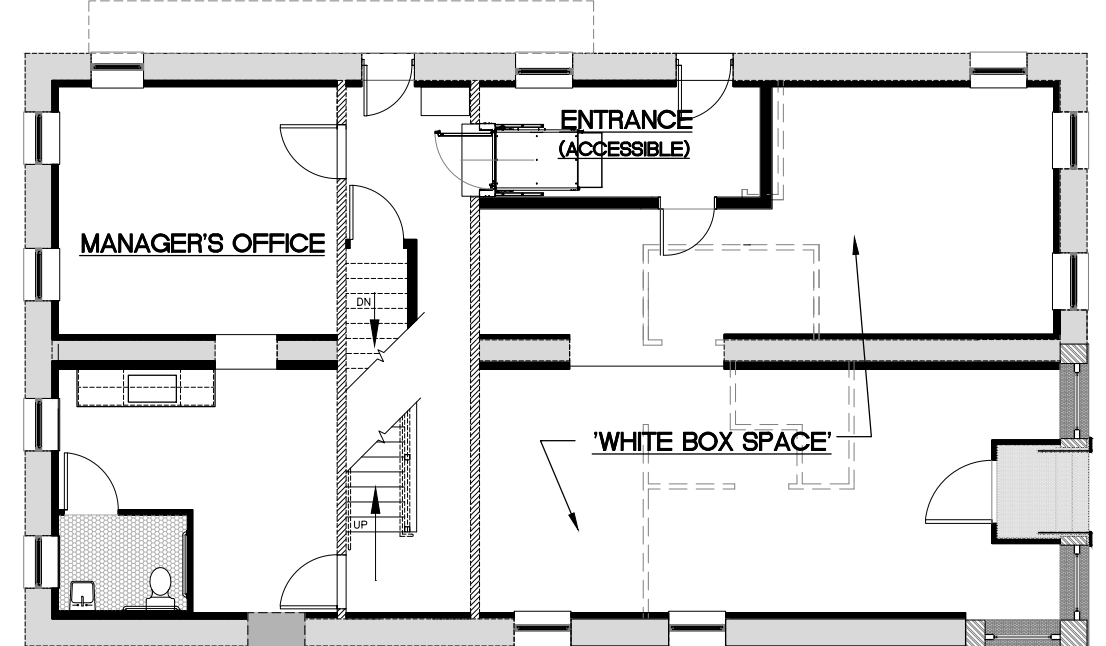
WALL SCHEDULE	
PARTITION GENERAL NOTES: A. PROVIDE R13 FIBERGLASS BATT INSULATION B. PROVIDE 1/2" OR LARGER RECYCLED WALL BOARD (OR EQUAL), ALL INTERIOR SURFACES, FINISH LEVEL 6. INSTALL CEILING COP. WALL BOARD PERPENDICULAR TO FRAMING, SPACE FASTENERS (NAILS 7" OC PER SCREWS 12" OC) C. TILE AS SCHEDULED OVER 1/2" CONCRETE BOARD, JOISTS SEALED D. PROVIDE FIRE BLOCCING PER CODE	
W1	2X4 STUDS @ 16" OC WITH 5/8" OMB BOTH SIDES
W2	PROVIDE 2-HOUR FIRE-RATED ASSEMBLY PER UL U301; (2) LAYERS OF 5/8" TYPE FIRE-RATED OMB BOTH SIDES OF EXISTING 4" PROPOSED FRAMING, MATCH EXISTING STUD DIMENSIONS (2X4 MIN) @ INFILL LOCATIONS
W3	PROVIDE 5/8" OMB OVER 2X4 (WIDE-SIDE FACING OUT) @ 16" OC OVER 2" (R10) INSULATION ON EXISTING EXTERIOR MASONRY (EXISTING PLASTER TO REMAIN)
W4	2X4 NO STUDS @ 16" OC (NARROW-SIDE FACING OUT), OMB OUTSIDE FACE ONLY
W5	2X6 NO STUDS @ 16" OC (NARROW-SIDE FACING OUT), OMB OUTSIDE FACE ONLY
W6	2X4 STUDS @ 16" OC W/ 1/2" OMB BOTH SIDES, 42" HEIGHT

DOOR SCHEDULE	
D1	DOOR TYPE 1: EXTERIOR DOOR - MASONITE, BELLEVILLE SMOOTH 4-PANEL INSULATED/BERGLASS DOOR STEEL FRAME, 36"X78" WITH 3-SPRING HINGE CLOSERS AND CYLINDER ENTRY LOCKSET WITH LEVER HANDLES; DOOR BOTTOM HEAVY DUTY, PERMAG 21130V48 + WEATHERSTRIP. ALL HARDWARE TO BE GRADE 1; STAINLESS STEEL KICK PLATE (ENTRY SIDE)
D2	DOOR TYPE 2: INTERIOR ENTRY - PROVIDE THERMATRU SES4 FIRE RATED (90 MINUTE) 4-PANEL STEEL DOOR/FRAME, 36"X78" WITH 3-SPRING HINGE CLOSERS AND CYLINDER ENTRY LOCKSET WITH LEVER HANDLES; DOOR BOTTOM HEAVY DUTY, PERMAG 21130V48 + WEATHERSTRIP. ALL HARDWARE TO BE GRADE 1; STAINLESS STEEL KICK PLATE (ENTRY SIDE) REQUIRED TO OPERATE; CORNER SEAL PADS, BOTTOM SWEEP + WEATHERSTRIP. ALL HARDWARE TO BE GRADE 1.
D3	DOOR TYPE 3: INTERIOR - MASONITE SOLIDDOOR SMOOTH 4-PANEL SQUARE MOULDED PANEL SERIES, SOLID CORE PRIMED COMPOSITE SINGLE PREFRAME INTERIOR DOOR, PRIMED WHITE, PROVIDE SATIN MODEL LEVER HANDLED LOCKSET PRIVACY FUNCTION (BATHROOM)
D4	DOOR TYPE: EXTERIOR DOOR - 42"X108" MARVIN COMMERCIAL DOOR/FRAME, 1/2" ALUMINUM CLAD WOOD DOOR W/ FLAT PANEL, BELOW GLAZING, PROVIDE SIGN ON THE CORE SIDE STAINING. THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED; STAINLESS STEEL KICK PLATE (ENTRY SIDE) DOOR BOTTOM, HEAVY DUTY, PERMAG 21130V48 + WEATHERSTRIP.

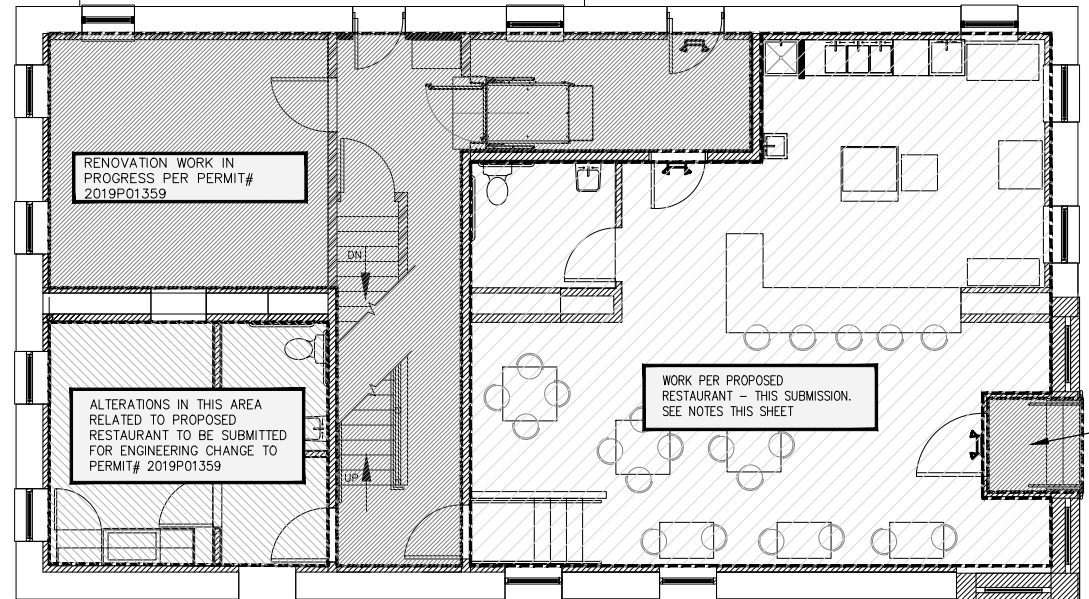
FINISH SCHEDULE NOTES	
BATHROOM	1. PROVIDE TILE FLOOR OVER 1/2" CONCRETE BOARD; PROVIDE POLYMER MODIFIED GROUT AND MARBLE THRESHOLD AT TRANSITIONS TO DISMILAR MATERIALS 2. TOILET TISSUE HOLDER: SATIN BRUSH CHROME 3. HOME DECORATORS COLLECTION 24" X 30", FRAMED FOG FREE WALL MIRROR, MODERN NICKEL MODEL #81156
KITCHEN	1. PROVIDE TILE FLOOR OVER 1/2" CONCRETE BOARD; PROVIDE POLYMER MODIFIED GROUT AND MARBLE THRESHOLD AT TRANSITIONS TO DISMILAR MATERIALS 2. PROVIDE FULL HEIGHT FRP PANELS ON ALL WALLS
DINING ROOM	1. PROVIDE NO. 1 1/2" SOLID OAK FLOOR THROUGHOUT INTERIOR 2. WALLS: PAINT WALLS PER TENDR'S SELECTION PROVIDE STAINWOOD APPLICATION IN AREAS LOCATED ON 1/A3 3. WINDOW TRIM: PAINT 1X4 JAMB, 1X6 HEAD, 1X4 APRON, 1X STOOD EXTENDING 1" OVER APRONS; 1X WINDOW JAMB EXTENSION 4. DOOR TRIM: PAINT TRIM 5. BASE: PAINT BASE



1 GROUND FLOOR PLAN
SCALE 3/8"=1'-0"



2 FLOOR PLAN PER PERMIT: #2019P01359
SCALE 3/16"=1'-0"



3 FLOOR PLAN PROPOSED WORK DIAGRAM
SCALE 3/16"=1'-0"

PROPOSED RESTAURANT INFORMATION

RESTAURANT:	760 SF TOTAL AREA
BASEMENT:	MECHANICAL ONLY, NOT USED FOR STORAGE
HOURS:	7 AM - 3 PM, MONDAY - FRIDAY 9 AM - 3 PM, SATURDAY CLOSED, SUNDAY
PARKING:	NOT REQUIRED, WITHIN WALKABLE URBAN CORE
OCCUPANCY:	KITCHEN, 1/200 (GROSS) = 215 SF/200 = 2 DINING, 1/15 (NET) = 319 SF/15 = 22 BAR, 1/7 (NET) = 62 SF/7 = 9 TOTAL = 33 OCCUPANTS
BATHROOM:	2ND BATHROOM REQUIRED
EXTERIOR:	MODIFICATIONS ARE LIMITED TO EXTERNALLY ILLUMINATED SIGN AND BUILDING MOUNTED LIGHTING - REFER TO ELEVATION

WORK PER PROPOSED RESTAURANT - THIS SUBMISSION

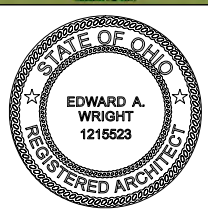
- PROPOSED WALLS INDICATED WITH THE GRAPHIC:
- REMOVAL OF THE EXISTING WALL INDICATED IN DINING/KITCHEN SPACE
- DOORS IN THE FOLLOWING LOCATIONS:
 - INTERIOR DOOR FROM STAIR LANDING IN DINING ROOM INTO HALLWAY
 - INTERIOR DOOR TO BOTH BATHROOMS
- FINISHES IN THE FOLLOWING LOCATIONS:
 - DINING ROOM
 - KITCHEN
 - (2) BATHROOMS
- STAIR FROM DINING ROOM TO HALLWAY
- BAR COUNTER
- SCHEDULED ITEMS THIS SHEET:
 - EQUIPMENT
 - PLUMBING FIXTURES
 - ELECTRICAL FIXTURES

WORK PER PERMIT # 2019P01359

- PROPOSED WALLS, UNLESS NOTED OTHERWISE
- CONSTRUCTION OF FRONT DOOR ALCOVE
- DOORS IN THE FOLLOWING LOCATIONS:
 - EXTERIOR DOOR INTO DINING ROOM
 - EXTERIOR DOOR TO ACCESSIBLE ENTRANCE
 - EXTERIOR DOOR TO APARTMENT STAIR HALLWAY
 - INTERIOR DOOR FROM HALLWAY TO MANAGER'S OFFICE
- FINISHES IN THE FOLLOWING LOCATIONS:
 - MANAGER'S OFFICE
 - APARTMENT STAIRS HALLWAY
 - ACCESSIBLE ENTRANCE
 - CHAIR LIFE

ARCHITECT

WRIGHT DESIGN



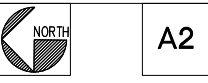
EDWARD A. WRIGHT, ARCHITECT
OHIO LICENSE #1215523, EXPIRATION 03/30/20

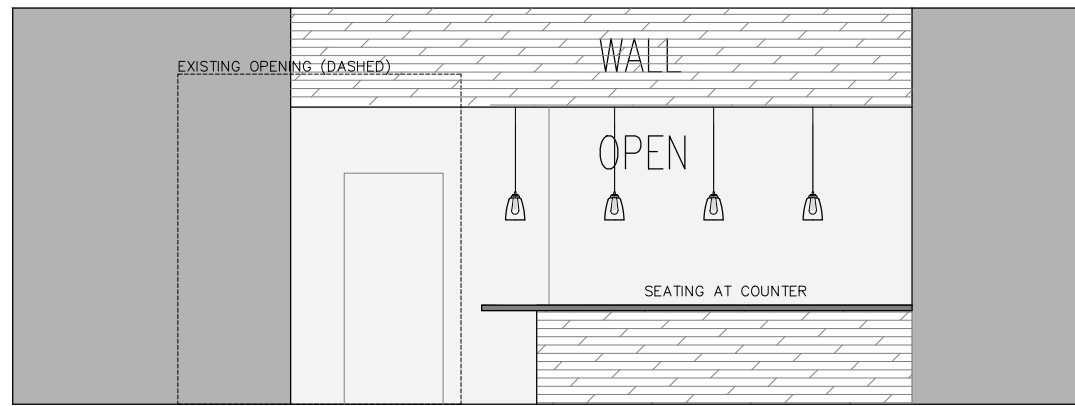
100 E. CLIFTON RENOVATION

PROJECT ADDRESS:	100 E. CLIFTON AVE. CINCINNATI, OHIO 45202
CLIENT:	BUILDING # LLC MICHEL + MIKOLA PAUL 2783 SUTTON PL. DOWLESTOWN, PA 18902
ARCHITECT:	WRIGHT DESIGN, LLC 4893 MISSION LANE CINCINNATI, OHIO 45223 513.293.4444 ed@wrightdesign.com

PROJECT STATUS
Historic Conservation Board Review
01/07/2020 11:47:52 AM

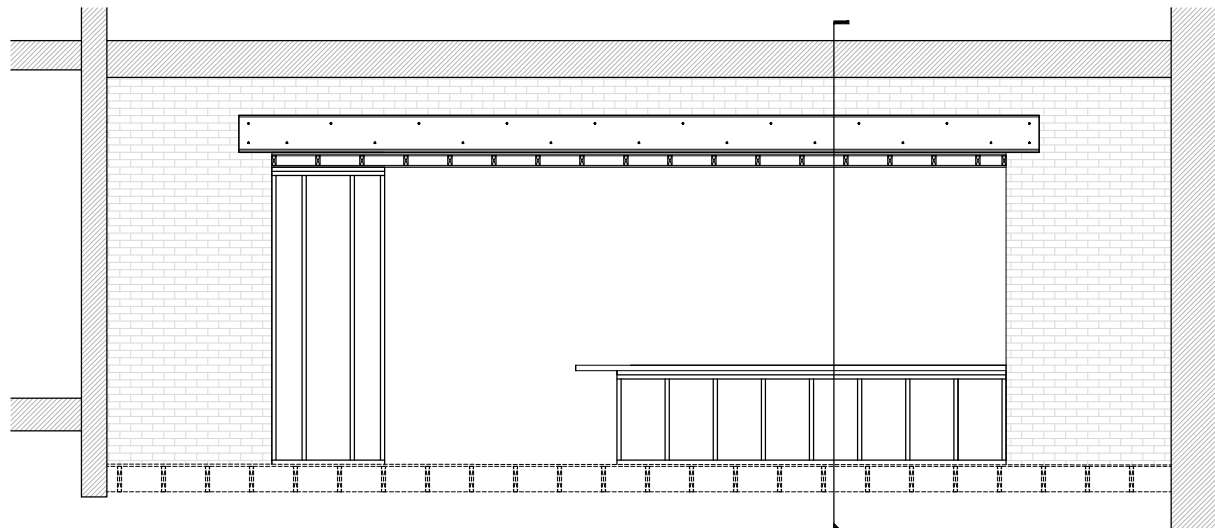
FLOOR PLAN





1
A3
INTERIOR ELEVATION
SCALE 3/8"=1'-0"

WALL ANALYSIS	
EXISTING:	TOTAL WALL 387 SF 86 SF OPEN / 301 SF WALL 22% OPEN
PROPOSED:	TOTAL WALL 387 SF 135 SF OPEN / 252 SF WALL 35% OPEN



2
A3
INTERIOR SECTION
SCALE 3/8"=1'-0"

FIRE-RATED ASSEMBLIES

(1HR) 1-HOUR FLOOR/CEILING ASSEMBLY

- REPAIR EXISTING 7/8" WOOD FLOOR W/WATCHING 7/8" WOOD FLOOR; SUPPORT ALL EDGES W/16" OR SOLID 2X BLOCKING; FINISH PER SCHEDULE
- EXISTING 2X FLOOR FRAMING TO REMAIN
- REMOVE EXISTING PLASTER/LATH AS REQUIRED TO ACCOMMODATE BUILDING SYSTEMS
- 1X2 WOOD FURRING; RETAIN EXISTING; PROVIDE FURRING TO MAINTAIN 2" OC MIN.
- FIRE SEPARATION: PER CBC TABLE 722.6.2(1) PROVIDE (2) LAYERS 7/8" FIRE-RATED DRYWALL (2 LAYERS x 40 MIN = 80 MIN)
- FINISH/PAINT DRYWALL IN ALL UNITS

(2HR) 2-HOUR FLOOR/CEILING ASSEMBLY

- REPAIR EXISTING 7/8" WOOD FLOOR W/WATCHING 7/8" WOOD FLOOR; SUPPORT ALL EDGES W/16" OR SOLID 2X BLOCKING; FINISH PER SCHEDULE
- EXISTING 2X FLOOR FRAMING TO REMAIN
- REMOVE EXISTING PLASTER/LATH AS REQUIRED TO ACCOMMODATE BUILDING SYSTEMS
- 1X2 WOOD FURRING; RETAIN EXISTING; PROVIDE FURRING TO MAINTAIN 2" OC MIN.
- FIRE SEPARATION: PER CBC TABLE 722.6.2(1) PROVIDE (3) LAYERS 7/8" FIRE-RATED DRYWALL (3 LAYERS x 40 MIN = 120 MIN)
- FINISH/PAINT DRYWALL IN ALL UNITS

PARTITION TYPE 2-2-HOUR ASSEMBLY FIRE RATING: 2 HOUR SOUND TEST: USG-810219
STC: 58 SYSTEM THICKNESS: 6-1/2"

UL U301 ASSEMBLY:

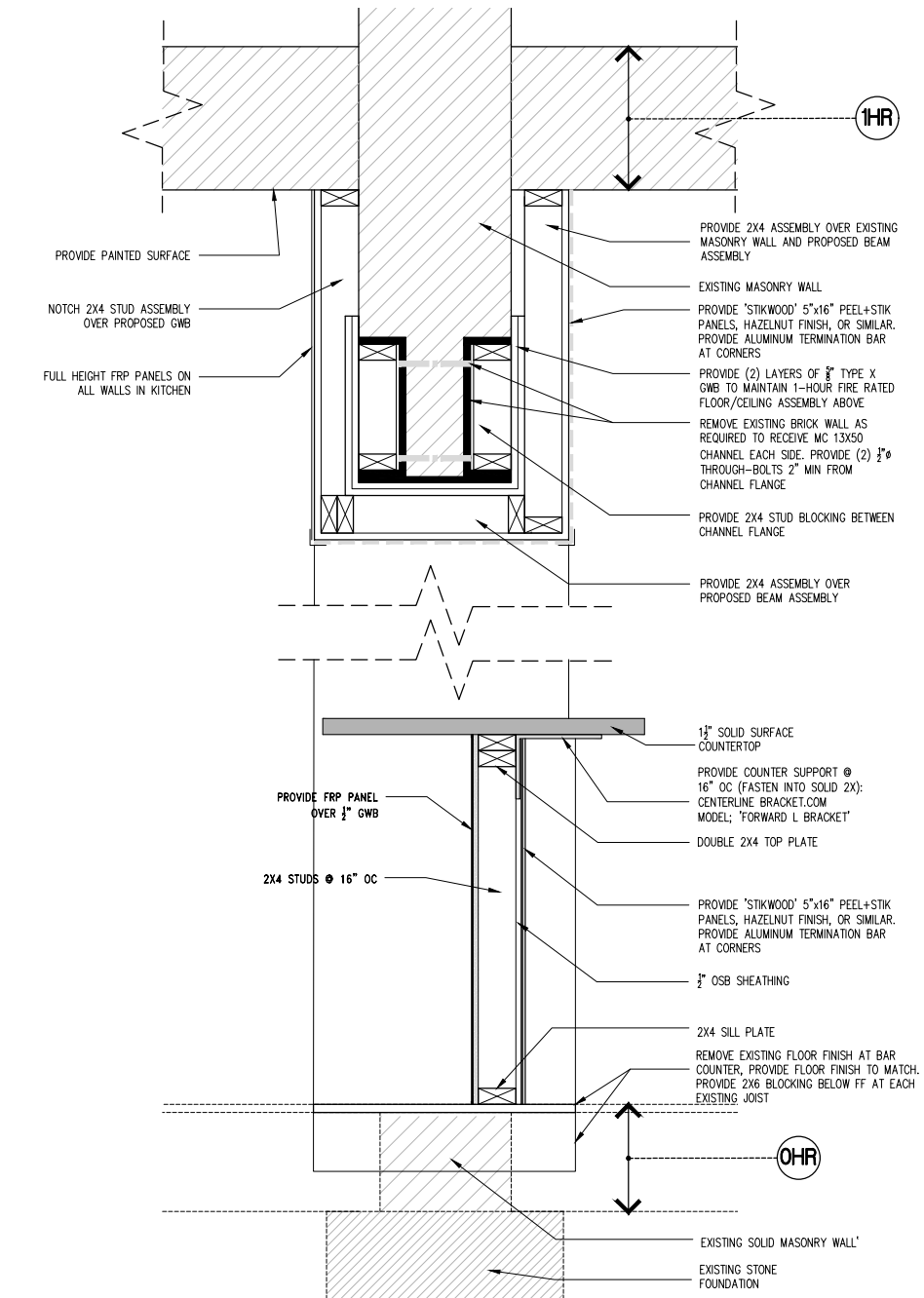
GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
RESILIENT CHANNEL: 25 GA. FURRING CHANNELS INSTALLED HORIZONTALLY SPACED 24 IN. O.C.
WOOD STUDS: 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
GYPSUM BOARD: TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

AIR LEAKAGE KEY NOTES

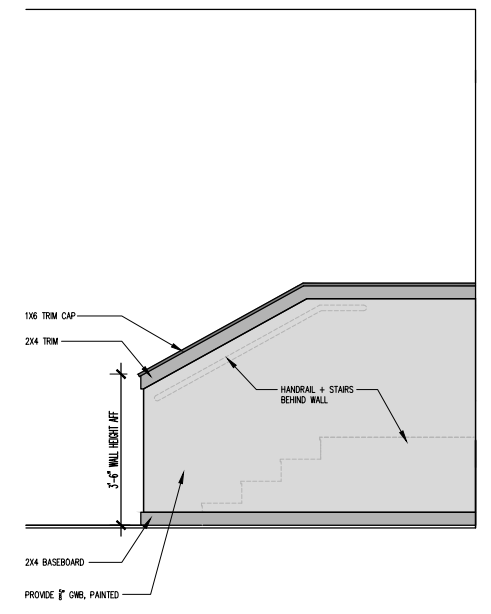
THE FOLLOWING SHALL BE CAULKED, SEALED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL:

- UNIT ENTRY DOORS (WEATHER STRIPPING) / SEAL FRAME
- SEAL ALL JOINTS, SEAMS AND PENETRATIONS
- SEAL WINDOW/DOOR JAMB/ROUGH FRAMING PERIMETERS
- BLOCKING AT FLOOR/CEILING
- SEAL BETWEEN DRYWALL BOTTOM EDGE + FLOOR
- SEE ALL RECESSED LIGHT FIXTURES, SPRINKLER HEAD HOUSING (DO NOT IMPACT SPRINKLER OPERATION) + JUNCTION BOXES; TO THE DRYWALL, TYPICAL.
- OFF-SET SWITCHES/RECEPTACLES + SEAL PERIMETER

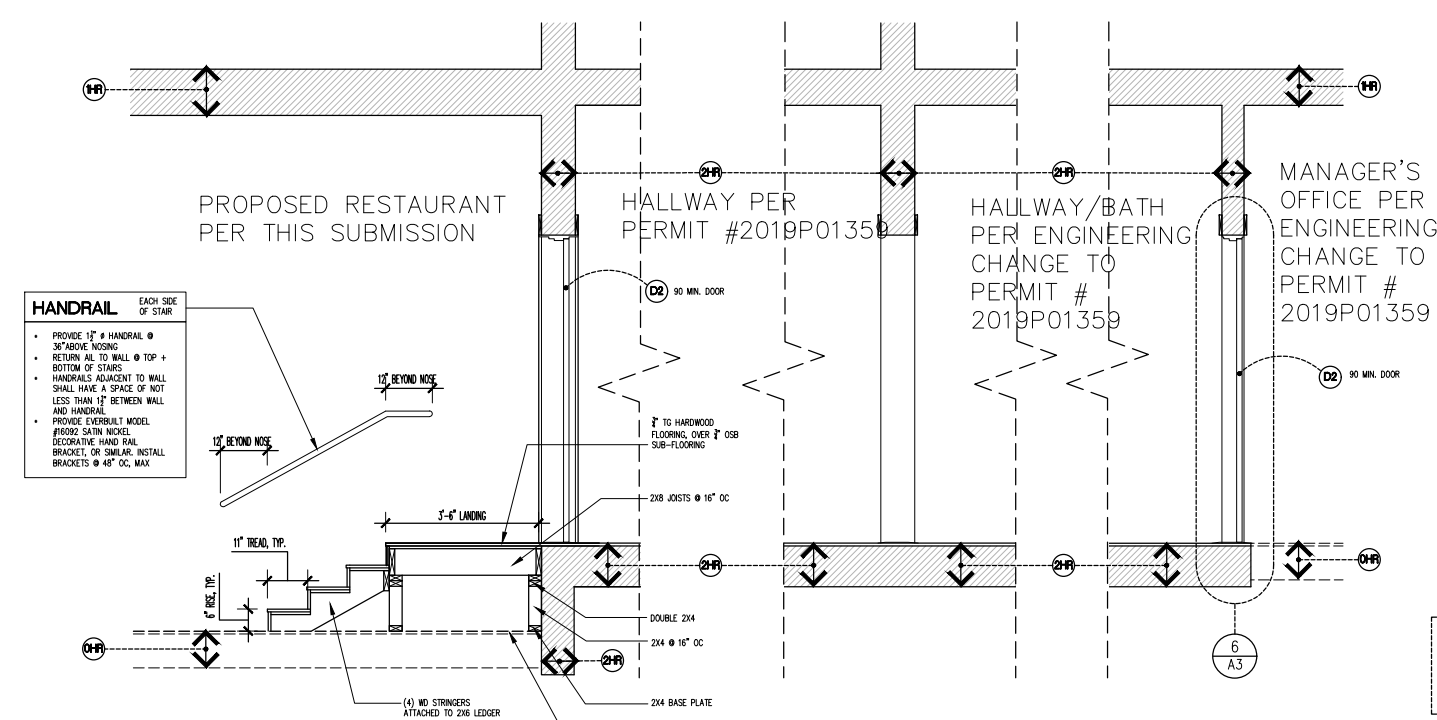
PERFORM A VISUAL INSPECTION IN CONJUNCTION WITH LEED CONSULTANT OF THE COMPLETED AIR LEAKAGE METHODS AND MAKE CORRECTIONS PRIOR TO CONCEALING THE AREAS.



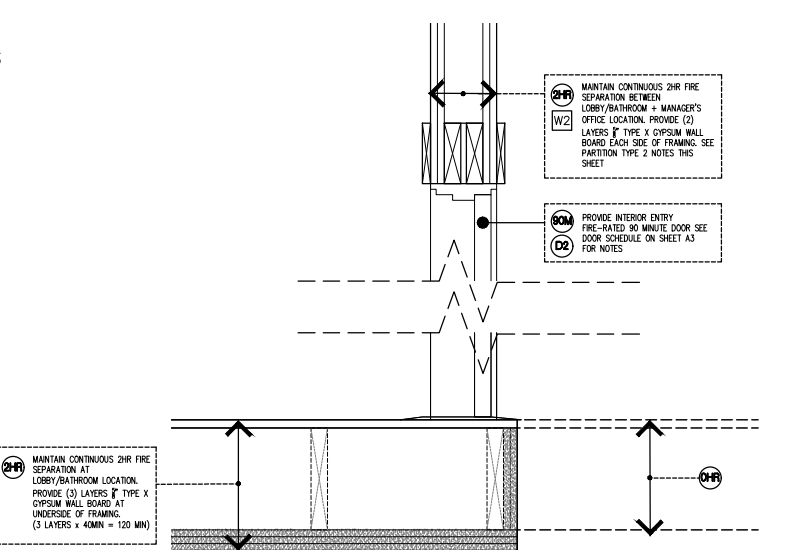
5
A3
DETAIL SECTION
SCALE 1 1/2"=1'-0"



3
A3
PROPOSED STAIR ELEVATION
SCALE 1/2"=1'-0"



4
A3
PROPOSED STAIR SECTION
SCALE 1/2"=1'-0"



6
A3
DETAIL SECTION
SCALE 1 1/2"=1'-0"

ARCHITECT
WRIGHT DESIGN

EDWARD A. WRIGHT
REGISTERED ARCHITECT
1215523

EDWARD A. WRIGHT, ARCHITECT
OHIO LICENSE #1215523, EXPIRATION 12/31/20

100 E. CLIFTON RENOVATION

PROJECT ADDRESS: 100 E. CLIFTON AVE., CINCINNATI, OHIO 45202

CLIENT: BUILDING W LLC, MICHELLE + MIKKA PAUL, 2783 SUTTON PL., DOVERLEWIS, PA 18902

ARCHITECT: WRIGHT DESIGN LLC, 4693 MISSION LANE, CINCINNATI, OHIO 45223, 513.283.4444, www.wrightdesign.com

PROJECT STATUS: Historic Conservation Board Review
01/07/2020 11:47:52 AM

DETAILS, SPECS

NORTH

A3

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

APPLICATION #: COA2020004
APPLICANT: Beck Architecture Inc.
OWNER: 1905 Elm LLC
ADDRESS: **1905 Elm Street**
PARCELS: 096-0005-0259
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 6, 2020
HEARING DATE: February 24, 2020
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is situated on the northwest corner of Elm Street and Findlay Street in the Over-the-Rhine neighborhood. Built ca. the 1960s, this utilitarian building of CMU and brick-veneer is listed on the Over the Rhine non-contributing resource list. The primary Elm Street façade features brick veneer, industrial awning windows on the south bays and smaller glass block windows on the northern bays with a nondescript metal entry door between. Windows feature precast concrete sills with the sills on the smaller glass block openings interconnected. The Findlay Street façade features industrial and fixed-glass window openings and a CMU material that has been painted black.

The building was previously approved for an office use in a portion of the building and parking in the remainder. Additional exterior surface parking is located on the north of the property.

Proposed Conditions

The applicant is proposing to modify 1905 Elm Street with the following:

- Interior tenant fit-out for an Eating and Drinking Establishment in former office area (Existing interior parking to remain)
- Enlarged window openings with new window sash and awnings
- Metal screen entry feature surrounding existing Elm Street door
- Deck addition for outdoor area on north in a portion of the current surface parking area



Figure 1: 1905 Elm Street. Map from CAGIS Maps.



Figure 2: 1905 Elm Street facing northwest ca. April 2019. Image courtesy of Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCBA 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

Zoning Review

The proposed Eating and Drinking Establishment is a permitted use in the CC-P Zoning District. Additionally, the proposed outdoor area is over 500 ft. from the nearest residential district and therefore, it requires no relief. The property is located within the Urban Parking Overlay area and is not required to provide parking, though 23 parking spaces are provided both within the building and on a small exterior surface lot. The proposed work is fully in compliance with the Zoning regulations for the CC-P District and no zoning relief is required.

It should be noted that while the Zoning District allows Eating and Drinking Establishments and outdoor areas and no outdoor entertainment is technically being provided on the proposed deck, the large expanses of operable windows have the potential to allow noise to disrupt adjacent residential properties in the same manner as an outdoor area. Staff encourages the applicants to treat the operability of the windows as an outdoor area as regulated by Section 1419-21(g), specifically that the windows and doors remain closed between the hours of Midnight and 7 a.m. on Fridays and Saturdays and 10 p.m. to 7 a.m. on all other days. Reduced noise levels are required in Section 909-3 of the Municipal Code after 7 p.m. (55-60 decibels). Limiting the operability of the windows would reduce the potential adverse effects on adjacent residential dwellings and limit the potential for noise complaints on the subject property.

Certificate of Appropriateness Review:

A COA is required for the proposed window and door treatments, as well as for the proposed deck addition. These changes include:

- Enlarged window openings with new window sash and awnings
- Metal screen entry feature surrounding existing Elm Street door
- Deck addition for outdoor area on north in a portion of the current surface parking area

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines as discussed below.

Applicable Guidelines:

Non-Contributing Buildings

A. Intent and General Guidelines

1. *A number of buildings in the district do not contribute to the historic character of the district. The Historic Conservation Board will review the proposed alteration or demolition of these buildings based on the guidelines in this section. These guidelines encourage changes in the district that will reinforce its historic and architectural character, but acknowledge that some buildings are of a different age or architectural period.*
2. *Buildings that do not contribute to the historic character of the district fall into two general categories:*
3. **Newer buildings:** *Most buildings that were built within the past fifty years do not fit the historic or architectural context of the neighborhood. Due to their more recent date of construction, these buildings did not contribute to the development of Over-the-Rhine as an urban, nineteenth-century neighborhood. The majority of these newer buildings differ architecturally from the district's historic buildings, especially in scale, building materials, and detailing.*
4. **Significantly altered buildings:** *Some older buildings have lost the integrity of their original design due to substantial, incompatible exterior alterations. Buildings in this category not only have been stripped of architectural details, but have been altered completely in their appearance. The basic design, scale and rhythm of these buildings no longer relate to the historic buildings of the district.*

B. Specific Guidelines

1. **Rehabilitation:** *The rehabilitation of non-contributing buildings should comply with the guidelines for rehabilitation, as outlined in the "Rehabilitation" section of this document. These rehabilitation guidelines provide a framework for maintaining a building's basic architectural character; they do not suggest that a building be redesigned or altered to appear older than it is. Alterations to a newer building should be compatible with the original architectural character of that structure or should help the building to relate better architecturally to the surrounding historic district. The rehabilitation of an older, altered structure should restore elements of the building's historic character, whenever possible, based on remaining physical evidence, historic documentation, or similar buildings nearby. Alterations to non-contributing buildings should not create a false sense of history. In many cases it is preferable to rehabilitate and reuse a non-contributing building than to have a vacant parcel or parking lot.*

The proposed rehabilitation of the existing non-contributing building will fall within the guidelines for "newer buildings." The building likely dates to the 1960s and is utilitarian in nature with influences of the International style,

primarily confined to the continuous cast concrete sills below the small glass block windows on the Elm Street façade. Replacing these windows and sills will not be detrimental to the character of the building and the new openings and sash will be compatible with the original architecture, as well as helping the building better relate to the surrounding architecture which features window openings that are taller than they are wide. The windows in the “discotheque” section of the building will be fixed with insulated glass, helping to contain the noise from within the building. The openings in the southern bays of the east elevation and the eastern bays along Findlay Street will be slightly enlarged along the bottom of the opening and will include operable sash. Operable windows will be limited to the “bar” section of the building. All new windows will feature cast concrete sills. A new door will also be added to the Findlay elevation at the location of a small fixed window.

The primary entry door is proposed to be embellished with a decorative aluminum screen surround creating more of a grand entry to the otherwise nondescript entry bay. The existing entry has no ornamentation or other emphasis that would allow passersby to note the entrance to the establishment. The metal screen surround will help potential patrons take notice of the building entry while not causing a distraction from the surrounding architecture in the area. The screen will feature a laser-cut circle pattern and is proposed as either black or exposed aluminum in finish. Staff feels that a powder-coated black finish would be more appropriate to the district than the exposed aluminum. Backlighting will be provided behind the screen, which will remain static and will not flash or change colors.

The rehabilitation includes a proposed awning that will cover the tops of the northern window bays as well as the entry door. A second awning will be located over a portion of the proposed side deck. Awnings are encouraged in the Historic District Conservation Guidelines and will not cover any architectural features. The awnings will be a canvas material.

2. **Additions:** *Additions to non-contributing buildings should comply with the guidelines outlined in the "Additions" section of this document. Additions should be designed to relate architecturally to adjacent buildings and to the building of which they are a part. Additions should not overpower the original building.*

The only addition proposed to the building is the side deck on the north elevation. The wood-frame deck will feature composite decking material in a dark gray color. The deck will feature side walls of horizontal composite planks of the same gray color integrated into the deck itself that will rise approximately 8 ft. from the exterior grade and 48” above the floor of the deck. While wood would be the preferred material, because the building is a “newer” noncontributing building, Staff feels the composite material is acceptable as long as the texture is minimal. The deck will have the added advantage of screening the surface parking lot from view from Elm Street.

Other Considerations:

Prehearing Results: A prehearing was held on February 5, 2020.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1905 Elm Street per plans submitted by Beck Architecture dated 1/10/2020 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
2. The texture of the proposed composite screening material at the deck shall be smooth-sided or have minimal texture.
3. The proposed aluminum screen entry surround shall be finished in a black powder coat or similar treatment, rather than exposed aluminum.

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.

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)
- _____
- _____
- _____

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

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: 1905 ELM ST. 45202
 Hamilton Co. Parcel ID No.: 096-0005-0259-00 Zoning District: CC-P
 Historic District: OTR - OVER-THE-RHINE Overlay District: HISTORIC OVERLAY

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

Name: BECK ARCHITECTURE INC.
 Contact Person (if legal entity): TODD LANG
 Address: 550 LIBERTY HILL
 City: CINCINNATI State: OH Zip Code: 45202
 Phone: 513-621-5550 E-mail: toddlange@beckarchitects.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: 1905 ELM LLC
 Contact Person (if legal entity): DANNY LIPSON
 Address: 1209 SYCAMORE ST.
 City: CINCINNATI State: OH Zip Code: 45202
 Phone: 513-621-6246 E-mail: DANNY@URBANSITES.COM

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:

INTERIOR TENANT SPACE BUILD-OUT, EXTERIOR/FACADE CHANGES
(WINDOWS ENLARGED, METAL SCREEN TREATMENT AROUND ENTRY),
AWNING, DECK FOR OUTDOOR AREA ADDITION TO NORTH END

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: Toddlange Date: 1/10/20

ADJUDICATION/DENIAL LETTER

Date: December 17, 2019

Location: 1905 Elm Street

Request: Deck addition and façade changes

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.**

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 5th 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

e | 19 lounge bar & discotheque

1905 Elm Street
Cincinnati, OH 45202

PROJECT INFORMATION

PROJECT DESCRIPTION: TENANT SPACE FINISH IN AN EXISTING ONE STORY BUILDING. RENOVATIONS & CHANGES TO INTERIOR WALLS, RESTROOMS, HVAC SYSTEM. PLUS ADDING FINISHES & CASEWORK

BUILDING CODES: OHIO BUILDING CODE - 2017
OHIO MECHANICAL CODE 2017

OTHER PERMITS REQUIRED (SEPARATED APPLICATIONS): FIRE SUPPRESSION/AUTOMATIC SPRINKLER SYSTEM; OUTDOOR AREA/WOOD-FRAMED DECK; ELECTRICAL; PLUMBING

ZONING INFORMATION

ZONING: CC-P
HISTORIC CONSERVATION: HISTORIC OVERLAY : OVER-THE-RHINE

REQUIRED	PROVIDED
0 SF	13,268 SF
BLDG MAX HEIGHT 85'-0"	17'-2"
BLDG MIN HEIGHT 15'-0"	17'-2"
SETBACKS 0'-0"	0'-0"

SUMMARY

USE GROUP (OBC 301):
EXISTING TENANT SPACE THIS APPLICATION: BUSINESS (B)
EXISTING ADJACENT TENANT SPACE IN BUILDING (NOT PART OF THIS APPLICATION): STORAGE (S-2)
PROPOSED TENANT SPACE THIS APPLICATION: ASSEMBLY (A-2)

CONSTRUCTION TYPE: III-B

ALLOWABLE HEIGHT & AREA (OBC 504)

ALLOWABLE	PROPOSED
HEIGHT 55'-0"	16'-0"
A-2 (SPRINKLERED) 3 STORY / 38,000 SF	1 STORY / 3910 GSF

SEPARATED OCCUPANCY (OBC 508.4)
A TO S-2 = NO SEPARATION (SPRINKLERED); 1 HOUR (NOT SPRINKLERED)

FIRE-RESISTANCE RATING (OBC 601 & 602)

PRIMARY STRUCTURAL FRAME = 0 HR
BEARING WALL-EXTERIOR = 2 HR
BEARING WALL-INTERIOR = 0 HR
NON-BEARING WALL-EXTERIOR
FSD < 5' = 1 HR
5' < FSD < 10' = 1 HR
10' < FSD < 30' = 1 HR
FSD > 30' = 0 HR
NON-BEARING WALL-INTERIOR = 0 HR
FLOOR CONSTRUCTION = 0 HR
ROOF CONSTRUCTION = 0 HR

FIRE BARRIER (OBC 707.3.10)
SEPARATED OCCUPANCY = 2 HR

AUTOMATIC SPRINKLER SYSTEM (OBC 903.2.1.2)

BUILDING NOT CURRENTLY EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM
BUILDING TO BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE

MAXIMUM FLOOR AREA (OBC 1004.1.2)

ASSEMBLY A-2) WITHOUT FIXED SEATS
STANDING SPACE 5 GSF PER OCCUPANT
UNCONCENTRATED (TABLES & CHAIRS) 15 GSF PER OCCUPANT

	GSF	OCCUPANCY
ENTRY AREA (STANDING - 5 GSF / OCCP.)	170	34
MAIN-SOUTH BAR AREA (TABLES & CHAIRS - 15 GSF / OCCP.)	520	35
MAIN-SOUTH BAR AREA (STANDING - 5 GSF / OCCP.)	139	28
MAIN-SOUTH BAR AREA (STOOLS AT BAR - ACTUAL OCCP.)		17
MAIN-SOUTH BAR AREA (BEHIND BAR - ACTUAL OCCP.)		2
DISCO-NORTH BAR AREA (STANDING - 5 GSF / OCCP.)	230	46
DISCO-NORTH BAR AREA (STOOLS AT BAR - ACTUAL OCCP.)		9
DISCO-NORTH BAR AREA (BEHIND BAR - ACTUAL OCCP.)		2
DANCE FLOOR AREA (STANDING - 5 GSF / OCCP.)	905	181
DANCE FLOOR ALCOVE (TABLES & CHAIRS - 15 GSF / OCCP.)	119	8
OUTDOOR AREA / DECK (TABLES & CHAIRS - 15 GSF / OCCP.)	35	35
		397 OCCUPANTS

PLUMBING SYSTEMS (OBC 2902.1)

	REQUIRED	PROVIDED
FEMALE (199 OCCP.)-TOILETS	1 PER 40 / 5	3 (SEE EXCEPTION IN 2902.1.1 - STATISTICAL DATA INDICATE FEWER THAN 50% FEMALE OCCUPANTS)
MALE (199 OCCP.)-TOILETS	1 PER 40 / 5	7 (SEE EXCEPTION IN 2902.1.1 - STATISTICAL DATA INDICATE MORE THAN 50% MALE OCCUPANTS)
FEMALE (199 OCCP.)-SINKS	1 PER 75	PROVIDED
MALE (199 OCCP.)-SINKS	1 PER 75	PROVIDED
DRINKING FOUNTAIN (397 OCCP.)	1 PER 500	0 (SEE EXCEPTION PLUMBING CODE 410.4 - SUBSTITUTION)
SERVICE SINK (397 OCCP.)	1 PER 500	1

EXIT ACCESS TRAVEL DISTANCE (OBC 1017.2)

	ALLOWABLE	PROVIDED
A-2 (SPRINKLERED)	250'	158'-2"

SHEET INDEX

NUMBER	TITLE	FOR PERMIT	FOR HCB
AO.0	COVER SHEET / PROJECT INFO / SITE PLAN / CODE INFO	12.31.19	01.10.20
A1.0	EXISTING / DEMOLITION PLAN	12.31.19	01.10.20
A1.0	EXISTING / DEMOLITION EXTERIOR ELEVATIONS	12.31.19	01.10.20
A2.0	PROPOSED TENANT SPACE FLOOR PLAN	12.31.19	01.10.20
A2.1	REFLECTED CEILING PLAN	12.31.19	
A3.0	EXTERIOR ELEVATIONS - EAST & SOUTH	12.31.19	01.10.20
A3.1	EXTERIOR ELEVATIONS - NORTH, BLDG CROSS-SECTION	12.31.19	01.10.20
A4.0	MEN'S RESTROOM, RESTROOMS PLAN DETAIL, SCHEDULES	12.31.19	
A4.1	WOMEN'S RESTROOM, SCHEDULES, DETAILS	12.31.19	
A5.0	WALL TYPES & SECTION DETAILS	12.31.19	
S 001	STRUC-GENERAL NOTES	12.31.19	
S 120	STRUC-ROOF FRAMING PLAN	12.31.19	
S 320	FRAMING SECTION DETAILS	12.31.19	
H-1	HVAC - FLOOR PLAN	12.31.19	
H-2	HVAC - ROOF PLAN, SCHEDULES & NOTES	12.31.19	

BLDG OWNER

URBAN SITES
1209 SYCAMORE ST.
CINCINNATI, OHIO 45202
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CONTRACTOR

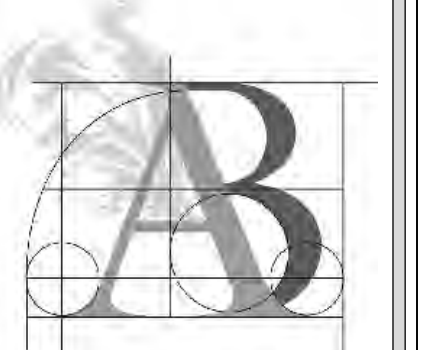
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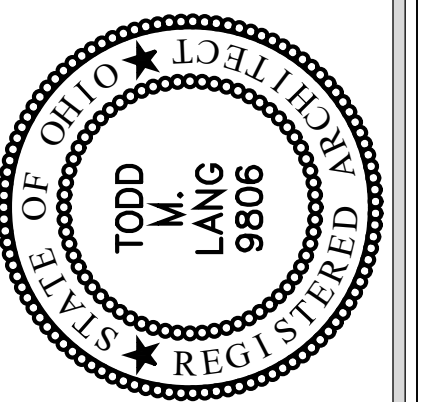


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ISSUE
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FOR HCB 01.10.20

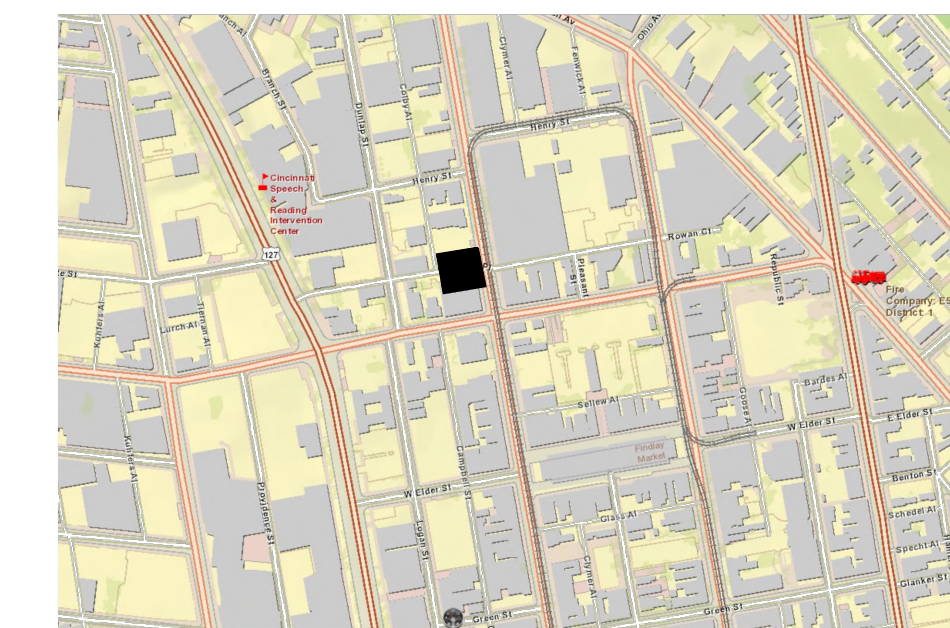
PROJECT
DRAWING TITLE
COVER SHEET / SITE PLAN / PROJECT INFO

1905 Elm St. Bar, LLC
1905 Elm Street
Cincinnati, Ohio 45202

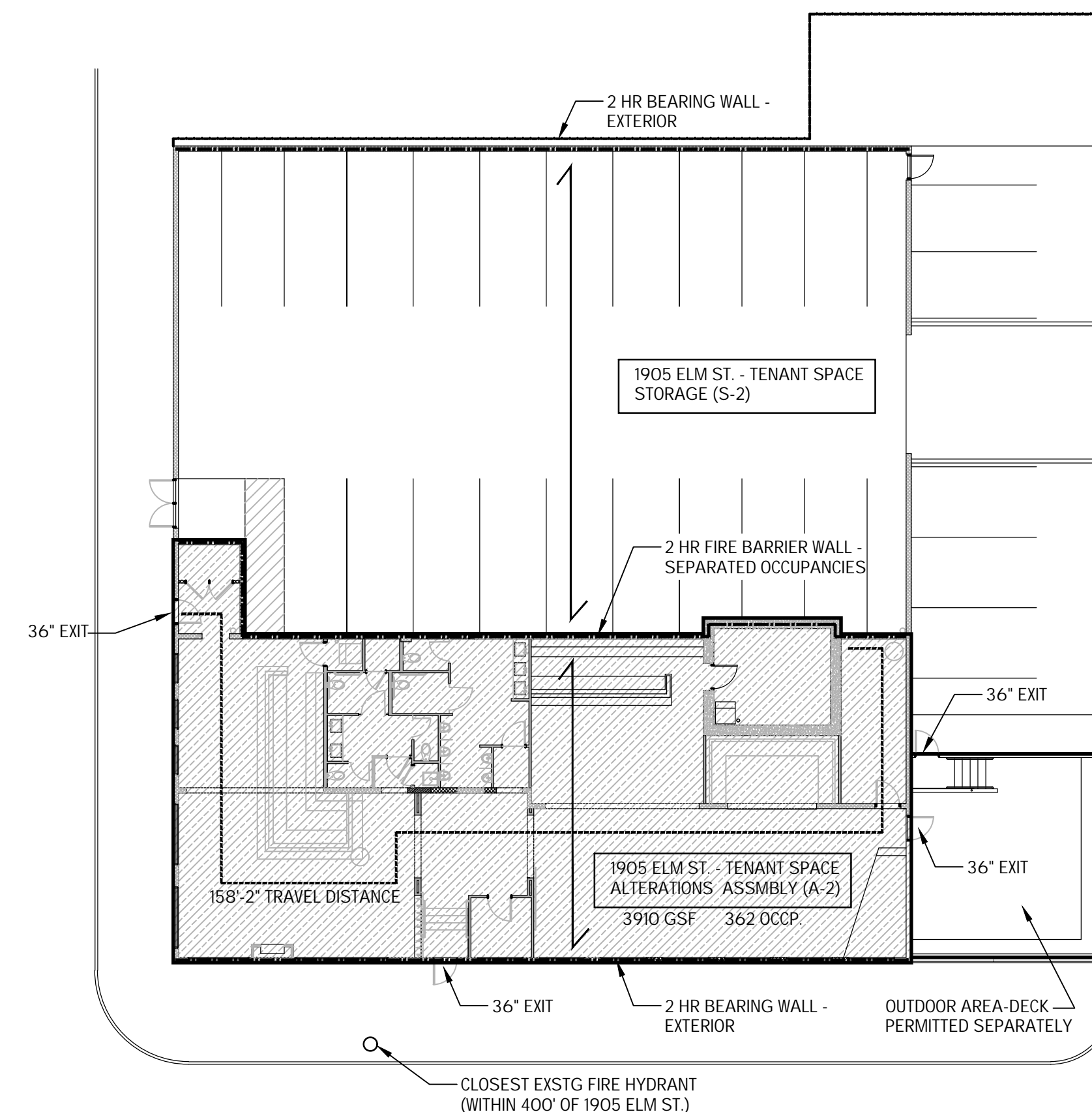
SHEET

A0.0

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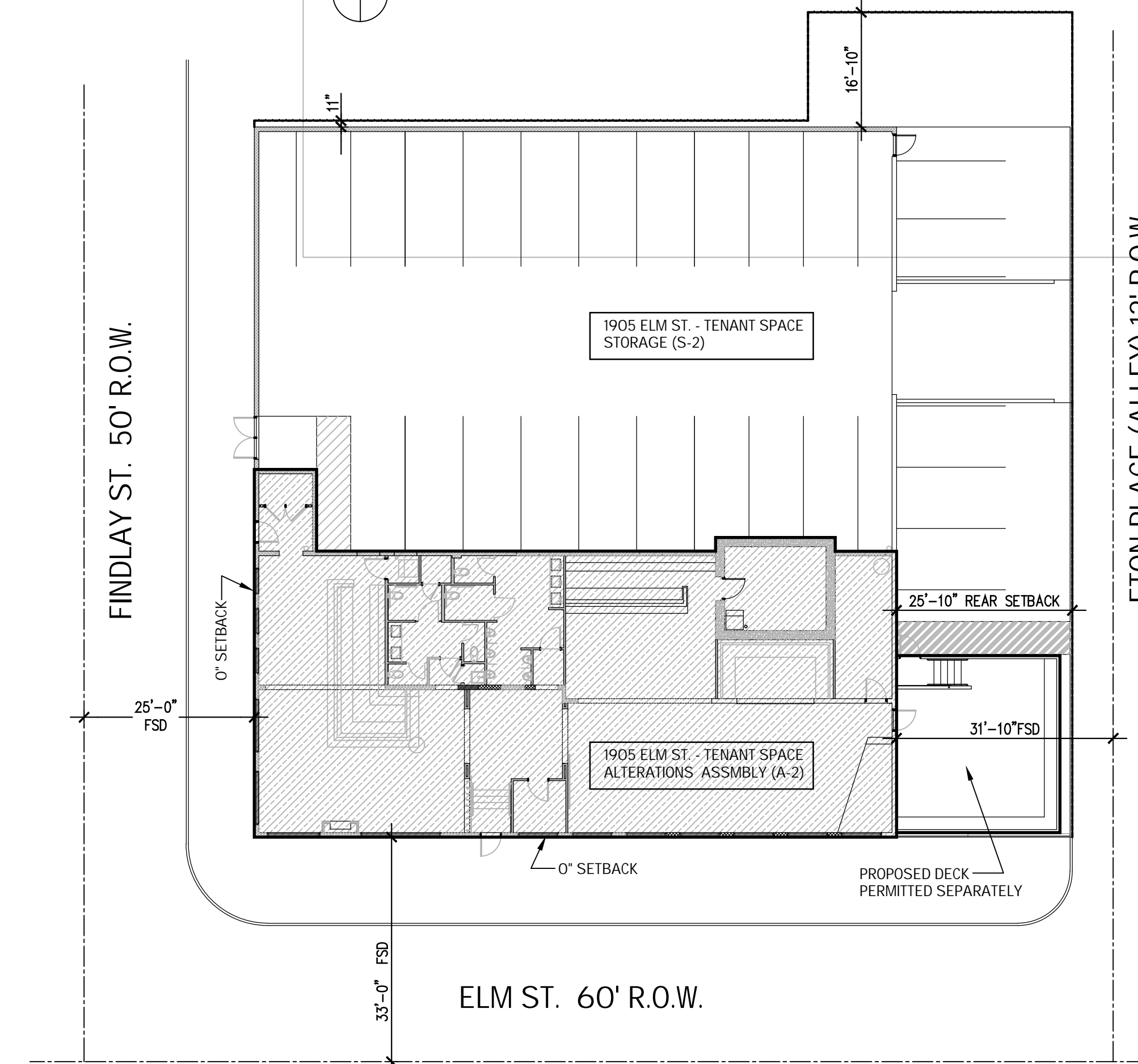


Context Map



Life Safety Plan

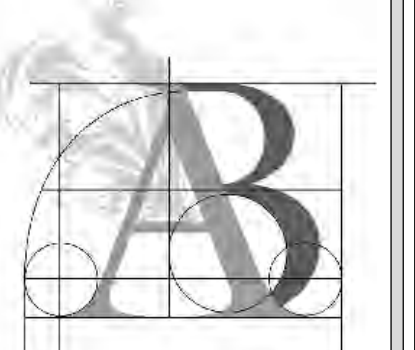
SCALE 1/16" = 1'-0"



Zoning Site Plan

SCALE 1/16" = 1'-0"

TODD LANG 9806 12/3 1/21

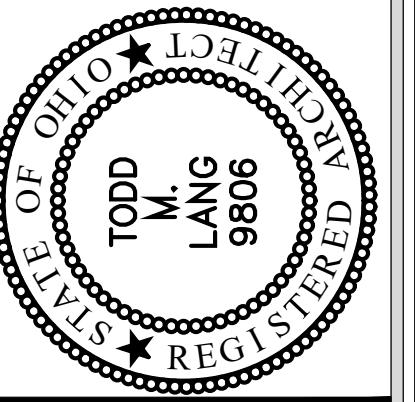


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FOR HCB	01.10.20

1905 Elm St. Bar, LLC
1905 Elm Street
Cincinnati, Ohio 45202

Existing Conditions / Demo Floor Plan

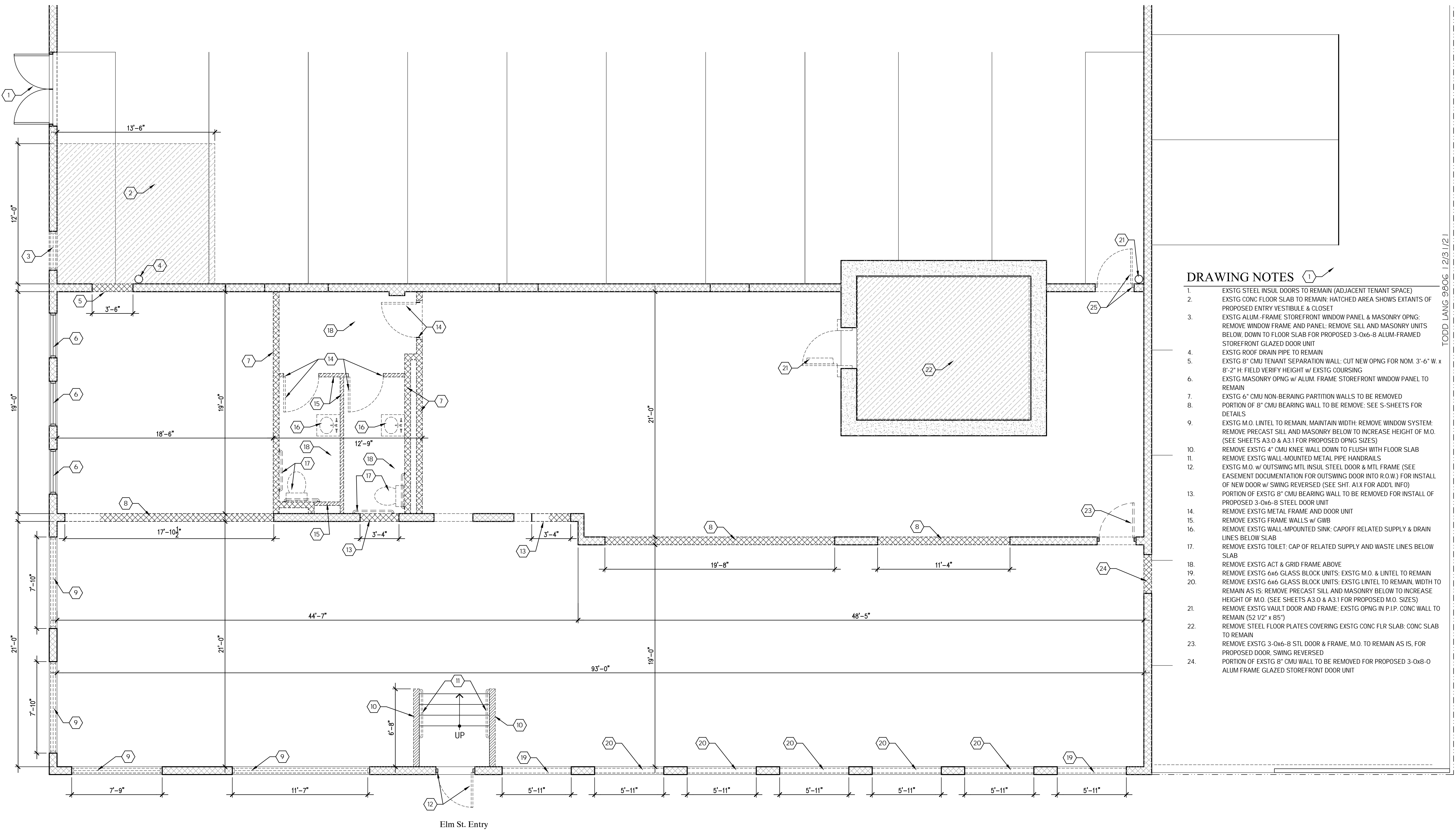
PROJECT

DRAWING TITLE

SHEET

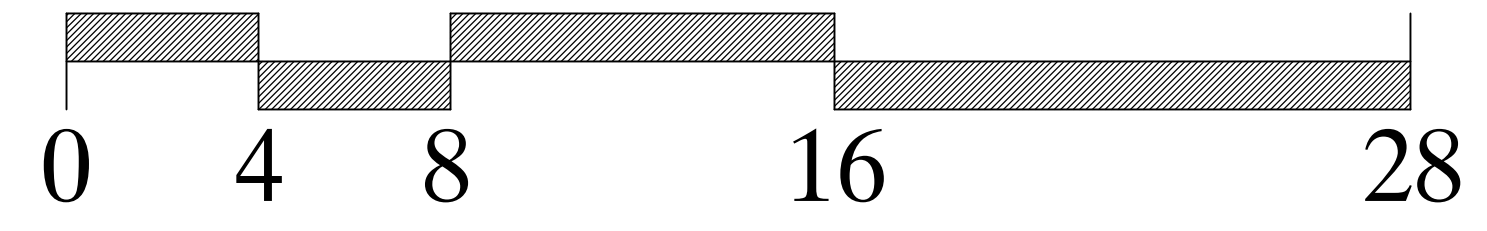
A1.0

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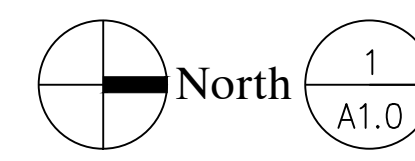
DRAWING NOTES

- EXISTG STEEL INSUL DOORS TO REMAIN (ADJACENT TENANT SPACE)
- EXISTG CONC FLOOR SLAB TO REMAIN; HATCHED AREA SHOWS EXTANTS OF PROPOSED ENTRY VESTIBULE & CLOSET
- EXISTG ALUM.-FRAME STOREFRONT WINDOW PANEL & MASONRY OPNG; REMOVE WINDOW FRAME AND PANEL; REMOVE SILL AND MASONRY UNITS BELOW. DOWN TO FLOOR SLAB FOR PROPOSED 3-0x6-8 ALUM-FRAMED STOREFRONT GLAZED DOOR UNIT
- EXISTG ROOF DRAIN PIPE TO REMAIN
- EXISTG 8" CMU TENANT SEPARATION WALL; CUT NEW OPNG FOR NOM. 3'-6" W. x 8'-2" H; FIELD VERIFY HEIGHT w/ EXSTG COURSING
- EXISTG MASONRY OPNG w/ ALUM. FRAME STOREFRONT WINDOW PANEL TO REMAIN
- EXISTG 6" CMU NON-BEARING PARTITION WALLS TO BE REMOVED
- PORTION OF 8" CMU BEARING WALL TO BE REMOVE; SEE S-SHEETS FOR DETAILS
- EXISTG M.O. LINTEL TO REMAIN, MAINTAIN WIDTH; REMOVE WINDOW SYSTEM; REMOVE PRECAST SILL AND MASONRY BELOW TO INCREASE HEIGHT OF M.O. (SEE SHEETS A3.0 & A3.1 FOR PROPOSED OPNG SIZES)
- REMOVE EXSTG 4" CMU KNEE WALL DOWN TO FLUSH WITH FLOOR SLAB
- REMOVE EXSTG WALL-MOUNTED METAL PIPE HANDRAILS
- EXISTG M.O. w/ OUTSWING MTL INSUL STEEL DOOR & MTL FRAME (SEE EASEMENT DOCUMENTATION FOR OUTSWING DOOR INTO R.O.W.) FOR INSTALL OF NEW DOOR w/ SWING REVERSED (SEE SHT. A1X FOR ADD'L INFO)
- PORTION OF EXSTG 8" CMU BEARING WALL TO BE REMOVED FOR INSTALL OF PROPOSED 3-0x6-8 STEEL DOOR UNIT
- REMOVE EXSTG METAL FRAME AND DOOR UNIT
- REMOVE EXSTG FRAME WALLS w/ GWB
- REMOVE EXSTG WALL-MOUNTED SINK; CAPOFF RELATED SUPPLY & DRAIN LINES BELOW SLAB
- REMOVE EXSTG TOILET; CAP OF RELATED SUPPLY AND WASTE LINES BELOW SLAB
- REMOVE EXSTG ACT & GRID FRAME ABOVE
- REMOVE EXSTG 6x6 GLASS BLOCK UNITS; EXSTG M.O. & LINTEL TO REMAIN
- REMOVE EXSTG 6x6 GLASS BLOCK UNITS; EXSTG LINTEL TO REMAIN, WIDTH TO REMAIN AS IS; REMOVE PRECAST SILL AND MASONRY BELOW TO INCREASE HEIGHT OF M.O. (SEE SHEETS A3.0 & A3.1 FOR PROPOSED M.O. SIZES)
- REMOVE EXSTG VAULT DOOR AND FRAME; EXSTG OPNG IN P.I.P. CONC WALL TO REMAIN (52 1/2" x 85")
- REMOVE STEEL FLOOR PLATES COVERING EXSTG CONC FLR SLAB; CONC SLAB TO REMAIN
- REMOVE EXSTG 3-0x6-8 STL DOOR & FRAME, M.O. TO REMAIN AS IS, FOR PROPOSED DOOR, SWING REVERSED
- PORTION OF EXSTG 8" CMU WALL TO BE REMOVED FOR PROPOSED 3-0x8-0 ALUM FRAME GLAZED STOREFRONT DOOR UNIT



Wall Key

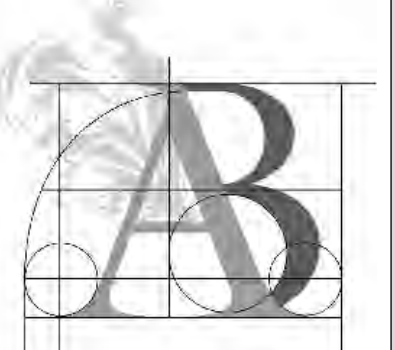
- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- DEMO CMU WALL
- DEMO METAL STUD WALL



Existing Conditions / Demo Floor Plan

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

1
A1.0

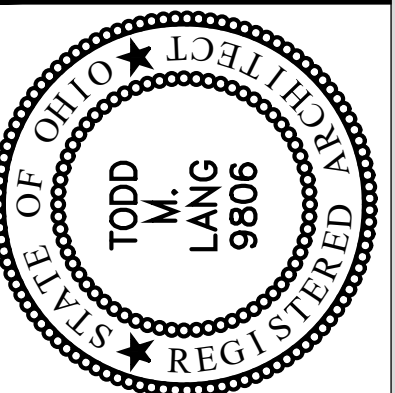


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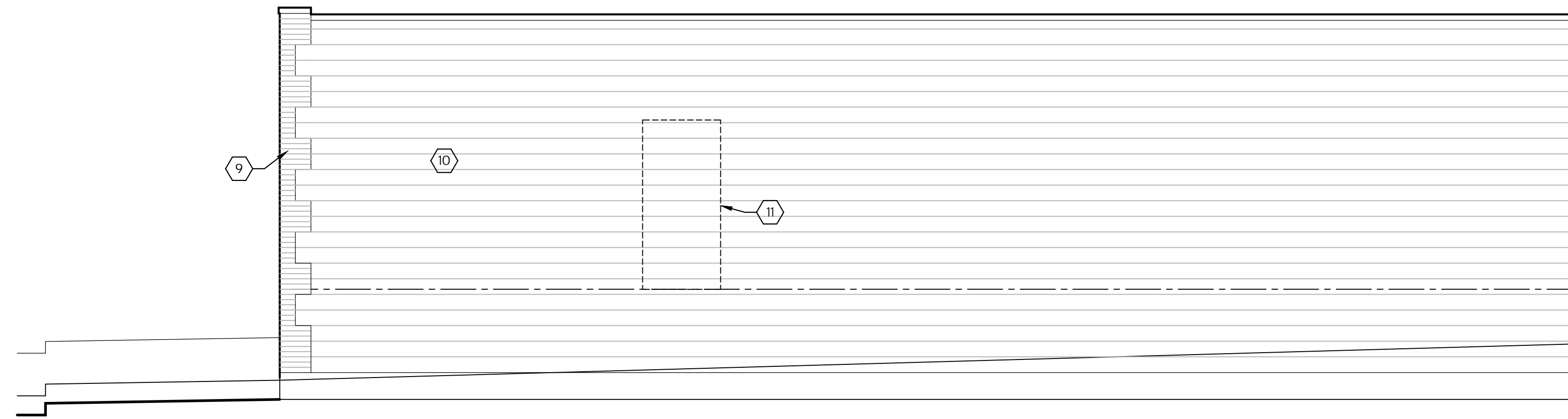
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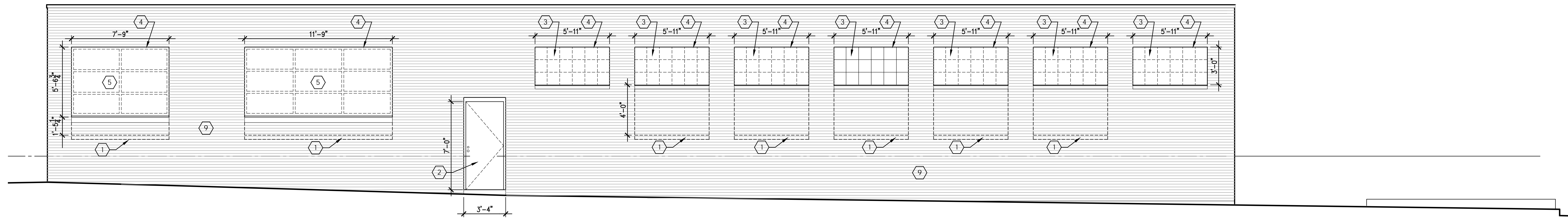


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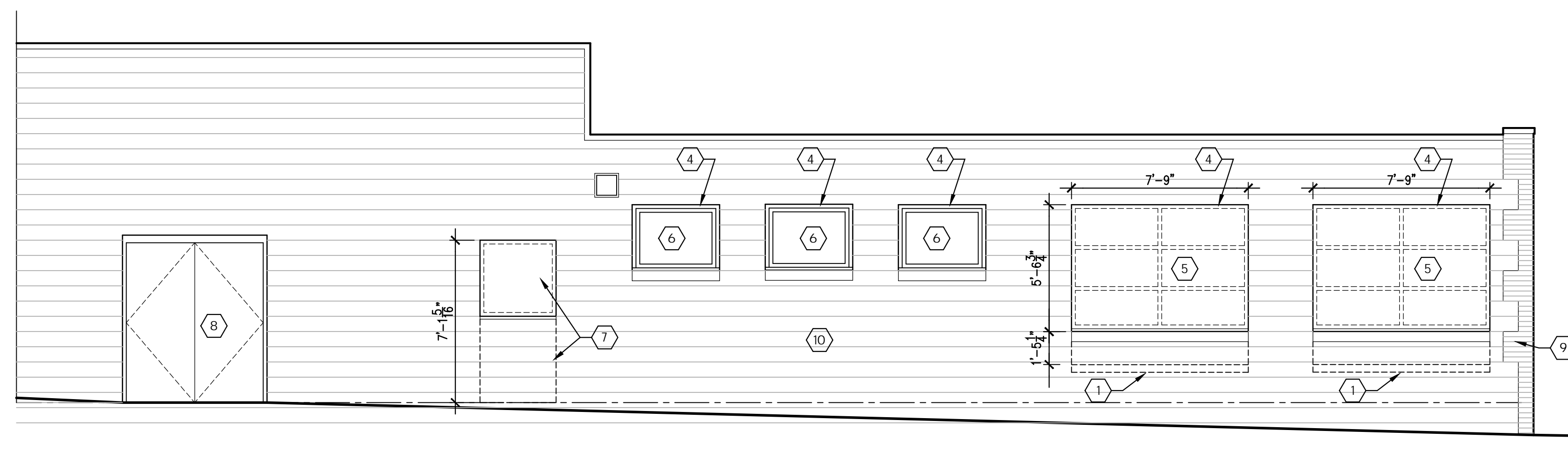
ISSUE	
REVIEW	12.09.19
REVIEW	12.10.19
UPDATE	12.20.19
FOR PERMIT	12.31.19
FOR HCB	01.10.20



3 North Elevation - Existing
A1.0 SCALE: 1/4" = 1'-0"

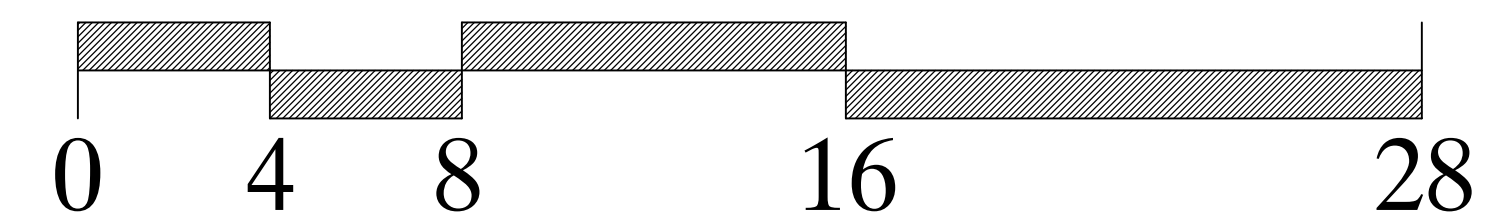


2 East Elevation - Existing
A1.0 SCALE: 1/4" = 1'-0"



DRAWING NOTES

- DASHED LINES INDICATE PROPOSED HEIGHT OF NEW WINDOW SILLS
- EXISTG METAL OUTSWING DOOR- SEE EASEMENT RELATED TO OUTSWING DOOR INTO PUBLIC R.O.W.
- GLASS BLOCK UNITS TO BE REMOVED
- STEEL LINTELS
- AWNING WINDOWS TO BE REMOVED
- ALUMINUM STOREFRONT SYSTEM WINDOW PANELS TO REMAIN
- ALUMINUM STOREFRONT SYSTEM WINDOW PANEL TO BE REMOVED; SAW-CUT MASONRY OPENING FOR PROPOSED INSWING DOOR
- EXISTG DOORS INTO ADJACENT TENANT SPACE- NOT PART OF THIS APPLICATION
- CLAY BRICK MASONRY VENEER WALL
- CMU MASONRY WALL, PAINTED FINISH
- DASHED LINE INDICATES PROPOSED OPENING FOR DOOR



1 South Elevation - Existing
A1.0 SCALE: 1/4" = 1'-0"

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PROJECT

DRAWING TITLE

Existing Conditions - Exterior Elevations

SHEET

A1.1

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DOOR SCHEDULE:

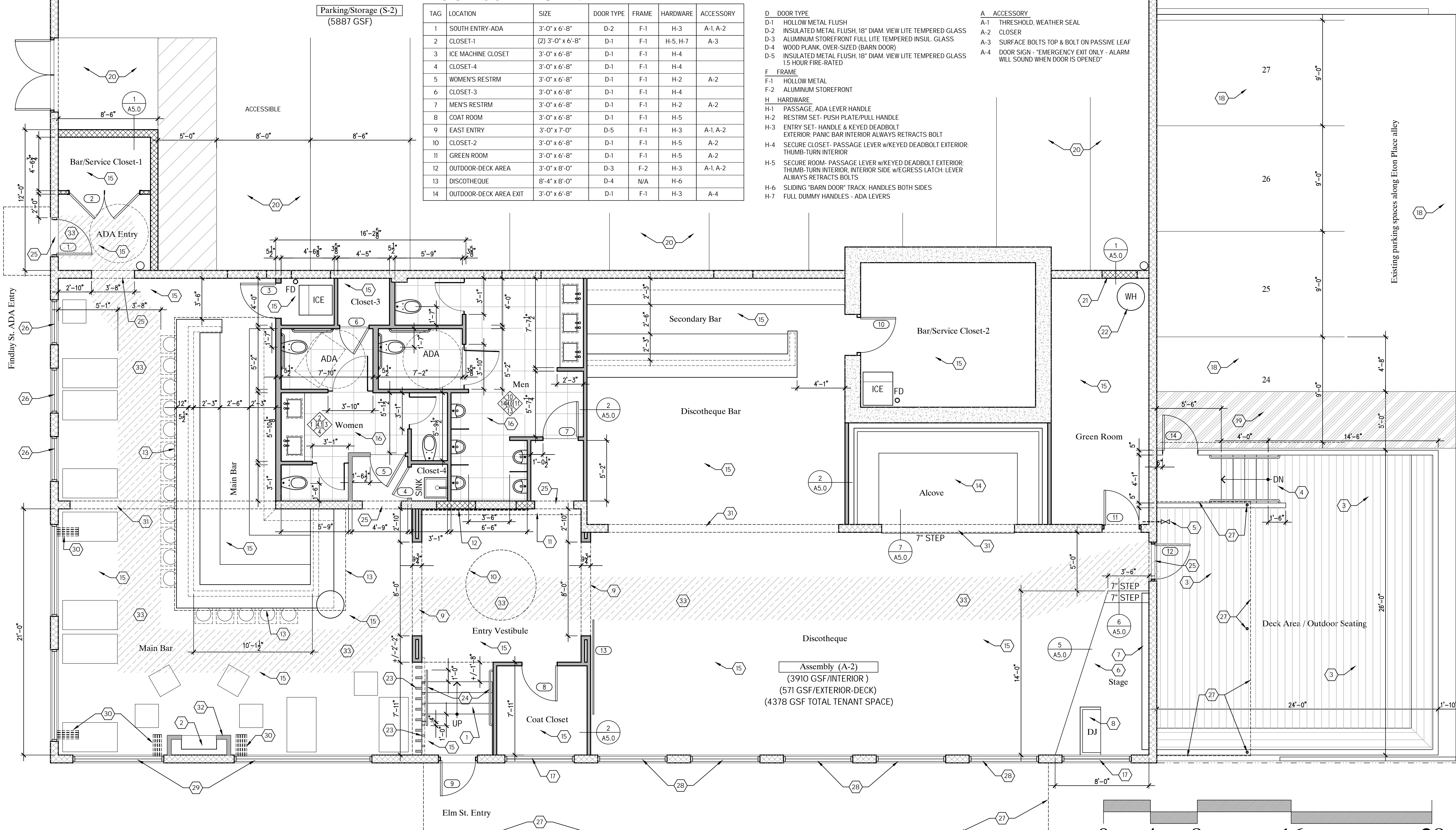
TAG	LOCATION	SIZE	DOOR TYPE	FRAME	HARDWARE	ACCESSORY
1	SOUTH ENTRY-ADA	3'-0" x 6'-8"	D-2	F-1	H-3	A-1, A-2
2	CLOSET-1	(2) 3'-0" x 6'-8"	D-1	F-1	H-5, H-7	A-3
3	ICE MACHINE CLOSET	3'-0" x 6'-8"	D-1	F-1	H-4	
4	CLOSET-4	3'-0" x 6'-8"	D-1	F-1	H-4	
5	WOMEN'S RESTRM	3'-0" x 6'-8"	D-1	F-1	H-2	A-2
6	CLOSET-3	3'-0" x 6'-8"	D-1	F-1	H-4	
7	MEN'S RESTRM	3'-0" x 6'-8"	D-1	F-1	H-2	A-2
8	COAT ROOM	3'-0" x 6'-8"	D-1	F-1	H-5	
9	EAST ENTRY	3'-0" x 7'-0"	D-5	F-1	H-3	A-1, A-2
10	CLOSET-2	3'-0" x 6'-8"	D-1	F-1	H-5	A-2
11	GREEN ROOM	3'-0" x 6'-8"	D-1	F-1	H-5	A-2
12	OUTDOOR-DECK AREA	3'-0" x 8'-0"	D-3	F-2	H-3	A-1, A-2
13	DISCOTHEQUE	8'-4" x 8'-0"	D-4	N/A	H-6	
14	OUTDOOR-DECK AREA EXIT	3'-0" x 6'-8"	D-1	F-1	H-3	A-4

D DOOR TYPE

- D-1 HOLLOW METAL FLUSH
 - D-2 INSULATED METAL FLUSH, 18" DIAM. VIEW LITE TEMPERED GLASS
 - D-3 ALUMINUM STOREFRONT FULL LITE TEMPERED INSUL. GLASS
 - D-4 WOOD PLANK, OVER-SIZED (BARN DOOR)
 - D-5 INSULATED METAL FLUSH, 18" DIAM. VIEW LITE TEMPERED GLASS 1 1/2 HOUR FIRE-RATED
- F FRAME**
- F-1 HOLLOW METAL
 - F-2 ALUMINUM STOREFRONT
- H HARDWARE**
- H-1 PASSAGE, ADA LEVER HANDLE
 - H-2 RESTRM SET- PUSH PLATE/PULL HANDLE
 - H-3 ENTRY SET- HANDLE & KEYPAD DEADBOLT EXTERIOR; PANIC BAR INTERIOR ALWAYS RETRACTS BOLT
 - H-4 SECURE CLOSET- PASSAGE LEVER w/KEYED DEADBOLT EXTERIOR; THUMB-TURN INTERIOR
 - H-5 SECURE ROOM- PASSAGE LEVER w/KEYED DEADBOLT EXTERIOR; THUMB-TURN INTERIOR, INTERIOR SIDE w/EGRESS LATCH; LEVER ALWAYS RETRACTS BOLTS
 - H-6 SLIDING "BARN DOOR" TRACK; HANDLES BOTH SIDES
 - H-7 FULL DUMMY HANDLES - ADA LEVERS

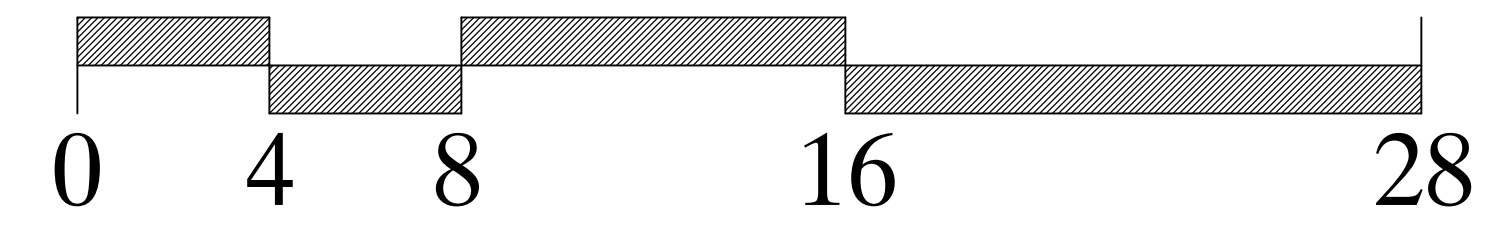
A ACCESSORY

- A-1 THRESHOLD, WEATHER SEAL
- A-2 CLOSER
- A-3 SURFACE BOLTS TOP & BOLT ON PASSIVE LEAF
- A-4 DOOR SIGN - "EMERGENCY EXIT ONLY - ALARM WILL SOUND WHEN DOOR IS OPENED"



DRAWING NOTES

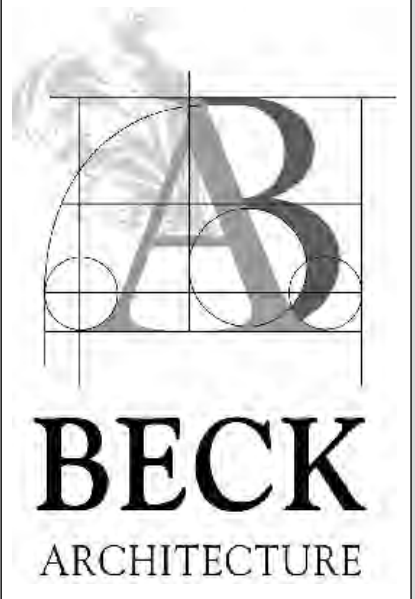
1. EXSTG POURED IN PLACE CONCRETE STEPS- (4) RISERS & (3) TREADS
2. GAS APPLIANCE FIREPLACE- ELEMENT4 "MODORE" 100H DIRECT VENT
3. OUTDOOR AREA / WOOD-FRAMED DECK UNDER SEPARATE PERMIT APPLICATION
4. STAIRS DOWN - (5) RISERS AT 7" EACH & (4) TREADS 12" EACH
5. FROST-PROOF HOSE BIB
6. STAGE ELEVATED 14" ABOVE DANCE FLOOR
7. SYNCHRONIZED VIDEO/TV MONITORS
8. MILLWORK - MOVEABLE DJ BOOTH ON LOCKABLE CASTERS
9. 8'-0" x 8'-0" WALL OPENING w/ FULL HGT. 2" x 2" STAINLESS GUARDS ALL (4) OUTSIDE CORNERS
10. 6'-0" DIAM. OPENING IN SUSPENDED GWB CEILING ABOVE
11. 6" WIDE OPENING, FULL WIDTH OF ROOM, IN SUSPENDED GWB CEILING ABOVE
12. CERAMIC MOSAIC TILE MURAL ADHERED TO CMU WALL - 9'-0" W. x 9'-6" H.
13. EDGE OF SUSPENDED GWB CEILING ABOVE
14. FLOOR OF ALCOVE AREA 7" ABOVE DANCE FLOOR
15. EXSTG POURED IN PLACE CONCRETE FLOOR, POLISHED AND SEALED
16. NEW TILE OVER EXSTG POURED IN PLACE CONCRETE FLOOR
17. ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM WITH ALUMINUM SPANDREL PANEL (EXSTG MASONRY OPENING)
18. EXSTG ASPHALT-PAVED PARKING LOT
19. CLEAR EGRESS PATHWAY - PAINT-STRIPES LINES ON ASPHALT
20. ADJACENT TENANT SPACE - PRIVATE PARKING GARAGE, STORAGE / S-2
21. EXSTG 2 HR TENANT SEPARATION WALL, 8" CMU CONSTRUCTION; INFILL EXSTG OPENING w/ 8" CMU TO MATCH EXSTG
22. PROPOSED GAS-FIRED WATER HEATER
23. VERTICAL ALUMINUM LOUVERED SCREEN WALL - B & N INDUSTRIES FORTINA LOUVERS- FULL HGT LOUVERS- THS-5015 (50 MM x 150 MM), GUARD-HGT LOUVERS- THSN-5010 (50 MM x 100 MM); FINISH- WHITE ELM NEO TA-026
24. HANDRAIL- 1 1/2" DIAM. STEEL PIPE, PAINTED FINISH
25. CUT NEW MASONRY OPNG INTO EXSTG 8" CMU WALL, PRECAST CONC LINTEL ABOVE
26. EXSTG ALUMINUM STOREFRONT SYSTEM WINDOW
27. DASHED LINE INDICATES AWNING ABOVE, AWNING STRUCTURAL DESIGN FABRICATOR/PROVIDER & PERMITTED SEPARATELY
28. ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM (FIXED WINDOWS), EXSTG STEEL LINTEL ABOVE, LOWER EXSTG PRECAST CONC SILL TO ENLARGE MASONRY OPENING; (5) OPENINGS
29. ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM (OPERABLE, BI-FOLDING CASEMENT WINDOWS), EXSTG STEEL LINTEL ABOVE, LOWER EXSTG PRECAST CONC SILL TO ENLARGE MASONRY OPENING; (4) OPENINGS
30. DASHED LINES INDICATE BI-FOLDING CASEMENT WINDOW PANELS IN OPENED POSITION
31. STEEL LINTEL BEAM ABOVE OVER PROPOSED OPENING IN CMU WALL
32. FULL-HGT CERAMIC TILE WALL FINISH ALL (3) FACES OF FIREPLACE PROJECTION
33. 44" WIDE ACCESSIBLE ROUTE



Wall Key

- EXISTING CMU WALL
- EXISTING CONCRETE WALL
- NEW CMU WALL
- NEW METAL STUD WALL
- SEE ASSEMBLY SCHEDULE SHT A5.0

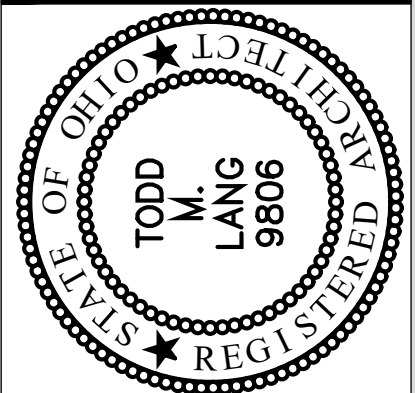
North **Proposed First Floor Plan**
 SCALE: 1/4" = 1'-0"



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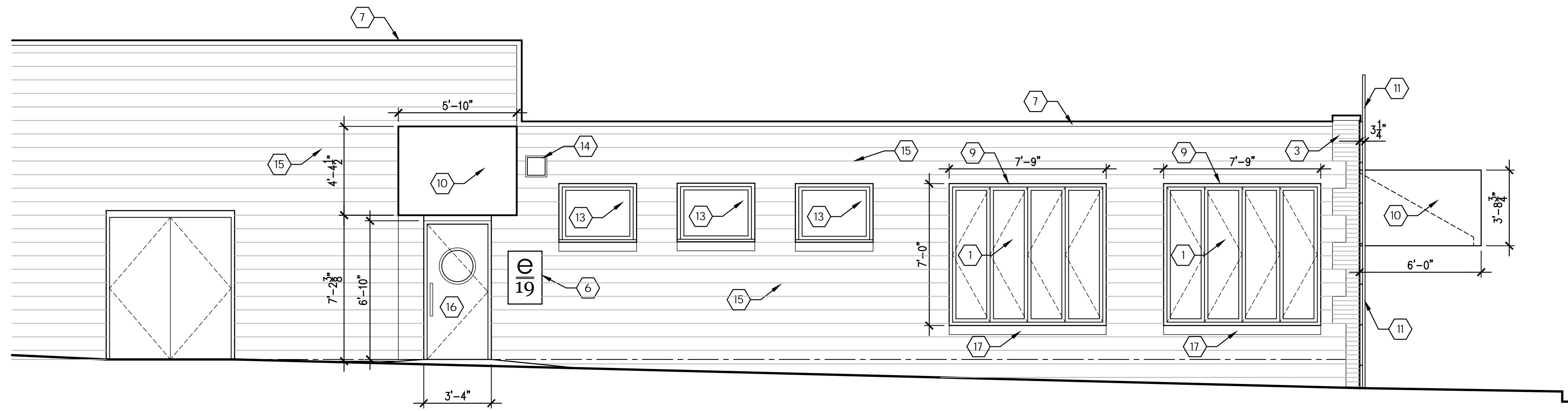
ISSUE

Prelim Pricing	04.05.19
Revised	05.23.19
Revised	10.29.19
DD REVIEW	11.27.19
CLG FEATURE	12.02.19
REV/REVIEW	12.10.19
UPDATE	12.20.19
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FOR HCB	01.10.20

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 1905 Elm Street Cincinnati, Ohio 45202

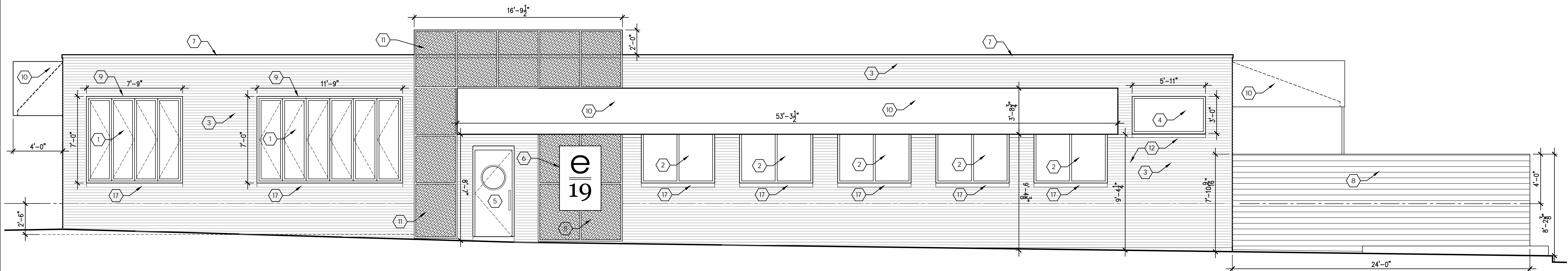
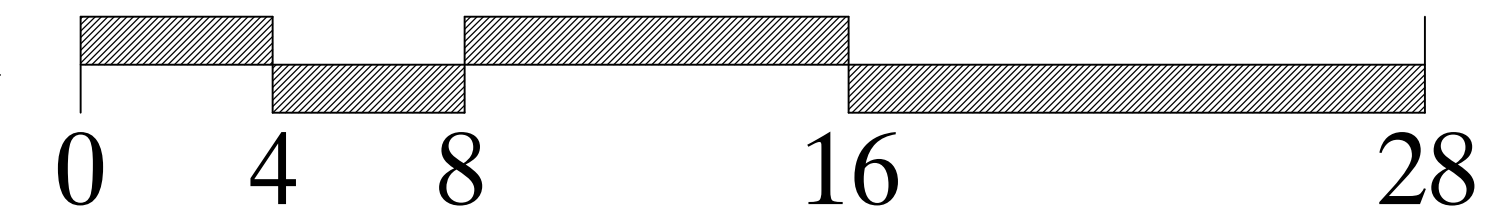
PROJECT
 DRAWING TITLE
Proposed Floor Plan

SHEET
A2.0

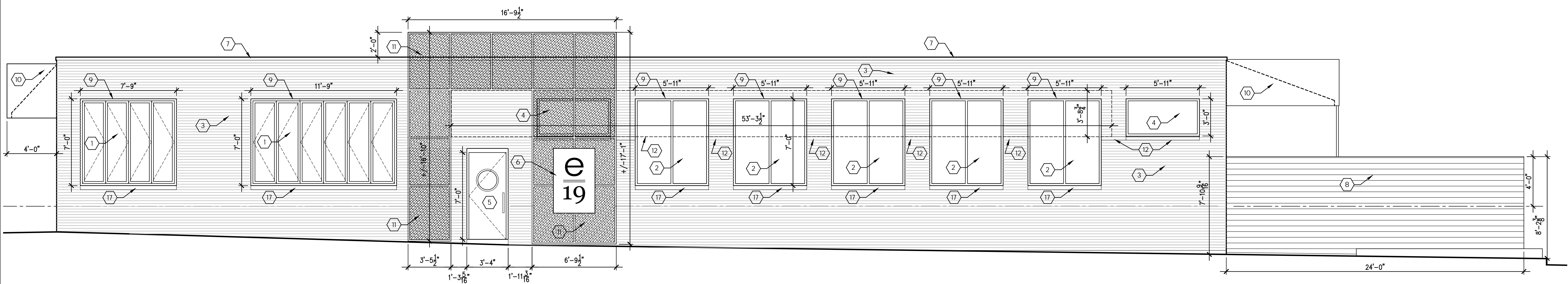


1 South Elevation
A1.0 SCALE: 1/4" = 1'-0"

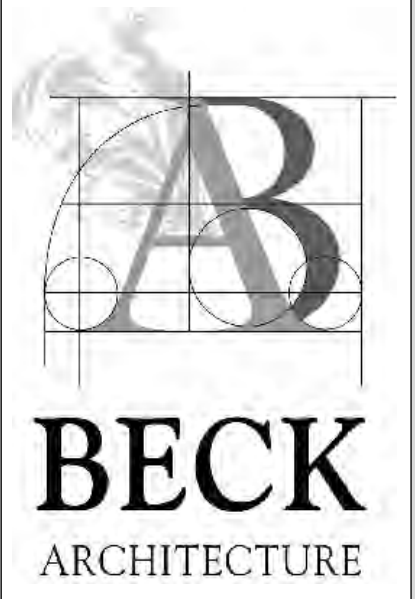
- DRAWING NOTES**
- OPERABLE, BI-FOLDING CASEMENT WINDOW, ALUM. FRAME, THERMAL INSUL. GLASS; END STACKING
 - FIXED PICTURE WINDOW, ALUM. FRAME, THERMAL INSUL. GLASS
 - EXSTG BRICK VENEER OVER CMU BACK-UP; PAINTED FINISH
 - FIXED PICTURE WINDOW, ALUM. FRAME; INSUL. SPANDREL PANEL
 - REPLACE EXSTG OUTSWING, INSUL. METAL DOOR & METAL FRAME IN EXSTG MASONRY OPENING w/ NEW INSUL. STEEL DOOR w/ ROUND VIEW PANEL; METAL FRAME
 - METAL BLDG-ID. SIGNAGE - (2) AT 1.67' W. x 2.58' H., 4.3 SF EACH, 8.6 SF TOTAL
 - EXSTG MTL PARAPET CAP FLASHING
 - WOOD-FRAME DECK GUARD RAIL / SCREEN WALL (PERMIT SEPARATELY) - 5/4x6 COMPOSITE DECKING PLANKS ATTACHED TO FRAMING w/ HIDDEN FASTENER CLIPS; FACTORY FINISH STANDARD "DARK GRAY" (TIMBERTECH, TREX, OR SIMILAR)
 - EXSTG MASONRY OPENING & STEEL LINTEL; LOWER SILL TO ENLARGE AWNING & METAL FRAME (PERMITTED SEPARATELY); WALL-MOUNTED LIGHT FIXTURES INSIDE AWNINGS
 - STAINLESS STEEL FRAME, 1" SQ. TUBING w/ PERFORATED STAINLESS STEEL PANELS; BACK-LIT w/ LED STRIP LIGHTS
 - EXSTG MASONRY SILL TO REMAIN
 - EXSTG MASONRY OPNG w/ FIXED PICTURE WINDOW, ALUM. FRAME; THERMAL INSUL. GLASS; TO REMAIN
 - EXSTG EXHAUST CAP TO REMAIN
 - EXSTG CMU WALL; PAINTED FINISH
 - NEW MASONRY OPNG w/ INSWING, INSUL. METAL DOOR & METAL FRAME IN EXSTG MASONRY OPENING w/ NEW INSUL. STEEL DOOR w/ 18" DIAM. VIEW LITE; HOLLOW METAL FRAME
 - PRECAST CONC WINDOW SILL 4" H.
 - WALL-MOUNT LIGHT FIXTURE - METAL HALF-SPHERE HELD OFF WALL SURFACE, BACK-LIT/ HIDDEN LIGHT SOURCE
 - NEW MASONRY OPNG w/ NEW ALUM FRAMED INSUL GLAZED DOOR, FULL LIGHT PANEL



1 East Elevation
A1.0 SCALE: 1/4" = 1'-0"



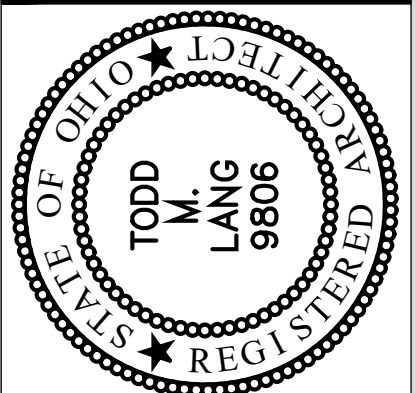
1 East Elevation - (without awnings for clarity)
A1.0 SCALE: 1/4" = 1'-0"



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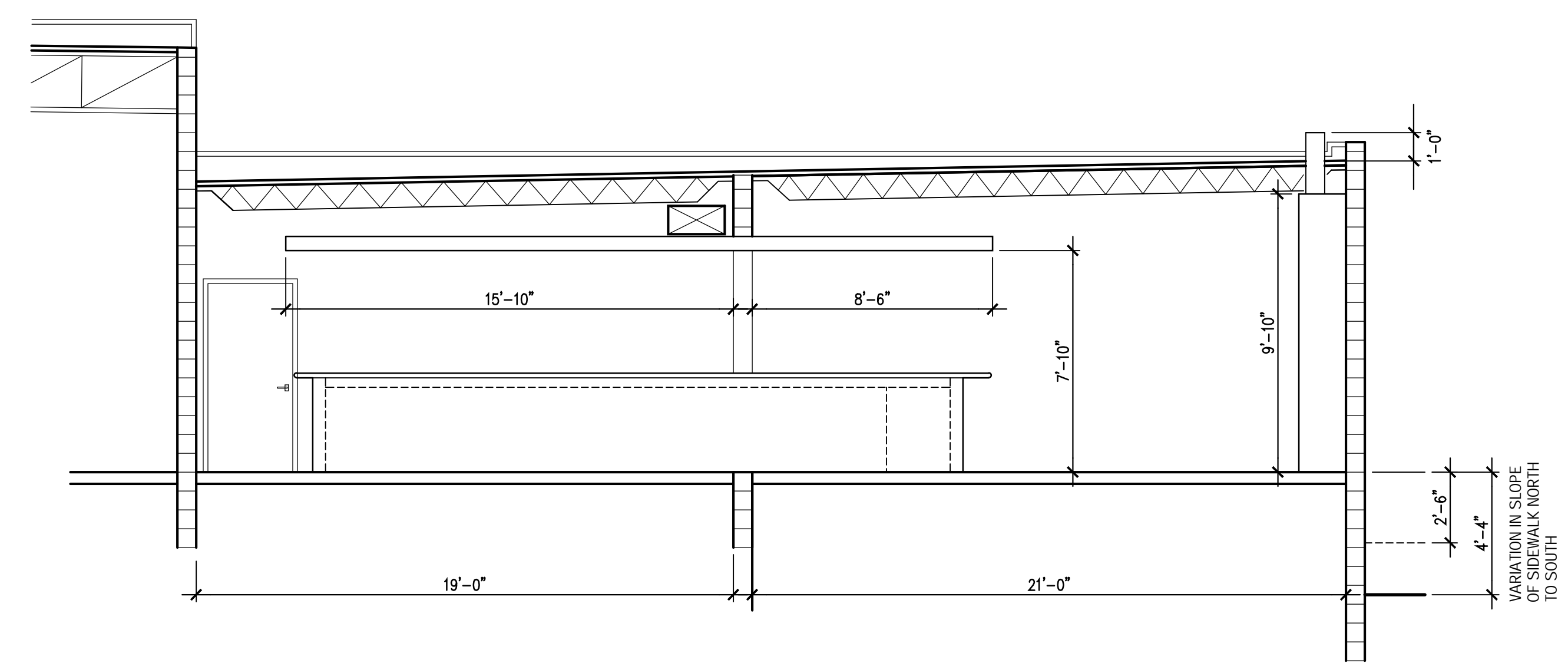
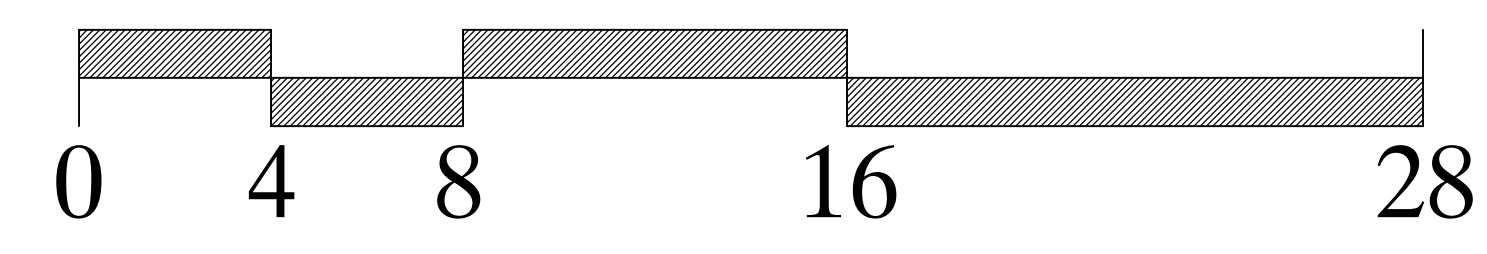
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ISSUE	DATE
Prelim Pricing	04.05.19
Revised	05.23.19
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FOR HCB	01.10.20

PROJECT
1905 Elm St. Bar, LLC
1905 Elm Street Cincinnati, Ohio 45202

DRAWING TITLE
Exterior Elevations - East & South

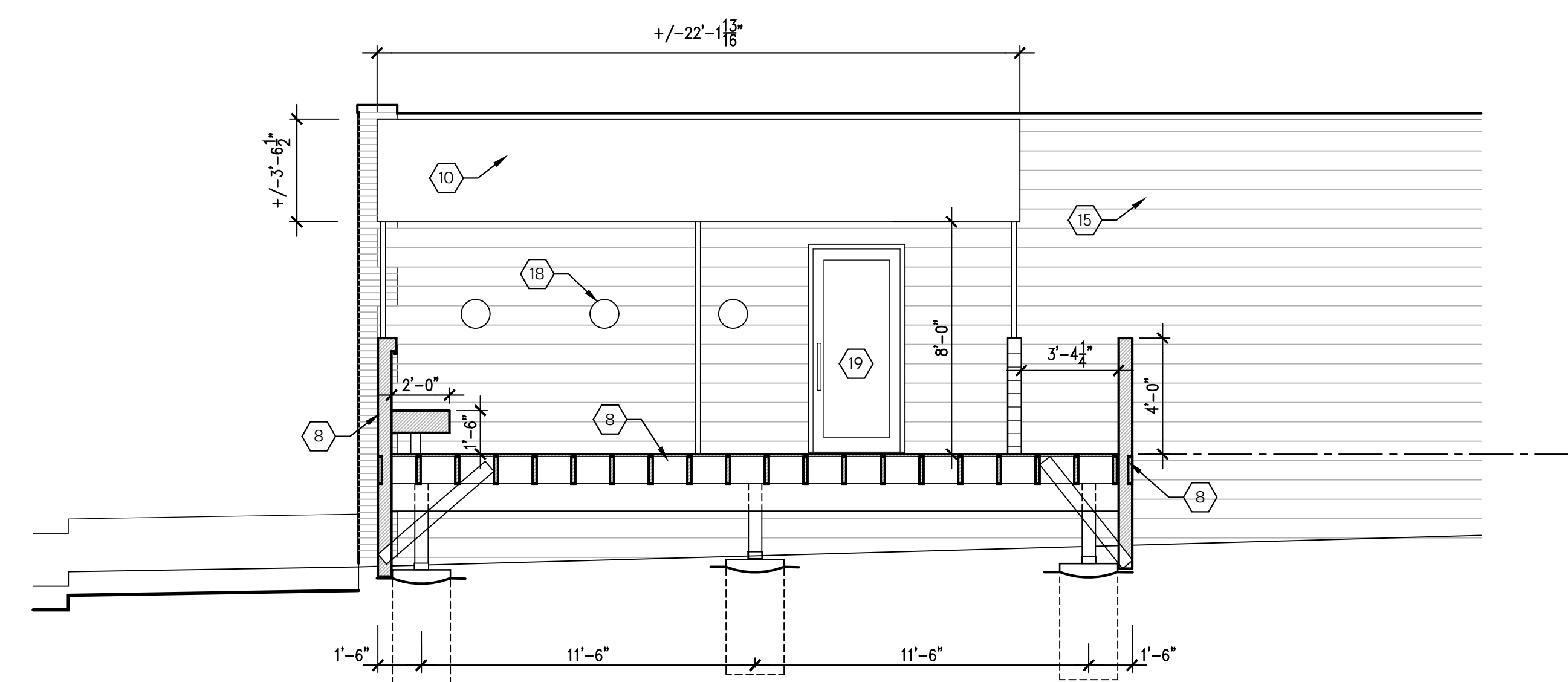
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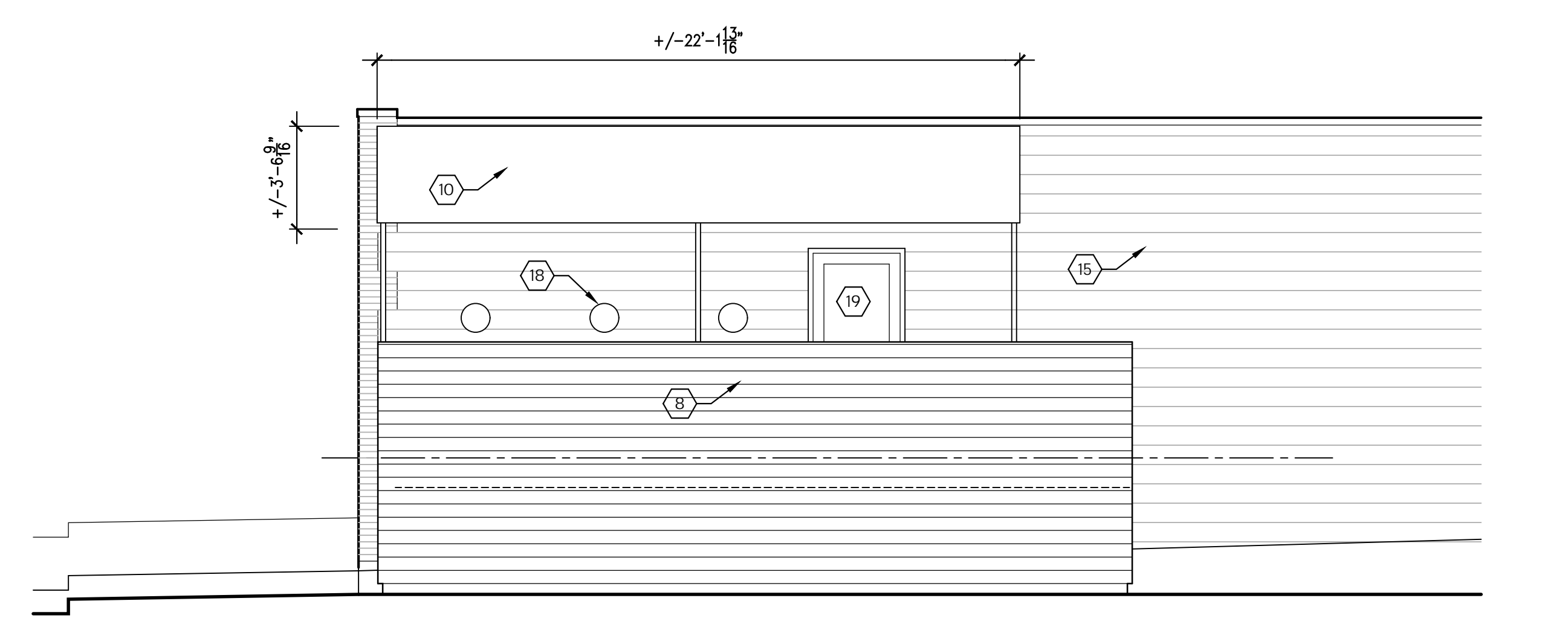
1 East-West Cross-Section Looking North
A1.0 SCALE: 1/4" = 1'-0"

DRAWING NOTES

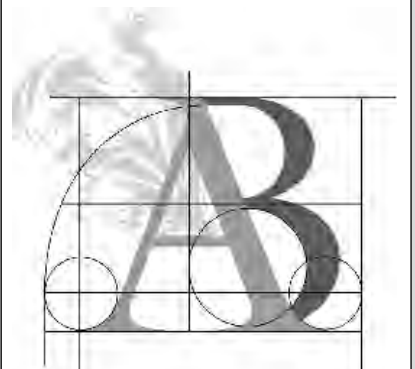
1. OPERABLE, BI-FOLDING CASEMENT WINDOW; ALUM. FRAME; THERMAL INSUL. GLASS; END STACKING
2. FIXED PICTURE WINDOW; ALUM. FRAME; THERMAL INSUL. GLASS
3. EXSTG BRICK VENEER OVER CMU BACK-UP; PAINTED FINISH
4. FIXED PICTURE WINDOW; ALUM. FRAME; INSUL. SPANDREL PANEL
5. REPLACE EXSTG OUTSWING, INSUL. METAL DOOR & METAL FRAME IN EXSTG MASONRY OPENING w/ NEW INSUL. STEEL DOOR w/ ROUND VIEW PANEL; METAL FRAME
6. METAL BLDG-I.D. SIGNAGE- (2) AT 1.67' W. x 2.58' H., 4.3 SF EACH, 8.6 SF TOTAL
7. EXSTG MTL PARAPET CAP FLASHING
8. WOOD-FRAME DECK GUARD RAIL / SCREEN WALL (PERMIT SEPARATELY) - 5/4x6 COMPOSITE DECKING PLANKS ATTACHED TO FRAMING w/ HIDDEN FASTENER CLIPS; FACTORY FINISH STANDARD "DARK GRAY" (TIMBERTECH, TREX, OR SIMILAR)
9. EXSTG MASONRY OPNG & STEEL LINTEL; LOWER SILL TO ENLARGE AWNING & METAL FRAME (PERMITTED SEPARATELY); WALL-MOUNTED LIGHT FIXTURES INSIDE AWNINGS
11. STAINLESS STEEL FRAME, 1" SQ. TUBING w/ PERFORATED STAINLESS STEEL PANELS; BACK-LIT w/ LED STRIP LIGHTS
12. EXSTG MASONRY SILL TO REMAIN
13. EXSTG MASONRY OPNG w/ FIXED PICTURE WINDOW, ALUM. FRAME; THERMAL INSUL. GLASS, TO REMAIN
14. EXSTG EXHAUST CAP TO REMAIN
15. EXSTG CMU WALL; PAINTED FINISH
16. NEW MASONRY OPNG w/ INSWING, INSUL. METAL DOOR & METAL FRAME IN EXSTG MASONRY OPENING w/ NEW INSUL. STEEL DOOR w/ 18" DIAM. VIEW LITE; HOLLOW METAL FRAME
17. PRECAST CONC WINDOW SILL 4" H.
18. WALL-MOUNT LIGHT FIXTURE - METAL HALF-SPHERE HELD OFF WALL SURFACE, BACK-LIT/ HIDDEN LIGHT SOURCE
19. NEW MASONRY OPNG w/ NEW ALUM FRAMED INSUL. GLAZED DOOR, FULL LIGHT PANEL



1 North Elevation - Deck Cross-Section looking South
A1.0 SCALE: 1/4" = 1'-0"



1 North Elevation - Deck
A1.0 SCALE: 1/4" = 1'-0"

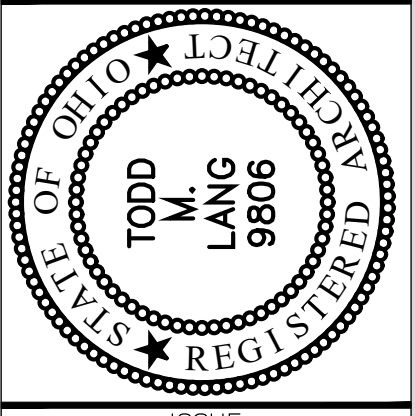


BECK
ARCHITECTURE

550 Liberty Hill
Cincinnati, Ohio
45202-6891

513-651-5550

BeckArchitecture@fuse.net



TODD LANG 9806 1/2/3 1/2 I

ISSUE	DATE
Prelim Pricing	04.05.19
Revised	05.23.19
Revised	10.29.19
DD REVIEW	11.27.19
REV/REVIEW	12.10.19
UPDATE	12.20.19
FOR PERMIT	12.31.19
FOR HCB	01.10.20

1905 Elm St. Bar, LLC
1905 Elm Street Cincinnati, Ohio 45202

PROJECT

DRAWING TITLE

Exterior Elevations - North & Cross-section thru Deck

SHEET

A3.1

2019 © Beck Architecture Inc.



e|19 lounge bar & discotheque – proposed rendered view from south-east

1905 Elm St. Figure 1 View from South-East



1905 Elm St. Figure 2 View from the South



1905 Elm St. Figure 3 View from the East



1905 Elm St. Figure 4 View from the East (South end)



1905 Elm St. Figure 5 View from the East (North end)



1905 Elm St. Figure 6 View from the North-East (Close)



1905 Elm St. Figure 7 View from the North-East



1905 Elm St. Figure 8 View from the North





e|19 lounge bar & discotheque **1905 Elm St.**

finish sample – exterior deck area – wall cladding and floor decking planks :

Timbertech 5/4x6 in **Ashwood** (gray) from the Legacy Collection

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

APPLICATION #: ZH20200007/ COA20200007
APPLICANT: Wichman Gunther Architects
OWNER: Moey McMicken Properties
ADDRESS: **68 E McMicken Av**
PARCELS: 094-0005-0300
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 5, 2020
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Numerical Variance** of 4 units for a 11-residential-unit complex over 2 buildings, in excess of the allowable density of 7 units. This would be a variance to allow 327 sf per unit per land area.

Existing Conditions

The subject property is a contributing property with a front and rear building. The front building is circa 1874 3 story brick building and the rear building is also a contributing 3 story brick building. The rear building was built as a residential building; the front building was built as a mixed use building. The buildings currently have 6 units with 3 units in the rear building and 3 units in the front building.

Proposed Conditions

The applicant is proposing to renovate the building into 11 residential apartment units with a commercial space on the front building at the first floor. The front building would have 4 residential units between 469 sf and 652 sf. The rear building will have 2 units per floor at 352-373sf. The only proposed exterior changes are new windows on the exterior, a slight enlargement of the windows on the commercial space, and a new metal stair on the rear to provide access to the apartments on the upper floors.



Figure 1. 68 E McMicken Av. Image from CAGIS.



Figure 2. Image of 68 E McMicken Av. Image from Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Properties in the CC-P may have residential uses throughout the building; however, the density of residential uses within existing building in the CC-P District is limited to one unit per 500 square feet of lot area. The subject property is 3600 sf which would allow 7 units and there is existing 6 units on the property. The rear building was likely built as a 6-unit building with 2 units per floor with a center staircase splitting the units. The front building was likely built with the first floor a commercial space and 2-3 units on the upper floors (1-2 on the second floor and 1 on the third) The request is for a density variance that would allow 4 more units that the zoning permits, but 1-2 more than were there historically.

Parking is not required as the property is within the
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*

Rehabilitating the building for an economically viable use will rehab the building and provide investment into the maintenance and upkeep of 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).*

A denial of the density variance could provide economic challenges to make a project work at this location. The applicant has provided an economic explanation for the required number of units which is included in their submission. Staff is satisfied that this economic explanation is justifiable.

The applicants are also asking for a density that has been granted to other projects within the CC-P district within Over-the-Rhine. For example, the Willkommen project that recently had 15 residential rehabilitation projects had approved densities as low as 225 sf of land area per unit with an average of 400 sf of land area per unit over all of their rehabilitation projects.

General Standards; Public Interest

Below is analysis of the consideration factors for all 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 work conforms to the district regulations except for the relief requested herein.

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

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District except for the storefront. Urban Conservation Staff and the Historic Conservation Board have often required the rehabilitation or reintroduction of storefronts when a building that was originally built as a mixed-use building with a commercial storefront is also requesting a density variance or conditional use (1533 Elm Street- ZH20170168 and 24 W 15th Street- ZH20180128). Staff discussed this request with the applicant and the applicant has moved the design to more transparency and openness with lowering the windowsill on each of the windows and providing more transparency and openness at the entrance. While the configuration of the storefront remains a bit awkward in the alignment of the storefront with the upper stories, staff feels that this is a compromise to make the first floor more commercial in nature without demolishing the entire infill. Staff would still prefer the entire storefront to be reopened but finds this compromise acceptable.

- 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 Plan Cincinnati in targeting the rehabilitation of residential structures in good condition (page 60)

- 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 may be negatively impacted by the increased parking demand for this project requested will result in additional vehicles on the street.

- 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 has the potential for adverse impacts based on impacts to traffic/parking demands, however the density and unit sizes are similar to other nearby projects.

- i. **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 effects anticipated.
- k. **Blight.** *The elimination or avoidance of blight.*
The property is currently vacant. The proposed project will remove a vacant unoccupied building and put the building to use.
- l. **Economic Benefits.** *The promotion of the Cincinnati economy.*
The proposed project will create a revenue stream for the property and provide a commercial/office space.
- m. **Job Creation.** *The creation of jobs both permanently and during construction.*
The proposed project will create temporary jobs during construction and permanent jobs in the commercial space.
- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*
Property taxes will increase from the improvements on the lot.
- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*
The owner has an economic benefit as the proposed parking will benefit their developments and marketability on neighboring lots.
- 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.

Certificate of Appropriateness Review:

A COA is required for the façade changes include new windows, storefront changes, and a new metal staircase on the interior of the property.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The proposed windows are appropriate replacement windows and the historic windows have previously been removed. The rear metal staircase is a simple utilitarian addition that is not visible at all from the street. The Storefront changes, while not removing the entire infilled storefront, does bring back more transparency and a commercial feel to the first floor.

ADDITIONS

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The addition is a simple metal stair addition on the rear of the front building to allow for access to the apartment at the rear of the building on the second floor.

REHABILITATION

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

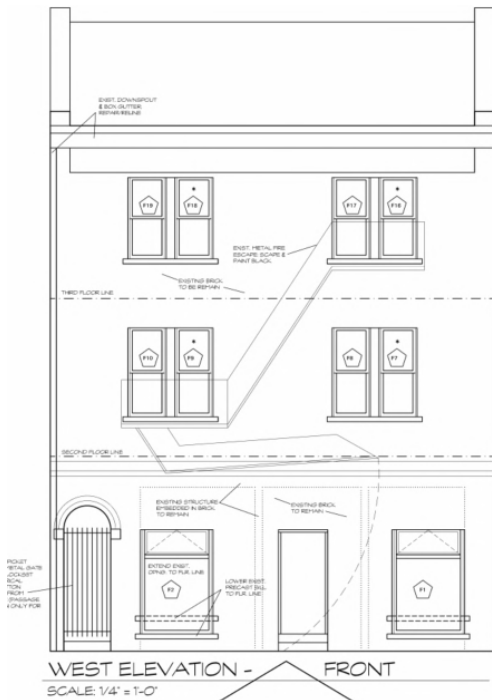
The original windows were previously removed, and the proposed windows are a combination of Trimline and Crystal windows which are both historically appropriate in dimensions and profile.

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.

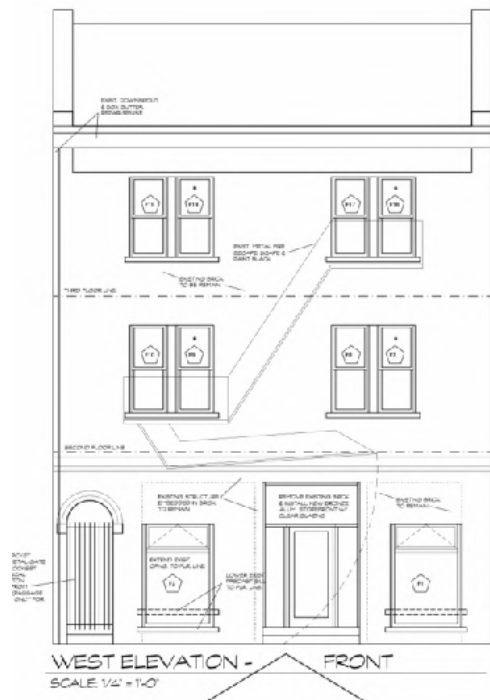
Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as

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 original storefront had previously been bricked in. The iron structure of the original storefront is visible on the interior but has been filled in with CMU and a brick face. The proposed changes to the storefront do not uncover the original storefront or provide the level of transparency typically seen in a historic storefront. Staff has often required a restoration of a storefront with a request for a conditional use of density variance (1533 Elm Street 24-26 E 15th Street). Staff discussed this request with the applicant and the applicant has moved the design to more transparency and openness with lowering the windowsills on each of the windows and providing more transparency and openness at the entrance. While the configuration of the storefront remains a bit awkward in the alignment of the storefront with the upper stories, staff feels that this is a compromise to make the first floor more commercial in nature without demolishing the entire infill. Staff would still prefer the entire storefront to be reopened but finds this compromise acceptable.



Original submission



Second submission

aOther Considerations:

Prehearing Results: A prehearing was held on February 5, 2020. The applicant was present.

Comments Provided to Staff: NA

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1409-09 –**APPROVE – Numerical Variance** of 4 units for a 11-residential-unit building, in excess of the allowable density of 7 units which would allow a density of 327 sf of land area per unit per plans submitted by Wichman Gunther dated 2/10/2020 subject to the following conditions:
 - a. Owner shall insure that both buildings’ required fire escape inspections and if necessary, remediation plans are submitted concurrently with the building permit.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for 68 E McMicken Av per plans submitted by Wichman Gunther dated 2/10/2020 subject to the following conditions.

1. The building permit must be issued within 2 years of the decision date or the COA shall expire.
2. The storefront windows should be made wider to

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.

ADJUDICATION/DENIAL LETTER

Date: 12/17/2019

Location: 68 E McMicken

Request: Variance from density requirements

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 and Zoning Relief 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. 1409-09 The property is permitted to have 7 residential units and 11 is being proposed a Variance of 5 is required.

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 5th 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



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: 68 East McMicken Avenue
 Hamilton Co. Parcel ID No.: 94-0005-0300 Zoning District: CC-P
 Historic District: OTR Overlay District: _____

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

Name: WICHMAN GUNTHER ARCHITECTS
 Contact Person (if legal entity): Mark Gunther
 Address: 810 Plum Street
 City: Cincinnati State: Ohio Zip Code: 45202
 Phone: 513-241-9133 E-mail: mark@wichmanguntherarchitects.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: MOEY McMICKEN PROPERTIES LLC
 Contact Person (if legal entity): Mohammad Bayyari
 Address: 2901 Maisel Dr.
 City: Cincinnati State: Ohio Zip Code: 45220
 Phone: 513-203-0666 E-mail: moeyproperties@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Enlarge storefront windows

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
variance requested to allow 11 dwellings vs. 7 dwellings allowed per lot size.

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: Mark A. Gunther Date: 1-9-2020

WICHMAN GUNTHER
A R C H I T E C T S

January 12, 2020

Ms. Beth Johnson. Urban Conservator
City of Cincinnati

Re: COA Application for 68 East McMicken Street

Dear Beth,

Enclosed please find the above-referenced application for this property. It is the rehabilitation of two circa 1880 three story brick Italianate multi family structures. The project is sited adjacent to a contributing three story Italianate structure on the South and a vacant lot on the North. Previous renovations altered the original storefront by removing all glass and infilling with concrete block and face brick; two raised-sill windows and a single door are the only openings. Although there is a desire to create a more transparent street level façade, the only practical solution is to lower the sills of the existing linteled openings, which the proposed design provides. The storefront is being built as a “white box” commercial space. Given the lack of commerce in this neighborhood, any additional investment would be an economic hardship.

With this submittal today, I understand we will be part of the February 24th Board agenda.

Please let me know what additional info I can provide.

Sincerely,

Mark A. Gunther, RA, NCARB
for Wichman Gunther Architects, Inc.

cc: Mohammad Bayyari



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 68 East McMicken Ave. COMMUNITY OTR
 PARCEL ID(S) 94-0005-0300 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) Historic
 HISTORIC DISTRICT: No Yes: (name) OTR
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME Wichman Gunther Architects CONTACT PERSON (if legal entity) Mark Gunther
 ADDRESS 810 Plum St. CITY Cinti. STATE Ohio ZIP 45202
 EMAIL mark.wichman@gunthararchitects.com RELATIONSHIP TO OWNER (if not owner) Architect
 TELEPHONE 241-9933

Section 3. OWNER
 NAME Moey McMicken Prop. LLC CONTACT PERSON (if legal entity) Mohammad Bayyari
 ADDRESS 2907 Maisel Dr. CITY Cinti STATE Oh ZIP 45220
 EMAIL moeyproperties@gmail.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 203-0666

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
 Variance Special Exception Conditional Use Use Variance
 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)
Existing 6 dwelling unit complex (2 bldgs on same parcel)
being renovation into 11 unit complex. Lot size of 3600SF
only allows 7 dwellings (500 SF/ea.)

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 Mark A. Gunther Signature Mark A. Gunther Date 1/9/2020

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input checked="" type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input checked="" type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input checked="" type="checkbox"/>	Zoning Hearing Examiner application.
<input checked="" type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input checked="" 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 checked="" type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <u>existing and proposed</u> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input checked="" type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input checked="" type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. 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"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none">• \$900.00 for Use Variances• Variances, including <i>Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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.

68 East McMicken Street meets the standards for Variance. The proposed renovation would create occupancy in currently vacant buildings. A strict application of the underlying district regulations would result in practical difficulties, i.e., the income of the residences would be compromised and endanger the economic viability of the project. Larger, multi-bedroom dwellings rent at a lower per square foot rate than the units proposed; a current trend witnessed in large developments downtown. The proposed work otherwise conforms to the underlying zone district regulations and is in harmony with CZC intent. Proposed work also conforms with OTR historic district guidelines and should receive a Certificate of Appropriateness from the Historic Conservation Board. Additionally, the proposed work (multi family dwelling) is compatible with prevailing land use of the surrounding neighborhood and will not have an adverse impact.

Per section 1445-13 of the zoning code, the following responses address public interest:

- (a) Zoning: all other aspects of the proposed design meet underlying zoning regulations.
- (b) Guidelines: meets other district guidelines (historic) beyond base zoning.
- (c) Plans: this does not conflict with any other community plan.
- (d) Traffic: no new roadways are proposed for this development.
- (e) Buffering: adjacent property is zoned the same (CC-P).
- (f) Landscaping: no specific requirements of chapter 1423 apply.
- (g) Hours of operation: not applicable as this is not a business.
- (h) Compatibility: proposed MFD is consistent with prevailing land use.
- (i) Zoning Amendments: N/A
- (j) Adverse Effects: no adverse effects on public or value of neighboring land.
- (k) Blight: presence of occupied structure will eliminate threat of illegal dumping.
- (l) Economic Benefits: addition to property tax rolls of the City.
- (m) Job Creation: yes, during construction.
- (n) Tax Valuation: yes, increase in property value.
- (o) Private Benefits: yes, new dwellings replaces vacant structures.
- (p) Public Benefits: yes, contributing to tax base and adjacent property value.

68 East McMicken Street meets the standards for Variance. The proposed renovation would create occupancy in currently vacant buildings. A strict application of the underlying district regulations would result in practical difficulties, i.e., the income of the residences would be compromised and endanger the economic viability of the project. Larger, multi-bedroom dwellings rent at a lower per square foot rate than the units proposed; a current trend witnessed in large developments downtown. The proposed work otherwise conforms to the underlying zone district regulations and is in harmony with CZC intent. Proposed work also conforms with OTR historic district guidelines and should receive a Certificate of Appropriateness from the Historic Conservation Board. Additionally, the proposed work (multi family dwelling) is compatible with prevailing land use of the surrounding neighborhood and will not have an adverse impact.

Per section 1445-13 of the zoning code, the following responses address public interest:

- (a) Zoning: all other aspects of the proposed design meet underlying zoning regulations.
- (b) Guidelines: meets other district guidelines (historic) beyond base zoning.
- (c) Plans: this does not conflict with any other community plan.
- (d) Traffic: no new roadways are proposed for this development.
- (e) Buffering: adjacent property is zoned the same (CC-P).
- (f) Landscaping: no specific requirements of chapter 1423 apply.
- (g) Hours of operation: not applicable as this is not a business.
- (h) Compatibility: proposed MFD is consistent with prevailing land use.
- (i) Zoning Amendments: N/A
- (j) Adverse Effects: no adverse effects on public or value of neighboring land.
- (k) Blight: presence of occupied structure will eliminate threat of illegal dumping.
- (l) Economic Benefits: addition to property tax rolls of the City.
- (m) Job Creation: yes, during construction.
- (n) Tax Valuation: yes, increase in property value.
- (o) Private Benefits: yes, new dwellings replaces vacant structures.
- (p) Public Benefits: yes, contributing to tax base and adjacent property value.

The current owner has not caused the nonconformity if historical data is used; this property underwent extensive renovations 50+ years ago. To conform to government funding standards of that time, the existing density was decreased to create full floor, multi-bedroom apartments. The economic consequences of not reverting to dwelling density as proposed (and in keeping with historic precedent) is as follows:

Existing layout is (6) dwellings (see sheet A-0) totaling 5,380 square feet. Costs to rehab are \$150/sf or \$807,000. Proposed income is \$6,725/mo. (multi-BR's @ \$1360/mo. + \$880/mo. for studio/1 BR's). Taking annual income at 85% of gross equals \$68,500/yr. to retire debt....a period of 12 years.

Proposed layout is (10) dwellings totaling 4,410 square feet (less for common circulation) with costs to rehab at \$150/sf or \$699,000. Proposed income is \$9,320/mo. (\$880/mo. dwellings + \$520/mo. commercial space). Taking annual income at 85% of gross equals \$95,000/yr. to retire debt....a period of 7 years.

The current owner/applicant has private financing sources that require a payback as soon as possible. To revert to a longer timeline can jeopardize the funding source for this project.

A recently completed project across the street verifies this proforma format. 57 East McMicken is identical in scope (10 studio/1 BR dwellings + small commercial storefront). It was granted funding thru multi sources including the City of Cincinnati.

A single source of financing, as proposed for this project, is more typical in the real estate industry. Being able to move forward in this manner provides preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the vicinity.



Online Property Access

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Parcel ID 094-0005-0300-00 **Address** 68 E MCMICKEN AVE **Index Order** Parcel Number **Tax Year** 2019 Payable 2020

I Want To...

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- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

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- Current Page
- Property Report

Property Information

Tax District 001 - CINTI CORP-CINTI CSD		Images/Sketches 
School District CINCINNATI CSD		
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 401 - APARTMENT, 4-19 UNITS	
Owner Name and Address MOEY MCMICKEN PROPERTIES LLC 2907 MAISEL DR CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address MOEY MCMICKEN PROPERTIES LLC 2907 MAISEL DR CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>	
Assessed Value 35,510	Effective Tax Rate 96.465895	Total Tax \$3,438.48
Property Description 68 E MCMICKEN AV 30 X 120 LOT 7 FINDLAY PER EXTRS SUB		

Appraisal/Sales Summary

Year Built	1874
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	8/5/2019
Last Sale Amount	\$160,000
Conveyance Number	210455
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.085

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	34,290
CAUV Value	0
Market Improvement Value	67,180
Market Total Value	101,470
TIF Value	43,670
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032



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Parcel ID
094-0005-0300-00

Address
68 E MCMICKEN AVE

Index Order
Parcel Number

Tax Year
2019 Payable 2020

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Property Map



68 E McMicken looking SE



68 E McMicken looking SW





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Parcel ID	Address	Index Order	Tax Year
094-0005-0300-00	68 E MCMICKEN AVE	Parcel Number	2019 Payable 2020

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Images

Image Photo 10/16/2014



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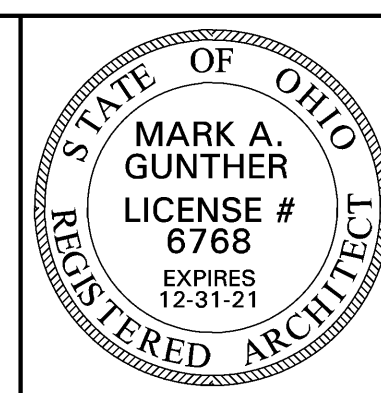


1. ARCHITECT AS USED IN THESE DOCUMENTS REFERS TO WICHMAN GUNTHER ARCHITECTS, INC. 810 PLUM STREET CINCINNATI, OHIO 45202
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK. A QUESTION OR RELATED WORK.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND COMPLIANCE TO ALL APPLICABLE CITY AND STATE CODES.
4. GENERAL CONTRACTOR SHALL BALANCE HVAC SYSTEM TO ARCHITECT'S REQUIREMENTS AT THE CONCLUSION OF THE PROJECT.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEANUP OF PROJECT AREA PRIOR TO TURNING THE SPACE OVER TO THE OWNER.
6. ALL WORK NOTED BY OTHERS OR 'N/C' IS TO BE ACCOMPLISHED BY A CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTORS AS REQUIRED.
7. 'ASUS' AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
8. TYPICAL AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS NOTED OTHERWISE.
9. DETAILS ARE USUALLY NOTED AND NOTED 'TYPICAL' ONLY ONCE THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
10. ALL VERTICAL DIMENSIONS ARE SHOWN TO FINISH FLOOR, UNLESS OTHERWISE NOTED.
11. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
12. ALL DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
13. ALL NEW WALL CONSTRUCTION PER TYPES SCHEDULED ON DRAWINGS.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL BLOCKING.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REPLACING ANY DAMAGED OR MISSING WOOD FLOOR PLANKING WITHIN THE SCOPE OF THE PROJECT. THE NEW FLOORING IS TO MATCH THE EXISTING FLOORING. GENERAL CONTRACTOR TO REPAIR ALL WOOD FLOORING WITHIN THE SCOPE OF THE PROJECT THAT WILL NOT BE COVERED BY ANOTHER FINISH MATERIAL SUCH AS VINYL OR CARPET.
16. ALL SUB-CONTRACTORS FOR EACH AND EVERY TRADE SHALL SECURE AND PAY FOR NECESSARY FEES, PERMITS AND INSPECTIONS WHICH PERTAIN TO THE SCOPE OF THE SUB-CONTRACTORS WORK.
17. ALL WORK SHALL BE COMPLETE IN EVERY RESPECT, AND MATERIAL, EQUIPMENT OR OTHER WORK NOT SPECIFICALLY MENTIONED OR SHOWN, BUT NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.
18. PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES, AND ALL DEBRIS TO BE KEPT AT A MINIMUM.
19. EACH SUB-CONTRACTOR SHALL ADHERE TO THESE GENERAL CONDITIONS AND NOTES. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK, AND SHALL REPAIR SAME AT NO CHARGE TO THE OWNER.

- RESIDENTIAL STRUCTURAL NOTES
- GOVERNING CODE
- OHIO BUILDING CODE- 2017
- DESIGN LOADS
1. FLOORS, STAIRS & EXTERIOR DECKS: 40 PSF LIVE + 10 PSF DEAD
2. ROOFS: 25 PSF LIVE + 15 PSF DEAD
3. WIND LOAD: 18 PSF
4. GUARDRAIL IMPACT LOAD: 200 PSF
- CONSTRUCTION AND SAFETY
1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING CAPACITY. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION NOTED, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

- CONCRETE
1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF AC 308.40, 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS', EXCEPT AS MODIFIED BY THE FOLLOWING SUPPLEMENTAL REQUIREMENTS BELOW, AND THE RECOMMENDED PRACTICE FOR RESIDENTIAL CONCRETE CONSTRUCTION AC-308R-84.
2. MATERIALS:
- A. CONCRETE UNLESS NOTED: f_c = PSI, NORMAL AGGREGATE.
- B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f_c = 3500 PSI (4.5% TP 75% ENTRAINED AIR)
- C. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: f_c = 3000 PSI
- D. CONCRETE FOR FOOTINGS: f_c = 3000 PSI.
- E. REINFORCING STEEL: ASTM A601 60 KI YIELD DEFORMED BARS AND ASTM A615 FRESH.
- F. AD MixTURES: AS MixTURES CONTAINS CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
3. WHEN THE TEMPERATURE IS LESS THAN 40 DEGREES F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50 DEGREES AND 70 DEGREES F FOR 7 DAYS.
4. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT.
5. AT CORNER AND INTERSECTIONS OF FOOTINGS, WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPA CENS AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ADJUTING WALL OR GRADE BEAM. BARS SHALL HAVE AN EMBEDMENT OF 30 DIAMETERS (8" MIN).
6. LAP SPICE REINFORCING BARS 48 DIAMETERS UNLESS OTHERWISE NOTED. LAP WELDED WIRE FABRIC MESH 12".
7. AT SLAB AND WALL OPENING CORNERS AND REINFRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL WALL STEEL EXCEEDS THE MINIMUM REQUIREMENT.
8. ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACED CONTINUOUSLY WITH NO COLD JOINTS AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS.
9. CONTROL JOINTS IN SLABS ON GRADE SHALL BE HAND TROWELED OR SAW CUT WITHIN 6 HOURS OF PLACG CONCRETE OR WHEN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITHOUT RUTS AT THE EDGES.

- WOOD
1. MATERIALS:
- A. FRAMING LUMBER
1. 2 X 8 AND LARGER: NO. 2 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
2. 2 X 4 AND 2 X 6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
3. CGA OR CGC PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
- B. SHEATHING AND SUBFLOORING: 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1. 3/8" RATED ROOF SHEATHING EXPOSURE 1. 3/4" APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- C. ADHESIVE FOR GULLED AND NAILED PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFS-D DEVELOPED BY APA.
- D. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS 12" O.C. L1 AND THREE MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
F_v = 2250 PSI BENDING
F_v = 285 PSI HORIZONTAL SHEAR
E = 2000,000 PSI MODULUS OF ELASTICITY
2. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE R-402.3a. FASTENING SCHEDULE FOR STRUCTURAL MEMBERS IN REINFORCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
3. ALL PLYWOOD SUBFLOORING SHALL BE GULLED AND SCREWED.
4. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
5. INSTALL SIMPSON H2 HURRICANE ANCHORS AT BEARING POINTS OF ALTERNATING RAFTERS. RAFTER MUST ALIGN WITH STUD AT ANCHOR LOCATIONS.
6. BEARINGS IN FLOOR AND CEILING JOISTS SHALL BE 1 X 3" CROSS BRIDGINS (DOUBLE NAILED) AT 8'-0" O.C. MAXIMUM.
7. WALL STUDS SHALL LINE UP WITH FLOOR JOISTS OF FLOORS ABOVE AND BELOW.
8. DOUBLE JOISTS SHALL LINE UP WITH FLOOR JOISTS OF FLOORS ABOVE AND BELOW.
9. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH.
10. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES IN THE TOP OR BOTTOM OF THE MEMBERS ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN TWO FEET OF BEARINGS, NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT/ENGINEER.
11. ALL BEARING POINTS SHALL BE CONTINUOUSLY BLOCKED THROUGH FLOOR FRAMING DOWN TO SOLID BEARING ON FOUNDATION WALL OR INTERIOR BEARING BEAM.
12. ALL BEARING POINTS UNDER CONCENTRATED LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS AND WHERE INDICATED IN A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING STRUCTURAL MEMBER AND OR A MINIMUM OF (1) ONE 2X STUD OR (2) ONE 2X STUD OR (3) ONE 2X STUD OR (4) ONE 2X STUD OR (5) ONE 2X STUD OR (6) ONE 2X STUD OR (7) ONE 2X STUD OR (8) ONE 2X STUD OR (9) ONE 2X STUD OR (10) ONE 2X STUD OR (11) ONE 2X STUD OR (12) ONE 2X STUD OR (13) ONE 2X STUD OR (14) ONE 2X STUD OR (15) ONE 2X STUD OR (16) ONE 2X STUD OR (17) ONE 2X STUD OR (18) ONE 2X STUD OR (19) ONE 2X STUD OR (20) ONE 2X STUD OR (21) ONE 2X STUD OR (22) ONE 2X STUD OR (23) ONE 2X STUD OR (24) ONE 2X STUD OR (25) ONE 2X STUD OR (26) ONE 2X STUD OR (27) ONE 2X STUD OR (28) ONE 2X STUD OR (29) ONE 2X STUD OR (30) ONE 2X STUD OR (31) ONE 2X STUD OR (32) ONE 2X STUD OR (33) ONE 2X STUD OR (34) ONE 2X STUD OR (35) ONE 2X STUD OR (36) ONE 2X STUD OR (37) ONE 2X STUD OR (38) ONE 2X STUD OR (39) ONE 2X STUD OR (40) ONE 2X 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- DETAIL MARK REFERENCE**
- 00 A-00
 - 22A-22
- WALL TYPES**
- 51 WINDOW TYPE
 - 200 DOOR TYPE
- PLUMBING NOTES**
- PLUMBERS CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES.
 - REVIEW FUTURE TYPES, SIZES, COLORS, ETC. WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
 - PROVIDE ALL NECESSARY RISER DIAGRAMS & SIZING AS REQUIRED TO PERFORM THE WORK.
 - PROVIDE FLOOR DRAINS AT ALL UTILITY ROOMS TO PROVIDE NEAREST SOURCE FOR CONDENSERS AND HOT WATER HEATERS.
 - CONTRACTOR TO INSTALL (AND PROVIDE UNLESS NOTED) THE FOLLOWING FIXTURES:

NO.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
F1-F2	AWNING/FIXED	CLAD WOOD	2'-0" x 4'-8" / 5'-2" x 4'-8"	SINGLE	CLEAR/TEMPERED	SILL @ 2" A.F.F.
F3-F6	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 36" A.F.F.
R1-R7	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
F7-F10	DOUBLE HUNG	CLAD WOOD	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 32" A.F.F.
F11	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 32" A.F.F.
F12-F15	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 36" A.F.F.
R8-R14	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.

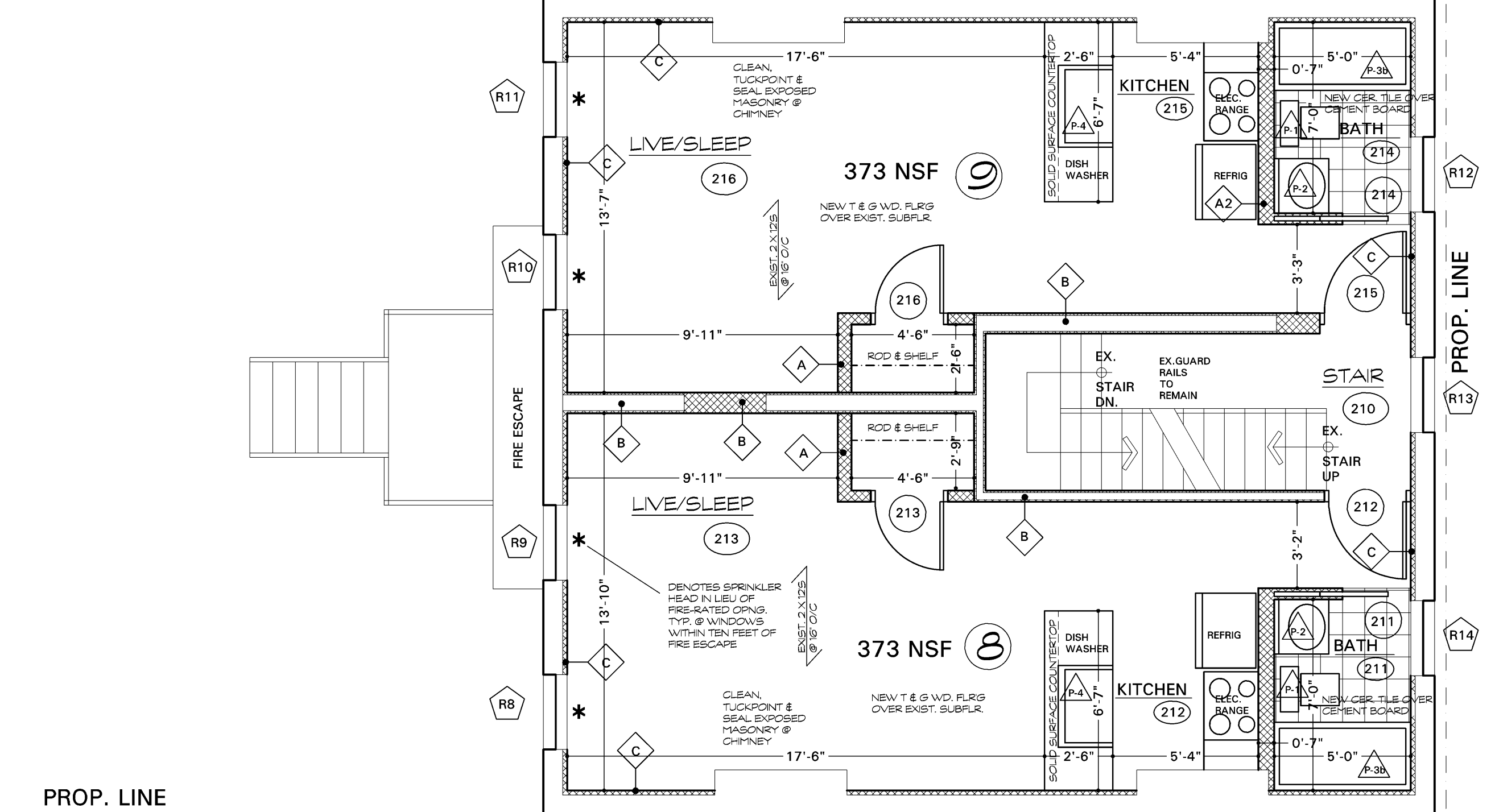
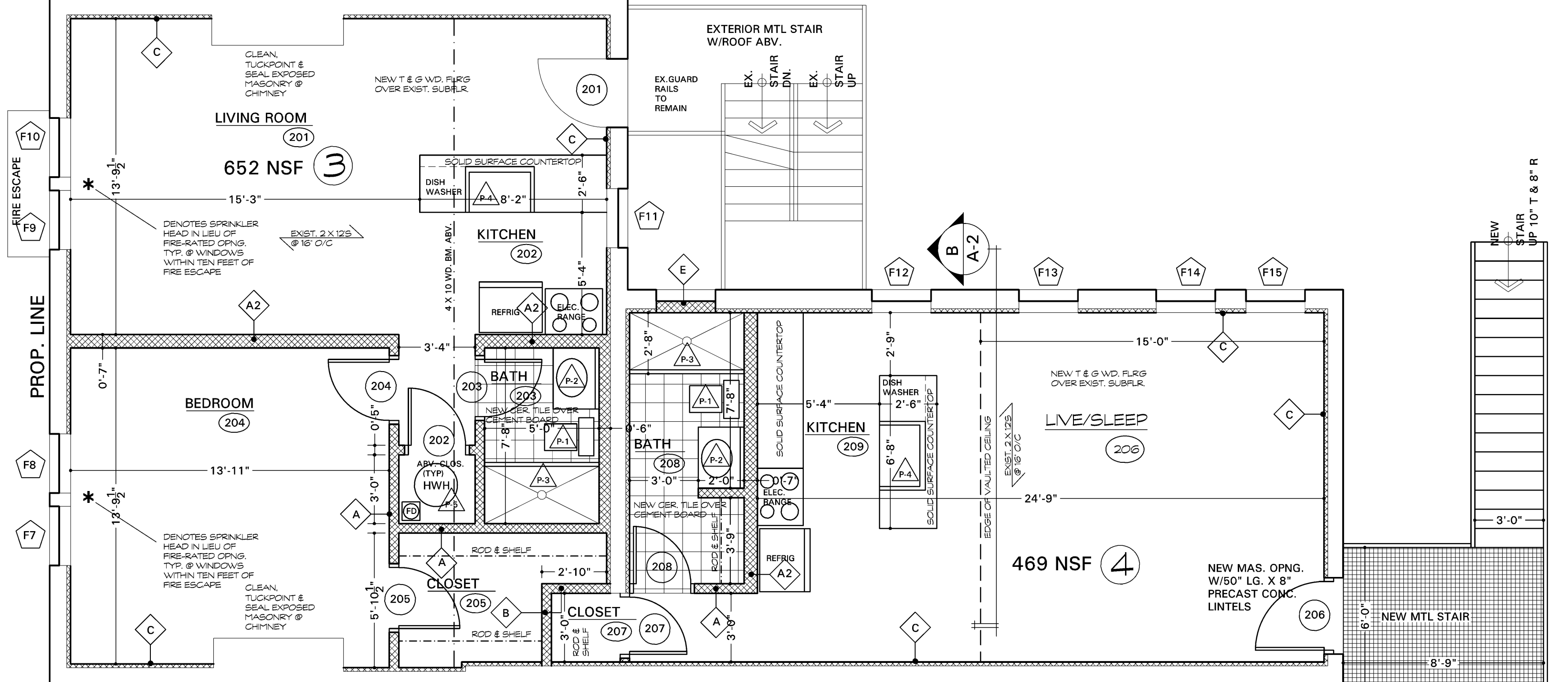
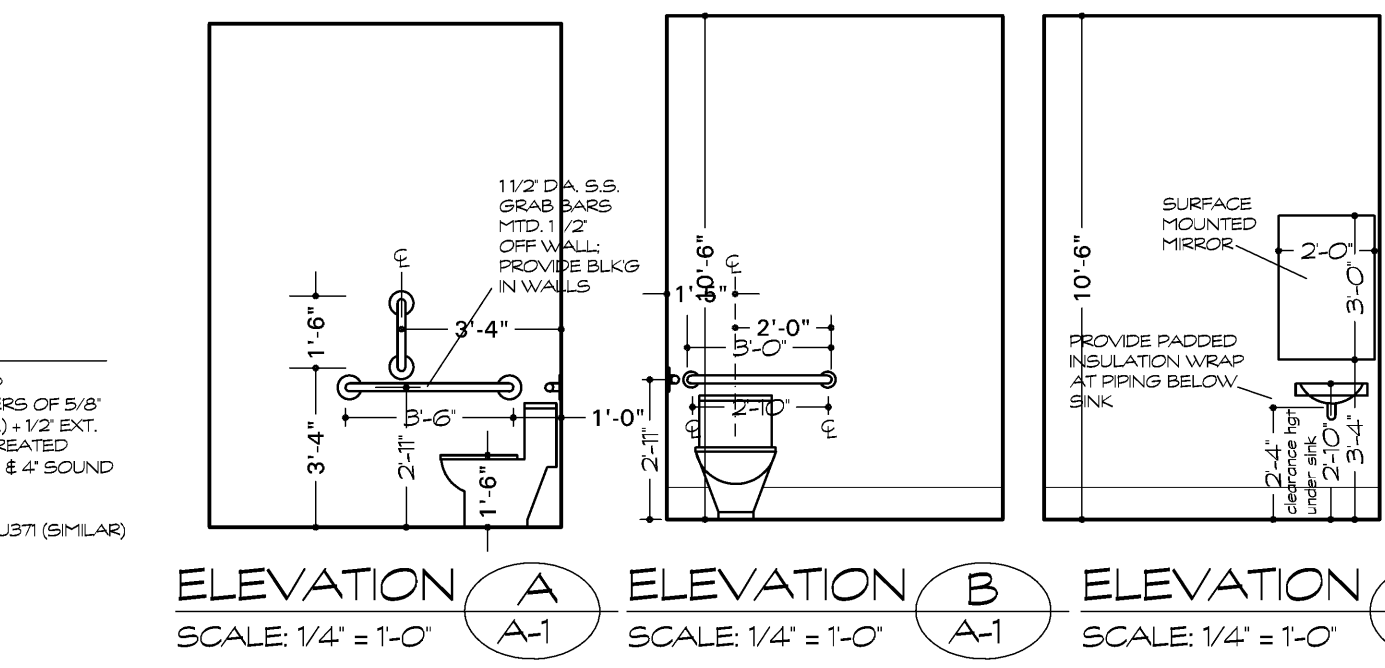
DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
201	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
202	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
203	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
204	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
205	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
206	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
207	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
208	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
209	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
210	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
211	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
212	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
213	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
214	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
215	3'-0" x 7'-0"	HOLLOW PNL	PAINT	FLUSH SLAB	HOLLOW PNL	PAINT	HW-1	HW-3
216	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
217	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3
218	2'-6" x 7'-0"	SOLID WOOD	PAINT	FLUSH SLAB	WOOD	PAINT	HW-1	HW-3

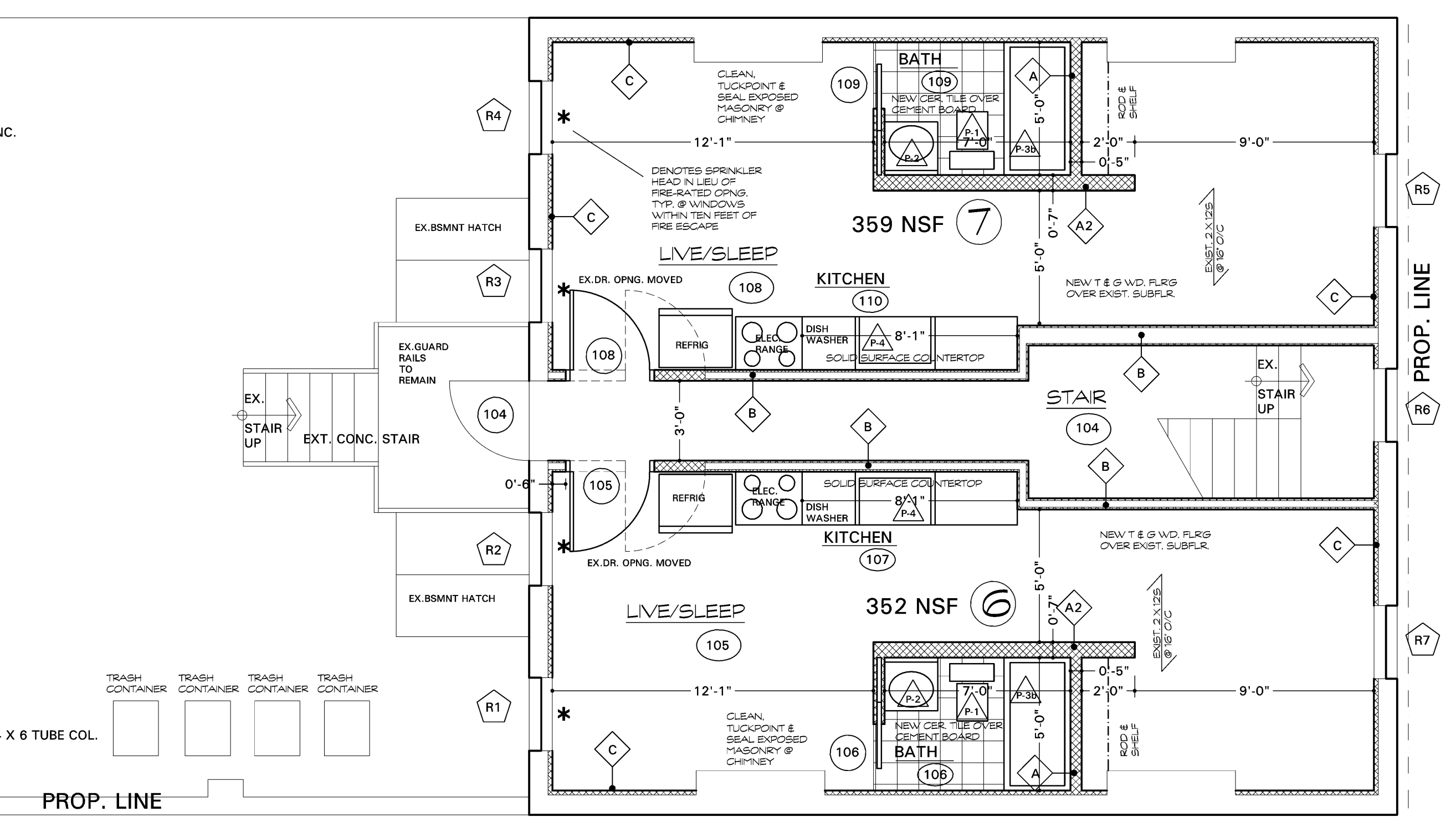
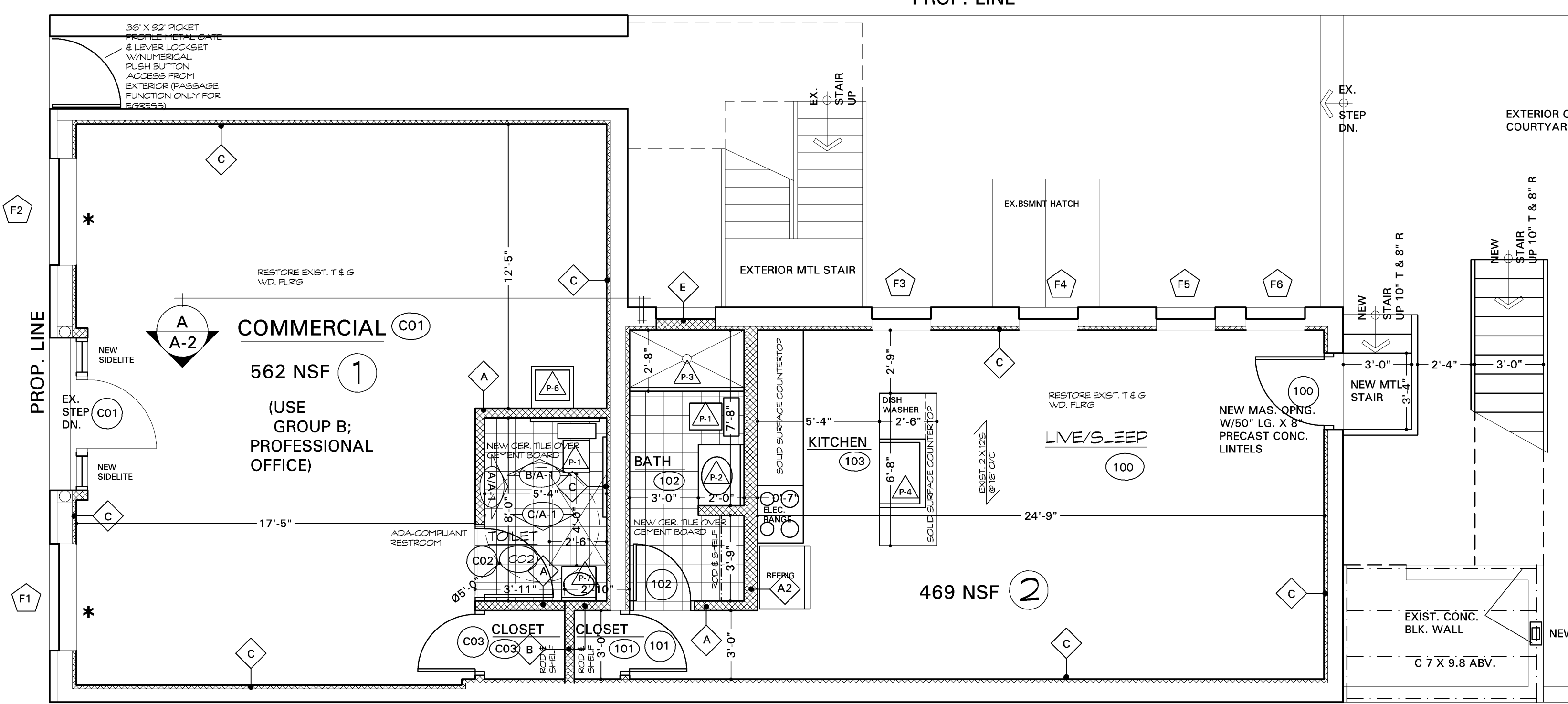
HW-1	HW-2	HW-3	HW-4	HW-5	HW-6	HW-7	HW-8
1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold	1 1/2" per hinges lever lockset ENTRY FUNCTION; NO DEADBOLT threshold

- WALL TYPES**
- NOTE: STANDARD WALLBOARD AT BATHS IS WATER RESISTANT
- A 2 X 4 WOOD STUDS @ 16" O.C. W/ (1) LAYER OF 1/2" DRYWALL OR GYPSUM BOARD @ 5/8" O.C. OVER 5/8" GYPSUM BOARD @ 5/8" O.C. EA. SIDE AND SOUND BATTING. EXTENDING FROM FLOOR TO UNDERSIDE OF FINISHED CEILING. 2 HR. WALL U.L. # L501
 - B SAME ASSEMBLY AS WALL TYPE A EXCEPT STUDS ARE 2 X 6 W.D. @ 16" O.C.
 - C 8" THICK MASONRY WALL 2 HR. RATING. U.L. RUBS. 1/2" FURRING W/ 1/2" DRYWALL W/ 1/2" FURRING IN WALLS.
 - D 8" THICK MASONRY WALL 2 HR. RATING. U.L. RUBS. TUCK POINT EXPOSED BRICK.
 - E 2 X 4 WOOD STUDS @ 16" O.C. W/ (2) LAYERS OF 5/8" F.G. DRYWALL (INT.) 1/2" EXT. FIRE RETARDANT TREATED WOOD SHEATHING @ 4" SOUND BATTING W/ TRYS. @ 4" THK. BRICK. 2 HR. WALL U.L. # L571 (5/8" L4R)



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: 18 SPRINKLER HEADS INSTALLED AS LIMITED AREA SYSTEM



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: 18 SPRINKLER HEADS INSTALLED AS LIMITED AREA SYSTEM

DATE

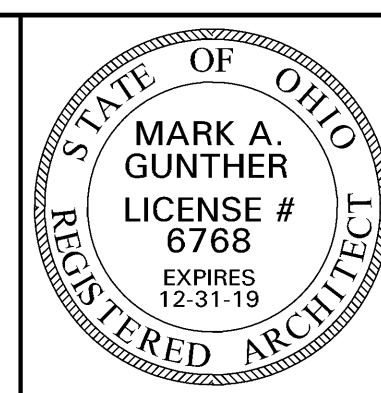
REVISION

1	
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5	

WICHMAN GUNTER ARCHITECTS, INC.
810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Proposed Renovation of
68 East McMicken Avenue
Cincinnati, Ohio 45202

J19-1800
A-1



DATE

REVISION

WICHMAN GUNTHER ARCHITECTS, INC. 810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Proposed Renovation of 68 East McMicken Avenue Cincinnati, Ohio 45202

J19-1800

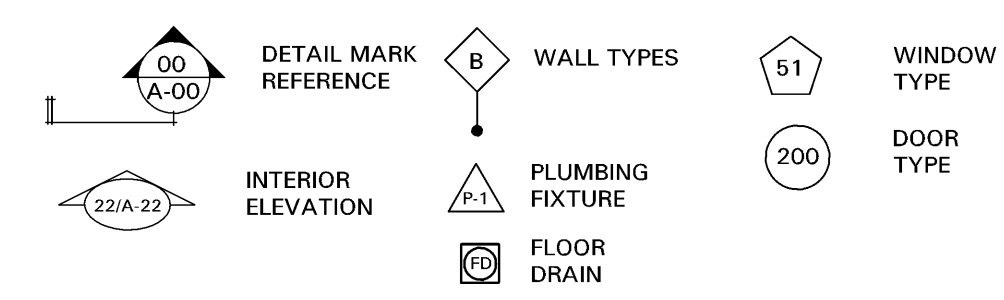
A-2

Plot data name: A0268EMcMicken.dwg Date: December 10, 2019 Issue: plan review

DO NOT SCALE DRAWINGS

DO NOT SCALE DRAWINGS

DO NOT SCALE DRAWINGS



No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
F16-F19	DOUBLE HUNG	CLAD WOOD	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 32" A.F.F.
F20	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 32" A.F.F.
R19-R21	DOUBLE HUNG	ALUMINUM	2'-6" x 5'-8"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.

NOTE: PROVIDE NEW HEAD/SILL FLASHING PLUS BRICKMOLD. ALL GLAZING TO BE INSULATED, LOW 'E' CLAD WOOD WINDOW UNITS TO BE TRIMLINE DR300 ALUMINUM WINDOW UNITS TO BE BY CRYSTAL FIELD VERIFY ALL EXISTING/NEW OPENING SIZES

DOOR No.	DOOR SIZE	MATERIAL	FINISH	FLUSH SLAB	FRAME MATERIAL	FINISH	LABEL	HARDWARE
201	3'-0" x 7'-0"	FOLLOW FTL	PAINT		FOLLOW FTL	PAINT	GL LABEL ONE	HW-1
202	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-6
203	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-7
204	3'-0" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-7
205	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-6
206	3'-0" x 7'-0"	FOLLOW FTL	PAINT		FOLLOW FTL	PAINT		HW-3
207	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-7
208	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-7
211	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	POCKET DOOR	NONE
212	3'-0" x 7'-0"	FOLLOW FTL	PAINT		FOLLOW FTL	PAINT	GL LABEL ONE	HW-1
213	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-6
214	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	POCKET DOOR	NONE
215	3'-0" x 7'-0"	FOLLOW FTL	PAINT		FOLLOW FTL	PAINT	GL LABEL ONE	HW-1
216	2'-6" x 7'-0"	SOLID WOOD	PAINT	SOLR PANEL	WOOD	PAINT	SOLR BATHING	HW-6

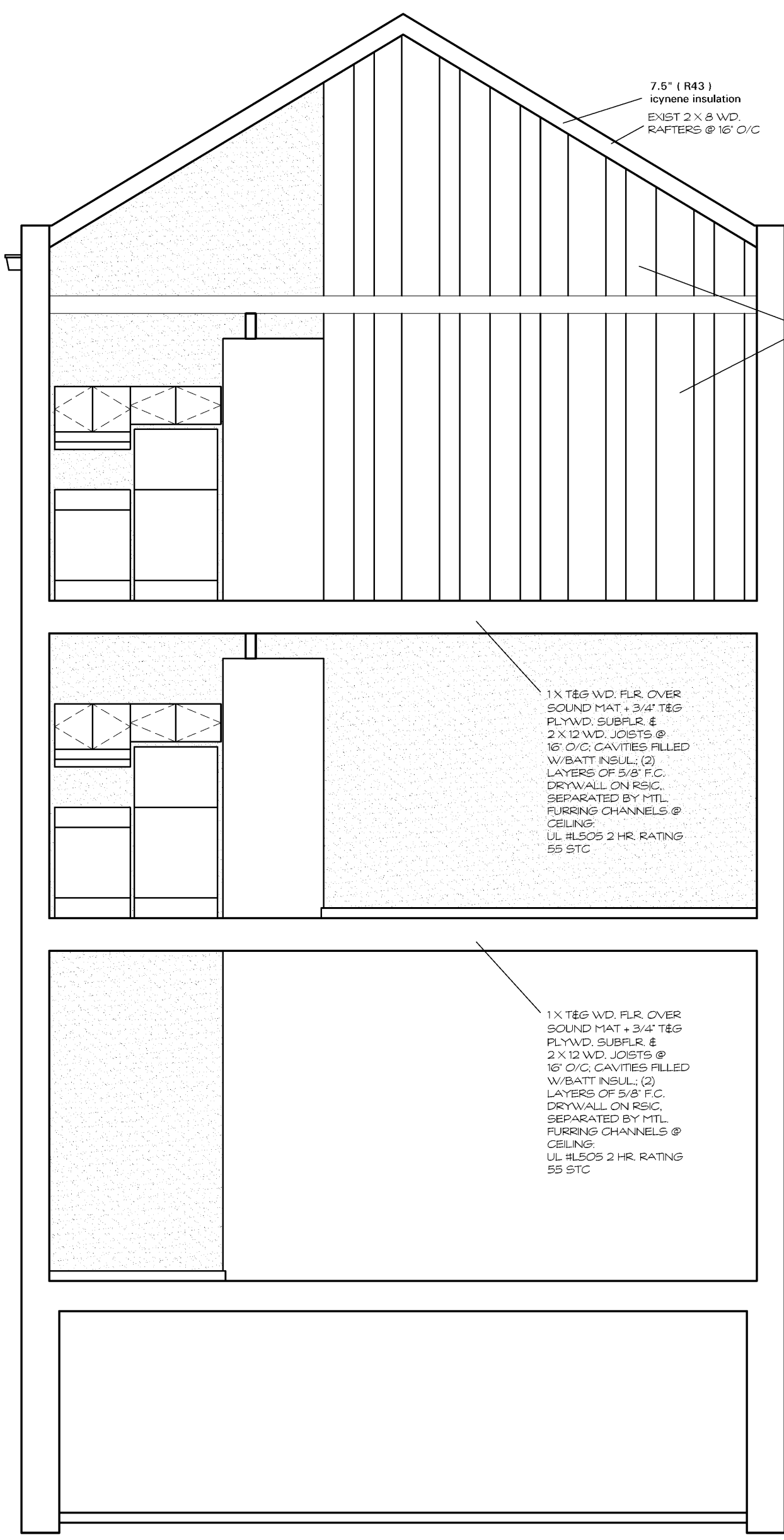
HARDWARE SCHEDULE

HW-1: 1 1/2" pin hinges lever lockset ENTRY FUNCTION NO DEADBOLT threshold closer	HW-6: 1 1/2" pin hinges lever passage threshold closer	HW-7: 1 1/2" pin hinges lever passage door stop
HW-2: pocket door frame Shelby #443925 pocket door privacy pull Shelby #443430	HW-8: barn door hardware lever photo door stop	
HW-3: 1 1/2" pin hinges lever lockset ENTRY FUNCTION NO DEADBOLT threshold	FINISH BRUSHED STAINLESS ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT	
HW-4: 1 1/2" pin hinges lever pull w/ regulate catch		

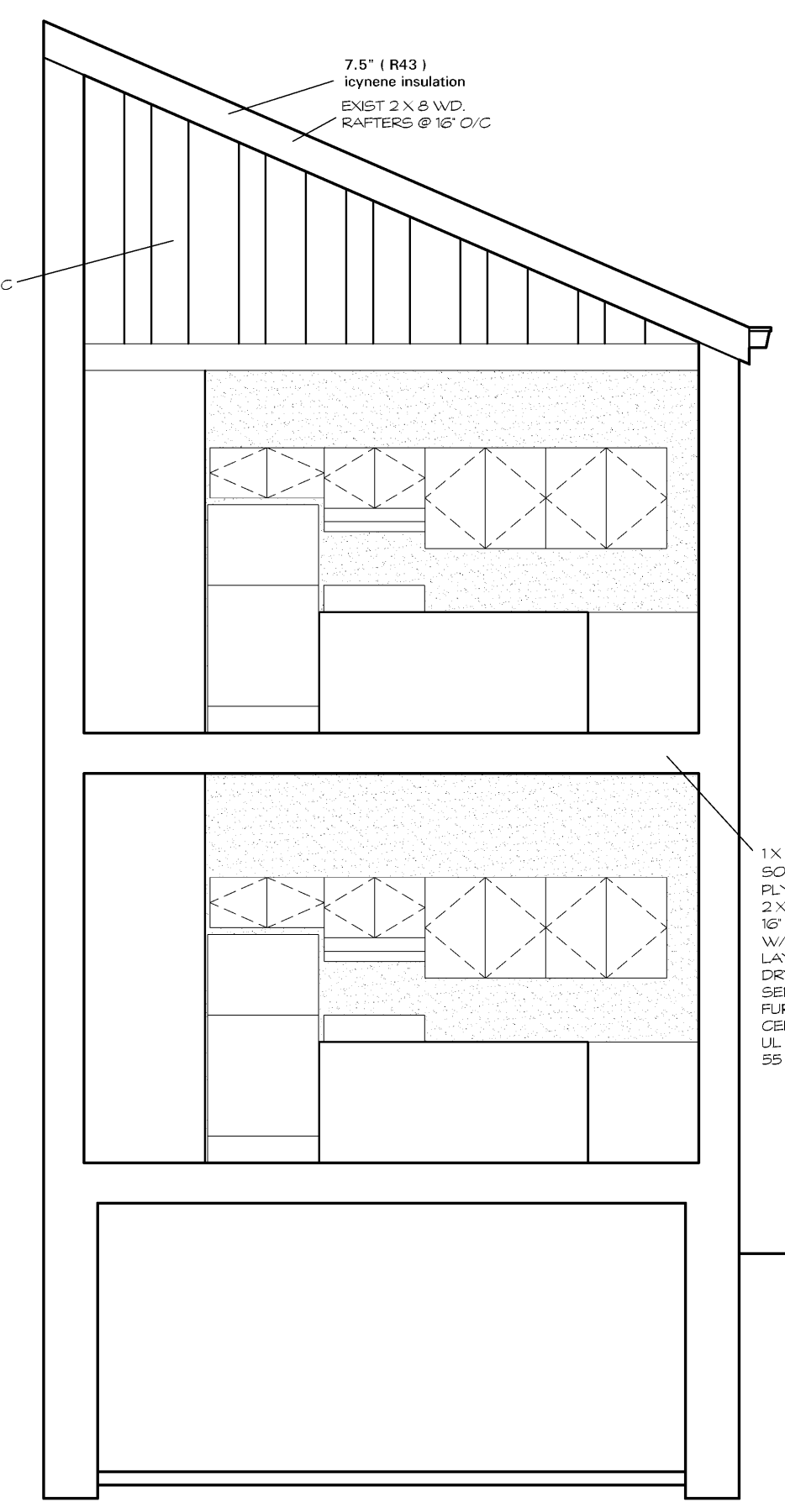
WALL TYPES

A: 2" x 4" WOOD STUDS @ 16" O.C. W/ (2) LAYER OF 1/2" DRYWALL (OR CEMENT BACKER BOARD @ 1/2" OR 5/8" TUB) EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY. STC 50	B: 2" x 4" WOOD STUDS @ 16" O.C. W/ (2) LAYER OF 5/8" F.C. GYPSUM EA. SIDE & 4" SOUND BATT. EXTENDING FROM FLOOR TO UNFINISHED CEILING. 2 HR. WALL U. L. F. USC1	C: 8" THICK MASONRY WALL 2 HR. RATINGS. ULL BUBBLE 1 1/2" FURRING W/ 1/2" DRYWALL
A2: SAME ASSEMBLY AS WALL TYPE 'A' EXCEPT STUDS ARE 2" x 6" W.D. @ 16" O.C.	B2: SAME ASSEMBLY AS WALL TYPE 'B' EXCEPT STUDS ARE 2" x 6" W.D. @ 16" O.C.	D: 8" THICK MASONRY WALL 2 HR. RATINGS. ULL BUBBLE. TUCK POINT EXPOSED BRICK

NOTE: STANDARD WALLBOARD AT BATHS IS WATER RESISTANT



BUILDING SECTION LOOKING SOUTH SC: 1/4" = 1'-0" A/A-2

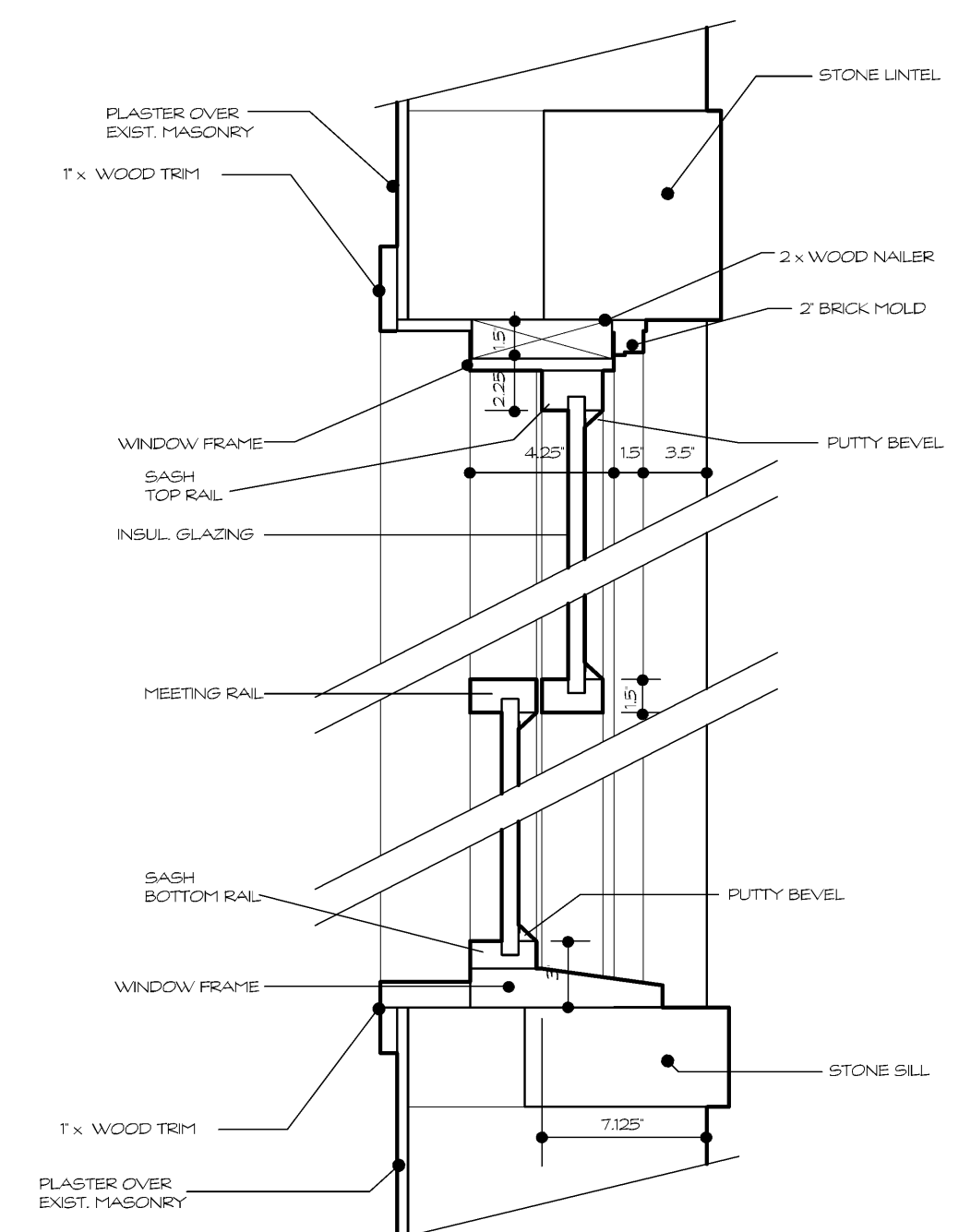


BUILDING SECTION LOOKING WEST SC: 1/4" = 1'-0" B/A-2

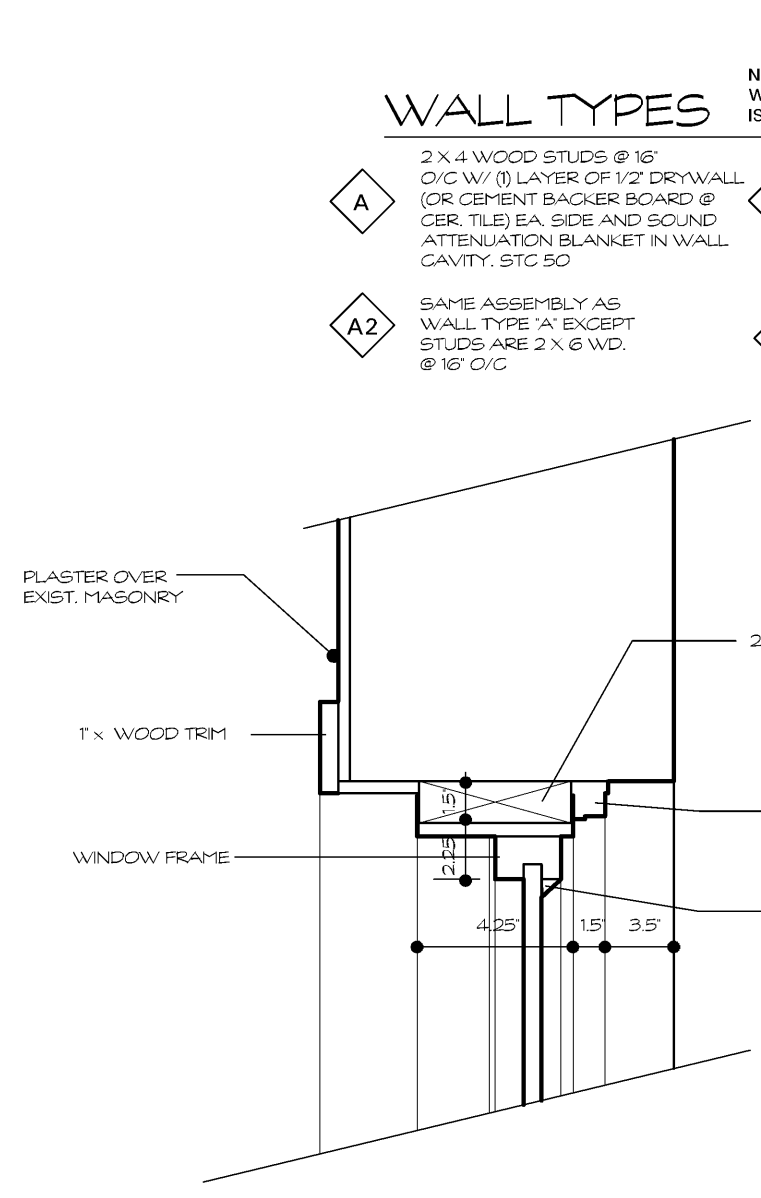
PLUMBING NOTES

- PLUMBERS CONTRACTOR TO SECURE ALL NECESSARY FEES, PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES.
- REVIEW FIXTURE TYPES, SIZES, COLORS, ETC. WITH OWNER & ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE ALL NECESSARY RISER DIAGRAMS & SINGS AS REQUIRED TO PERFORM THE WORK.
- PROVIDE FLOOR DRAINS AT ALL UTILITY ROOMS TO PROVIDE INDIRECT SOURCE FOR CONDENSERS AND HOT WATER HEATERS.
- CONTRACTOR TO INSTALL (AND PROVIDE UNLESS NOTED) THE FOLLOWING FIXTURES:

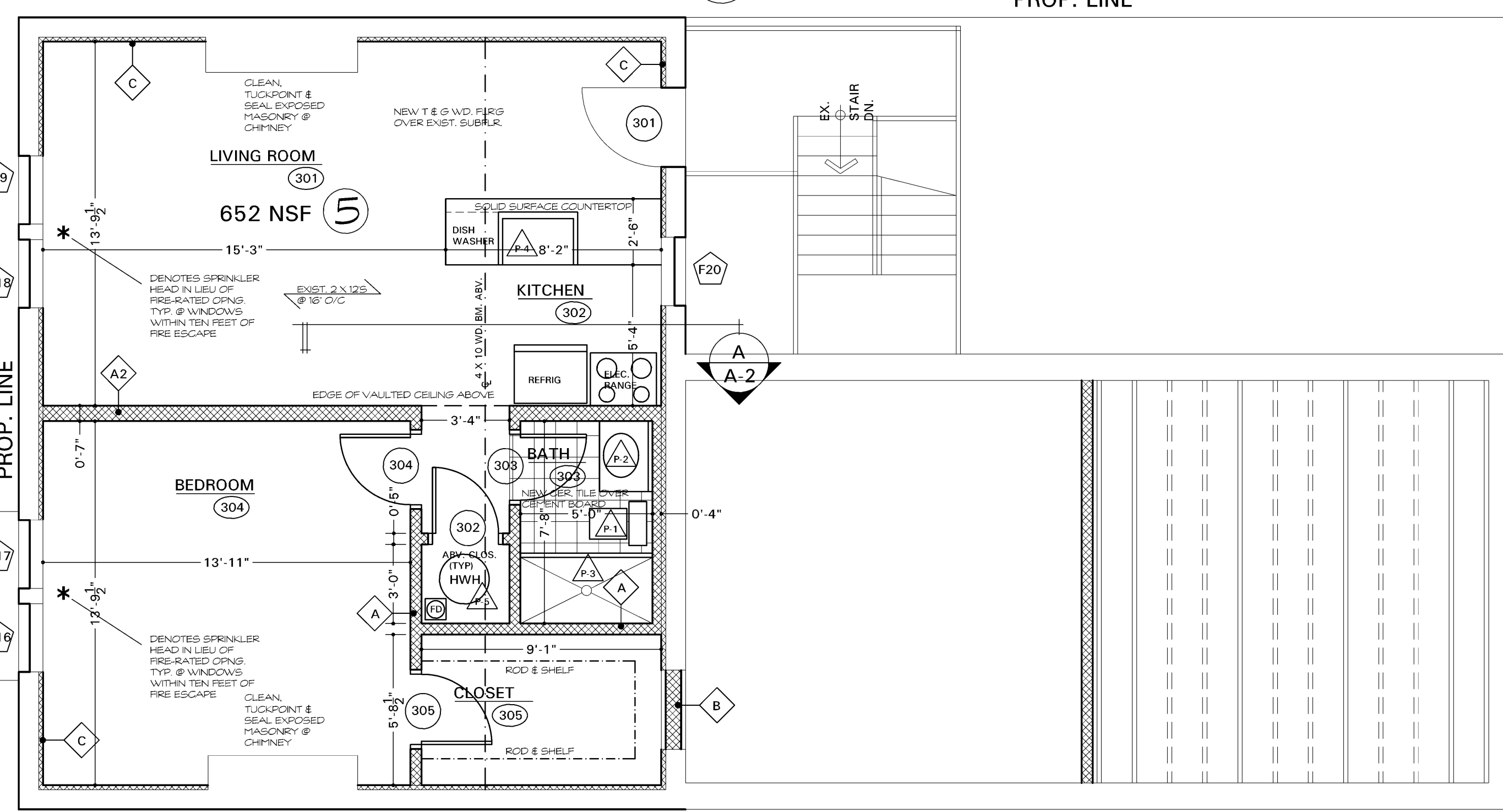
- P1-A: MANSFIELD ELONGATED TOILET, MOD. NO. 135-180
- A2: LAV. FAUCET/SINK
- A3: 32" x 60" CUSTOM TILE SHOWER FLOOR/WALLS W/ DELTA R1000/MBK SHOWER HEAD AND VALVE
- A3A: 30" x 60" BATH TUB W/ TILE SHOWER WALLS + DELTA R1000/MBK SHOWER HEAD AND VALVE
- A4: 36" KITCHEN SINK AND FAUCET
- A5: FINISH PLUS MOD. NO. 41901 LOW BOY 46.5 GAL. CAPACITY ELEC. HOT WATER HEATER
- P-6: UTILITY SINK & FAUCET
- P-7: P29966/PL CHROME LAV. FAUCET BY DELTA



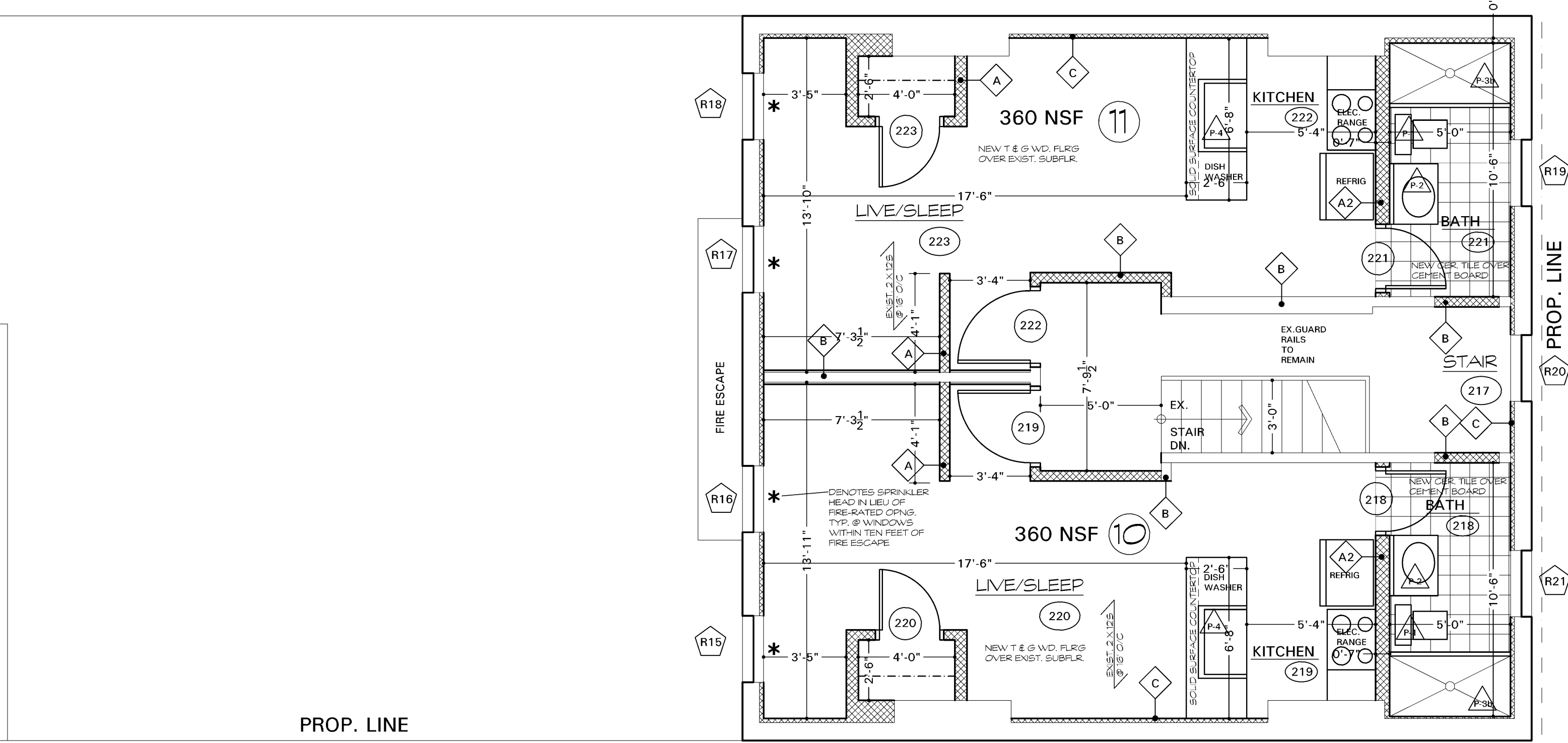
WINDOW HEAD and SILL DETAIL SCALE: 1 1/2" = 1'-0" C A-2



WINDOW JAMB DETAIL SCALE: 1 1/2" = 1'-0" D A-2



THIRD FLOOR PLAN VAULTED CLG THIS FLOOR SCALE: 1/4" = 1'-0" 652 NSF THIS FLOOR



PROP. LINE 10'-0" CEILING THIS FLOOR 720 NSF THIS FLOOR

DATE

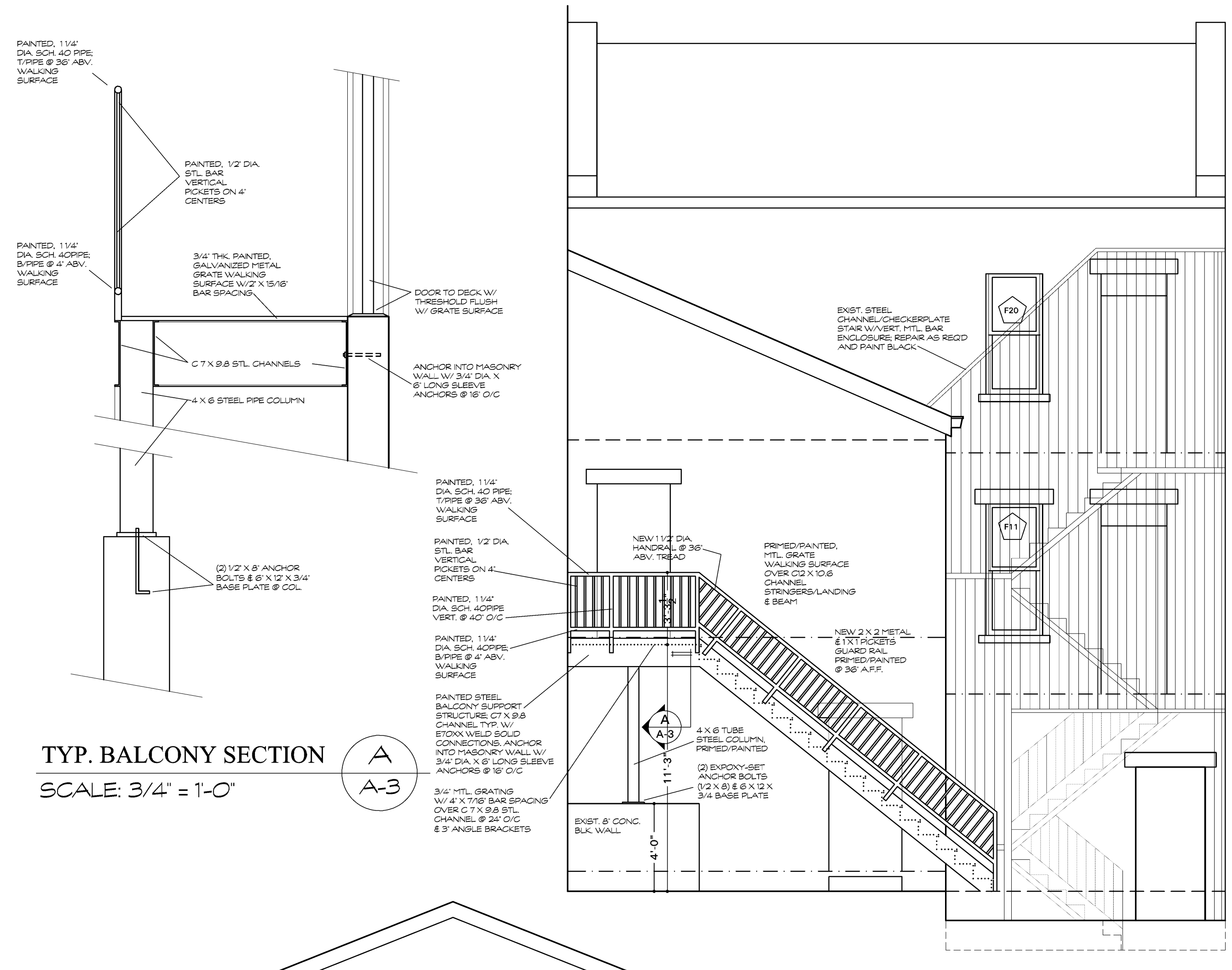
REVISION

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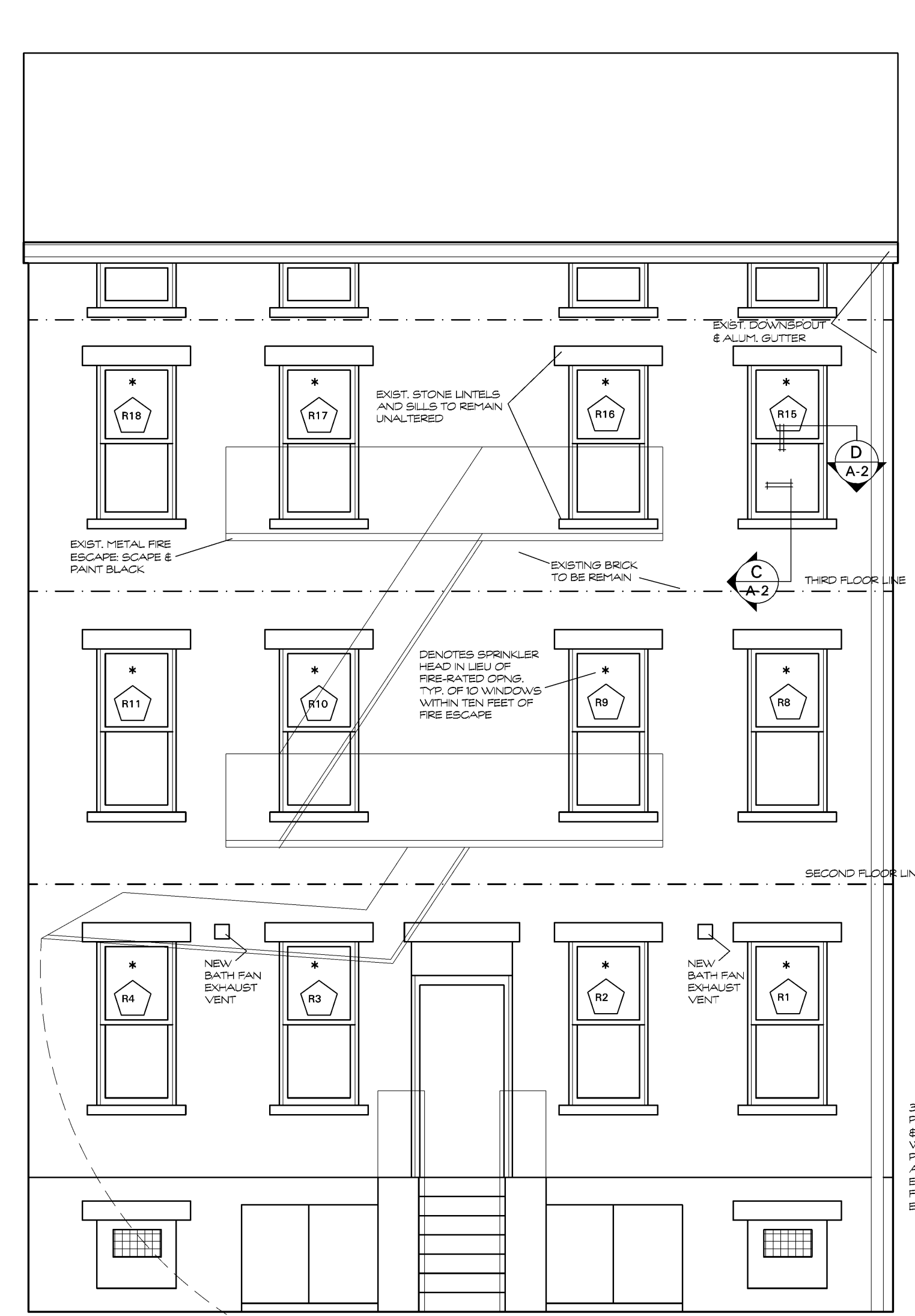
Proposed Renovation of
68 East McMicken Avenue
Cincinnati, Ohio 45202
 J19-1800

A-3

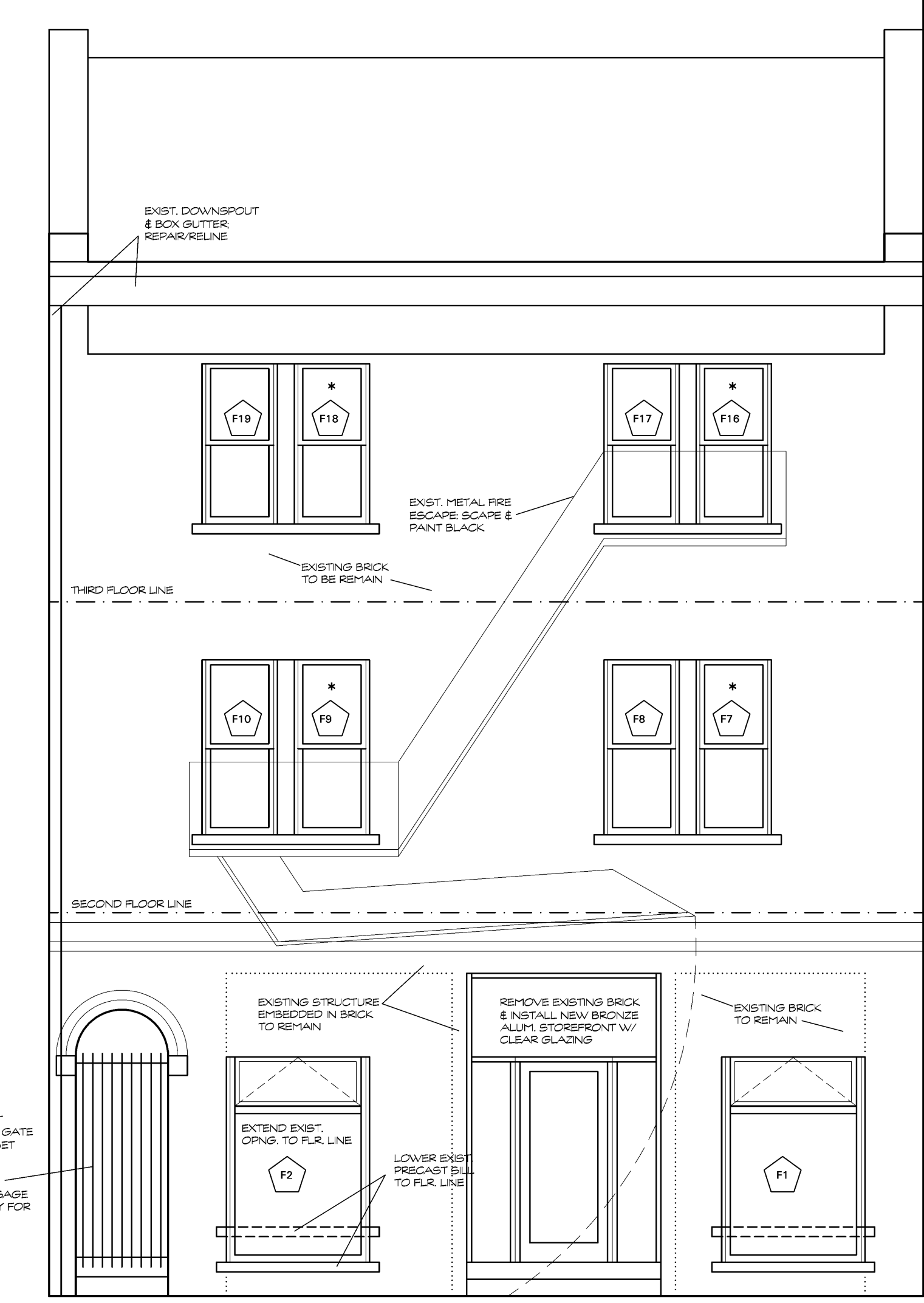
plot data
 name : A0368McMicken
 date : January 10, 2020
 issue : plan review revision



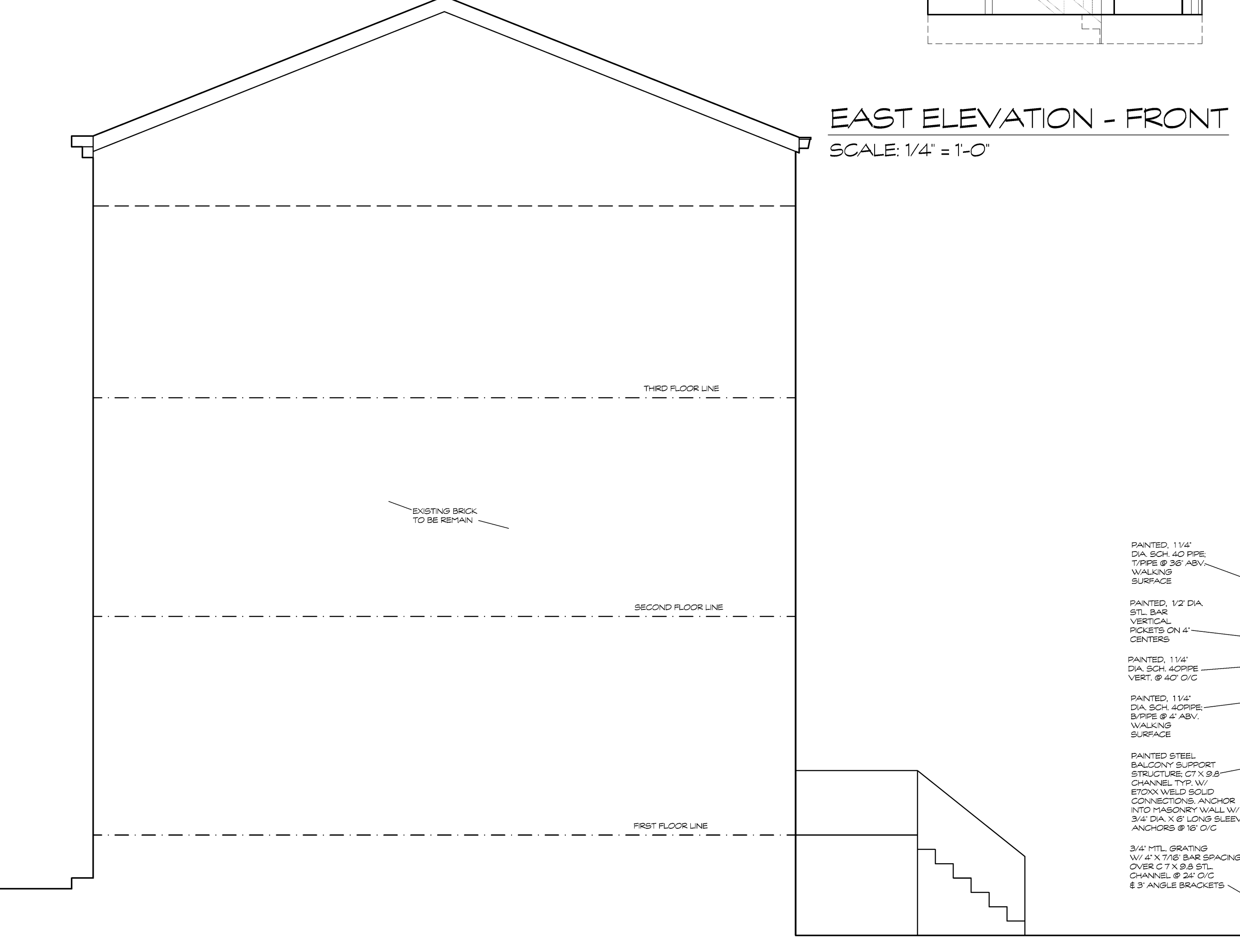
TYP. BALCONY SECTION
 SCALE: 3/4" = 1'-0"



WEST ELEVATION - REAR
 SCALE: 1/4" = 1'-0"



WEST ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"



EAST ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"

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



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

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

APPLICATION #: COA20200005/ZH2020002
APPLICANT: Steve Hampton
OWNER: Steve Hampton
ADDRESS: **108-110 E McMicken Ave**
PARCELS: 094-0007-0248
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: February 3, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Zoning Relief Required

1. **1423-13. Buffer Yards.** A buffer yard of 10 feet with a 6 foot fence is required between CC-P and RM districts. A variance of 10 feet and no fence is required.
2. **1425-29 (a) Perimeter Landscaping.** 3 foot buffer is required for the north, south, west and east boundaries

Existing Conditions:

108-110 E McMicken Ave are existing contributing mixed-use 3 story brick buildings.

Proposed Conditions:

The proposal is to demolish a one story CMU garage at the rear of the property to provide uncovered surface parking, demolish a rear brick and CMU garage, create a small addition between the 2 buildings and to create a roof deck on the rear portion of 110 E McMicken Ave.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Community – Pedestrian
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review



Figure 1: Image of 108-110 E McMicken Ave. Image from Google.



Figure 2: Location of 108-110 E McMicken Av Image from CAGIS.

Previous Review: NA

Zoning Analysis:

The applicant is requesting to provide parking at the rear of the property in a continuous parking lot over 108-110 E McMicken Ave and 112 E McMicken Av. 5 total spots are provided over the parking area. The parking has access from the alley in angled spots due to an elevation change on the property. Due to the limitations of space a variance is requested for relief from the 3 foot landscaping at the perimeter as well as from the 10 foot buffer between the CC-P and RM 0.7 district.

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 property meets the underlying zoning for use and placement of parking.

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 does meet the Over-the-Rhine Historic District Guidelines. (See COA section for discussion)

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 Plan Cincinnati in providing parking for the use of the property and it is placed appropriately off the alley.

The OTR Community Plan states

“Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises”

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 be insignificantly impacted as the parking is accessed from the rear.

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

As the parking is at the rear and off of the alley and this is a dense urban area, providing parking at the rear off of an alley is encouraged. There is currently no 10 foot buffer between the RM and CC-P zoning and this would not be changing the condition. The rest of the properties along this section do not provide a 10 foot buffer and this would cause no parking to be provided as existing conditions would

prevent parking from being further up on the lot due to the existing building. While parking is not required per the Urban Parking Overlay Zone, providing parking for the residential uses provides a marketability for the units.

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

Due to the small size of the lot and curb cuts, there is no buffering provided on the perimeter.

- 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.

Small parking pads/lots off of the rear on an alley are common throughout Over-the-Rhine.

- 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 effects anticipated.

- k. Blight. The elimination or avoidance of blight.
Not applicable

- l. Economic Benefits. The promotion of the Cincinnati economy.
The proposed parking lot will remove a vacant unimproved lot.

- m. Job Creation. The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.

- n. Tax Valuation. Any increase in the real property tax duplicate.
Property taxes will increase from the improvements on the lot.

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

The owner has an economic benefit as the proposed parking will benefit their developments and marketability on neighboring lots.

- 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, Special Exceptions & Conditional Uses per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The parking is at the rear and the lack of buffer yard is contextual with the neighborhood.

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

The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for parking lots, decks, and demolition of non-contributing accessory building.

SITE IMPROVEMENTS

B. Specific Guidelines

1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

The small parking area at the rear will not have a fence or landscaping due to the need for a curb cut for the cars. The parking area only allows for 3 cars and is off of the alley and not highly visible from the street.

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.

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on case-by-case basis.

The request is to remove a portion of a saw tooth rear pitch of the roof at 110 E McMicken and provide a roof deck. While this roof deck does meet the Decks Guidelines of not being highly visible from the principle façade, it will be highly visible from the rear from Clifton Ave. Typically we do not encourage the removal of historic walls or sections of these walls and Staff discussed the potential of a cut in roof deck to keep the original lines of the roof, however due to the condition of the existing wall on the rear and side, the wall would need to be deconstructed and rebuilt. The picture below shows the bowing and deterioration of the wall.



Interior picture showing cracking where the wall is bowing on the west wall of 110 E McMicken .

DEMOLITION

4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

The requested demolition is for a rear brick and CMU garage. This is non-significant accessory structure for the property and they are in poor condition. The structure has been without a roof per Cagis aerial photos from 1996. The removal of these will not adversely affect the contributing historic building and will not adversely affect the street scape.



ADDITIONS

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The addition is a small addition that connects the upper floors of the building. It is set back from the rear façade to make is a secondary plane of the building. It does not overpower the building and will not be visible from the McMicken Ave elevation and minimally visible from Clifton Street. It will be sided in lap sided hardi-plank, which is appropriate as small additions within the OTR Historic district are common.

Other Considerations:

Prehearing Results: A prehearing was held on February 5, 2020
Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

- A. **APPROVE** - §1429-25- **3 Foot Dimensional Variance** along the eastern, western southern, and northern boundaries of the parking lot per plans submitted by Steve Hampton dated 12/18/19.
- B. **APPROVE** - §1423-13- **10 Foot Dimensional Variance** to provide no buffer yard and fence along the rear property line per plans submitted by Steve Hampton dated 12/18/19.
- C. **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. This is a dense urban area where buffer yards are not provided at the rear of E McMicken Street along the boundary between CC-P and RM 0.7 district.

II. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for the construction of parking lot, roof deck and demolition per plans submitted by Steve Hampton dated 12/18/19.
 - 1. The building permit must be issued within 2 years or the COA shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
 - 2. The demolition is for a non-significant rear accessory structure that does not affect the historic contributing building.
 - 3. The parking is at the rear of the property and not highly visible from the street.
 - 4. The addition is a small addition that does not overpower the historic principal building.
 - 5. A portion of the attic roof wall is permitted to be removed and replaced with a roof deck due to deterioration of the wall.







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: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

PRIMARY CONTACT 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: _____



II Centennial Plaza
 805 Central Avenue, Suite 500
 Cincinnati, Ohio 45202
 Monday- Friday 7:30 am- 4 pm
 513-352-1559

Click
 for additional
 information
 (hyper link)

Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
 Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS _____ COMMUNITY _____
 PARCEL ID(S) _____ HILLSIDE DISTRICT Yes No
 BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____
 HISTORIC DISTRICT: No Yes: (name) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME _____ CONTACT PERSON (if legal entity) _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____
 EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE _____

Section 3. OWNER
 NAME _____ CONTACT PERSON (if legal entity) _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____
 EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
 Variance Special Exception Conditional Use Use Variance
 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)

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.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	<u>Written statement required in Section 6 of application.</u>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <u>Cincinnati Municipal Code 1433-15</u> Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) 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 be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	<u>The Hamilton County Auditor's</u> record showing ownership of the property. 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"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none"> • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: <ul style="list-style-type: none"> \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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.

ADJUDICATION/DENIAL LETTER

Date: 11/26/2019

Location: 108-110 E McMicken Av.

Request: Demo of garage, addition, roof deck, buffer yard

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. 1423-13: Buffer yard. A buffer yard of 10 feet with a 6 foot fence is required between CC-P and RM districts. A variance of 10 feet and no fence is required.
2. 1425-29: Parking Lot Landscaping. A 3 foot landscape perimeter is required around parking. A 3 foot variance is required for the north, south and east perimeters.

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 5th 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

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. \$ 000.00

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

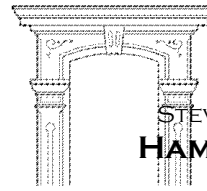
- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

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

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.



110 EAST McMICKEN AVENUE
CINCINNATI, OHIO 45202
(513) 784-0352
STEVE@HAMPTONARCHITECTS.COM
HAMPTON ARCHITECTS, LLC

10 January 2020

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

RE: Zoning Variances and Certificate of Appropriateness for 108-110 East McMicken Avenue

Ms. Johnson and the Historic Conservation Board:

This is a request for a Certificate of Appropriateness and a Variance for relief from zoning requirements for the renovations of the existing building at 108-110 East McMicken Avenue.

Project Narrative

The project consists of the renovation and small addition to the existing 3-story building at 108-110 East McMicken Avenue to consist of 2 commercial storefronts and 2 three-bedroom rental dwelling units. The existing structure is 40-feet wide and 62-feet deep, and is built to the property line at the west (side), south (front), and east (side) property lines. The building was originally on 2 parcels, since consolidated, and is a repeated ell layout. The building is painted and unpainted brick in the Italianate style, and dates from c.1880. The building has a stone storefront with much of the original wood storefront window framing remaining. The upper two floors have punched openings with simple stone lintels and sills. The original cornice is missing, though 3 stone end caps remain. There are windows on the front, side (east), and rear facades. The roof is pitched in two sections on each side, with a ridge running from side to side and pitching down to the north and south and a ridge at the west wall of each section and pitching down to the east.

The proposed plans include a full rehab of the interior spaces, all new aluminum clad wood double hung windows to replace existing vinyl windows to be with a 2/2 mutin pattern on the front façade and 1/1 at all others, and new shingle roofing. Doors in existing openings will be four panel fiberglass “doors. Between the ells of the building at the rear, a new 3 and half-foot wide infill addition is created at the second and third floors to make more usable area inside. The only exterior wall to the north (rear) is clad in painted fiber cement board lap siding and is set back from the brick walls 2-feet. The rear portion of the east ell at the attic floor level is removed to create a roof deck for one unit, with a small portion of the roof raised up no higher than the existing ridgeline to create enough height to walk inside. This roof deck will be a flat roof with a membrane roof and walkable pavers and metal guardrail. The roof deck will not be visible from the front of the building.

The proposed plans include a paved parking pad off the rear (Hust) alley, to be the width of the parcel and 25-feet deep. There is a 6-foot high ornamental metal fence at the top of a 5-foot high retaining wall at the south (interior) side of the parking area, that makes the grade change from McMicken to the alley. The parking area is combined with the adjacent parcel at 112 East McMicken with the same details.

The project is anticipated to break ground in mid 2020, with completion in mid 2021. Project budget is \$ 750,000.



Primary façade (McMicken Avenue).



McMicken Avenue streetscape (looking west)



McMicken Avenue streetscape (looking east)



Rear façade (Hust Alley).

EXTENT OF WALL REMOVAL FOR ROOF DECK AS VISIBLE FROM PRIMARY FACADE



Roof deck view from McMicken Avenue

Certificate of Appropriateness

The majority of the exterior of the building is unchanged in this project, with the exception of repointing damaged masonry and repainting previously painted walls. All windows are historically appropriate aluminum clad wood "Lincoln" double hung windows to match the original opening sizes and function, to be replaced in the rough masonry openings. All replacement doors are 4-panel fiberglass "Pella Architect Series" in the original repaired wood jambs. The original wood storefront is maintained and repaired and reglazed, with new 4-panel fiberglass "Pella Architect Series".

A small addition is built in the "courtyard" of the building spanning 3 and half-feet, at the second and third floors. The addition is not visible from the primary façade, and is set back 2-feet from the rear wall line and is clad in painted fiber-cement board lap siding to distinguish it from the original construction. New aluminum clad wood double-hung windows to match the replacement windows are included. The addition follows the Over-the-Rhine Historic District Conservation guidelines for Additions by:

- Addition is compatible in character with the original, and is sympathetic but not imitative in design.
- Addition relates architecturally to adjacent buildings in general and to the building they are a part of in particular, in that it uses a historic material in simple way.
- Addition does not overpower the original building.

A portion of the attic level is removed at the rear of the east ell for a private roof deck. The resultant flat roof is clad with a membrane and walkable paver system. Simple painted metal guardrails are provided at the east and north sides. The roof deck is not visible from the primary façade, except at an extreme side view. The deck follows the Over-the-Rhine Historic District Conservation guidelines for Site Improvements by not being highly visible from the principal façade.

A small portion of the remaining roof is raised 2-feet by a "doghouse" to allow access at the attic floor level. This roof "doghouse" does not extend higher than the existing ridge and is not visible from the primary façade. Chimneys are maintained at all locations except at the rear. Rooftop mechanical equipment and attic vents are located behind the front ridge and are not visible from the principal elevation. The roof alterations follow the Over-the-Rhine Historic District Conservation guidelines for Rehabilitation by inconspicuously placing mechanical equipment and roof changes.

A portion of the existing brick wall at the west (side) façade is being rebuilt due to structural failure. The wall from the attic level to the roof ridge will be removed and rebuilt using the salvaged brick and appropriate lime mortar to match the existing wall. The wall rebuild follows the Over-the-Rhine Historic District Conservation guidelines for Rehabilitation by rebuilding the masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness.

New site fencing is 6-feet high and is a painted ornamental metal with at least 50% transparency and follows the Over-the-Rhine Historic District Conservation guidelines for Site Improvements by being wrought-iron style.

New retaining wall located within the site is made from split faced concrete masonry units and follows the Over-the-Rhine Historic District Conservation guidelines for Site Improvements by being specialized masonry block such as split-face concrete block.

Variances

Per the adjudication letter provided by Urban Conservator Beth Johnson on November 26, 2019 the following variances are required:

1. 1423-13: Buffer yard. A buffer yard of 10 feet with a 6-foot fence is required between CC-P and RM districts. A variance of 10 feet and no fence is requested.
2. 1425-29: Parking Lot Landscaping. A 3-foot landscape perimeter is required around parking. A 3-foot variance is requested for the north, south and east perimeters.

The proposed parking area is 40-feet wide (the width of the parcel) and 25-feet deep. The parking is bounded at the property line to the east with a vacant lot (to be part of the parking area) and beyond by an existing 2-story building, bounded at the property line to the west with a 10-foot high brick wall on the adjacent property, and at the property line to the north with Hust Alley. There is no way to provide the required buffer yards without losing almost the entire parking area.

Per Cincinnati Municipal Code 1445-13, a Variance may be granted if it is the 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 or the Land Development Code, as applicable. Parking is located off the alley, which is a very urban friendly approach and is supported by the 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 complies with the Over-the-Rhine Historic District guidelines for parking, including locating parking pads off alleys and screening from public view by locating at the rear of the property.
- 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. The proposed work will help achieve goals set forth in the Over-the-Rhine Comprehensive Plan, including Housing Goal 1: Encourage and welcome new investment at all levels of the housing market and Transportation Goal: Increase off-street and on-street parking opportunities without impacting the urban fabric or historic character of the neighborhood.
- 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. No impact.
- e) *Buffering.* Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts. The proposed parking areas face a lightly used alley, a public school playground, and the paved parking area of a private home across the alley. The proposed parking area is screened to the east by an existing 2-story building and to the west by an existing 10-foot high brick wall. No homes or businesses are impacted by the proposed use, and installing landscaping at the south would not provide any screening for the adjacent zoning district.
- f) *Landscaping.* Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards. Not provided per item e above.
- g) *Hours of Operation.* Operating hours are compatible with adjacent land uses. No impact.
- 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. Parking off the alley is the preferred arrangement for the neighborhood.
- i) *Proposed Zoning Amendments.* The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. No impact.
- 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. No impact.
- k) *Blight.* The elimination or avoidance of blight. The proposed parking area will replace a weed strewn lot with a concrete block wall and the remains of a partially demolished non-contributing private garage.
- l) *Economic Benefits.* The promotion of the Cincinnati economy. The proposed parking area will allow the long vacant buildings on the lot to be renovated and occupied.
- m) *Job Creation.* The creation of jobs both permanently and during construction. No impact.
- n) *Tax Valuation.* Any increase in the real property tax duplicate. The renovation of the buildings and use of the area as parking will increase the property value.
- o) *Private Benefits.* The economic and other private benefits to the owner or applicant. The owner will be able to obtain higher rents for the units making the project feasible.
- p) *Public Benefits.* The public peace, health, safety or general welfare. Additional off-street parking will provide relief in a rapidly growing neighborhood.

In addition, per Cincinnati Municipal Code 1445-15, a Variance may be granted based on the following:

- a) *That neither the owner nor any of its predecessors caused the nonconformity requiring a variance. The building dates from c.1880 and predates zoning codes. Parking is a common use from alleys throughout the neighborhood.*
- b) *The project meets either of the following conditions:*
 - i. *Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties. Proving the required buffer areas would be infeasible as it would make the amount of space available for parking practically non-existent due to the small dimensions of the parcel.*
 - ii. *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Multiple properties in the neighborhood utilize parking areas off alleys.*

I request a Certificate of Appropriateness and Variances to allow the building renovation with infill addition and roof deck, 6-foot high fencing, and parking area. Owing to special conditions pertaining to this specific piece of property, the strict application of the provisions or requirements of this Code are unreasonable and would result in practical difficulties. I feel that the project is compatible to the Over-the-Rhine Historic District and surrounding properties.

Thank you for your consideration. Please let me know if you have any additional questions or concerns.

Sincerely,

Steven T. Hampton
Architect, NCARB

copies: file

108-110 EAST MCMICKEN AVENUE

PRODUCT SPECIFICATIONS

EXTERIOR WINDOWS



Product Catalog

WINDOWS AND PATIO DOORS

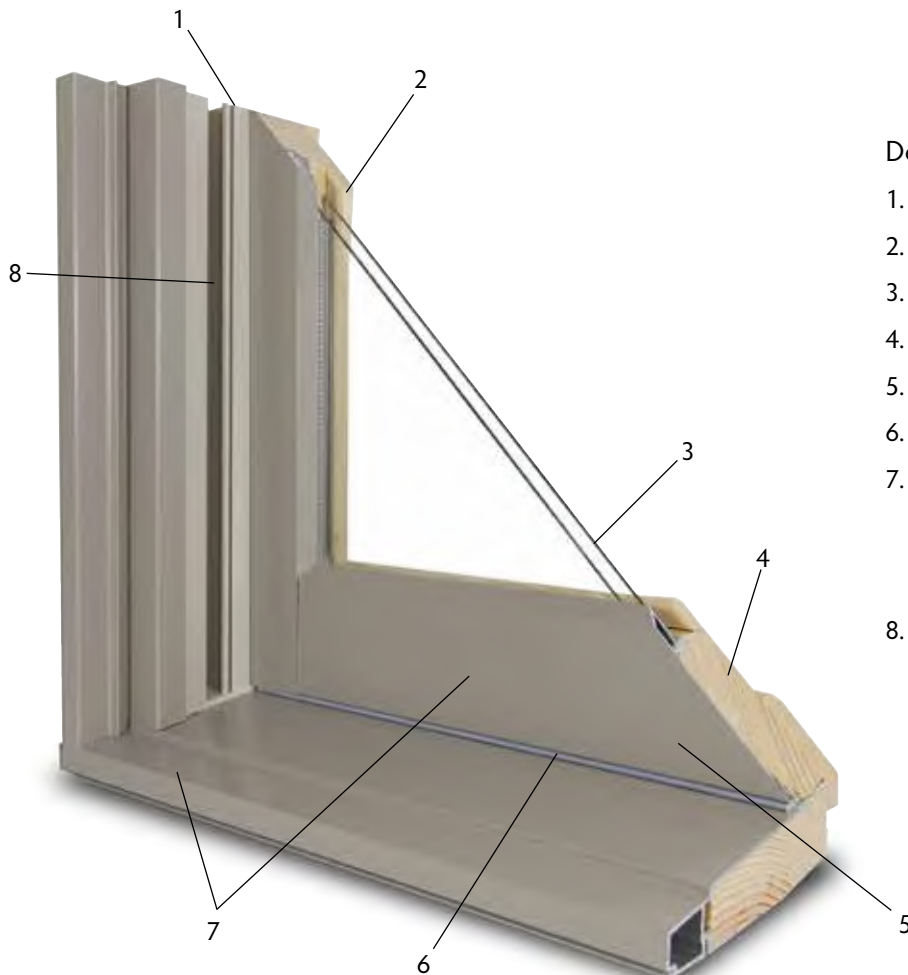
LINCOLN
WINDOWS



DOUBLE HUNG WINDOWS

Double hung windows are popular due to their traditional design that compliment so many different styles of homes. They're also easy to operate, maintain and clean.

Lincoln double hungs allow architects, designers and builders to customize and tailor each individual project. Your specialist will create a contemporary edge with the clean lines of our narrow rail sash. Or stick with a strong historical influence by utilizing our traditional wide rail sash. Double hungs offer the flexibility to accommodate many design elements and are a great choice for both residential or light commercial projects.



Double Hung with Wide Rail Sash

1. Full 4-9/16" jamb depth.
2. Interior wood glazing bead.
3. 11/16" warm edge insulating glass.
4. 1-7/16" thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.



Jambliner Options

Lincoln offers two different jambliner options for our double hung window lines. Both options utilize an inverted balance system for consistent performance and durability.

The standard jambliner comes in either beige or white balances and is recessed in the frame to minimize its visibility.

The concealed jambliner takes the design aesthetic a step further. From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert to give more wood warmth when the window is closed.



Standard Jambliner - White Balances
Exterior View



Standard Jambliner - White Balances
Interior View



Concealed Jambliner - Beige Balances
Exterior View



Concealed Jambliner - Beige Balances
Interior View

Frame and Sash Finishes

We offer eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and have the ability to match from a customer's sample.

All of our standard, feature and custom color options are painted to AAMA 2605 performance requirements. AAMA 2605 high performance paint is the preferred choice of designers, architects and builders. Exceptional color retention and minimal chalking are leading characteristics of this premium paint finish.

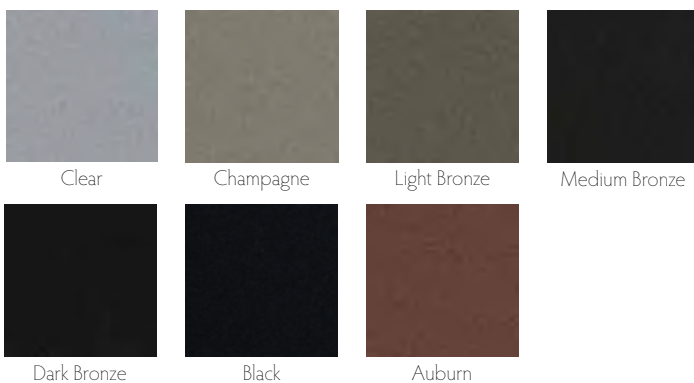
Standard Colors - AAMA 2605



Feature Colors - AAMA 2605



Spray-On Anodized Colors - AAMA 2604



Custom Colors - AAMA 2605



Due to printing limitations, the colors shown are for representation only.

Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

Lite & Grille Options

- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)



Simulated Divided Lite

- 5/8", 7/8", 1 1/8" and 2"
- Profiled or Square Interior
- Bronze, Black & Mill Finish
- Shadow Bar



Simulated Divided Lite

Interior Wood Grille

- Single Profile Widths:
 5/8", 1", 1 1/8" and 1 1/4"
- Double Profile Width: 7/8"
 - With Surround
 - Without Surround



Interior Wood Grille
(With Surround)

108-110 EAST MCMICKEN AVENUE

PRODUCT SPECIFICATIONS

FIBER CEMENT BOARD SIDING



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

**HardieTrim®
boards**
Arctic White

**HardiePlank®
lap siding**
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

SELECT CEDARMILL®



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
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STATEMENT COLLECTION™



DREAM COLLECTION™



PRIME



SMOOTH



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
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STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME



BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

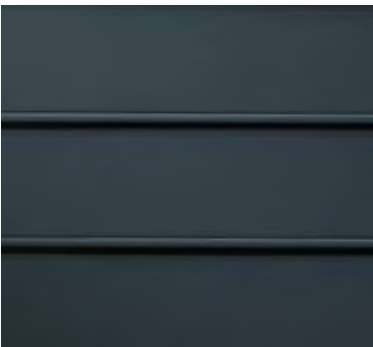
STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME



BEADED SMOOTH



*9.25 in widths do not feature the drip edge

108-110 EAST MCMICKEN AVENUE
PRODUCT SPECIFICATIONS

ROOF SHINGLES

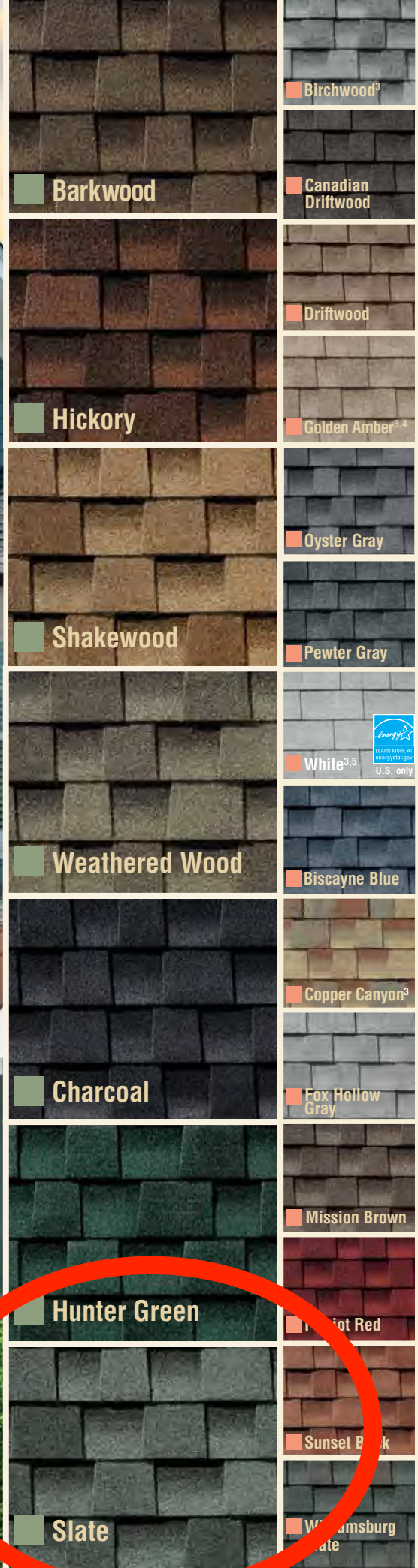


Color Shown:
Pewter Gray



*StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See GAF Shingle and Accessory Ltd. Warranty for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



TIMBERLINE® LIFETIME SHINGLES — NORTH AMERICA'S #1 — SELLING ROOF

Value And Performance In A Genuine Wood-Shake Look

- **Great Value...** Architecturally stylish but practically priced — with a Lifetime Ltd. warranty.¹
- **Dimensional Look...** Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).²
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.¹
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles (visit www.gaf.com/ridgecapavailability for availability in your area).

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ Rated by the Cool Roof Rating Council (CRRCC), can be used to comply with Title 24 roofing product requirements, and meets the cool roof requirements of the Los Angeles Green Building Code.

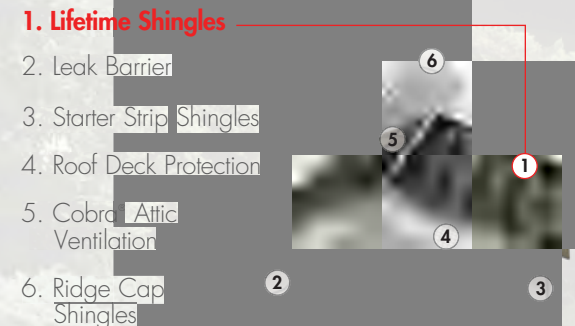
⁴ Limited availability.

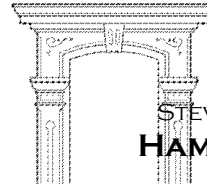
⁵ Timberline HD® White is ENERGY STAR® certified (U.S. only).

Most Popular High Definition® Shingle Colors Regional High Definition® Shingle Colors

See chart on page 14 for color availability.

Where They Fit Within The Lifetime Roofing System





110 EAST McMICKEN AVENUE
CINCINNATI, OHIO 45202
(513) 784-0352

STEVE@HAMPTONARCHITECTS.COM
HAMPTON ARCHITECTS, LLC

10 January 2020

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

RE: Demolition Case Sheet for 108-110 East McMicken Avenue

Ms. Johnson and the Historic Conservation Board:

This is a request for a Certificate of Appropriateness to demolish an existing structure at 108-110 East McMicken Avenue.

Project Narrative

The project consists of the renovation and small addition to the existing 3-story building at 108-110 East McMicken Avenue to consist of 2 commercial storefronts and 2 three-bedroom rental dwelling units. At the rear of the property are the remains of a one-story private garage. Three walls are standing at the east, south, and west and there is no roof. The walls measure approximately 20-feet wide and 20-feet deep on the parcel and are 12-feet high. I purchased this property in 2002 and the garage was already in this state, it is unknown when the roof was removed prior to that.

The proposed plans include demolishing this structure for a paved parking pad off the alley.

Photos of the existing walls follow:



Existing walls from Hust Alley looking west



Existing walls (brick walls) from Hust Alley looking east

Demolition Case Sheet

Demolition of an existing structure in a local historic district is allowed for both of the following reasons:

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.
 - 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.

Demolition should be allowed, as the structure does not qualify as a building as it has only three walls and no roof, it is non-contributing as there are no distinguishing characteristics or details other than plain brick, and it is located on the rear of the property and is not visible from the primary street.

Thank you for your consideration. Please let me know if you have any additional questions or concerns.

Sincerely,

Steven T. Hampton
Architect, NCARB

copies: file

Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 12/26/2019 9:39:31 PM EST


Parcel ID
094-0007-0248-00

Address
110 E MCMICKEN AVE

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	Land Use
		404 - RETAIL/APARTMENT OVER
Owner Name and Address	HAMPTON STEVEN T 110 E MCMICKEN AVE CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address
		HAMPTON STEVEN T 110 E MCMICKEN AVE CINCINNATI OH 45202 (call 946-4800 if incorrect)
Assessed Value	27,460	Effective Tax Rate
		96.465895
		Total Tax
		\$2,605.64
Property Description		
E MC MICKEN AVE 0.1109 AC		

Appraisal/Sales Summary

Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/13/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	BS - Boundary Survey (EX)
Deed Number	358329
# of Parcels Sold	2
Acreage	0.111

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	32,940
CAUV Value	0
Market Improvement Value	45,510
Market Total Value	78,450
TIF Value	32,450
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

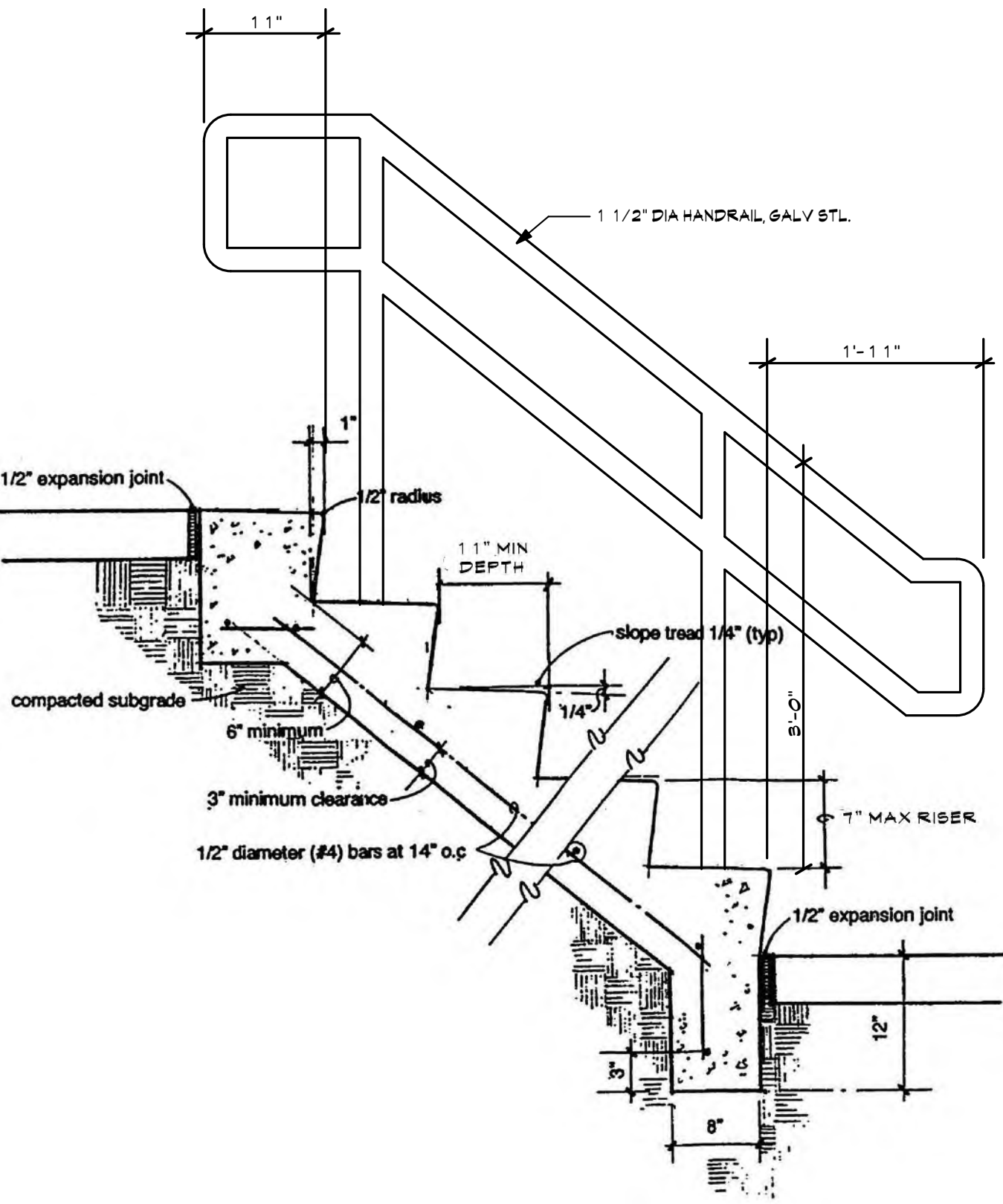
Notes

** 7/21/16 - boundary survey w/249 for TY 2016

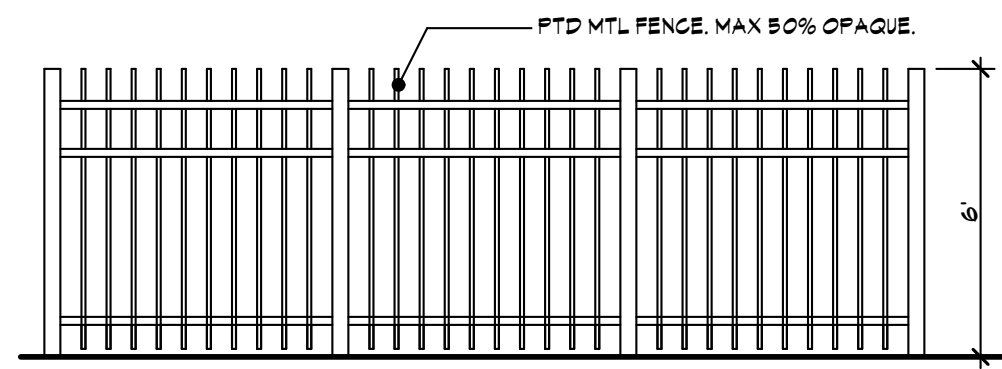
STRUCTURAL SPECIFICATIONS

- FOUNDATIONS**
- THE FOUNDATION DESIGN AND THESE FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER AS NECESSARY TO VERIFY DESIGN ASSUMPTIONS BEFORE FOUNDATION INSTALLATION.
 - FOOTING ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION.
 - FOOTINGS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL.
 - ALL FOOTINGS SHALL BREAK ON LEVEL (WITHIN 1" IN UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW ISOLATED COLUMN FOOTINGS AND 1500 PSF BELOW STRIP FOOTINGS.
 - THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
 - PROVIDE ENGINEERED FILL OR LOW STRENGTH CONCRETE (FC=1500 PSF) UNDER FOOTINGS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOOTINGS AT DESIGNED ELEVATIONS.
 - ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY NET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FILL MATERIAL OR CONCRETE SLAB ON GRADE. PROOF ROLL THE SUBGRADE BELOW SLABS ON GRADE TO LOCATE SOFT SPOTS. REMOVE AND REPLACE SOFT SOILS WITH ENGINEERED FILL OR LOW STRENGTH CONCRETE.
 - FILL MATERIAL:
 - ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT AND SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS SUBSTANCES.
 - ENGINEERED FILL BENEATH FOOTINGS AND BUILDING SLABS ON GRADE SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 9 INCHES IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM COMPACTION OF 95% OF MAXIMUM DRY DENSITY (STANDARD PROCTOR METHOD, ASTM D698) AND WITHIN A MOISTURE CONTENT RANGE OF +/- 1.5% OF THE OPTIMUM MOISTURE CONTENT. EACH LIFT SHALL BE TESTED BY A GEOTECHNICAL TECHNICIAN AND SHALL BE APPROVED PRIOR TO PLACING THE NEXT LIFT.
 - BACKFILL AGAINST FOUNDATION WALLS:
 - BACKFILL ALONG THE INTERIOR FACE OF SHALLOW FOUNDATION WALLS SHALL BE CLAYEY MATERIAL COMPACTED IN 6 TO 9 INCH LOOSE LIFTS TO 95% STANDARD PROCTOR DENSITY OR CONCRETE WITH A COMPRESSIVE STRENGTH OF $f_c = 250$ PSI.
 - BACKFILL ALONG EXTERIOR FACE OF SHALLOW FOUNDATION WALLS TO BE COMPACTED CLAYEY MATERIAL.

- CAST IN PLACE CONCRETE**
- CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
 - CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 308R "GUIDE TO CONCRETING IN COLD WEATHER CONCRETING".
 - CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 308R "HOT WEATHER CONCRETING". USE FIGURE 2.1.5 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
 - CONCRETE MIX DESIGNS FOR EACH TYPE OF CONCRETE SHALL BE SUBMITTED IN ACCORDANCE WITH ACI 301 TO THE STRUCTURAL ENGINEER FOR APPROVAL.
 - MATERIALS: (f_c BASED ON 28 DAY UNLESS NOTED)
 - ALL WATER SHALL BE ADDED AT THE PLANT. NO WATER IS PERMITTED TO BE ADDED AT THE SITE UNLESS APPROVED BY THE ENGINEER PRIOR TO PLACING CONCRETE.
 - ALL MIXES SHALL HAVE NORMAL WEIGHT AGGREGATE.
 - PROVIDE HIGH RANGE WATER REDUCER (ASTM C494) AS REQUIRED TO MEET THE REQUIREMENTS FOR EACH MIX DESIGN.
 - CONCRETE FOR EXTERIOR FLAT WORK, WALLS, ETC. $f_c = 4500$ PSI, 9% TO 1% ENTRAINED AIR, MINIMUM PORTLAND CEMENT CONTENT = 320 LBS/CY, MAXIMUM WATER/CEMENTitious RATIO = 0.45.
 - FLY ASH, ASTM C618, TYPE F OR C (RATIO OF FLY ASH TO CEMENT SHALL NOT EXCEED 1 TO 4 BY WEIGHT).
 - CHLORIDE CONTENT OF CONCRETE LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.4.1 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
 - USE LIGHT BROOM FINISH.
 - CONTROL JOINTS IN SLABS ON GRADE SHALL CREATE SECTIONS OF SLABS WITH A MAXIMUM ASPECT RATIO OF 1:1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS DEEP. THE CONTROL JOINT SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE.



4 CONCRETE STAIR DETAIL
A1.0 Scale: NONE



3 FENCE DETAIL
A1.0 Scale: 1/4" = 1'-0"

GENERAL NOTES

CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL BE COORDINATED WITH THE BUILDING OWNER. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, SOIL BEARING CAPACITIES, DIMENSIONS, INFORMATION, ETC. INDICATED ON THESE DOCUMENTS. ANY AND ALL ERRORS, OMISSIONS, INCONSISTENCIES, ETC. SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. FAILURE TO ALERT ARCHITECT BY CONTRACTOR OF SAID DISCREPANCIES SHALL NOT ONLY RELIEVE ARCHITECT OF ALL RESPONSIBILITY AND LIABILITY BUT ALSO SHALL CONSTITUTE ASSUMPTION OF RESPONSIBILITY AND LIABILITY BY THE CONTRACTOR.

SCALE OR FIGURE DIMENSIONS ON THE DOCUMENT SHOWS THE CORRECT SIZES UNDER IDEAL CONDITIONS, AND SHALL NOT UNDER ANY CIRCUMSTANCE BE SO CONSTRUED AS TO RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES OF:
 A) FIELD VERIFICATIONS OF EXACT DIMENSIONS AND
 B) FURNISHING AND INSTALLING MATERIALS AND/OR EQUIPMENT OF THE CORRECT SIZE IN ORDER TO PROPERLY PERFORM PARTS OF THE WORK WHEREIN DESCRIBED.

DO NOT SCALE DRAWINGS.
 ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND/OR REGULATIONS HAVING JURISDICTION SHALL GOVERN EXECUTION OF THE WORK REQUIRED IN THIS PROJECT.

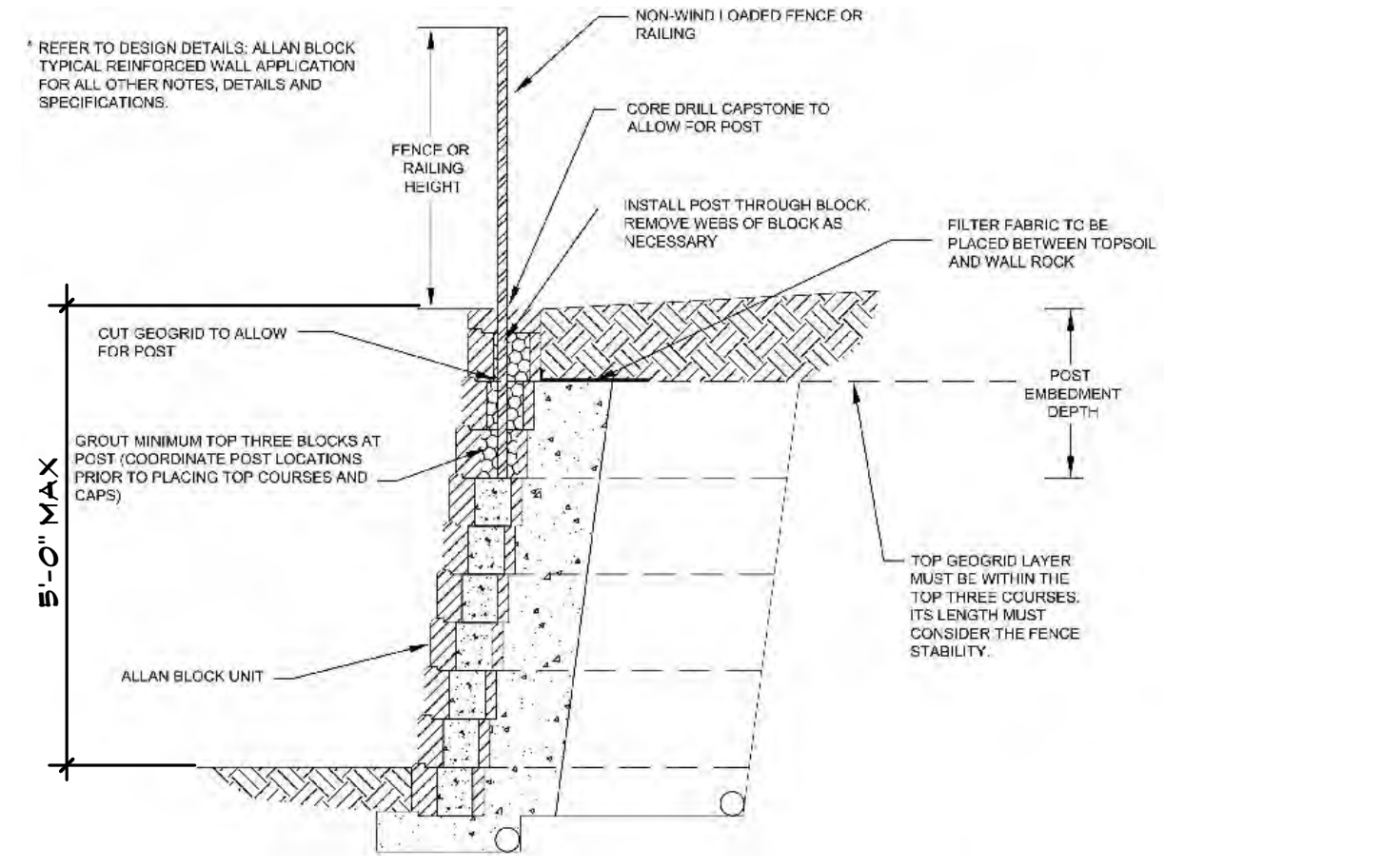
EACH SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS RESPECTIVE WORK TO THE EXTENT NECESSARY TO PREVENT INTERFERENCE OF COMPONENTS OR EQUIPMENT WITH OTHER SUBCONTRACTORS WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE COST OF CORRECTION WORK. ALL STUDS, PURLINS, AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, FIRING, DUCTWORK, ETC. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL HUNG OR SURFACE MOUNTED ITEMS SUCH AS MILLWORK, SHELVING, ETC.

THE CONTRACTOR SHALL BRACE THE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESS, AND FOR TECHNIQUES OF ASSEMBLY.

THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE, EITHER ON THE DRAWINGS OR IN THE SPECIFICATIONS. CONTRACTOR TO PERFORM IN A WORKMAN LIKE MANNER.

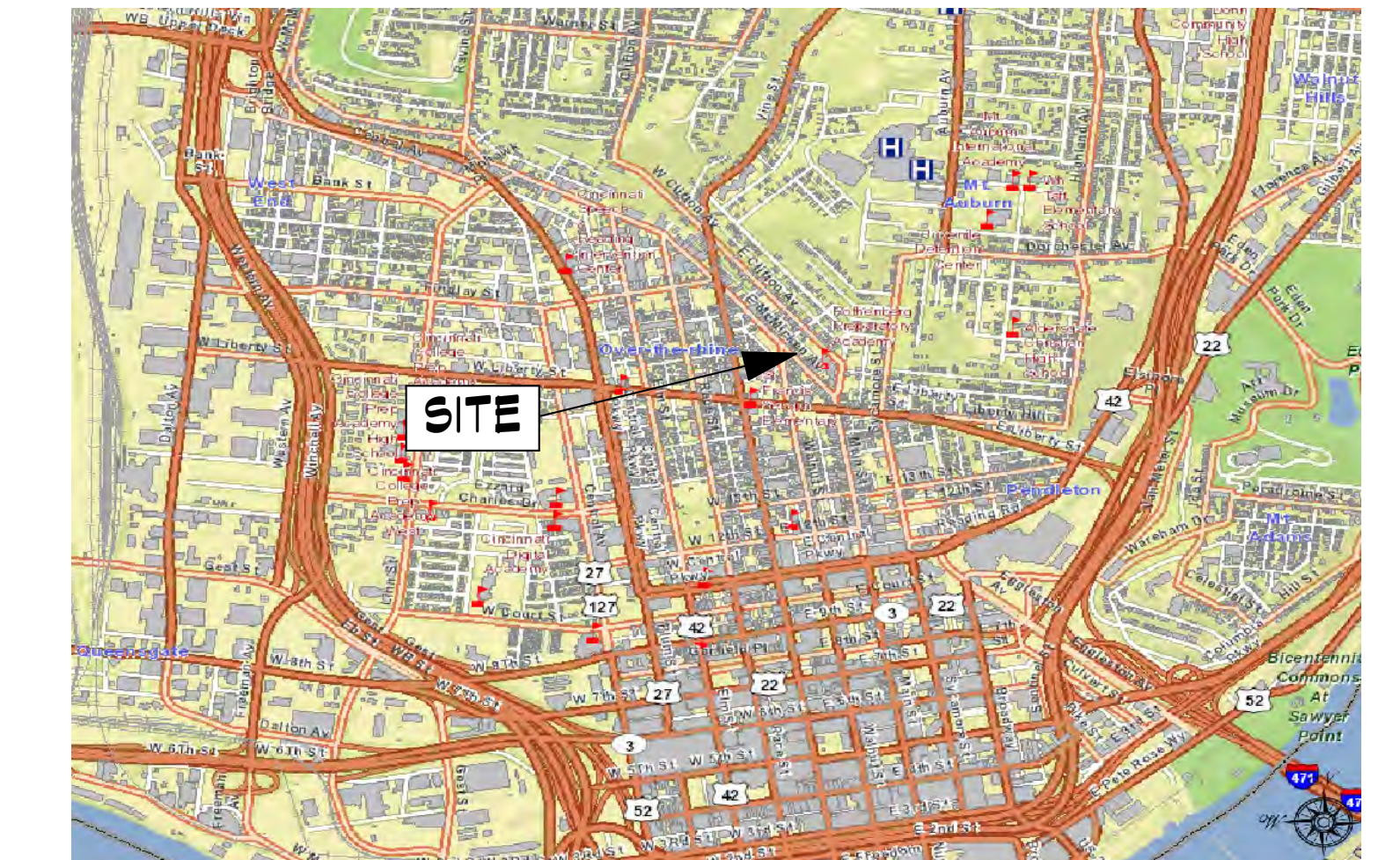


5 RETAINING WALL SECTION
A1.0 Scale: NONE

SITE WORK

108-110 EAST McMICKEN AVENUE CINCINNATI, OHIO 45202

VICINITY PLAN

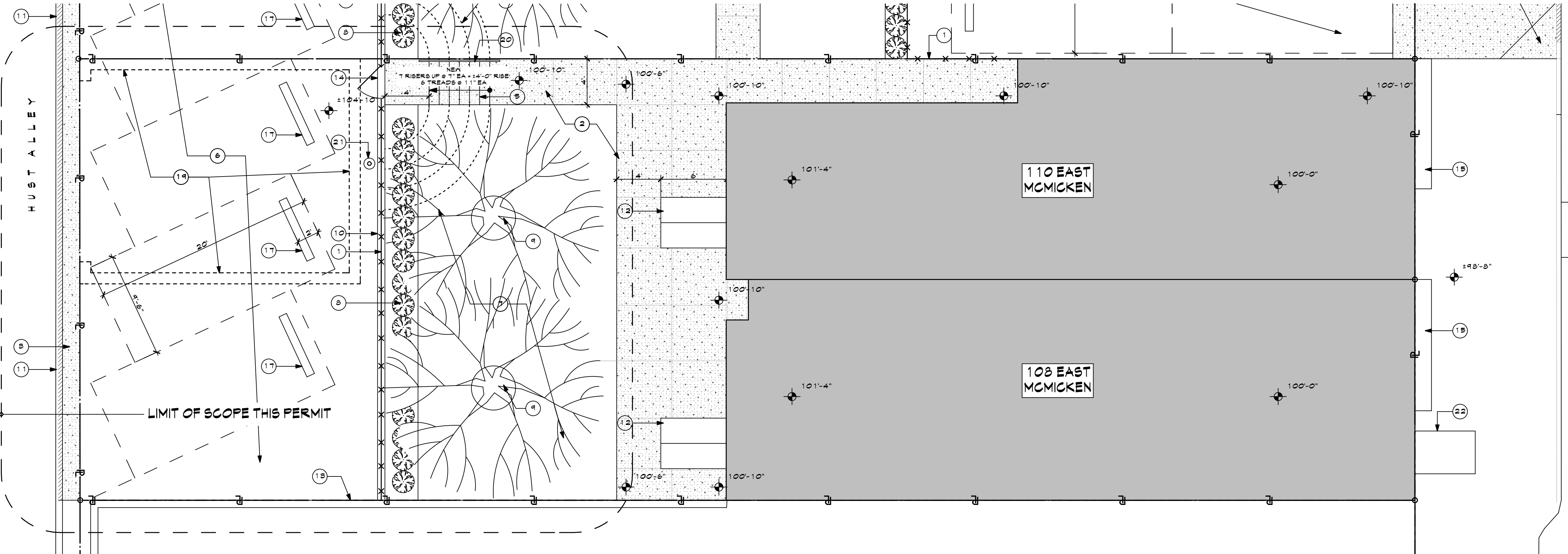


2 VICINITY PLAN
A1.0 Scale: NONE

BUILDING CODE

SUBMITTED UNDER THE 2011 OHIO BUILDING CODE
 SCOPE OF WORK:
 NEW 6' HIGH FENCE, NEW PARKING LOT, NEW 5' HIGH RETAINING WALL, AND SITE GRADING

DRAWING INDEX



1 SITE PLAN
A1.0 Scale: 3/16" = 1'-0"

ISSUE DATE: 12/12/19
 REV # REV DATE

- GENERAL NOTES:**
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
 - ALL DIMENSIONS ARE TO FACE OF WALL UNO. HOLD DIMENSIONS THAT ARE NOT NOTED WITH "1".
- SITE PLAN NOTES:**
- NEW 6' HIGH ORNAMENTAL METAL FENCE (W/ MIN 50% TRANSPARENCY). SEE DETAIL THIS PAGE.
 - NEW 4" CONC PAVING ON 6" GRANULAR BASE, BROOM FINISH AND FORM/SAWCUT CONTROL JOINTS @ 8' MAX SPACING. FITCH AWAY FROM ALL BUILDING FACES MIN 4" @ 1/4" PER FOOT, TYP.
 - NEW 1" CONC PAVING ON PER CINCINNATI DOTE STANDARDS, BROOM FINISH.
 - NEW CONC STEPS MAX 1" H RISER AND MIN 11" D TREAD, BROOM FINISH. SEE DETAIL THIS PAGE.
 - EXIST "GRASSPAVE" SYSTEM ON GRAVEL SUBBASE. PROVIDE SOIL AND GRASS SEED WHERE NEEDED.
 - NEW ASPHALT PAVING ON COMPACTED SUBBASE.
 - NEW SOIL AND GRASS SEED.
 - NEW PLANTING BED W/ MULCH.
 - NEW TREE.
 - NEW UNREINFORCED RETAINING WALL MAX 4' HIGH TO BE "ALLAN BLOCK" OR EQ SEE DETAIL THIS PAGE.
 - RESET EXIST GRANITE CURBS TO 2" ABOVE STREET/ALLEY PAVING PER DOTE SPECS.
 - NEW PTD MTL "EILCO" BASEMENT DOOR. EXTEND NEW CONC OVER EDGE OF FOUNDATION WALL TO MOUNT FLUSH.
 - EXIST MASONRY WALL ON ADJ PROPERTY.
 - NEW 5' WIDE 6' HIGH ORNAMENTAL METAL GATE. PROVIDE ENTRANCE LOCKSET AND SPRING HINGE CLOSER.
 - REPAIR EXIST CONC STEP.
 - GRADE SOIL TO FOLLOW STEPS.
 - PRECAST CONC CURB STOP.
 - UTILITY CONDUITS. SEE MECH & PLUMBING PLANS FOR DETAILS.
 - REMOVE BRICK WALLS AND CONCRETE SLAB TO 1' BELOW FINAL GRADE.
 - NEW 1 1/2" DIA HANDRAL GALV STL. MTD TO WALL WHERE APPLICABLE OR W/ POSTS TO GROUND. SEE DETAIL THIS PAGE.
 - NEW POLE AND LIGHT FIXTURE ON CONC FOOTING. SEE DETAIL THIS PAGE.
 - REMOVE SIDEWALK DOOR. FILL W/ ENGINEERED FILL, AND REPLACE CONC SIDEWALK W/ 5" SLAB PER DOTE SPECS.
- BUILDINGS FOOTPRINT. SEE ARCHITECTURAL PLANS.

NO.	DATE	REVISION

SITE PLAN
 REV: 0 A1.0
 DRAWING NO. 06027

- ELECTRICAL LIFE SAFETY EQUIPMENT NOTES:**
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
 - WALL MTD EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 - WALL MTD EXT SIGN W/ EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 - WALL MTD REMOTE EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 - WALL MTD FIRE ALARM MANUAL FULL STATION, MTD @ 42" AFF, TYP.
 - WALL MTD FIRE ALARM HORN/STROBE UNIT, MTD @ 5'-0" AFF, TYP.
 - WALL MTD DUCT SMOKE DETECTOR ALARM.

- FINISH NOTES:**
- NEW PTD GYP BD CEILING, TYP (SEE FLOOR ASSEMBLY NOTES THIS PAGE).
 - PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT WALLS, CEILING AND TRIM, TYP.
 - PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL KD DOOR AND WINDOW FRAMES, SASHES, AND TRIM, TYP. CAULK EXT JOINTS.
 - ALL PAINTS AND SEALERS TO BE LOW VOC.
 - ALL BASE TRIM TO BE 1X10 PTD KD BASE W/ TAPERED TOP EDGE AND SHOE MOULD.
 - ALL DOOR AND WINDOW TRIM TO BE 1X4 PTD KD AT SIDES AND BILL, AND 3/4X6 PTD KD AT HEADS. HOLD HEAD PROVIDE 1/2" EA SIDE. ALL WINDOW SILLS TO BE 1X PTD KD AND EXTEND 1/2" PAST TRIM EA SIDE.
 - NEW 4" HIGH CERAMIC TILE MAINSLOT W/ DEN-SLAB BACKER BD.
 - NEW 8" HIGH CERAMIC TILE TUB SURROUND W/ DEN-SLAB BACKER BD.
 - NEW FULL HEIGHT CERAMIC TILE SHOWER WALLS W/ DEN-SLAB BACKER BD, FLOOR W/ PAN LINER AND DEN-SLAB BACKER BD. PROVIDE TILED SEAT AS SHOWN.
 - NEW CERAMIC TILE FLOOR ON DEN-SLAB BACKER BD. PROVIDE SOLID THRESHOLD @ DOORS. PROVIDE 4" TILE BASE IF NO TILE WALL FIN.
 - CONC FLOOR/SIDEWALK, 4" THICK AND SMOOTH FINISH @ INT UNO, 3" THICK AND BROCM FINISH @ EXT. PROVIDE 4" RUBBER BASE @ INT FINISHED SPACES.

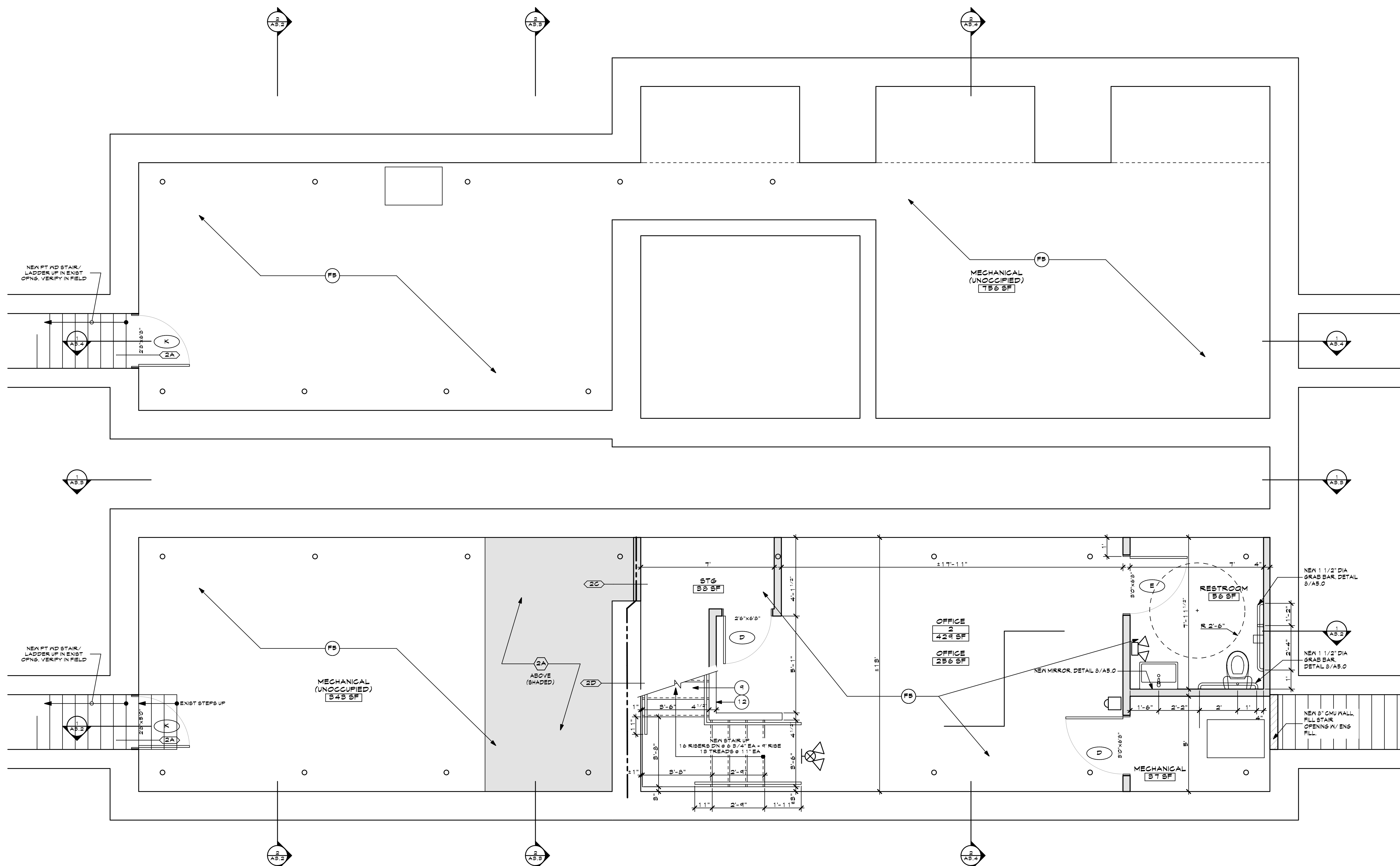
- FINISH NOTES (CONTINUED):**
- (F6) NOT USED
 - (F7) REPAIR EXISTING/INSTALL SALVAGED 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
 - (F8) NEW 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
 - (F9) NEW 3/4" FLYKD FLOOR W/ EPOXY FLOOR PAINT.
 - (F10) NEW 3/4" FLYWOOD FLOOR.
 - (F11) CLEAR FINISH KD STAIR AND HANDRAIL.
 - (F12) PTD FINISH KD STAIR AND HANDRAIL.
 - (F13) REPAIR EXIST PLASTER WALL FINISH.
 - (F14) WALKABLE ROOF PAVER SYSTEM W/ ADJUSTABLE RISERS.
 - (F15) VINYL FLOORING W/ 4" RUBBER BASE.

- OPENING SCHEDULE:**
- VERIFY ALL EXIST OPNS SIZES PRIOR TO ORDERING AND INSTALLATION OF NEW DOORS AND WINDOWS.
 - ALL WINDOW, DOOR, AND SIDELITE GLAZING TO BE SAFETY GLAZING, GLASS I (TEMPERED).
 - VERIFY FINAL KEYING SCHEDULE W/ OWNER.
- (1A) NEW 60 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
 - (2A) NEW 90 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
 - (A) NEW GLAD WOOD ENTRANCE DOOR(S) IN REPAIRED EXIST KD FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD. PROVIDE 4" PANEL TRIM ON EA LEAF.
 - (B) NEW GLAD WOOD FRENCH DOOR AND FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD.
 - (C) REPAIR EXIST KD DOOR AND FRAME AND INSTALL NEW TEMPERED GLAZING.
 - (D) NEW KD DOOR AND FRAME, W/ PASSAGE LOCK.
 - (E) NEW KD DOOR AND FRAME, W/ PRIVACY LOCK.
 - (F) NEW KD SLIDING DOOR AND FRAME.

- OPENING SCHEDULE (CONTINUED):**
- (G) NEW KD POCKET DOOR AND FRAME.
 - (H) NEW PTD STL 'BILOCO' BASEMENT DOOR W/ LOCK.
 - (I) NEW NEW TEMPERED GLASS SHOWER DOOR & ENCLOSURE.
 - (J) NEW 24"X36" ROOF HATCH.
 - (K) NEW NSUL STL DOOR AND FRAME.
 - (L) SALVAGED KD DOOR W/ BARN DOOR HARDWARE.
 - (M) NEW MTL GATE ENTRANCE LOCKSET, & CLOSER.
 - (1AA) NEW ONE HOUR FIRE RESISTANCE RATED ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.
 - (AA) REPAIR EXIST KD FIXED WINDOW FRAME AND INSTALL NEW TEMPERED GLAZING.
 - (BB) REPAIR EXISTING KD CASEMENT TRANSOM FRAME AND INSTAL NEW TEMPERED GLAZING.
 - (CC) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.

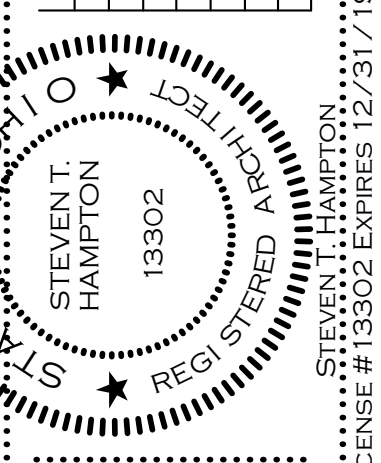
- OPENING SCHEDULE (CONTINUED):**
- (DD) NEW ALUM GLAD KD FIXED WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCOLD'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.
 - (EE) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN NEW FRAMED ROUGH OPENING, TO BE 'LINCOLD'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AB.O.
 - (FF) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCOLD'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AB.O.
 - (GG) NEW 1 1/2" DIA TUBULAR SYLTIHT.
 - (HH) NEW INTERIOR SECURITY BARS.

- GENERAL NOTES:**
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
 - ALL DIMENSIONS ARE TO FACE OF WALL UNO. HOLD DIMENSIONS THAT ARE NOT NOTED WITH "1".
- FLOOR PLAN NOTES:**
- COMBO SMOKE DETECTOR/CO DETECTOR, HARD WIRED W/ BATTERY BACKUP, TO BE INTERCONNECTED TO BA OTHER, MOUNT ON CEILING MIN 4" FROM WALL OR ON WALLS MIN 4" AND MAX 12" FROM CEILING.
 - EMERGENCY ESCAPE AND RESCUE OPENING, VERIFY MIN OPNS WIDTH OF 20", MIN OPNS HEIGHT OF 24", MIN OPNS AREA OF 5.7 SF.
 - NEW CLOSET ROD AND SHELF.
 - NEW 8" HIGH ADJ SHELVING (SEE PLANS FOR DEPTH).
 - NEW 36" HIGH BASE & 30" 1 1/2" HIGH WALL CABINETS W/ COUNTERTOP. SEE DETAIL 10/AB.O.
 - NEW 36" HIGH BASE CABINETS W/ CANTILEVERED COUNTERTOP. SEE DETAIL 10/AB.O.
 - NEW 34" HIGH VANITY W/ COUNTERTOP.
 - NEW WOOD SEAT ON 18" HIGH WALL CABINETS.
 - NEW WALL CABINET, MATCH HGT OF KITCHEN CAB.
 - REPAIR EXIST KD STAIRS AND GUARDRAIL.
 - NEW KD STAIR IN NEW OPENING. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPNS LESS THAN 4".
 - NEW PTD STL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-6" HIGH GUARDRAIL W/ OPNS LESS THAN 4".
 - NEW 3" DIA MTL SPIRAL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 3" HIGH MTL GUARDRAIL W/ INTEGRAL HANDRAIL W/ OPNS LESS THAN 4".
 - NEW 3" HIGH MTL CABLE STYLE MTL GUARDRAIL W/ OPENINGS LESS THAN 4". HANDS/KNIFE AND/OR ALANTIS RAIL SPECTRUM SYSTEM W/ WOOD CAP RAIL & MTL POSTS.
 - NEW 4" CONC SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
 - EXIST SALVAGED KD MANTLE/TRIM.
 - NEW RECESSED MEDICINE CABINET & MIRROR.
 - NEW MIRROR.
 - NEW BLOCKING FOR FUTURE GRAB BARS.
 - NEW SHOWER ROD.
 - NEW TOWEL ROD/RING.
 - NEW SURF MTD MAILBOX (CONFIRM # OF BOXES REQ'D).
 - 24"X36" CLG ACCESS HATCH IN DROPPED CLG.
 - MIN 2A FIRE EXTINGUISHER, WALL MTD.
 - 1 1/2" DIA HANDRAIL @ 36" AFF, MTD TO WALL.
- MALL SCHEDULE:**
- ALL NEW INT WALLS (SHADED) TO BE 2X4 KD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 KD STUDS @ 16" OC. PROVIDE DEN-SLAB BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
 - NEW EXT WALL TO BE PTD FIBER CEMENT BD LAF SIDING 1/2" EXT SHEATHING W/ CONT TAPERED HOUSE WRAP, 2X4 KD STUD @ 16" OC @ 3" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER AND 1/2" GYP BD @ INT FACE.
 - EXIST BRICK WALL W/ NEW 2X4 KD STUD FURRING W/ FOAM INSUL (R-15 MIN).
 - EXIST BRICK WALL W/ NEW 2" INSO-FAST SYSTEM PANELS W/ INTEGRAL FOAM INSULATION (R-8.5 MIN).
 - INSTALL ROCK WOOL SOUND BATT/INSULATION IN STUD CAVITY.
- FIRE RESISTANCE RATED WALL SCHEDULE:**
- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS 'FLAMESAFE' FS 1400 SEALANT OR EQUAL.
 - EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AB.O.
- ONE-HOUR FIRE RESISTANCE RATED WALL:**
- (1A) ONE-HOUR RATING, 8" CLAY BRICK (MIN 3" SOLID CLAY BRICK THICKNESS PER OBC TABLE T20.1(2)).
 - (1B) ONE-HOUR RATING, NEW 2X4 KD STUDS @ 16" OC W/ 3/8" TYPE X GYP BD EACH SIDE, GA FILE # NF 3014. SEE DETAIL 2/AB.O.
 - (2A) TWO-HOUR RATING, PTD FIBER CEMENT BD LAF SIDING 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT 3" 1/2" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (IF BATT) AND (2) 5/8" TYPE X INT FACE, GA FILE # NF 3418. SEE DETAIL 5/AB.O.
 - (2B) TWO-HOUR RATING, SALVAGED BRICK CLADDING, AIR SPACE, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT 3" 1/2" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (IF BATT) AND (2) 5/8" TYPE X INT FACE, GA FILE # NF 3418. SEE DETAIL 5/AB.O.
 - (2C) TWO-HOUR RATING, (2) 5/8" TYPE X GYP BD, 2X4 KD STUD, AND (2) 5/8" TYPE X INT FACE, GA FILE # NF 4156. SEE DETAIL 5/AB.O.
 - (2D) TWO-HOUR RATING, 8" CLAY BRICK (MIN 4" SOLID CLAY BRICK THICKNESS PER OBC TABLE T20.1(2)).
- FIRE RESISTANCE RATED FLOOR-/CEILING SCHEDULE:**
- ALL FLOOR CEILING ASSEMBLIES (NO) TO MAINTAIN ONE-HOUR RATING OF 1" NOM WOOD SUBFLOOR, EXISTING KD JOIST FRAMING, AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # FC 5406. SEE DETAIL 2/AB.O.
 - 1 1/2"-4" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2030 OR EQUAL. SEE DETAIL 7/5.O.
 - 1/2"-4" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1054 OR EQUAL. SEE DETAIL 8/AB.O.
 - FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS 'FLAMESAFE' FS 1400 SEALANT OR EQUAL.
 - PROVIDE TENMAT MODEL FF 104-300 1 HOUR FIRE RESISTANCE RATED COVER AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.
 - TWO-HOUR FIRE RESISTANCE RATED FLOOR/CLS ASSEMBLY (6 CLG ABOVE), EXTEND TO PROTECT ENTIRE STRUCTURAL MEMBERS AND TERMINATE PER 1/AB.O.
 - TWO-HOUR RATING, (2) 1" NOM KD SUBFLOOR, KD FRAMING, 3/8" TYPE X GYP BD, 7/8" MTL FURRING, AND 5/8" TYPE X GYP, GA FILE # FC 5112. SEE DETAIL 5/AB.O.



PROJ NORTH
1 BASEMENT FLOOR PLAN
 Scale: 3/8" = 1'-0"

NO.	REVISION	DATE



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PROJECT NO: **06027**
 DRAWN BY: **STH**
 CHECKED BY: **STH**
 DATE: **12/18/14**
 SCALE: **AS NOTED**
 DRAWING TITLE: **FLOOR PLANS**

REV. **0** DRAWING NO. **A2.0**

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ELECTRICAL LIFE SAFETY EQUIPMENT NOTES:

- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
- WALL MTD EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD EXT SIGN W/ EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD REMOTE EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD FIRE ALARM MANUAL FULL STATION, MTD @ 4'-2" AFF, TYP.
- WALL MTD FIRE ALARM HORN/STROBE UNIT, MTD @ 8'-0" AFF, TYP.
- WALL MTD DUCT SMOKE DETECTOR ALARM.

FINISH NOTES:

- NEW PTD GYP BD CEILING, TYP (SEE FLOOR ASSEMBLY NOTES THIS PAGE).
- PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT WALLS, CEILING AND TRIM, TYP.
- PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL KD DOOR AND WINDOW FRAMES, SASHES AND TRIM, TYP. CAULK EXT JOINTS.
- ALL PAINTS AND SEALERS TO BE LOW VOC.
- ALL BASE TRIM TO BE 1X10 PTD KD BASE W/ TAPERED TOP EDGE AND SHOE MOULD.
- ALL DOOR AND WINDOW TRIM TO BE 1X4 PTD KD AT SIDES AND SILL, AND 3/4X6 PTD KD AT HEADS. HOLD HEAD PROVIDE 1/2" EA SIDE. ALL WINDOW SILLS TO BE 1X PTD KD AND EXTEND 1/2" PAST TRIM EA SIDE.
- NEW 4" HIGH CERAMIC TILE MAINSLOT W/ DENS-GLAS BACKER BD.
- NEW 8" HIGH CERAMIC TILE TUB SURROUND W/ DENS-GLAS BACKER BD.
- NEW FULL HEIGHT CERAMIC TILE SHOWER WALLS W/ DENS-GLAS BACKER BD / FLOOR LINER AND DENS-GLAS BACKER BD. PROVIDE TILED SEAT AS SHOWN.
- NEW CERAMIC TILE FLOOR ON DENS-GLAS BACKER BD. PROVIDE SOLID THRESHOLD @ DOORS. PROVIDE 4" TILE BASE IF NO TILE MALL FIN.
- CONC FLOOR / SIDEWALK: 4" THICK AND SMOOTH FINISH @ INT UNO, 3" THICK AND BROOM FINISH @ EXT. PROVIDE 4" RUBBER BASE @ INT FINISHED SPACES.

FINISH NOTES (CONTINUED):

- (F6) NOT USED
- (F7) REPAIR EXISTING / INSTALL SALVAGED 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
- (F8) NEW 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
- (F9) NEW 3/4" FLYWOOD FLOOR W/ EPOXY FLOOR PAINT.
- (F10) NEW 3/4" FLYWOOD FLOOR.
- (F11) CLEAR FINISH KD STAIR AND HANDRAIL.
- (F12) PTD FINISH KD STAIR AND HANDRAIL.
- (F13) REPAIR EXIST PLASTER MALL FINISH.
- (F14) WALKABLE ROOF PAVEMENT SYSTEM W/ ADJUSTABLE RISERS.
- (F15) VINYL FLOORING W/ 4" RUBBER BASE.

OPENING SCHEDULE:

- VERIFY ALL EXIST OPENING SIZES PRIOR TO ORDERING AND INSTALLATION OF NEW DOORS AND WINDOWS.
- ALL WINDOW, DOOR, AND SIDELITE GLAZING TO BE SAFETY GLAZING, GLASS (TEMPERED).
- VERIFY FINAL KEYING SCHEDULE W/ OWNER.

- (1A) NEW 60 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
- (2A) NEW 90 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
- (A) NEW GLAZED WOOD ENTRANCE DOOR(S) IN REPAIRED EXIST KD FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD. PROVIDE 4" PANEL TRIM ON EA LEAF.
- (B) NEW GLAZED WOOD FRENCH DOOR AND FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD.
- (C) REPAIR EXIST KD DOOR AND FRAME AND INSTALL NEW TEMPERED GLAZING.
- (D) NEW KD DOOR AND FRAME, W/ PASSAGE LOCK.
- (E) NEW KD DOOR AND FRAME, W/ PRIVACY LOCK.
- (F) NEW KD SLIDING DOOR AND FRAME.

OPENING SCHEDULE (CONTINUED):

- (G) NEW KD POCKET DOOR AND FRAME.
- (H) NEW PTD STL "BLICO" BASEMENT DOOR W/ LOCK.
- (I) NEW NEW TEMPERED GLASS SHOWER DOOR & ENCLOSURE.
- (J) NEW 24"X36" ROOF HATCH.
- (K) NEW NSUL STL DOOR AND FRAME.
- (L) SALVAGED KD DOOR W/ BARN DOOR HARDWARE.
- (M) NEW MTL GATE ENTRANCE LOCKSET, & CLOSER.
- (1AA) NEW ONE HOUR FIRE RESISTANCE RATED ALUM GLAZED KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE "XXX". SEE ELEVATIONS FOR MUTIN PATTERN, SEE DETAIL 6A/AB.O.
- (AA) REPAIR EXIST KD FIXED WINDOW FRAME AND INSTALL NEW TEMPERED GLAZING.
- (BB) REPAIR EXISTING KD CASEMENT TRANSOM FRAME AND INSTAL NEW TEMPERED GLAZING.
- (CC) NEW ALUM GLAZED KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE "XXX". SEE ELEVATIONS FOR MUTIN PATTERN, SEE DETAIL 6A/AB.O.

OPENING SCHEDULE (CONTINUED):

- (DD) NEW ALUM GLAZED KD FIXED WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE "LINCIN". SEE ELEVATIONS FOR MUTIN PATTERN, SEE DETAIL 6A/AB.O.
- (EE) NEW ALUM GLAZED KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN NEW FRAMED ROUGH OPENING, TO BE "LINCIN". SEE ELEVATIONS FOR MUTIN PATTERN, SEE DETAIL 6B/AB.O.
- (FF) NEW ALUM GLAZED KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE "LINCIN". SEE ELEVATIONS FOR MUTIN PATTERN, SEE DETAIL 6B/AB.O.
- (GG) NEW 12" DIA TUBULAR SYLTIHT.
- (HH) NEW INTERIOR SECURITY BARS.

GENERAL NOTES:

- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF WALL UNO. HOLD DIMENSIONS THAT ARE NOT NOTED WITH "1".

FLOOR PLAN NOTES:

- COMBO SMOKE DETECTOR / CO DETECTOR, HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED TO BA OTHER, MOUNT ON CEILING MIN 4" FROM WALL OR ON WALLS MIN 4" AND MAX 12" FROM CEILING.
- EMERGENCY ESCAPE AND RESCUE OPENING. VERIFY MIN OPENING WIDTH OF 20", MIN OPENING HEIGHT OF 24", MIN OPENING AREA OF 5.7 SF.
- NEW CLOSET ROD AND SHELF.
- NEW 8" HIGH ADJ SHELVING (SEE PLANS FOR DEPTH).
- NEW 36" HIGH BASE CABINETS W/ CANTILEVERED COUNTERTOP. SEE DETAIL 10/AB.O.
- NEW 34" HIGH VANITY W/ COUNTERTOP.
- NEW WOOD SEAT ON 18" HIGH WALL CABINETS.
- NEW WALL CABINET, MATCH HGT OF KITCHEN CAB.
- REPAIR EXIST KD STAIRS AND GUARDRAIL.
- NEW KD STAIR IN NEW OPENING. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPENGS LESS THAN 4".
- NEW PTD STL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-6" HIGH GUARDRAIL W/ OPENGS LESS THAN 4".
- NEW 3" DIA MTL SPIRAL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 3" HIGH MTL GUARDRAIL W/ INTEGRAL HANDRAIL W/ OPENGS LESS THAN 4".
- NEW 3" HIGH MTL CABLE STYLE MTL GUARDRAIL W/ OPENINGS LESS THAN 4". HANDS/KNIFE AND/OR ALANIS RAIL SPECTRUM SYSTEM W/ WOOD CAP RAIL & MTL POSTS.
- NEW 4" CONC SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
- EXIST SALVAGED KD MANTLE/TRIM.
- NEW RECESSED MIRROR CABINET & MIRROR.
- NEW MIRROR.
- NEW BLOCKING FOR FUTURE GRAB BARS.
- NEW SHOWER ROD.
- NEW TOWEL ROD/RING.
- NEW SURF MTD MAILBOX (CONFIRM # OF BOXES REQD)
- 24"X36" CLG ACCESS HATCH IN DROPPED CLG
- MIN 2A FIRE EXTINGUISHER, WALL MTD.
- 1 1/2" DIA HANDRAIL @ 36" AFF, MTD TO MALL.

MALL SCHEDULE:

- ALL NEW INT WALLS (SHADED) TO BE 2X4 KD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE TYP. WHERE NOTED PROVIDE 2X6 KD STUDS @ 16" OC. PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
- NEW EXT WALL TO BE PTD FIBER CEMENT BD LAF BIDDING 1/2" EXT SHEATHING W/ CONT TAPERED HOUSING INFR, 2X4 KD STUD CONT @ 16" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER AND 1/2" GYP BD @ INT FACE.
- EXIST BRICK WALL W/ NEW 2X4 KD STUD FURRING W/ FOAM INSUL (R-15 MIN).
- EXIST BRICK WALL W/ NEW 2" INS-FAST SYSTEM PANELS W/ INTEGRAL FOAM INSULATION (R-8.5 MIN).
- INSTALL ROCK WOOL SOUND BATTS/INSULATION IN STUD CAVITY.

FIRE RESISTANCE RATED WALL SCHEDULE:

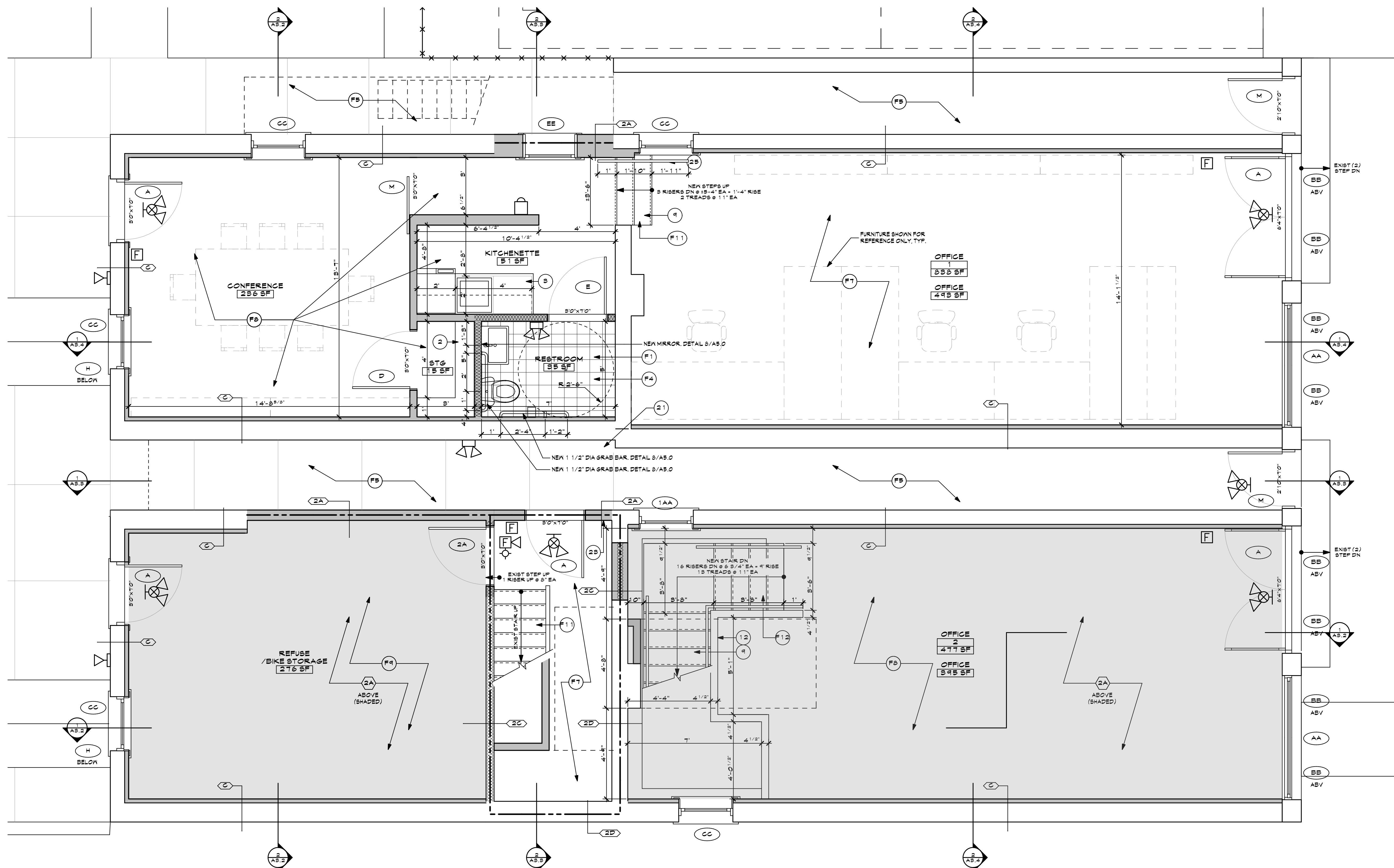
- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GYRACE CONSTRUCTION PRODUCTS "FLAMESAFE" FB 1400 BEALANT OR EQUAL.
- EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AB.O.

ONE-HOUR FIRE RESISTANCE RATED WALL:

- (1A) ONE-HOUR RATING. 8" GLAY BRICK (MIN 3" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).
- (1B) ONE-HOUR RATING. NEW 2X4 KD STUDS @ 16" OC W/ 3/8" TYPE X GYP BD EACH SIDE. GA FILE # NF 3014. SEE DETAIL 2/AB.O.
- (2A) TWO-HOUR RATING. PTD FIBER CEMENT BD LAF BIDDING 40F FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT @ 1/2" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (IF BATT) AND (2) 5/8" TYPE X INT FACE. GA FILE # NF 3418. SEE DETAIL 5/AB.O.
- (2B) TWO-HOUR RATING. SALVAGED BRICK CLADDING, AIR SPACE, 40F FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT @ 1/2" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (IF BATT) AND (2) 5/8" TYPE X INT FACE. GA FILE # NF 3418. SEE DETAIL 5/AB.O.
- (2C) TWO-HOUR RATING. (2) 5/8" TYPE X GYP BD, 2X4 KD STUD, AND (2) 5/8" TYPE X INT FACE. GA FILE # NF 4156. SEE DETAIL 5/AB.O.
- (2D) TWO-HOUR RATING. 8" GLAY BRICK (MIN 4" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).

FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE:

- ALL FLOOR CEILING ASSEMBLIES (UNO) TO MAINTAIN ONE-HOUR RATINGS OF 1" NOM WOOD SUBFLOOR, EXISTING KD JOIST FRAMING AND (2) 5/8" TYPE X GYP BD AT BOTTOM. GA FILE # FC 5406. SEE DETAIL 2/AB.O.
- 1 1/2" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL WFG 2030 OR EQUAL. SEE DETAIL 7/5.O.
- 1/2" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL WFG 1059 OR EQUAL. SEE DETAIL 8/AB.O.
- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GYRACE CONSTRUCTION PRODUCTS "FLAMESAFE" FB 1400 BEALANT OR EQUAL.
- PROVIDE "TENANT MODEL" FF 104-300" 1 HOUR FIRE RESISTANCE RATED DOWNES AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.
- TWO-HOUR FIRE RESISTANCE RATED FLOOR/CLS ASSEMBLY (6 CLG ABOVE), EXTEND TO PROTECT ENTIRE STRUCTURAL MEMBERS AND TERMINATE PER 1/AB.O.
- TWO-HOUR RATING. (2) 1" NOM KD SUBFLOOR, KD FRAMING, 5/8" TYPE X GYP BD, 7/8" MTL FURRING, AND 5/8" TYPE X GYP, GA FILE # FC 5110. SEE DETAIL 5/AB.O.

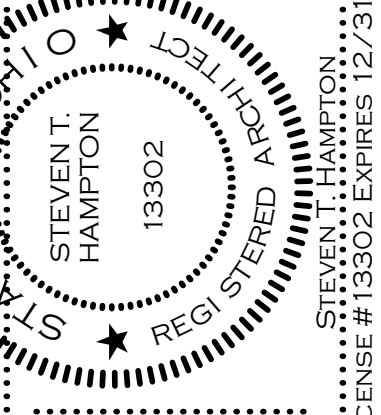


PROJ NORTH
 1
 A2.1
 GROUND FLOOR PLAN
 Scale: 3/8" = 1'-0"

110 EAST MCKICKEN AVENUE
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 STEVE@HAMPTONARCHITECTS.COM
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 DATE: 12/18/19
 SCALE: AS NOTED
 DRAWING TITLE: FLOOR PLANS

REV: 0
 DRAWING NO: A2.1

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ELECTRICAL LIFE SAFETY EQUIPMENT NOTES:
 1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
 2. WALL MTD EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 3. WALL MTD EXT SIGN W/ EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 4. WALL MTD REMOTE EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
 5. WALL MTD FIRE ALARM MANUAL FULL STATION, MTD @ 5'-0" AFF, TYP.
 6. WALL MTD FIRE ALARM HORN/STROBE UNIT, MTD @ 8'-0" AFF, TYP.
 7. WALL MTD DUCT SMOKE DETECTOR ALARM.

FINISH NOTES:
 1. NEW 5/8" GYP BD CEILING, TYP (SEE FLOOR ASSEMBLY NOTES THIS PAGE).
 2. PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT WALLS, CEILING AND TRIM, TYP.
 3. PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT DOOR AND WINDOW FRAMES, SASHES, AND TRIM, TYP. CAULK EXT JOINTS.
 4. ALL PAINTS AND SEALERS TO BE LOW VOC.
 5. ALL BASE TRIM TO BE 1X10 PTD KD BASE W/ TAPERED TOP EDGE AND SHOE MOULD.
 6. ALL DOOR AND WINDOW TRIM TO BE 1X4 PTD KD AT SIDES AND BILL, AND 3/4X6 PTD KD AT HEADS. HOLD HEAD PROVIDE 1/2" EA SIDE. ALL WINDOW SILLS TO BE 1X PTD KD AND EXTEND 1/2" PAST TRIM EA SIDE.
 7. NEW 4" HIGH CERAMIC TILE MAINSLOT W/ DENS-GLAS BACKER BD.
 8. NEW 9" HIGH CERAMIC TILE TUB SURROUND W/ DENS-GLAS BACKER BD.
 9. NEW FULL HEIGHT CERAMIC TILE SHOWER WALLS W/ DENS-GLAS BACKER BD FLOORS W/ PAN LINER AND DENS-GLAS BACKER BD. PROVIDE TILED SEAT AS SHOWN.
 10. NEW CERAMIC TILE FLOOR ON DENS-GLAS BACKER BD. PROVIDE SOLID THRESHOLD @ DOORS. PROVIDE 4" TILE BASE IF NO TILE WALL FIN.
 11. CONC FLOOR/SIDEWALK, 4" THICK AND SMOOTH FINISH @ INT UNO, 3" THICK AND BROOM FINISH @ EXT. PROVIDE 4" RUBBER PADS @ INT FINISHED SPACES.

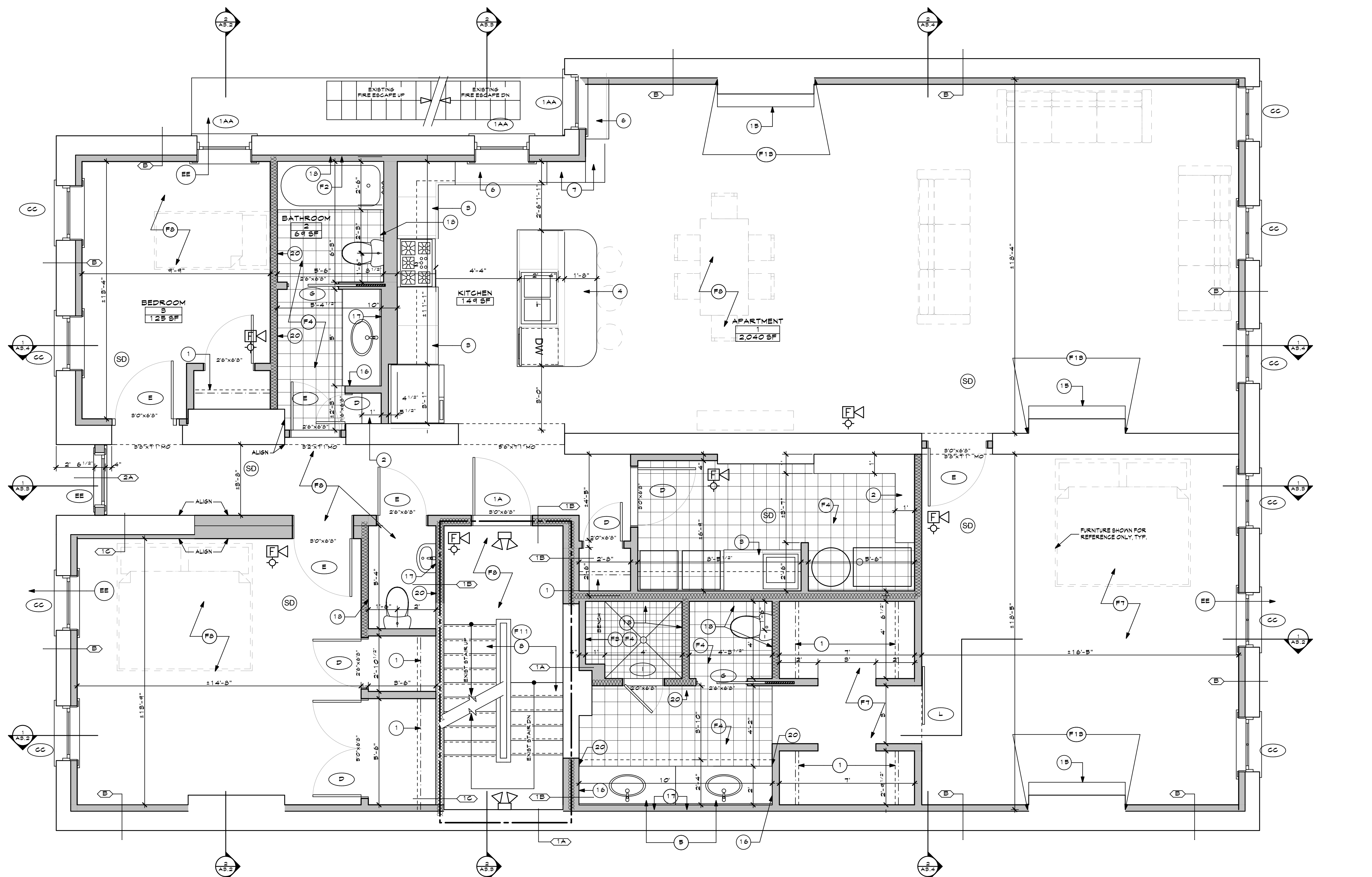
FINISH NOTES (CONTINUED):
 (F6) NOT USED
 (F7) REPAIR EXISTING/INSTALL SALVAGED 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
 (F8) NEW 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
 (F9) NEW 3/4" FLYWOOD FLOOR W/ EPOXY FLOOR PAINT.
 (F10) NEW 3/4" FLYWOOD FLOOR.
 (F11) CLEAR FINISH KD STAIR AND HANDRAIL.
 (F12) PTD FINISH KD STAIR AND HANDRAIL.
 (F13) REPAIR EXIST PLASTER WALL FINISH.
 (F14) WALKABLE ROOF PAVEMENT SYSTEM W/ ADJUSTABLE RISERS.
 (F15) VINYL FLOORING W/ 4" RUBBER BASE.

OPENING SCHEDULE:
 1. VERIFY ALL EXIST OPNS SIZES PRIOR TO ORDERING AND INSTALLATION OF NEW DOORS AND WINDOWS.
 2. ALL WINDOW, DOOR, AND SPLITITE GLAZING TO BE SAFETY GLAZING, GLASS I (TEMPERED).
 3. VERIFY FINAL KEYING SCHEDULE W/ OWNER.
 (1A) NEW 60 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
 (2A) NEW 90 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
 (A) NEW 60 MIN FIRE RESISTANCE RATED ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.
 (B) NEW ALUM GLAD FRENCH DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD.
 (C) REPAIR EXIST KD DOOR AND FRAME AND INSTALL NEW TEMPERED GLAZING.
 (D) NEW KD DOOR AND FRAME W/ PASSAGE LOCK.
 (E) NEW KD DOOR AND FRAME W/ PRIVACY LOCK.
 (F) NEW KD SLIDING DOOR AND FRAME.

OPENING SCHEDULE (CONTINUED):
 (G) NEW KD POCKET DOOR AND FRAME.
 (H) NEW PTD STL 'BLICO' BASEMENT DOOR W/ LOCK.
 (I) NEW NEW TEMPERED GLASS SHOWER DOOR & ENCLOSURE.
 (J) NEW 24"X36" ROOF HATCH.
 (K) NEW NSUL STL DOOR AND FRAME.
 (L) SALVAGED KD DOOR W/ BARN DOOR HARDWARE.
 (M) NEW MTL GATE ENTRANCE LOCKSET, & CLOSER.
 (1AA) NEW ONE HOUR FIRE RESISTANCE RATED ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.
 (AA) REPAIR EXIST KD FIXED WINDOW FRAME AND INSTALL NEW TEMPERED GLAZING.
 (BB) REPAIR EXISTING KD CASEMENT TRANSOM FRAME AND INSTAL NEW TEMPERED GLAZING.
 (CC) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.

OPENING SCHEDULE (CONTINUED):
 (DD) NEW ALUM GLAD KD FIXED WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AB.O.
 (EE) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN NEW FRAMED ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AB.O.
 (FF) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AB.O.
 (GG) NEW 1 1/2" DIA TUBULAR SYLTIHT.
 (HH) NEW INTERIOR SECURITY BARS.

GENERAL NOTES:
 1. VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
 2. ALL DIMENSIONS ARE TO FACE OF WALL UNO. HOLD DIMENSIONS THAT ARE NOT NOTED WITH '1'.
FLOOR PLAN NOTES:
 (S) COMBO SMOKE DETECTOR/CO DETECTOR, HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED TO BA OTHER, MOUNT ON CEILING MIN 4" FROM WALL OR ON WALLS MIN 4" AND MAX 12" FROM CEILING.
 (E) EMERGENCY ESCAPE AND RESCUE OPENING. VERIFY MIN OPNS WIDTH OF 20", MIN OPNS HEIGHT OF 24", MIN OPNS AREA OF 5.7 SF.
 (1) NEW CLOSET ROD AND SHELF.
 (2) NEW 8" HIGH ADJ SHELVING (SEE PLANS FOR DEPTH).
 (3) NEW 36" HIGH BASE @ 30" / 18" HIGH MALL CABINETS W/ COUNTERTOP. SEE DETAIL 10/AB.O.
 (4) NEW 36" HIGH BASE CABINETS W/ CANTILEVERED COUNTERTOP. SEE DETAIL 10/AB.O.
 (5) NEW 34" HIGH VANITY W/ COUNTERTOP.
 (6) NEW WOOD SEAT ON 18" HIGH MALL CABINETS.
 (7) NEW WALL CABINET, MATCH HGT OF KITCHEN CAB.
 (8) REPAIR EXIST KD STAIRS AND GUARDRAIL.
 (9) NEW KD STAIR IN NEW OPENING. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPNS LESS THAN 4".
 (10) NEW PTD STL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPNS LESS THAN 4".
 (11) NEW 3" DIA MTL SPIRAL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 3" HIGH MTL GUARDRAIL W/ INTEGRAL HANDRAIL W/ OPNS LESS THAN 4".
 (12) NEW 3" HIGH MTL (3'-6" HIGH IN COMMERCIAL SPACES) W/ KD CAP.
 (13) NEW 3" HIGH MTL CABLE STYLE MTL GUARDRAIL W/ OPNS LESS THAN 4". HANDS/AGE AND/OR ALANTIS RAIL SPECTRUM SYSTEM W/ WOOD CAP RAIL & MTL POSTS.
 (14) NEW 4" CONC SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
 (15) EXIST SALVAGED KD MANTLE/TRIM.
 (16) NEW RECESSED MEDICINE CABINET & MIRROR.
 (17) NEW MIRROR.
 (18) NEW BLOCKING FOR FUTURE GRAB BARS.
 (19) NEW SHOWER ROD.
 (20) NEW TONEL ROD/RING.
 (21) NEW SURF MTD MAILBOX (CONFIRM # OF BOXES REQD).
 (22) 24"X36" CLG ACCESS HATCH IN DROPPED CLG.
 (23) MIN 2A FIRE EXTINGUISHER, MALL MTD.
 (24) 1 1/2" DIA HANDRAIL @ 36" AFF, MTD TO MALL.
MALL SCHEDULE:
 1. ALL NEW INT WALLS (SHADED) TO BE 2X4 KD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 KD STUDS @ 16" OC. PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
 (A) NEW EXT MALL TO BE PTD FIBER CEMENT BD LAF SIDING 1/2" EXT SHEATHING W/ CONT TAPERED HOUSE WRAP, 2X4 KD STUD CONT @ 12" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER AND 1/2" GYP BD @ INT FACE.
 (B) EXIST BRICK MALL W/ NEW 2X4 KD STUD FURRING W/ FOAM INSUL (R-15 MIN).
 (C) EXIST BRICK MALL W/ NEW 2" INSO-FAST SYSTEM PANELS W/ INTEGRAL FOAM INSULATION (R-8.5 MIN).
 (D) INSTALL ROCK WOOL SOUND BATT/INSULATION IN STUD CAVITY.
FIRE RESISTANCE RATED WALL SCHEDULE:
 1. FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GRADE CONSTRUCTION PRODUCTS FLAMESAFE FB 1400 SEALANT OR EQUAL.
 2. EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AB.O.
ONE-HOUR FIRE RESISTANCE RATED WALL:
 (1A) ONE-HOUR RATING, 8" GLAY BRICK (MIN 5" SOLID GLAY BRICK THICKNESS PER OGC TABLE 120.1(2)).
 (1B) ONE-HOUR RATING, NEW 2X4 KD STUDS @ 16" OC W/ 5/8" TYPE X GYP BD EACH SIDE, GA FILE # NP 3014. SEE DETAIL 2/AB.O.
 (2A) TWO-HOUR RATING, PTD FIBER CEMENT BD LAF SIDING 40F FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT @ 12" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (F BATT), AND (2) 5/8" TYPE X INT FACE, GA FILE # NP 3418. SEE DETAIL 5/AB.O.
 (2B) TWO-HOUR RATING, SALVAGED BRICK CLADDING, AIR SPACE, 40F FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT @ 12" BATT OR FOAM INSUL (R-15 MIN), CONT VAPOR BARRIER (F BATT), AND (2) 5/8" TYPE X INT FACE, GA FILE # NP 3418. SEE DETAIL 5/AB.O.
 (2C) TWO-HOUR RATING, (2) 5/8" TYPE X GYP BD, 2X4 KD STUD, AND (2) 5/8" TYPE X INT FACE, GA FILE # NP 4156. SEE DETAIL 5/AB.O.
 (2D) TWO-HOUR RATING, 8" GLAY BRICK (MIN 4" SOLID GLAY BRICK THICKNESS PER OGC TABLE 120.1(2)).
FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE:
 1. ALL FLOOR CEILING ASSEMBLIES (UNO) TO MAINTAIN ONE-HOUR RATING OF 1" NOM WOOD SUBFLOOR, EXISTING KD JOIST FRAMING, AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # FC 5406. SEE DETAIL 2/AB.O.
 2. 1 1/2" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2030 OR EQUAL. SEE DETAIL 7/5.O.
 3. 1/2" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1054 OR EQUAL. SEE DETAIL 8/AB.O.
 4. FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GRADE CONSTRUCTION PRODUCTS FLAMESAFE FB 1400 SEALANT OR EQUAL.
 5. PROVIDE TENMAT MODEL FF 104-300" 1 HOUR FIRE RESISTANCE RATED DOWN AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.
 (2A) TWO-HOUR FIRE RESISTANCE RATED FLOOR/CLS ASSEMBLY (6 CLG ABOVE), EXTEND TO PROTECT ENTIRE STRUCTURAL MEMBERS AND TERMINATE PER 1/AB.O.
 (2B) TWO-HOUR RATING, (2) 1" NOM KD SUBFLOOR, KD FRAMING, 5/8" TYPE X GYP BD, 7/8" MTL FURRING, AND 5/8" TYPE X GYP, GA FILE # FC 5112. SEE DETAIL 5/AB.O.

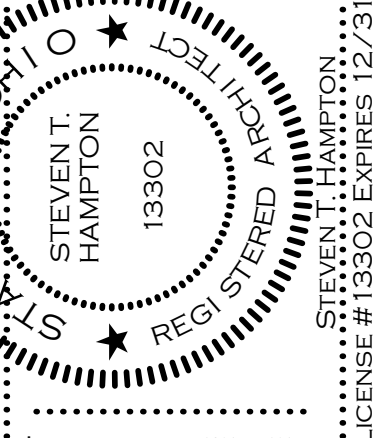


PROJ. NORTH
 1 SECOND FLOOR PLAN
 A2.2 Scale: 3/8" = 1'-0"

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NO.	REVISION	DATE



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 DRAWING TITLE: FLOOR PLANS
 REV. DRAWING NO. 0 A2.2

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ELECTRICAL LIFE SAFETY EQUIPMENT NOTES:

- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS.
- WALL MTD EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD EXT SIGN W/ EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD REMOTE EMERGENCY LIGHT FIXTURE W/ 90 MIN BATTERY BACKUP, MTD @ 9'-0" AFF, TYP.
- WALL MTD FIRE ALARM MANUAL FULL STATION, MTD @ 5'-0" AFF, TYP.
- WALL MTD FIRE ALARM HORN/STROBE UNIT, MTD @ 8'-0" AFF, TYP.
- WALL MTD DUCT SMOKE DETECTOR ALARM.

FINISH NOTES:

- NEW PTD GYP BD CEILING, TYP (SEE FLOOR ASSEMBLY NOTES THIS PAGE).
- PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT WALLS, CEILING AND TRIM, TYP.
- PREP PRIME W/ ONE COAT, AND PAINT W/ TWO COATS ALL INT DOOR AND WINDOW FRAMES, SASHES, AND TRIM, TYP. CAULK EXT JOINTS.
- ALL PAINTS AND SEALERS TO BE LOW VOC.
- ALL BASE TRIM TO BE 1X10 PTD KD BASE W/ TAPERED TOP EDGE AND SHOE MOULD.
- ALL DOOR AND WINDOW TRIM TO BE 1X4 PTD KD AT SIDES AND BILL, AND 3/4X6 PTD KD AT HEADS. HOLD HEAD PROUD 1/2" EA SIDE. ALL WINDOW SILLS TO BE 1X PTD KD AND EXTEND 1/2" PAST TRIM EA SIDE.
- NEW 4" HIGH CERAMIC TILE MAINSLOT W/ DENS-GLAS BACKER BD.
- NEW 9" HIGH CERAMIC TILE TUB SURROUND W/ DENS-GLAS BACKER BD.
- NEW FULL HEIGHT CERAMIC TILE SHOWER WALLS W/ DENS-GLAS BACKER BD FLOORS W/ PAN LINER AND DENS-GLAS BACKER BD. PROVIDE TILED SEAT AS SHOWN.
- NEW CERAMIC TILE FLOOR ON DENS-GLAS BACKER BD. PROVIDE SOLID THRESHOLD @ DOORS. PROVIDE 4" TILE BASE IF NO TILE WALL FIN.
- CONC FLOOR/SIDEWALK, 4" THICK AND SMOOTH FINISH @ INT UNO, 3" THICK AND BROOM FINISH @ EXT. PROVIDE 4" RUBBER BASE @ INT FINISHED SPACES.

FINISH NOTES (CONTINUED):

- (F6) NOT USED
- (F7) REPAIR EXISTING/INSTALL SALVAGED 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
- (F8) NEW 3/4" T&G KD FLOORING, SAND AND FINISH W/ (3) COATS POLY.
- (F10) NEW 3/4" FLYWOOD FLOOR.
- (F11) CLEAR FINISH KD STAIR AND HANDRAIL.
- (F12) PTD FINISH KD STAIR AND HANDRAIL.
- (F13) REPAIR EXIST PLASTER WALL FINISH.
- (F14) WALKABLE ROOF PAVEMENT SYSTEM W/ ADJUSTABLE RISERS.
- (F15) VINYL FLOORING W/ 4" RUBBER BASE.

OPENING SCHEDULE:

- VERIFY ALL EXIST OPNS SIZES PRIOR TO ORDERING AND INSTALLATION OF NEW DOORS AND WINDOWS.
- ALL WINDOW, DOOR, AND SIDELITE GLAZING TO BE SAFETY GLAZING, GLASS I (TEMPERED).
- VERIFY FINAL KEYING SCHEDULE W/ OWNER.

- (1A) NEW 60 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
- (2A) NEW 90 MIN FIRE RESISTANCE RATED PTD STL DOOR AND FRAME W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, THRESHOLD, AND CLOSER.
- (A) NEW GLAD WOOD ENTRANCE DOOR(S) IN REPAIRED EXIST KD FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD, PROVIDE 4" PANEL TRIM ON EA LEAF.
- (B) NEW GLAD WOOD FRENCH DOOR AND FRAME, W/ ENTRANCE LOCK & DEADBOLT, WEATHERSTRIPPING, AND THRESHOLD.
- (C) REPAIR EXIST KD DOOR AND FRAME AND INSTALL NEW TEMPERED GLAZING.
- (D) NEW KD DOOR AND FRAME, W/ PASSAGE LOCK.
- (E) NEW KD DOOR AND FRAME, W/ PRIVACY LOCK.
- (F) NEW KD SLIDING DOOR AND FRAME.

OPENING SCHEDULE (CONTINUED):

- (G) NEW KD POCKET DOOR AND FRAME.
- (H) NEW PTD STL 'BILCO' BASEMENT DOOR W/ LOCK.
- (I) NEW NEW TEMPERED GLASS SHOWER DOOR & ENCLOSURE.
- (J) NEW 24"X36" ROOF HATCH.
- (K) NEW NSUL STL DOOR AND FRAME.
- (L) SALVAGED KD DOOR W/ BARN DOOR HARDWARE.
- (M) NEW MTL GATE ENTRANCE LOCKSET, & CLOSER.
- (1AA) NEW ONE HOUR FIRE RESISTANCE RATED ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AS.O.
- (AA) REPAIR EXIST KD FIXED WINDOW FRAME AND INSTALL NEW TEMPERED GLAZING.
- (BB) REPAIR EXISTING KD CASSETTE TRANSOM FRAME AND INSTAL NEW TEMPERED GLAZING.
- (CC) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'XXX'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AS.O.

OPENING SCHEDULE (CONTINUED):

- (DD) NEW ALUM GLAD KD FIXED WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6A/AS.O.
- (EE) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN NEW FRAMED ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AS.O.
- (FF) NEW ALUM GLAD KD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING, TO BE 'LINCIN'. SEE ELEVATIONS FOR MUTN PATTERN, SEE DETAIL 6B/AS.O.
- (GG) NEW 1" DIA TUBULAR SYLTIANT.
- (HH) NEW INTERIOR SECURITY BARS.

GENERAL NOTES:

- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF WALL UNO. HOLD DIMENSIONS THAT ARE NOT NOTED WITH "1".

FLOOR PLAN NOTES:

- COMBO SMOKE DETECTOR/CO DETECTOR, HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED TO BA OTHER, MOUNT ON CEILING MIN 4" FROM WALL OR ON WALLS MIN 4" AND MAX 12" FROM CEILING.
- EMERGENCY ESCAPE AND RESCUE OPENING. VERIFY MIN OPNS WIDTH OF 20", MIN OPNS HEIGHT OF 24", MIN OPNS AREA OF 5.7 SF.
- NEW CLOSET ROD AND SHELF.
- NEW 8" HIGH ADJ SHELVING (SEE PLANS FOR DEPTH).
- NEW 36" HIGH BASE CABINETS W/ CANTILEVERED COUNTERTOP, SEE DETAIL 10/AS.O.
- NEW 34" HIGH VANITY W/ COUNTERTOP.
- NEW WOOD SEAT ON 18" HIGH WALL CABINETS.
- NEW WALL CABINET, MATCH HGT OF KITCHEN CAB.
- REPAIR EXIST KD STAIRS AND GUARDRAIL.
- NEW KD STAIR IN NEW OPENING. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPNS LESS THAN 4".
- NEW PTD STL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 1 1/2" DIA HANDRAIL @ 36" AFF AND 3'-0" HIGH GUARDRAIL (3'-6" HIGH IN COMMERCIAL SPACES) W/ OPNS LESS THAN 4".
- NEW 3" DIA MTL SPIRAL STAIR. SEE SECTIONS FOR DETAILS. PROVIDE 3" HIGH MTL GUARDRAIL W/ INTEGRAL HANDRAIL W/ OPNS LESS THAN 4".
- NEW 3" HIGH MTL (3'-6" HIGH IN COMMERCIAL SPACES) W/ KD CAP.
- NEW 3" HIGH MTL CABLE STYLE MTL GUARDRAIL W/ OPNS LESS THAN 4". HANDS/KNIFE AND/OR ALANTIS RAIL SPECTRUM SYSTEM W/ WOOD CAP RAIL & MTL POSTS.
- NEW 4" CONC SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
- EXIST SALVAGED KD MANTLE/TRIM.
- NEW RECESSED MEDICINE CABINET & MIRROR.
- NEW MIRROR.
- NEW BLOCKING FOR FUTURE GRAB BARS.
- NEW SHOWER ROD.
- NEW TONEL ROD/RING.
- NEW SURF MTD MAILBOX (CONFIRM # OF BOXES REQD)
- 24"X36" CLG ACCESS HATCH IN DROPPED CLG
- MIN 2A FIRE EXTINGUISHER, WALL MTD.
- 1 1/2" DIA HANDRAIL @ 36" AFF, MTD TO WALL.

MATERIAL SCHEDULE:

- ALL NEW INT WALLS (SHADED) TO BE 2X4 KD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 KD STUDS @ 16" OC. PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
- NEW EXT WALL TO BE PTD FIBER CEMENT BD LAF BIDDING 1/2" EXT SHEATHING W/ CONT TAPERED HOUSING REAR, 2X4 KD STUD CONT 3 1/2" BATT OR FOAM INSUL, INTL (R-15 MIN), CONT VAPOR BARRIER AND 1/2" GYP BD @ INT FACE.
- EXIST BRICK WALL W/ NEW 2X4 KD STUD PURRING W/ FOAM INSUL (R-15 MIN).
- EXIST BRICK WALL W/ NEW 2" INSO-FAST SYSTEM PANELS W/ INTEGRAL FOAM INSULATION (R-8.5 MIN).
- INSTALL ROCK WOOL SOUND BATTS/INSULATION IN STUD CAVITY.

FIRE RESISTANCE RATED WALL SCHEDULE:

- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GRADE CONSTRUCTION PRODUCTS FLAMESAFE FS 1000 SEALANT OR EQUAL.
- EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AS.O.

ONE-HOUR FIRE RESISTANCE RATED WALL

- (1A) ONE-HOUR RATING, 8" CLAY BRICK (MIN 5" SOLID CLAY BRICK THICKNESS PER OGC TABLE 120.1(2)).
- (1B) ONE-HOUR RATING, NEW 2X4 KD STUDS @ 16" OC W/ 3/8" TYPE X GYP BD EACH SIDE, GA FILE # MP 3014. SEE DETAIL 2/AS.O.
- (2A) TWO-HOUR RATING, PTD FIBER CEMENT BD LAF BIDDING 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD CONT 3 1/2" BATT OR FOAM INSUL, INTL (R-15 MIN), CONT VAPOR BARRIER (F BATT) AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # MP 3418. SEE DETAIL 5/AS.O.
- (2B) TWO-HOUR RATING, SALVAGED BRICK CLADDING, AIR SPACE, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD CONT 3 1/2" BATT OR FOAM INSUL, INTL (R-15 MIN), CONT VAPOR BARRIER (F BATT) AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # MP 3418. SEE DETAIL 5/AS.O.
- (2C) TWO-HOUR RATING, (2) 5/8" TYPE X GYP BD, 2X4 KD STUD, AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # MP 4156. SEE DETAIL 6/AS.O.
- (2D) TWO-HOUR RATING, 8" CLAY BRICK (MIN 4" SOLID CLAY BRICK THICKNESS PER OGC TABLE 120.1(2)).

FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE:

- ALL FLOOR CEILING ASSEMBLIES (UNO) TO MAINTAIN ONE-HOUR RATING OF 1" NOM WOOD SUBFLOOR, EXISTING KD JOIST FRAMING AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # FC 5406. SEE DETAIL 2/AS.O.
- 1 1/2" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2030 OR EQUAL. SEE DETAIL 7/5.O.
- 1/2" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1034 OR EQUAL. SEE DETAIL 8/AS.O.
- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GRADE CONSTRUCTION PRODUCTS FLAMESAFE FS 1000 SEALANT OR EQUAL.
- PROVIDE TENANT MODEL FF 104-300" HOUR FIRE RESISTANCE RATED DOWN AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.

TWO-HOUR FIRE RESISTANCE RATED FLOOR/CLS ASSEMBLY (6 CLG ABOVE), EXTEND TO PROTECT ENTIRE STRUCTURAL MEMBERS AND TERMINATE PER 1/AS.O.

- (2A) TWO-HOUR RATING, (2) 1" NOM KD SUBFLOOR, KD FRAMING, 5/8" TYPE X GYP BD, 7/8" MTL PURRING, AND 5/8" TYPE X GYP, GA FILE # FC 5112. SEE DETAIL 5/AS.O.

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 DATE: 12/18/19
 SCALE: AS NOTED
 DRAWING TITLE: FLOOR PLANS

REV: 0
 DRAWING NO: A2.3

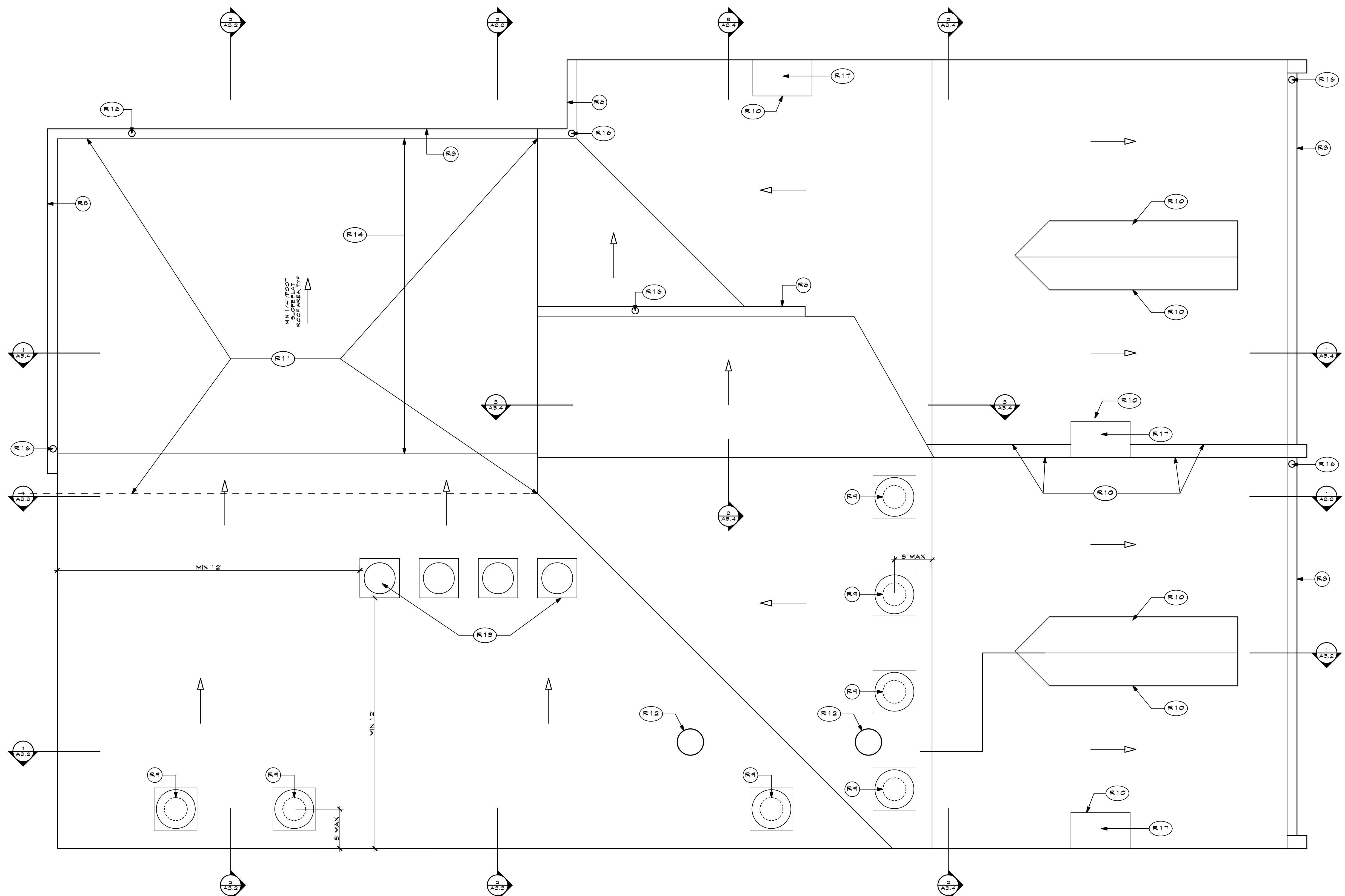
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PROJ NORTH
 1 THIRD FLOOR PLAN
 Scale: 3/8" = 1'-0"

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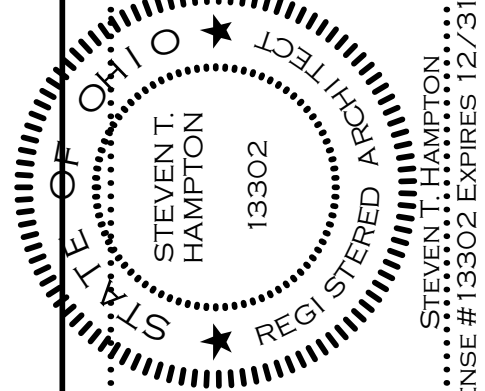
PROJ NORTH
 1 ROOF PLAN
 A2.5 Scale: 3/8" = 1'-0"

- GENERAL ROOF NOTES:**
- R.1. INSTALL ALL ROOFING SYSTEMS TO MANUFACTURER'S SPECS AND ALL SHEET METAL TO SMACNA STANDARDS.
 - R.2. REMOVE ALL EXISTING SHINGLES, FELT PAPER, AND FLASHING WHERE MARKING.
 - R.3. REPAIR OR REPLACE ALL DAMAGED SHEATHING w/ 1/2" SHEATHING. REPLACEMENT SHEATHING TO BE FIRE RETARDANT TREATED w/IN 3' OF PROPERTY LINE.
 - R.4. INSTALL NEW FIBERGLAS ASPHALT SHINGLES OVER 30# FELTS.
 - R.5. PROVIDE NEW 36" ICE AND WATER SHIELD @ ALL VALLEYS, EAVES AND GABLE ENDS.
 - R.6. PROVIDE NEW PREFIN MTL FLASHING @ ALL VALLEYS, EAVES, GABLE ENDS, AND PENETRATIONS.
 - R.7. REPAIR BOX GUTTER FLASHING.
 - R.8. NEW PREFIN ALUM GUTTERS AND ROUND DOWNSPOUT.
 - R.9. MTL ROOF VENT, MIN 1.44 SQ FT FREE VENTILATING AREA.
 - R.10. CUT IN STEP FLASHING/WALL FLASHING @ EXIST WALL/CHIMNEY.
 - R.11. NEW 30 MIL EPDM FULLY ADHERED MEMBRANE ROOFING ON TAPERED POLY ISO BD.
 - R.12. NEW TUBULAR SKYLIGHT. FLASH PER MANUF RECOMMENDATIONS.
 - R.13. NEW HVAC EQUIP. PROVIDE CURB AND FLASH.
 - R.14. NEW WALKABLE ROOF PAVER SYSTEM TO BE "AZEK WALKABLE PAVERS ON ENKA DRAINAGE MAT" OR EQ.
 - R.15. NEW GUARDRAIL AND PRIVACY FENCE SEE SHT A2.4
 - R.16. NEW 4" PREFIN ALUM DOWNSPOUT.
 - R.17. REPAIR EXIST CHIMNEY AND CAP FLUE OPENINGS.
 - R.18. REPAIR EXIST ROOF HATCH.
- **ALTERNATE NEW PREFIN STANDING SEAM METAL ROOFING IN LIEU OF SHINGLE ROOFING.

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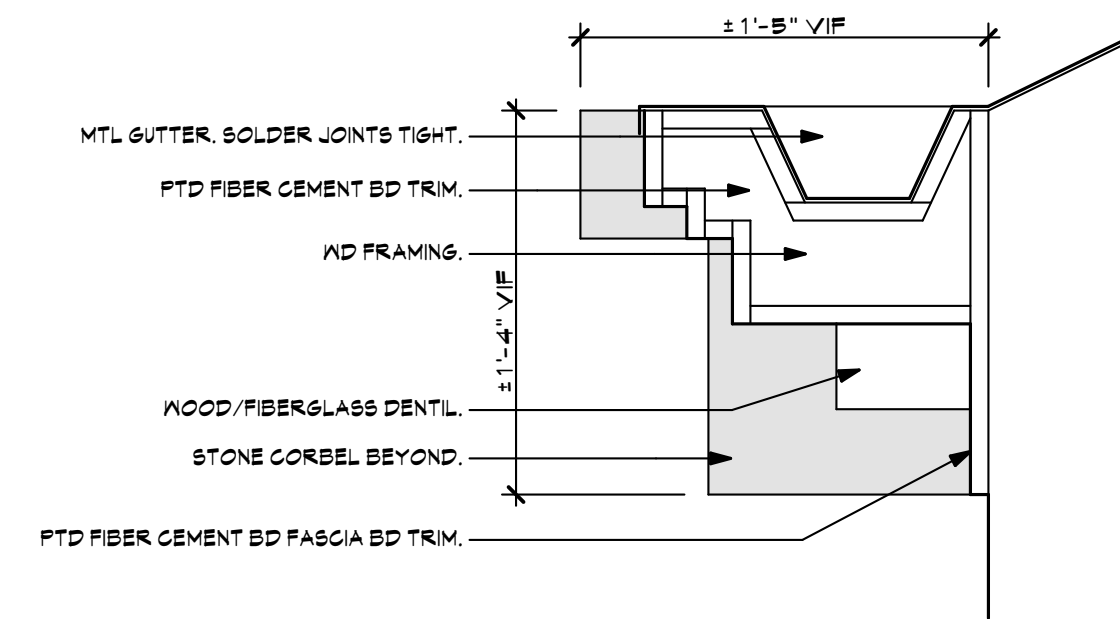
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FLOOR PLANS
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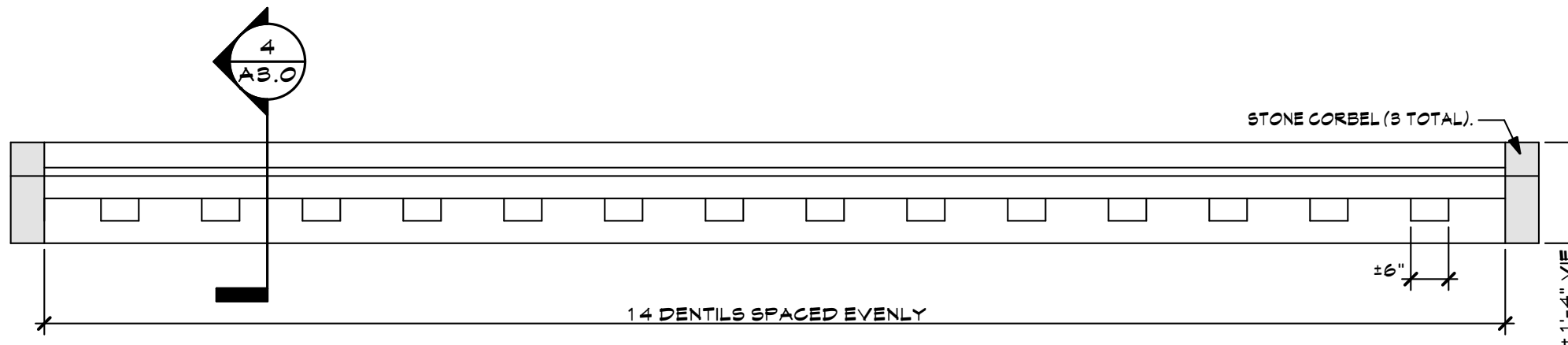
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5 HISTORIC CORNICE PHOTO
A3.0 Scale: NONE

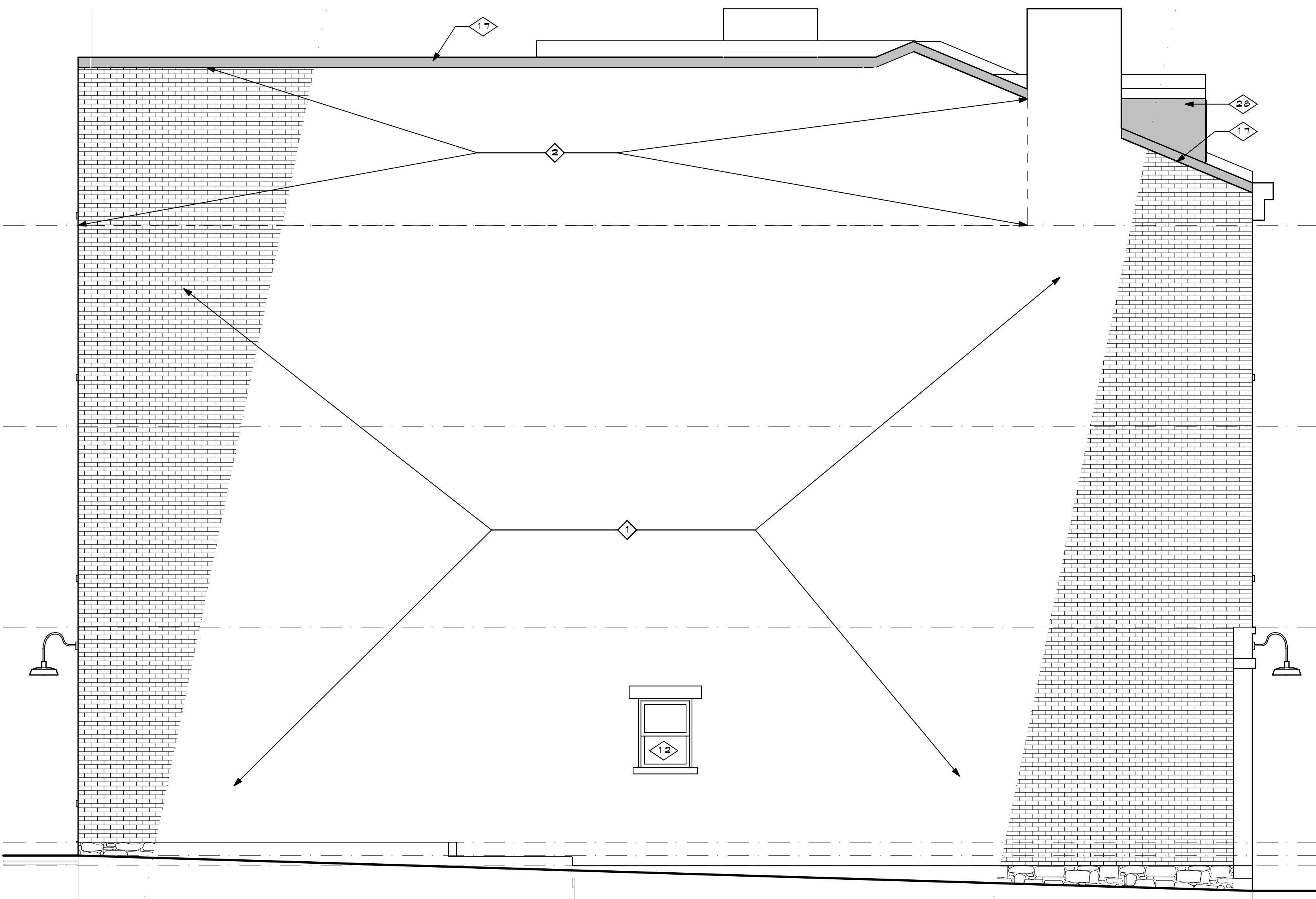


4 ALT CORNICE SECTION
A3.0 Scale: 1 1/2" = 1'-0"

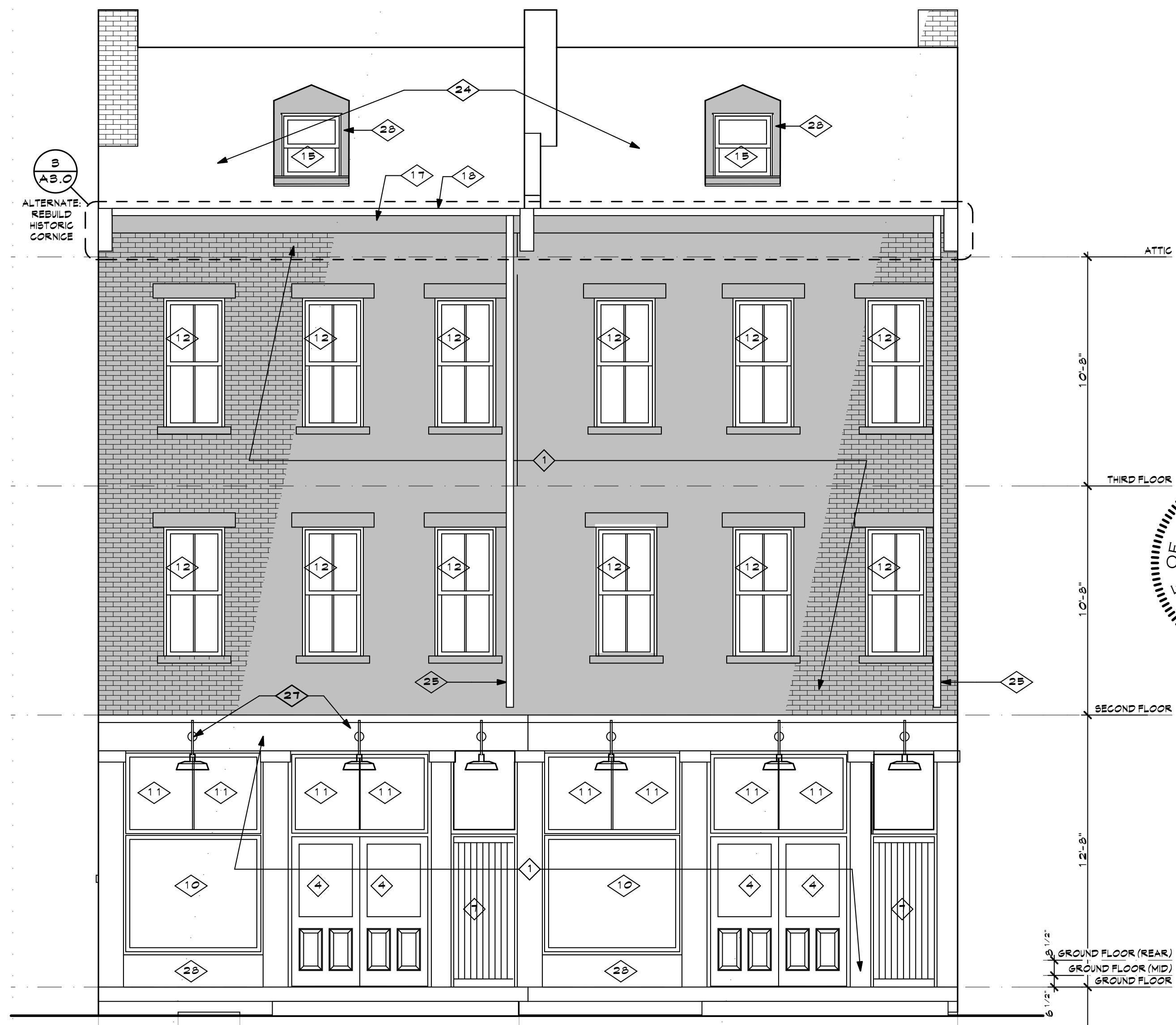


3 ALT CORNICE ELEVATION
A3.0 Scale: 1/2" = 1'-0"

- GENERAL ELEVATION NOTES:**
- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
 - MATCH EXIST DETAILS, TYP. THIS INCLUDES ROOFS, EAVES, TRIM, HEAD, JAMB, AND SILL DETAILS.
- ELEVATION NOTES:**
- 1 REPAIR BRICK/REPOINT AS REQD W/ LIME BASED MORTAR & SALVAGED BRICK. MATCH COLOR OF EXIST MORTAR.
 - 2 REINSTALL SALVAGED BRICK VENEER.
 - 3 REPAIR STONE/REPOINT AS NEEDED W/ LIME BASED MORTAR. MATCH COLOR OF EXIST MORTAR.
 - 4 NEW 4 PANEL GLAD WOOD ENTRANCE DOOR(S) IN REPAIRED EXIST MD FRAME.
 - 5 REPAIR EXIST MD DOOR AND FRAME AND INSTALL NEW TEMPERED GLAZING.
 - 6 NEW INSUL STL DOOR AND FRAME.
 - 7 NEW 6' HIGH MTL GATE AND FENCE.
 - 8 NEW PTD STL "BILCO" BASEMENT DOOR W/ LOCK.
 - 9 NEW ONE HOUR FIRE RESISTANCE RATED ALUM GLAD MD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING. TO BE "LINCOLN".
 - 10 REPAIR EXIST MD FIXED WINDOW FRAME AND INSTALL NEW TEMPERED GLAZING.
 - 11 REPAIR EXISTING MD CASEMENT TRANSOM FRAME AND INSTAL NEW TEMPERED GLAZING.
 - 12 NEW ALUM GLAD MD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING. TO BE "LINCOLN".
 - 13 NEW ALUM GLAD MD FIXED WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN EXISTING MASONRY ROUGH OPENING. TO BE "LINCOLN".
 - 14 NEW ALUM GLAD MD DOUBLE-HUNG WINDOW AND FRAME W/ MATCHING BRICK MOULD INSTALLED IN NEW FRAMED ROUGH OPENING. TO BE "LINCOLN".
 - 15 NEW ALUM GLAD MD DOUBLE-HUNG WINDOW AND FRAME INSTALLED IN EXIST FRAMED ROUGH OPENING. TO BE "LINCOLN".
 - 16 12" DIA TUBULAR SYLSTIGHT
 - 17 REPAIR AND PAINT EXIST MD FASCIA BD. REPLACE W/ FIBER CEMENT BD IF DAMAGED BEYOND REPAIR.
 - 18 NEW PREPR ALUM GUTTER AND DOWNSPOUT.
- ELEVATION PAINT NOTES:**
- 1 NEW PAINT
 - 2 PAINT REMOVAL FROM EXIST MASONRY.
- ELEVATION NOTES (CONTINUED):**
- 19 NEW PTD FIBER CEMENT BD LAP SIDING AND TRIM.
 - 20 REPAIR AND PAINT EXIST EXISTING FIBER CEMENT BD LAP SIDING AND TRIM.
 - 21 NEW 5' HIGH MTL CABLE RAILING SYSTEM.
 - 22 NEW PTD MTL STAIR AND PLATFORM W/ 3'-6" HIGH STL AND FIBER CEMENT BD PANEL GUARDRAIL.
 - 23 EXIST SHINGLE ROOFING. REPAIR AS REQD.
 - 24 NEW SHINGLE ROOFING.
 - 25 REPAIR AND PAINT EXIST MD BOX GUTTER.
 - 26 REPAIR EXIST CEMENT STUCCO CLADDING.
 - 27 NEW EXT LIGHT FIXTURE.
 - 28 REPAIR AND PAINT EXIST MD PANEL & TRIM.
 - 29 PAINT EXIST FIRE ESCAPE.
 - 30 NEW GARAGE DOOR W/ EMBOSSED PANEL.
 - 31 NEW FT MD PRIVACY FENCE.



2 EXTERIOR ELEVATION - WEST
A3.0 Scale: 1/4" = 1'-0"

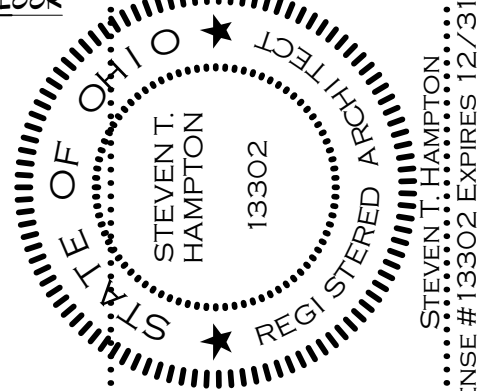


1 EXTERIOR ELEVATION - SOUTH
A3.0 Scale: 1/4" = 1'-0"

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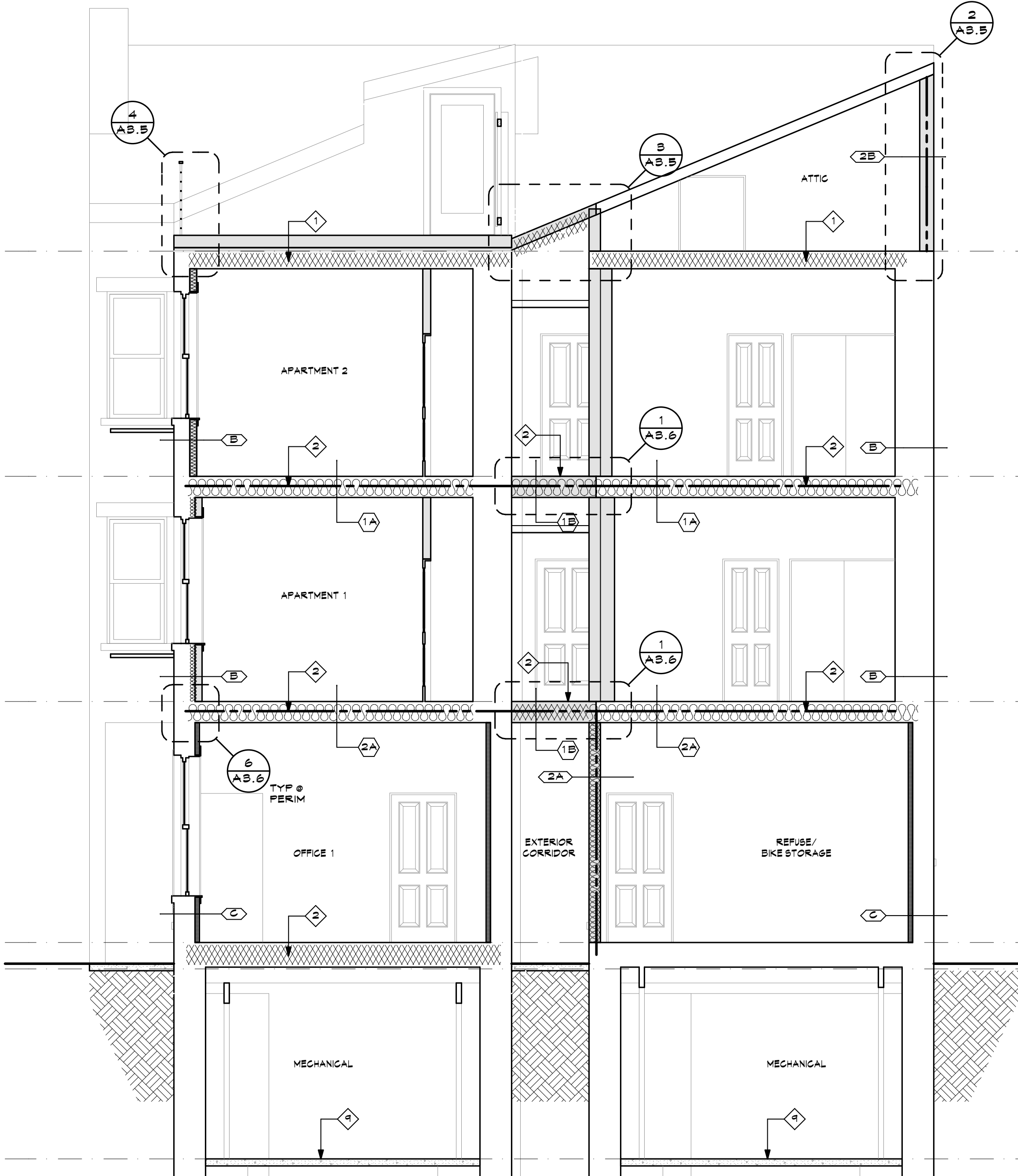
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SCALE: AS NOTED
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EXTERIOR ELEVATIONS

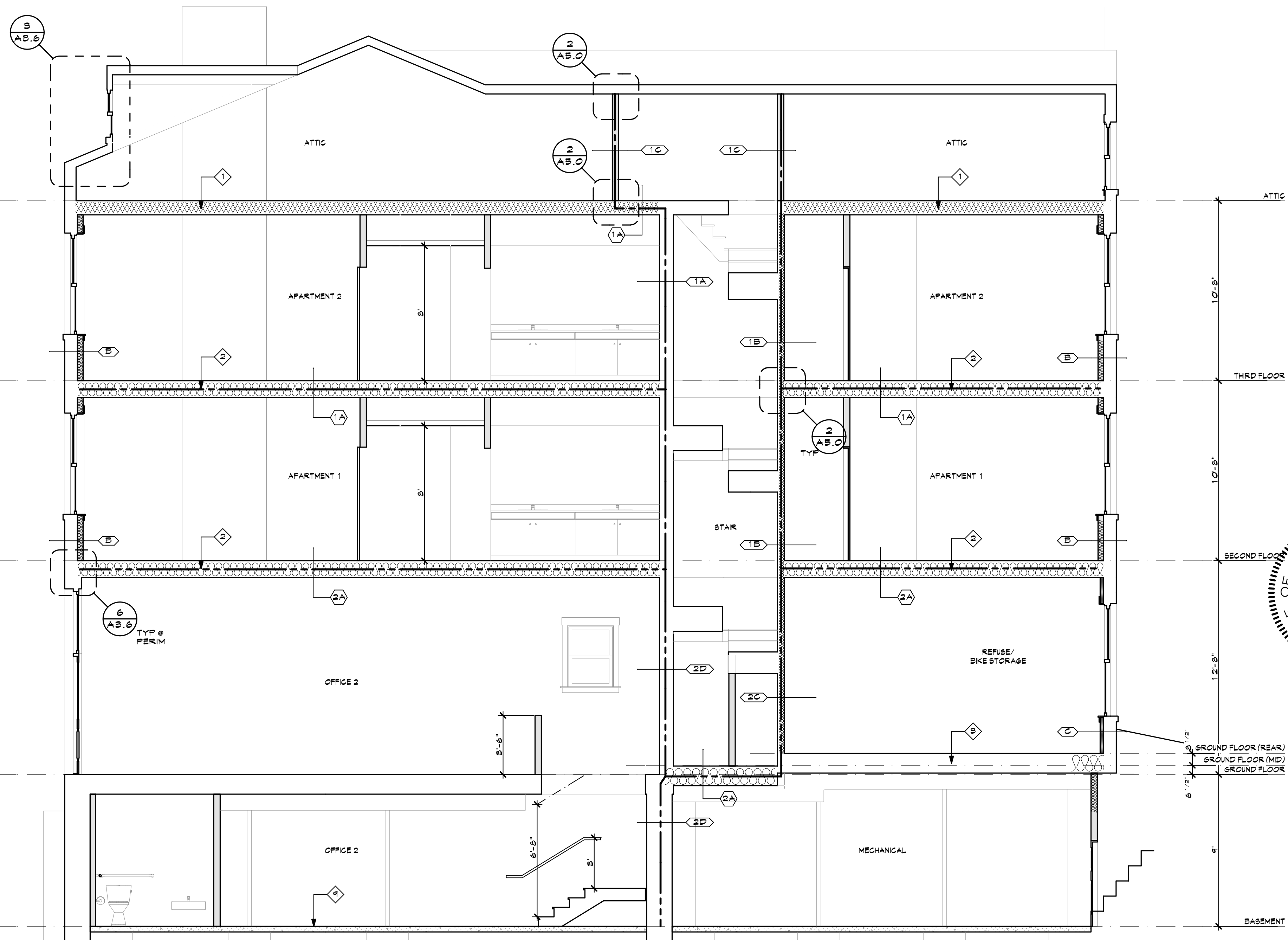
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2
AB.2
BUILDING SECTION - EAST WEST
 Scale: 1/4" = 1'-0"



1
AB.2
BUILDING SECTION - NORTH SOUTH
 Scale: 1/4" = 1'-0"

GENERAL SECTION NOTES:

1. VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
2. MATCH EXIST DETAILS, TYP. THIS INCLUDES ROOFS, EAVES, TRIM, HEAD, JAMB, AND SILL DETAILS.

SECTION NOTES:

1. NEW CLOSED CELL SPRAY FOAM, MIN 1" (R-4S).
2. NEW MINERAL FIBER SOUND BATT, MIN 6".
3. NEW FIBERGLAS BATT INSUL, MIN 12" (R-39).
4. NEW FIBERGLAS BLOWN INSUL, MIN 12" (R-39).
5. NEW 5'-6" HIGH MTL. CABLE STYLE MTL. GUARDRAIL W/ OPENINGS LESS THAN 4".
6. AZEK WALKABLE PAVERS ON ENKA DRAINAGE MAT ON EPDM ROOFING SYSTEM, INSTALL PER MANUF. DETAILS.
7. NEW KD STAIR, 3'-6" HIGH KD GUARDRAIL W/ OPNGS LESS THAN 4" AND CONT KD CAP.
8. NEW PTD MTL STAIR AND PLATFORM W/ 3'-6" HIGH STL AND FIBER CEMENT BD PANEL GUARDRAIL W/ OPENINGS 4".
9. NEW 4" (8" AT GARAGE) CONG SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
10. REPAIR AND PAINT EXIST KD CEILING.

SECTION NOTES (CONTINUED):

--- ONE-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY.

--- TWO-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY.

WALL SCHEDULE:

1. ALL NEW INT WALLS (SHADED) TO BE 2X4 KD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 KD STUDS @ 16" OC, PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
- NEW EXT WALL TO BE PTD FIBER CEMENT BD LAP SIDING, 1/2" EXT SHEATHING W/ CONT TAPE HOUSE WRAP, 2X4 KD STUD CONT 3 1/2" BATT OR FOAM INSUL IN FILL (R-19 MIN) CONT VAPOR BARRIER, AND 1/2" GYP BD @ INT FACE.
- EXIST BRICK WALL W/ NEW 2X4 KD STUD FURRING W/ FOAM INSUL.
- EXIST BRICK WALL W/ NEW "INSO-FAST SYSTEM" PANELS W/ INTEGRAL FOAM INSULATION.
- INSTALL ROCK WOOL SOUND BATT/INSULATION IN STUD CAVITY.

FIRE RESISTANCE RATED WALL SCHEDULE:

1. FRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ G-RACE CONSTRUCTION PRODUCTS FLAMESAFE FS 1400 SEALANT OR EQUAL.
2. EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE/TYP. SEE DETAIL 5/AS.0.
- ONE-HOUR RATING: 8" CLAY BRICK (MIN 8" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).
- ONE-HOUR RATING: NEW 2X4 KD STUDS @ 16" OC W/ 5/8" TYPE X GYP BD EACH SIDE, GA FILE # NF 5614. SEE DETAIL 5/AS.0.

TWO-HOUR RATING: PTD FIBER CEMENT BD LAP SIDING, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT 3 1/2" BATT OR FOAM INSUL IN FILL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND (2) 5/8" TYPE X @ INT FACE, GA FILE # NF 5418. SEE DETAIL 5/AS.0.

TWO-HOUR RATING: SALVAGED BRICK CLADDING, AIR SPACE, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRT KD STUD, CONT 3 1/2" BATT OR FOAM INSUL IN FILL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND (2) 5/8" TYPE X @ INT FACE, GA FILE # NF 5418. SEE DETAIL 5/AS.0.

TWO-HOUR RATING: (2) 5/8" TYPE X GYP BD, 2X4 KD STUD AND (2) 5/8" TYPE X @ INT FACE, GA FILE # NF 4136. SEE DETAIL 6/AS.0.

TWO-HOUR RATING: 8" CLAY BRICK (MIN 4" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).

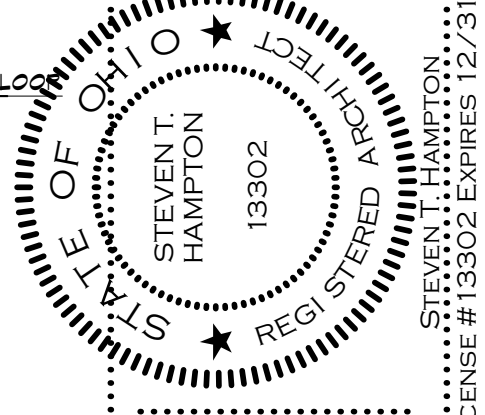
FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE:

1. 1 1/2" - 4" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2030 OR EQUAL. SEE DETAIL 7/5.0.
2. 1 1/2" - 4" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1059 OR EQUAL. SEE DETAIL 8/AS.0.
3. FRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ G-RACE CONSTRUCTION PRODUCTS FLAMESAFE FS 1400 SEALANT OR EQUAL.
4. PROVIDE "TENMAT MODEL FF 104-300" 1 HOUR FIRE RESISTANCE RATED DOMES AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.
- ONE-HOUR RATING OF 1" NOM KD SUBFLOOR, EXISTING KD JOIST FRAMING, AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # FC 9406. SEE DETAIL 2/AS.0.
- TWO-HOUR RATING: (2) 1" NOM KD SUBFLOOR, KD FRAMING 5/8" TYPE X GYP BD, 7/8" MTL FURRING AND 5/8" TYPE X GYP BD, W/ PLASTER FINISH, GA FILE # FC 9124. SEE DETAIL 3/AS.0.

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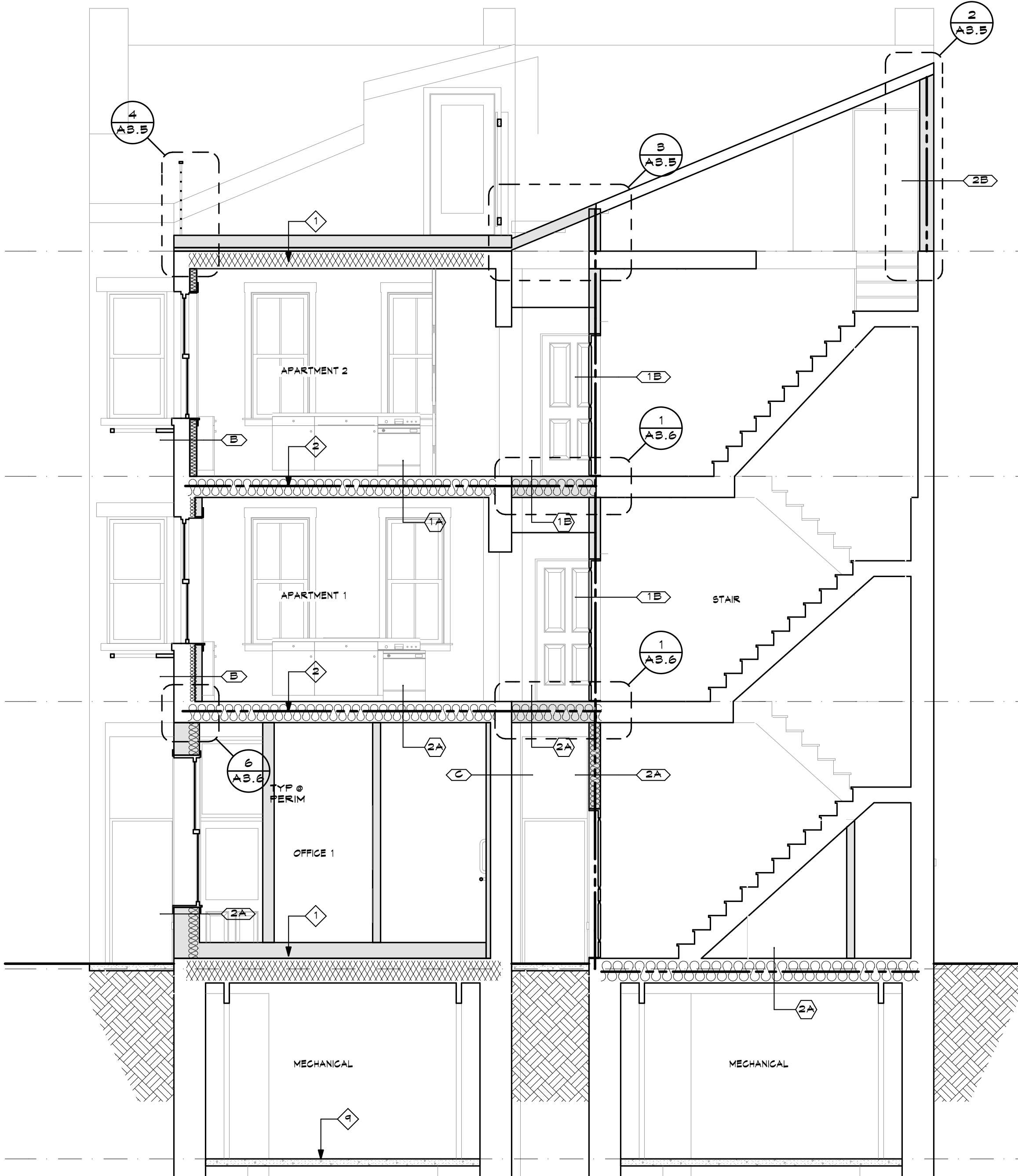
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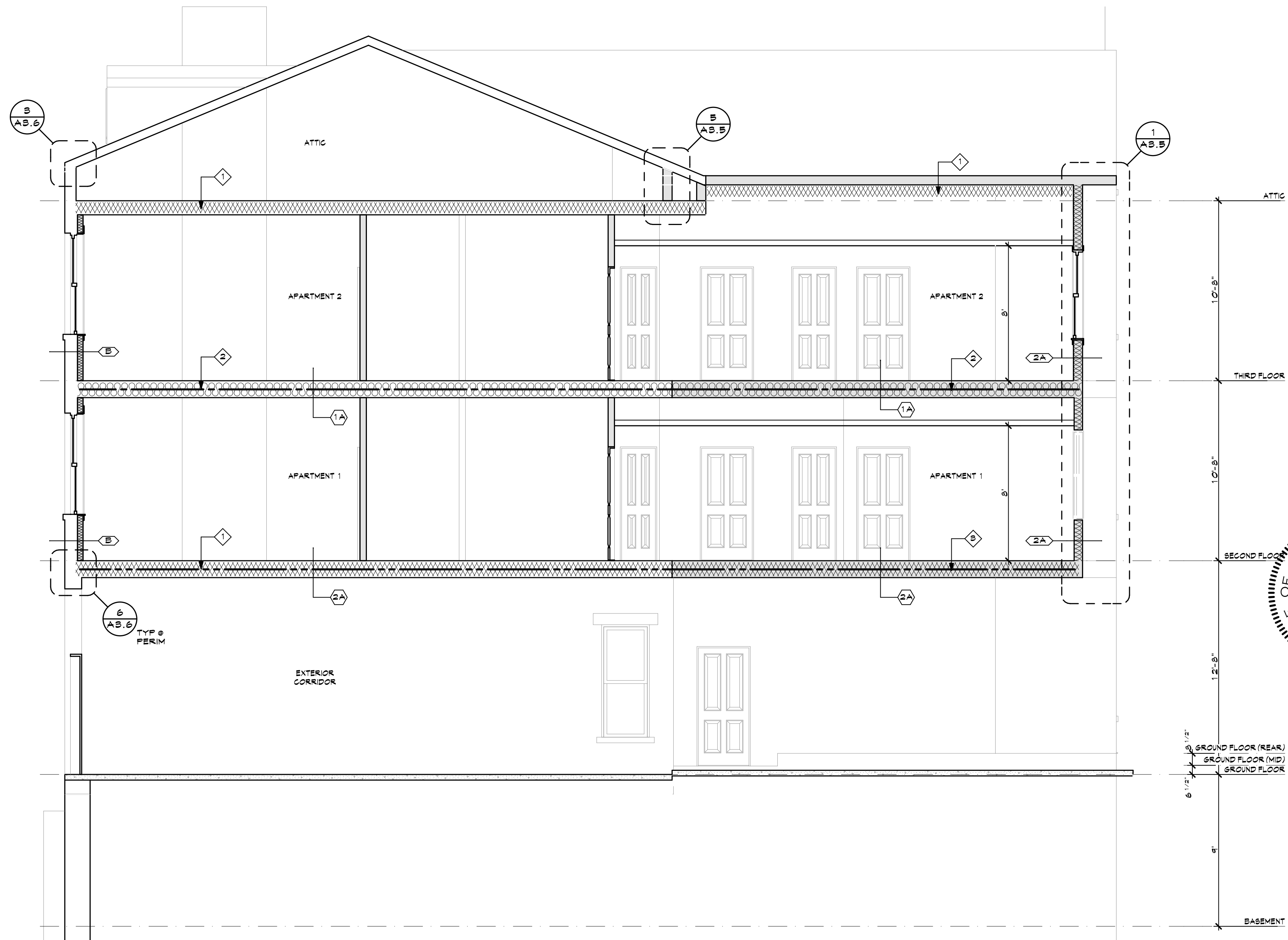
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2
AB,6
BUILDING SECTION - EAST WEST
 Scale: 1/4" = 1'-0"



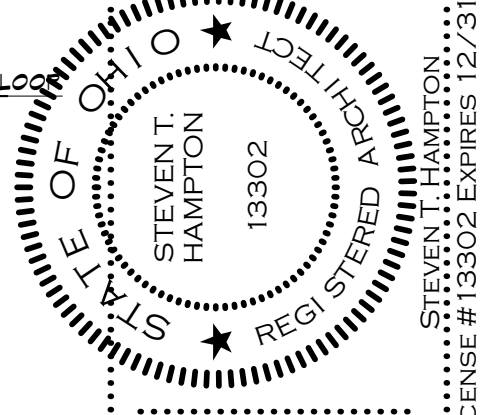
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AB,6
BUILDING SECTION - NORTH SOUTH
 Scale: 1/4" = 1'-0"

GENERAL SECTION NOTES:		SECTION NOTES (CONTINUED):	
1. VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS. 2. MATCH EXIST DETAILS, TYP. THIS INCLUDES ROOFS, EAVES, TRIM, HEAD, JAMB, AND SILL DETAILS.		ONE-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY. TWO-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY.	
SECTION NOTES: 1. NEW CLOSED CELL SPRAY FOAM, MIN 1" (R-45). 2. NEW MINERAL FIBER SOUND BATT, MIN 6". 3. NEW FIBERGLAS BATT INSUL, MIN 12" (R-39). 4. NEW FIBERGLAS BLOWN IN INSUL, MIN 12" (R-39). 5. NEW 5'-6" HIGH MTL. CABLE STYLE MTL. GUARDRAIL W/ OPENINGS LESS THAN 4". 6. AZEK WALKABLE PAVERS ON ENKA DRAINAGE MAT ON EPDM ROOFING SYSTEM, INSTALL PER MANUF. DETAILS. 7. NEW MD STAIR, 3'-6" HIGH MD GUARDRAIL W/ OPENINGS LESS THAN 4" AND CONT MD CAP. 8. NEW PTD MTL STAIR AND PLATFORM W/ 3'-6" HIGH STL AND FIBER CEMENT BD PANEL GUARDRAIL W/ OPENINGS 4". 9. NEW 4" (8" AT GARAGE) CONG SLAB ON CONT VAPOR RETARDER, TAPE JOINTS. 10. REPAIR AND PAINT EXIST MD CEILING.		WALL SCHEDULE: 1. ALL NEW INT WALLS (SHADED) TO BE 2X4 MD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 MD STUDS @ 16" OC, PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP. NEW EXT WALL TO BE PTD FIBER CEMENT BD LAP SIDING, 1/2" EXT SHEATHING W/ CONT TAPE HOUSE WRAP, 2X4 MD STUD CONT 3/8" BATT OR FOAM INSUL IN FILL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND 1/2" GYP BD @ INT FACE. EXIST BRICK WALL W/ NEW 2X4 MD STUD FURRING W/ FOAM INSUL. EXIST BRICK WALL W/ NEW "INSO-FAST SYSTEM" PANELS W/ INTEGRAL FOAM INSULATION. INSTALL ROCK WOOL SOUND BATT/INSULATION IN STUD CAVITY.	
		FIRE RESISTANCE RATED WALL SCHEDULE: 1. FRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS' FLAMESAFE FS 1400 SEALANT OR EQUAL. 2. EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AS,0.	
		FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE: 1. 1/2"-4" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2050 OR EQUAL. SEE DETAIL 7/5,0. 2. 1/2"-4" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1054 OR EQUAL. SEE DETAIL 8/AS,0. 3. FRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS' FLAMESAFE FS 1400 SEALANT OR EQUAL. 4. PROVIDE TENMAT MODEL FF 104-300" 1 HOUR FIRE RESISTANCE RATED DOMES AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.	
		ONE-HOUR RATING OF 1" NOM MD SUBFLOOR, EXISTING MD JOIST FRAMING, AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # PF 9406. SEE DETAIL 2/AS,0. TWO-HOUR RATING: (2) 1" NOM MD SUBFLOOR, MD FRAMING 5/8" TYPE X GYP BD, 7/8" MTL FURRING AND 5/8" TYPE X GYP BD, W/ PLASTER FINISH. GA FILE # FC 9124. SEE DETAIL 3/AS,0.	

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NO.	REVISION	DATE

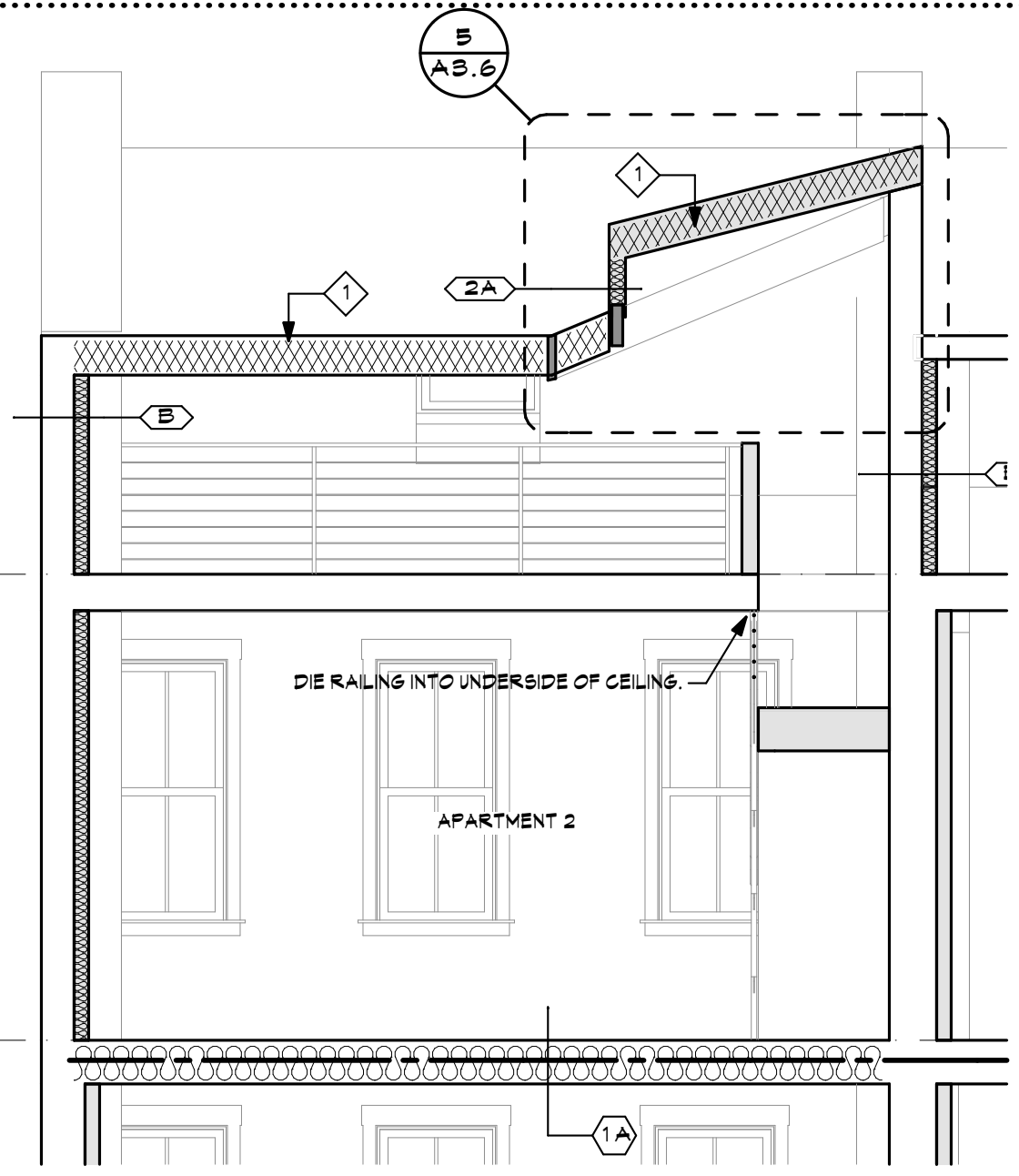


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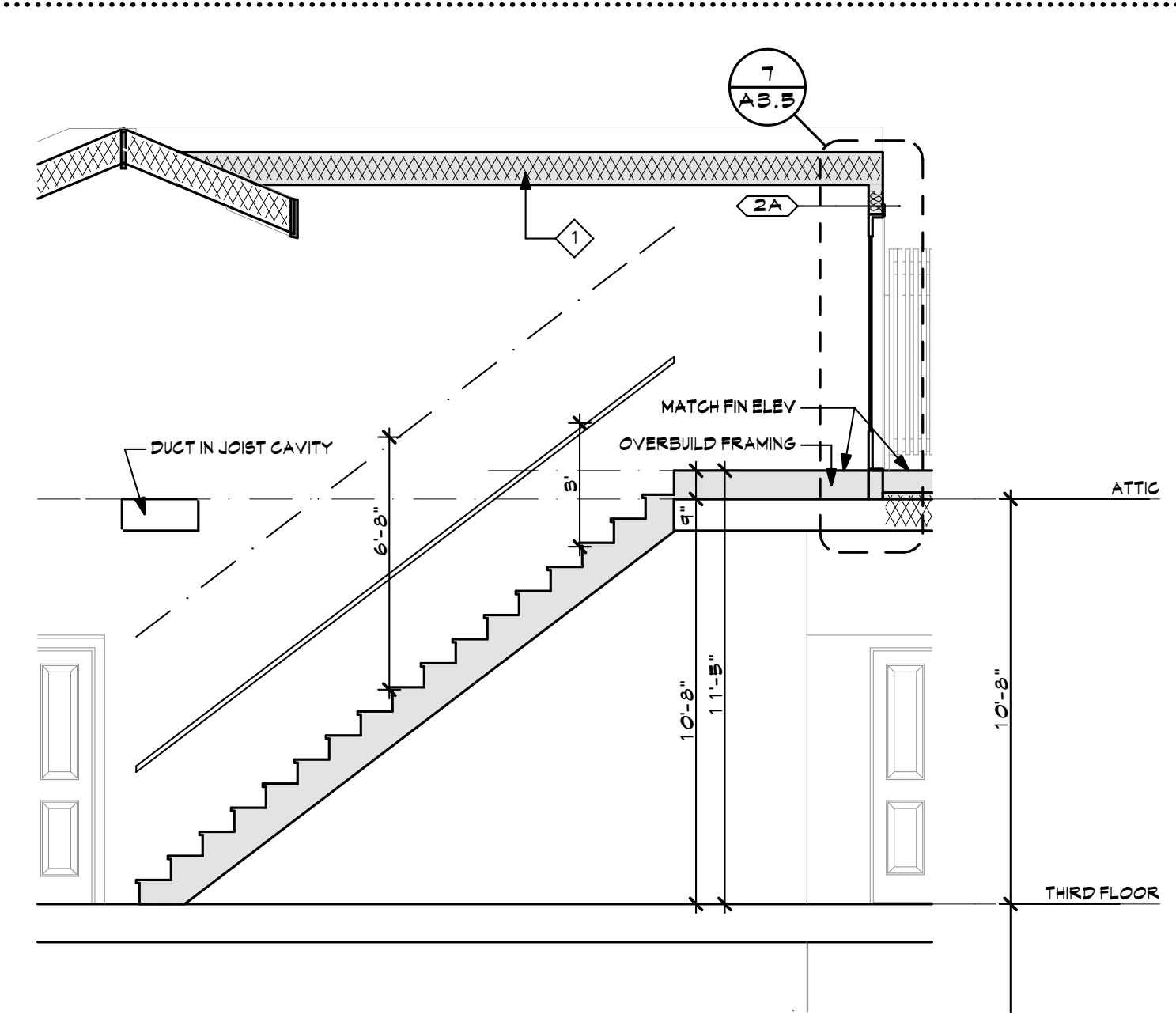
PROJECT NO. **06027**
 DRAWN BY **STH**
 CHECKED BY **STH**
 DATE **12/18/19**
 SCALE **AS NOTED**
 DRAWING TITLE

BUILDING SECTIONS
 REV. DRAWING NO.
0 AB,6

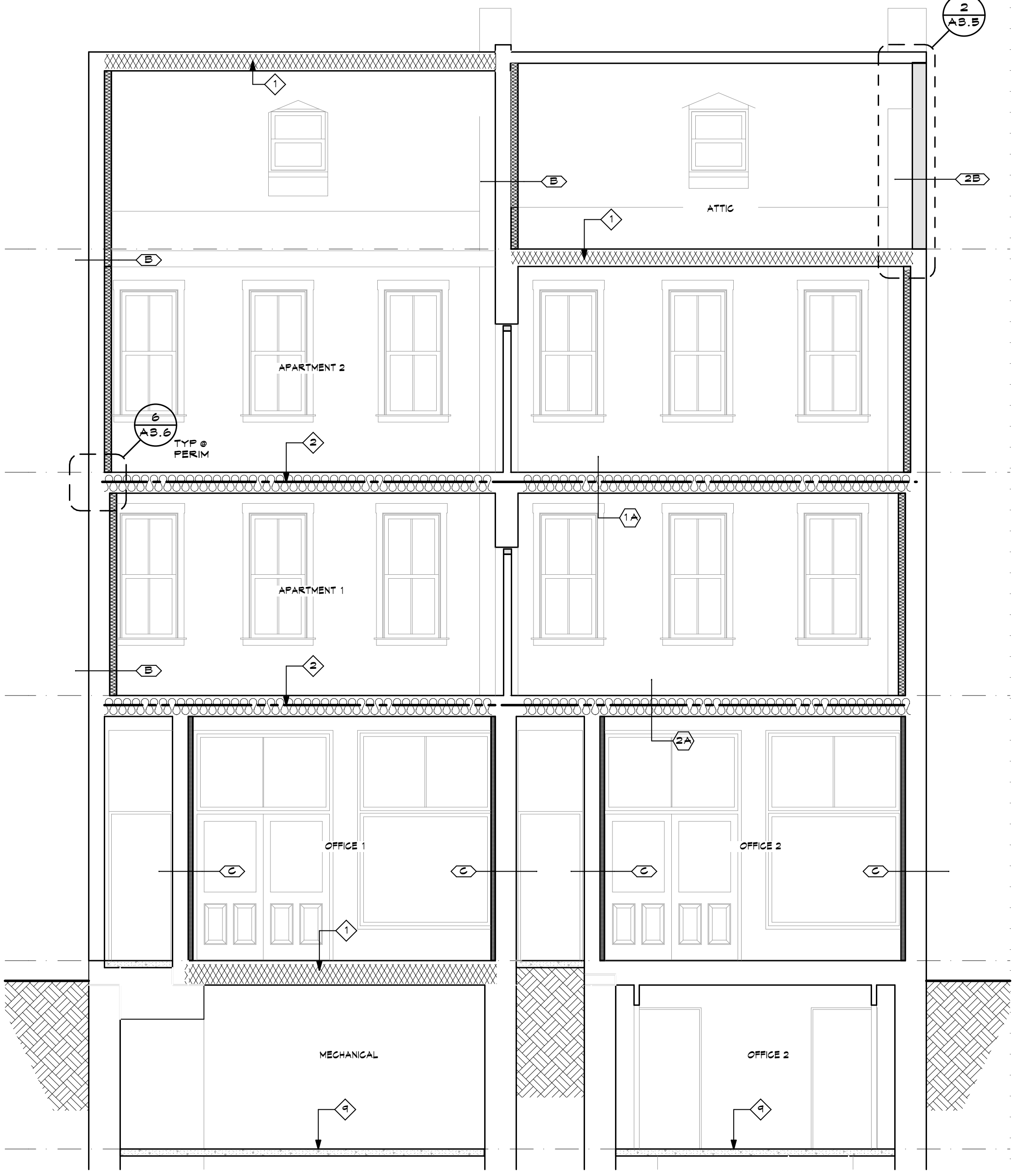
STEVEN T. HAMPTON
 LICENSE # 13902 EXPIRES 12/31/19



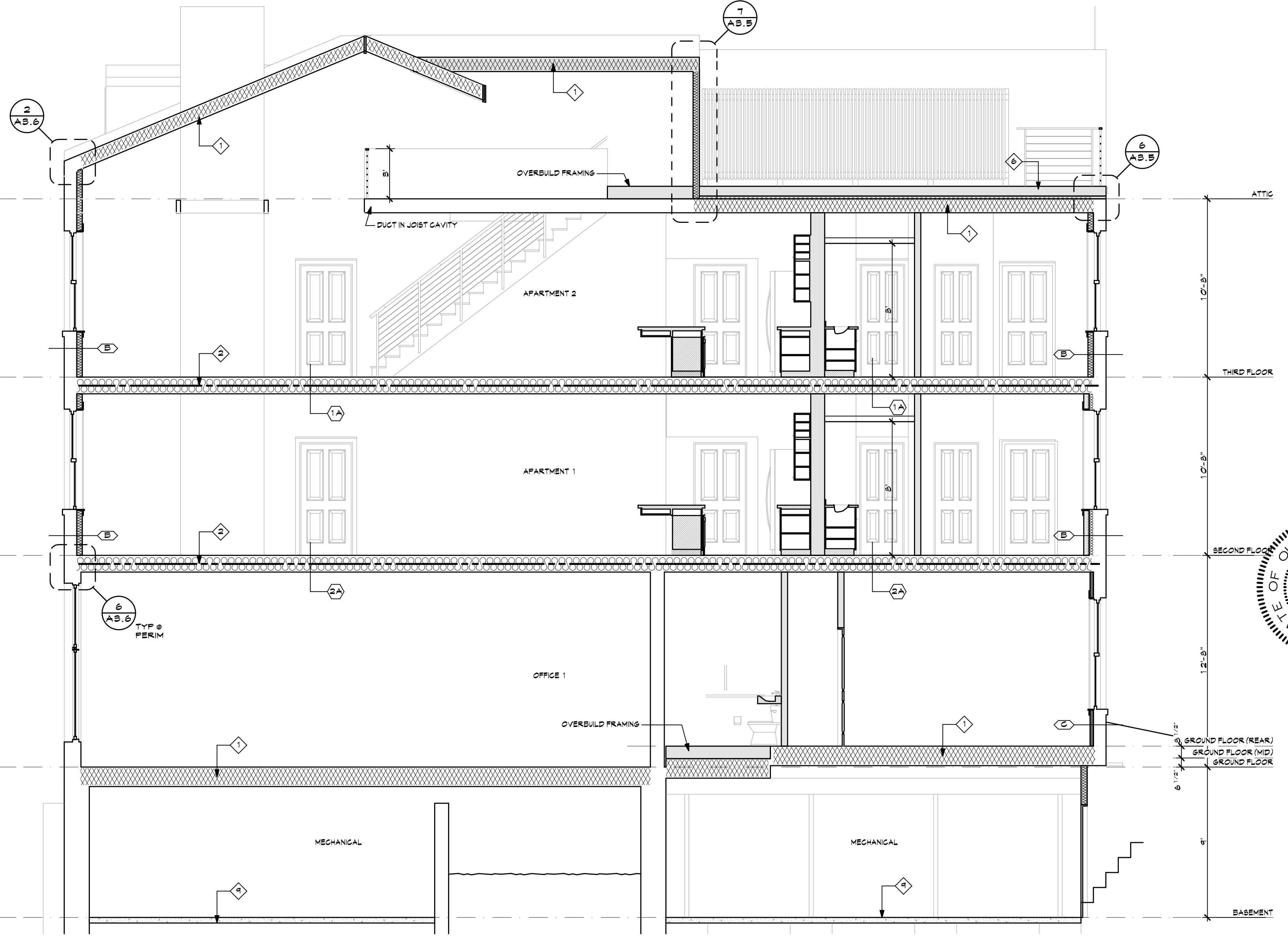
4 BUILDING SECTION - EAST WEST
 AB.4 Scale: 1/4" = 1'-0"



3 BUILDING SECTION - EAST WEST
 AB.4 Scale: 1/4" = 1'-0"



2 BUILDING SECTION - EAST WEST
 AB.4 Scale: 1/4" = 1'-0"



1 BUILDING SECTION - NORTH SOUTH
 AB.4 Scale: 1/4" = 1'-0"

GENERAL SECTION NOTES:

- VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON DRAWINGS.
- MATCH EXIST DETAILS, TYP. THIS INCLUDES ROOFS, EAVES, TRIM, HEAD, JAMB, AND SILL DETAILS.

SECTION NOTES:

- NEW CLOSED CELL SPRAY FOAM, MIN 1" (R-4S).
- NEW MINERAL FIBER SOUND BATT, MIN 6".
- NEW FIBERGLAS BATT INSUL, MIN 12" (R-39).
- NEW FIBERGLAS BLOWN IN INSUL, MIN 12" (R-39).
- NEW 5'-6" HIGH MTL. CABLE STYLE MTL GUARDRAIL W/ OPENINGS LESS THAN 4".
- AZEK WALKABLE PAVERS ON ENKA DRAINAGE MAT ON EPDM ROOFING SYSTEM, INSTALL PER MANUF DETAILS.
- NEW MD STAIR, 3'-6" HIGH MD GUARDRAIL W/ OPNGS LESS THAN 4" AND CONT MD CAP.
- NEW PTD MTL STAIR AND PLATFORM W/ 3'-6" HIGH STL AND FIBER CEMENT BD PANEL GUARDRAIL W/ OPENINGS 4".
- NEW 4" (8" AT GARAGE) CONC SLAB ON CONT VAPOR RETARDER, TAPE JOINTS.
- REPAIR AND PAINT EXIST MD CEILING.

SECTION NOTES (CONTINUED):

ONE-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY.

TWO-HOUR FIRE RESISTANCE RATED WALL OR FLOOR/CEILING ASSEMBLY.

WALL SCHEDULE:

- ALL NEW INT WALLS (SHADED) TO BE 2X4 MD STUDS @ 16" OC W/ 1/2" GYP BD EA SIDE, TYP. WHERE NOTED PROVIDE 2X6 MD STUDS @ 16" OC, PROVIDE DENS-GLAS BOARD @ ALL BATHROOMS & TILE LOCATIONS, TYP.
- NEW EXT WALL TO BE PTD FIBER CEMENT BD LAP SIDING, 1/2" EXT SHEATHING W/ CONT TAPE HOUSE WRAP, 2X4 MD STUD CONT 3 1/2" BATT OR FOAM INSUL INFL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND 1/2" GYP BD @ INT FACE.
- EXIST BRICK WALL W/ NEW 2X4 MD STUD FURRING W/ FOAM INSUL.
- EXIST BRICK WALL W/ NEW "INCO-FAST SYSTEM" PANELS W/ INTEGRAL FOAM INSULATION.
- INSTALL ROCK WOOL SOUND BATT/INSULATION IN STUD CAVITY.

FIRE RESISTANCE RATED WALL SCHEDULE:

- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS' FLAMESAFE FS 1400 SEALANT OR EQUAL.
- EXTEND ALL RATED WALLS TO UNDERSIDE OF FLOOR/ROOF SHEATHING ABOVE, TYP. SEE DETAIL 5/AS.0.

FIRE RESISTANCE RATED FLOOR-CEILING SCHEDULE:

- 1 1/2"-4" DIA PLASTIC PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 2050 OR EQUAL. SEE DETAIL 7/5.0.
- 1/2"-4" DIA METAL PIPE PENETRATIONS TO HAVE THROUGH PENETRATION FIRESTOP SYSTEM, UL FPC 1054 OR EQUAL. SEE DETAIL 5/AS.0.
- FIRESAFE ALL JOINTS IN FIRE RESISTANCE RATED WALL AND FLOOR ASSEMBLIES W/ GRACE CONSTRUCTION PRODUCTS' FLAMESAFE FS 1400 SEALANT OR EQUAL.
- PROVIDE "TENMAT MODEL FF 104-800" 1 HOUR FIRE RESISTANCE RATED DOMES AT ALL RECESSED LIGHT FIXTURES IN ONE-HOUR FIRE RESISTANCE RATED ASSEMBLIES.

ONE-HOUR RATING OF 1" NOM WOOD SUBFLOOR, EXISTING MD JOIST FRAMING, AND (2) 5/8" TYPE X GYP BD AT BOTTOM, GA FILE # FC 9406. SEE DETAIL 2/AS.0.

TWO-HOUR RATING: (2) 1" NOM MD SUBFLOOR, MD FRAMING 5/8" TYPE X GYP BD, 7/8" MTL FURRING AND 5/8" TYPE X GYP BD EACH SIDE, GA FILE # NP 5614. SEE DETAIL 3/AS.0.

TWO-HOUR RATING: PTD FIBER CEMENT BD LAP SIDING, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRM MD STUD, CONT 3 1/2" BATT OR FOAM INSUL INFL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # NP 5418. SEE DETAIL 5/AS.0.

TWO-HOUR RATING: SALVAGED BRICK CLADDING, AIR SPACE, 40# FELT, (2) 5/8" TYPE X GYP BD, 2X4 FRM MD STUD, CONT 3 1/2" BATT OR FOAM INSUL INFL (R-19 MIN), CONT VAPOR BARRIER (IF BATT), AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # NP 5418. SEE DETAIL 5/AS.0.

TWO-HOUR RATING: (2) 5/8" TYPE X GYP BD, 2X4 MD STUD AND (2) 5/8" TYPE X GYP BD @ INT FACE, GA FILE # NP 4136. SEE DETAIL 6/AS.0.

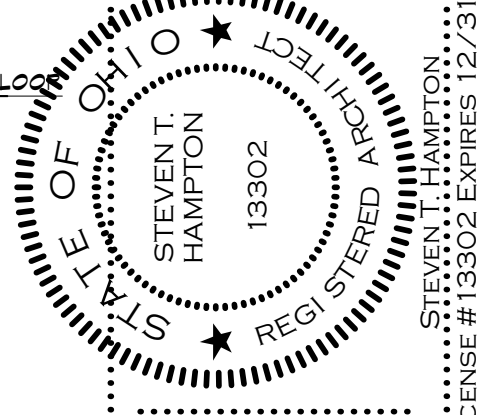
TWO-HOUR RATING: 3" CLAY BRICK (MIN 4" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).

ONE-HOUR RATING: 3" CLAY BRICK (MIN 3" SOLID CLAY BRICK THICKNESS PER OBC TABLE 120.1(2)).

110 EAST MCKICKEN AVENUE
 CINCINNATI, OHIO 45202
 (513) 784-0352
 STEVE@HAMPTONARCHITECTS.COM
HAMPTON ARCHITECTS, LLC

RENOVATION
 108-110 EAST MCKICKEN AVENUE
 CINCINNATI, OHIO 45202

NO.	REVISION	DATE



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PROJECT NO. **06027**
 DRAWN BY **STH**
 CHECKED BY **STH**
 DATE **12/18/19**
 SCALE **AS NOTED**
 DRAWING TITLE

BUILDING SECTIONS

REV. **0** DRAWING NO. **AB.4**

A:\users\sthampton\1\Dropbox (Personal)\Steve\Hampton Architects\Projects - Current\06027_108-110 East McKicken Avenue - The Hampton Building Co., LLC\documents\06027_108-110 East McKicken.dgn
 Printed at 12:32 AM on 12/23/19

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

APPLICATION #: COA20200006/ZH2020003
APPLICANT: Steve Hampton
OWNER: Steve Hampton
ADDRESS: **112 E McMicken Ave**
PARCELS: 094-0007-0247
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: February 3, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Zoning Relief Required

1. **1409-07. Land Use Regulations.** Parking Facilities are Conditional Uses within CC-P.
2. **1423-13. Buffer Yards.** A buffer yard of 10 feet with a 6 foot fence is required between CC-P and RM districts. A variance of 10 feet and no fence is required.
3. **1425-29 (a) Perimeter Landscaping.** 3 foot buffer is required for the north, south, west and east boundaries

Existing Conditions:

112 E McMicken is a vacant unimproved lot.

Proposed Conditions:

The proposal is to turn the vacant lot into a small parking lot at both the front and rear with 2 spots at the front entered from McMicken and then 2 angled spots on the rear entered from Hurst Alley.

- Curb cuts are proposed for both McMicken Ave and Hust Alley.
- Landscaping is proposed between the front and rear parking lots.
- This lot is part of the rehabilitation efforts of the properties 108-114 E McMicken Ave. The buildings on the adjacent lots of 108, 110, and 114 E McMicken Ave are being rehabilitated into mixed use buildings. The parking lot at the rear connects to a parking lot on 108 and 110 E McMicken and the spots at this rear lot and the 2 spaces off of McMicken Ave will be used for the residents and commercial spaces.

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial Community – Pedestrian
Variance Authority: [Section 1445-07](#)
HCB authority: [Section 1435-05-4](#)
Variance Standard: [Section 1445-13](#) General Standards: Public Interest
[Section 1445-15](#) Standards for Variances

Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



Figure 1: Image of 112 E McMicken. Image from Google.



Figure 2: Location of 112 E McMicken Street. Image from CAGIS.

Previous Review: NA

Zoning Analysis:

The applicant is requesting to build a parking lot which requires a Conditional Use permit in the CC-P zoning district. The applicant is providing landscaping within the lot, but no perimeter landscaping is provided due to curb cuts on both the street side and alley side of the property. No perimeter landscaping is provided along the side lot lines in order to maximize space and allow for 2 spaces.

While a small lot, the use of this as a parking lot will help to provide parking for both residents in the apartments under development in the neighboring properties and for the commercial spaces fronting the street. The property is already a vacant lot and allowing just a few spots at the front and spots at the back would not prevent an infill building from being proposed in the future.

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. A parking lot needs a conditional use in the CC-P zone. Conditional uses require a public review to ensure that the design is appropriate, contextual to adjacent uses, and doesn't create nuisance or harm to abutting properties.

- 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 does meet the Over-the-Rhine Historic District Guidelines. (See COA section for discussion)

- 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 Plan Cincinnati in providing parking at the perimeter of a commercial district and while this is in the middle of a block it is not removing a historic building from the street.

The OTR Community Plan states

- *“Providing parking throughout OTR is critical to the vitality of all neighborhood business enterprises”*

- 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 be insignificantly impacted, and one on-street parking space potentially eliminated, but the net result is there will be additional onsite parking and an improved lot. The lot will be able to provide additional parking to relieve on-street parking demand for the residents

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

Due to the small size of the lot and curb cuts, there is no buffering provided on the perimeter but there is a large landscaped area in the center of the lot.

As the parking is at the rear and off of the alley and this is a dense urban area, providing parking at the rear off of an alley is encouraged. There is currently no 10 foot buffer between the RM and CC-P zoning and this would not be changing the condition. The rest of the properties along this section do not provide a 10 foot buffer and this would cause no parking to be provided as existing conditions would prevent parking from being further up on the lot due to the existing building. While parking is not required per the Urban Parking Overlay Zone, providing parking for the residential uses provides a marketability for the units.

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

Due to the small size of the lot and curb cuts, there is no buffering provided on the perimeter but there is a large landscaped area in the center of the lot

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.

While parking lots are not a highly desirable visual use in urban neighborhoods, they are a necessity to be able to provide the parking for uses and residences. With an increase in residential units on the block, a desire to provide parking for these units has been expressed by the tenants.

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 effects anticipated.

k. Blight. The elimination or avoidance of blight.

Not applicable

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

The proposed parking lot will remove a vacant unimproved lot.

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

The proposed project will create temporary jobs during construction.

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

Property taxes will increase from the improvements on the lot.

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

The owner has an economic benefit as the proposed parking will benefit their developments and marketability on neighboring lots.

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, Special Exceptions & Conditional Uses per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The lot is currently vacant and a historic building will not be adversely affected by the creation of a lot.

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

The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for parking lots.

SITE IMPROVEMENTS

B. Specific Guidelines

1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

The small parking area will not have a fence or landscaping at the front lot line due to the need for a curb cut for the cars. But due to the narrow lot and the adjacent buildings located at the lot line, the parking lot will not be highly visible from the street.

Other Considerations:

Prehearing Results: A prehearing was held on February 5, 2020

Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

- A. **APPROVE** - §1409-08 - **Conditional Use** - per plans submitted by Steve Hampton dated 12/18/19 to allow a surface parking lot with the following condition.
 - 1. DOTE shall approve the proposed curb cuts.
 - 2. An easement shall be submitted for the rear portion of the lot for the property at 108 E McMicken Ave to allow for a parking spot to cross over from 112 E McMicken Ave.
- B. **APPROVE** - §1423-13- **10 Foot Dimensional Variance** to provide no buffer yard and fence along the rear property line per plans submitted by Steve Hampton dated 12/18/19.
- C. **APPROVE** - §1429-25- **3 Foot Dimensional Variance** along the eastern, western southern, and northern boundaries of the parking lot per plans submitted by Steve Hampton dated 12/18/19.

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

- A. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
- B. This is a dense urban area where buffer yards are not provided at the rear of E McMicken Street along the boundary between CC-P and RM 0.7 district.

III. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for the construction of parking lot per plans submitted by Steve Hampton dated 12/18/19.
 - 1. The building permit must be issued within 2 years or the COA shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.



II 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

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: _____

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. \$ 010.00

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

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
 513-352-1559

Click
 for additional
 information
 (hyper link)

Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
 Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS _____ COMMUNITY _____
 PARCEL ID(S) _____ HILLSIDE DISTRICT Yes No
 BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____
 HISTORIC DISTRICT: No Yes: (name) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME _____ CONTACT PERSON (if legal entity) _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____
 EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE _____

Section 3. OWNER
 NAME _____ CONTACT PERSON (if legal entity) _____
 ADDRESS _____ CITY _____ STATE _____ ZIP _____
 EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
 Variance Special Exception Conditional Use Use Variance
 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)

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.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	<u>Written statement required in Section 6 of application.</u>
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in <u>Cincinnati Municipal Code 1433-15</u> Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) 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 be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	<u>The Hamilton County Auditor's</u> record showing ownership of the property. 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"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	<p>A non-refundable application fee - a check made payable to "City of Cincinnati."</p> <ul style="list-style-type: none"> • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: <ul style="list-style-type: none"> \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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.

ADJUDICATION/DENIAL LETTER

Date: 11/26/2019

Location: 112 E McMicken Av.

Request: Parking

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. 1423-13: Buffer yard. A buffer yard of 10 feet with a 6 foot fence is required between CC-P and RM districts. A variance of 10 feet and no fence is required.
2. 1425-29: Parking Lot Landscaping. A 3 foot landscape perimeter is required around parking. A 3 foot variance is required for the north, south and east perimeters.
3. 1409-07: A Conditional Use is required for a Parking Facility at this location.

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 5th 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,

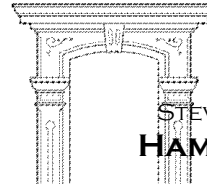


Beth Johnson

Urban Conservator

(p): 513-352-4848

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



110 EAST McMICKEN AVENUE
CINCINNATI, OHIO 45202
(513) 784-0352
STEVE@HAMPTONARCHITECTS.COM
HAMPTON ARCHITECTS, LLC

10 January 2020

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

RE: Zoning Variances and Certificate of Appropriateness for 112 East McMicken Avenue

Ms. Johnson and the Historic Conservation Board:

This is a request for a Certificate of Appropriateness and a Variance for relief from zoning requirements for the site improvements of the existing vacant lot at 112 East McMicken Avenue.

Project Narrative

The project is part of a larger renovation project at 108-110 East McMicken Avenue and 114 East McMicken Avenue. It consists of a paved parking pad off the rear (Hust Alley), to be the width of the parcel and 27-feet deep. There is a 6-foot high ornamental metal fence at the top of a 5-foot high retaining wall at the south (interior) side of the parking area, that makes the grade change from McMicken to the alley. The parking area is combined with the adjacent parcel at 108-110 East McMicken with the same details. It also consists of a permeable parking pad off the front (East McMicken Avenue), to be the width of the parcel and 46-feet deep. There is a 6-foot high ornamental metal fence at the north side.

Parking will serve the total 5 residential units and 2 commercial units of the project.

The project is anticipated to break ground in mid 2020, with completion in mid 2021. Project budget is \$ 10,000.

Certificate of Appropriateness

New site fencing is 6-feet high and is a painted ornamental metal with at least 50% transparency and follows the Over-the-Rhine Historic District Conservation guidelines for Site Improvements by being wrought-iron style.

New retaining wall located within the site is made from split faced concrete masonry units and follows the Over-the-Rhine Historic District Conservation guidelines for Site Improvements by being specialized masonry block such as split-face concrete block.

Variances

Per the adjudication letter provided by Urban Conservator Beth Johnson on November 26, 2019 the following variances are required:

1. 1423-13: Buffer yard. A buffer yard of 10 feet with a 6 foot fence is required between CC-P and RM districts. A variance of 10-feet and no fence is required.
2. 1425-29: Parking Lot Landscaping. A 3-foot landscape perimeter is required around parking. A 3-foot variance is required for the north, south and east perimeters.

The proposed rear parking area is 20-feet wide (the width of the parcel) and 27-feet deep. The parking is bounded at the property line to the east with an existing 2-story building, bounded at the property line to the west with a vacant lot (to be part of the parking area), and at the property line to the north with Hust Alley. There is no way to provide the required buffer yards without losing the entire parking area.

Per Cincinnati Municipal Code 1445-13, a Variance may be granted if it is the 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 or the Land Development Code, as applicable.* Parking is located off the alley, which is a very urban friendly approach and is supported by the 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 complies with the Over-the-Rhine Historic District guidelines for parking, including locating parking pads off alleys and screening from public view by locating at the rear of the property.
- 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.* The proposed work will help achieve goals set forth in the Over-the-Rhine Comprehensive Plan, including Housing Goal 1: Encourage and welcome new investment at all levels of the housing market and Transportation Goal: Increase off-street and on-street parking opportunities without impacting the urban fabric or historic character of the neighborhood.
- 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.* No impact.
- e) *Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.* The proposed parking areas face a lightly used alley, a public school playground, and the paved parking area of a private home across the alley. The proposed parking area is screened to the east by an existing 2-story building and to the west by an existing 10-foot high brick wall. No homes or businesses are impacted by the proposed use, and installing landscaping at the south would not provide any screening for the adjacent zoning district.
- f) *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.* Not provided per item e above.
- g) *Hours of Operation. Operating hours are compatible with adjacent land uses.* No impact.
- 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.* Parking off the alley is the preferred arrangement for the neighborhood.
- i) *Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.* No impact.
- 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.* No impact.
- k) *Blight. The elimination or avoidance of blight.* The proposed parking area will replace a weed strewn lot with a concrete block wall and the remains of a partially demolished non-contributing private garage.
- l) *Economic Benefits. The promotion of the Cincinnati economy.* The proposed parking area will allow the long vacant buildings on the lot to be renovated and occupied.
- m) *Job Creation. The creation of jobs both permanently and during construction.* No impact.
- n) *Tax Valuation. Any increase in the real property tax duplicate.* The renovation of the buildings and use of the area as parking will increase the property value.
- o) *Private Benefits. The economic and other private benefits to the owner or applicant.* The owner will be able to obtain higher rents for the units making the project feasible.
- p) *Public Benefits. The public peace, health, safety or general welfare.* Additional off-street parking will provide relief in a rapidly growing neighborhood.

In addition, per Cincinnati Municipal Code 1445-15, a Variance may be granted based on the following:

- a) *That neither the owner nor any of its predecessors caused the nonconformity requiring a variance.* The lot dates from c.1880 and predates zoning codes. Parking is a common use from alleys throughout the

neighborhood.

- b) *The project meets either of the following conditions:*
- i. *Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.* Proving the required buffer areas would be infeasible as it would make the amount of space available for parking practically non-existent due to the small dimensions of the parcel.
 - ii. *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.* Multiple properties in the neighborhood utilize parking areas off alleys.

Conditional Use

Per the adjudication letter provided by Urban Conservator Beth Johnson on November 26, 2019 the following variances are required:

1. 1409-07: A Conditional Use is required for a Parking Facility at this location.

Per Cincinnati Municipal Code 1445-13, a Conditional Use may be granted if it is in the 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 or the Land Development Code, as applicable.* Off Street parking is important to allow a dense neighborhood to be economically viable. The parcel historically had a building on it, but it was demolished at some point in the past no later than the mid 1990's. Providing parking without demolishing historic buildings is a better solution. This parking area is for intermittent visitor parking during daytime hours for the commercial spaces at 108-110 East McMicken.
- 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 complies with the Over-the-Rhine Historic District guidelines for parking to the extent possible including locating one of the parking pads off the alley and screening from public view by locating at the rear of the property. It is not feasible to screen the front parking area, however an innovative "green" paving is proposed consisting of grass and "Turf Pave" system. This provides a more aesthetically pleasing view when vehicles are not parked.
- 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.* The proposed work will help achieve goals set forth in the Over-the-Rhine Comprehensive Plan, including Transportation Goal: Increase off-street and on-street parking opportunities without impacting the urban fabric or historic character of the neighborhood.
- 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.* No impact.
- e) *Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.* The proposed rear parking areas face a lightly used alley, a public school playground, and the paved parking area of a private home across the alley. The proposed parking area is screened to the east by an existing 2-story building and to the west by an existing 10-foot high brick wall. No homes or businesses are impacted by the proposed use, and installing landscaping at the south would not provide any screening for the adjacent zoning district. The proposed front parking area is screened to the east and west by 3-story buildings, minimizing the visual impact down the block.
- f) *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.* Not provided per item e above.
- g) *Hours of Operation. Operating hours are compatible with adjacent land uses.* Rear parking area is for residential tenants and the front parking area is for commercial tenants, which is compatible with the mixed use zoning.
- 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. Parking off the alley is the preferred arrangement for the neighborhood, and providing off-street parking on vacant land without additional demolitions is a positive for the neighborhood.

- i) Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. No impact.*
- 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. No impact.*
- k) Blight. The elimination or avoidance of blight. The proposed parking areas will replace a weed strewn lots.*
- l) Economic Benefits. The promotion of the Cincinnati economy. The proposed parking area will allow the long vacant buildings on the lot to be renovated and occupied.*
- m) Job Creation. The creation of jobs both permanently and during construction. No impact.*
- n) Tax Valuation. Any increase in the real property tax duplicate. The use of the area as parking will increase the property value.*
- o) Private Benefits. The economic and other private benefits to the owner or applicant. The owner will be able to obtain higher rents for the units making the project feasible.*
- p) Public Benefits. The public peace, health, safety or general welfare. Additional off-street parking will provide relief in a rapidly growing neighborhood.*

In addition, per Cincinnati Municipal Code 1445-15, a Variance may be granted based on the following:

- a) That neither the owner nor any of its predecessors caused the nonconformity requiring a variance. The lot has not had a building on it since at least prior to the mid 1990's. Parking is a common use from alleys and main thoroughfares throughout the neighborhood.*
- b) The project meets either of the following conditions:*
 - iii. Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties. Proving the required buffer areas would be infeasible as it would make the amount of space available for parking practically non-existent due to the small dimensions of the parcel.*
 - iv. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Multiple properties in the neighborhood utilize parking areas off alleys and thoroughfares.*

I request a Certificate of Appropriateness, Conditional Use for the parking facility, and Variances to allow the site improvements with 6-foot high fencing and parking area. Owing to special conditions pertaining to this specific piece of property, the strict application of the provisions or requirements of this Code are unreasonable and would result in practical difficulties. I feel that the project is compatible to the Over-the-Rhine Historic District and surrounding properties.

Thank you for your consideration. Please let me know if you have any additional questions or concerns.

Sincerely,

Steven T. Hampton
Architect, NCARB

copies: file

Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 12/26/2019 9:49:48 PM EST


Parcel ID
094-0007-0247-00

Address
112 E MCMICKEN AVE

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	Land Use
		400 - COMMERCIAL VACANT LAND
Owner Name and Address	Mailing Name and Address	
HAMPTON STEVEN T 110 E MCMICKEN AVE CINCINNATI OH 45202 (call 946-4015 if incorrect)	HAMPTON STEVEN 110 E MCMICKEN AVE CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
1,200	96.465895	\$124.84
Property Description		
112 MC MICKEN AV 21.02 X 121.10 IRR PT LOT 1 FINDLAY & LUDLOW		

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	8/6/2004
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	27460
# of Parcels Sold	1
Acreage	0.060

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	3,430
CAUV Value	0
Market Improvement Value	0
Market Total Value	3,430
TIF Value	730
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

