

# HISTORIC CONSERVATION BOARD AGENDA

5<sup>th</sup> Floor Conference Room  
805 Central Ave, II Centennial

Monday, January 22, 2018 at 3:00 pm

## CALL TO ORDER

## DISCUSSION ITEMS

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**Item 1.** 526 LIBERTY HILL                      The applicant requests a Certificate of Appropriateness to modify the roof to build a roof top deck and to build new stairs in the Prospect Hill Historic District.

**Applicant:** JEFF BRAY

**Owner:** GENE T & THERESA M HORNE

**Staff Report:** DOUG OWEN

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**Item 2.** 1725 ELM ST                              The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including new windows, construction of two new balconies and three roof decks in the Over-the-Rhine Historic District.

**Applicant:** RDA GROUP ARCHITECTS

**Owner:** MT AUBURN LLC

**Staff Report:** BETH JOHNSON

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**Item 3.** 1536 RACE ST                              The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, and build a single-story addition and two outdoor patios. Also, the applicant requests zoning relief related to patio size, wall height and opacity, and off-street parking requirements in the Over-the-Rhine Historic District.

**Applicant:** MSA ARCHITECTS

**Owner:** OTR HOLDINGS INC

**Staff Report:** BETH JOHNSON

## OTHER BUSINESS

## ADJOURN

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

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APPLICATION #: ZH20180006/ COA2017089  
APPLICANT: Jeff Bray  
OWNER: Gene T. Horne & Theresa M.  
ADDRESS: **526-528 Liberty Hill, Cincinnati OH**  
PARCELS: 086-0001-0322; 086-0001-0014  
ZONING: RM-1.2  
OVERLAYS: Prospect Hill Historic District  
COMMUNITY: Mt. Auburn  
REPORT DATE: January 4, 2018  
HEARING DATE: January 22, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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

1. **Section 1433-17 – Dimensional Variance** of 10 feet to allow a 19-foot front yard setback, short of the required 29-foot setback required by front yard averaging.

### **Existing Conditions:**

The subject property is located on the north side of Liberty Hill in the Mount Auburn neighborhood. The existing building consists of a four-bay, two-and-one-half-story Italianate building dating to ca. 1870 with a stone foundation, brick bearing walls, and a gently-sloping roof. The building features stone segmental arch window surrounds on the second story and an elaborate cornice. The main entry to the building is above grade and was most recently accessed via stone steps leading to a covered porch. Entry doors are also located at the basement level. The porch was likely installed in the 1970s or 1980s, based on the construction materials, replacing a previous open porch at this location. The existing porch is in a state of disrepair and the steps were recently removed. A set of street steps is located at the front property line leading from the street through the retaining wall. The building was historically and is currently a two-family dwelling.

### **Proposed Conditions:**

The applicant is proposing to modify 526 Liberty Hill with the following:

- New rooftop deck
- Replacement front porch and steps
- Doorway alterations for windows at the basement level
- Repaired/ replaced wood windows
- Infilled window openings at rear elevation
- Chimney removal



Figure 1. Location of 526-528 Liberty Hill. Image courtesy of CAGIS.



Figure 2. Image of 526-528 Liberty Hill ca. 2014. Image from of Google.



Figure 3. Image of 526-528 Liberty Hill ca. 2017. Image from of Google.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM-1.2
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Prospect Hill Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The subject property currently contains 2 residential units occupying the entire building. The proposed renovation will retain both units. The proposed rooftop deck will not exceed the maximum building envelope. The proposed replacement porch will extend 3-feet further than the existing porch. Since this property is in a Hillside Overlay District and the porch extension protrudes further than either adjacent property, a Dimensional Variance is required through a Hillside Review. It should be noted the existing house already extends further toward the street than the average of the adjacent properties by approximately 7 feet. The proposed 3-foot porch extension will extend the building further toward the street, but will remove the roof and supports.

## **Standards for Variances per Section 1435-05-4**

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

*The granting of the variances to allow a reduced setback is appropriate in the interest of historic conservation. Historically, this area of Mt. Auburn was densely developed with buildings often extending near to the front lot line. Buildings vary in their front yard setbacks on the northern part of Liberty Hill. Based on Sanborn Map research, it appears the original porch was not covered. By 1934, a covered porch does show. See the Sanborn images below showing coding within the porch structure. By removing the existing replacement porch roof and columns, the protrusion will seem smaller than the current configuration despite the 3-foot extension of the deck. The primary façade of the building will be more visible with the roof and columns removed. The proposed work will not be detrimental to the neighborhood character or aesthetic integrity of the district.*

*The applicant was able to retain the central staircase configuration by inseting the top steps into the porch, gaining the additional length required for the steps to meet grade prior to joining the street stairs.*

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

*While denying the variance will not deprive the property of all economically viable uses, the 3-foot porch extension is not expected to negatively impact the character of the building or the neighborhood. Allowing the replacement roof and columns to be removed will return the building closer to its original configuration.*

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

A COA is required for the rooftop deck, porch and window and door alterations. The applicant initially proposed moving the central staircase to each end of the porch and building them with pressure-treated wood. After consultation with Staff, the applicant agreed to use a cast stone material for the steps to better match the historic sandstone material and to retain the central location of the staircase to maintain the grand approach to the building.

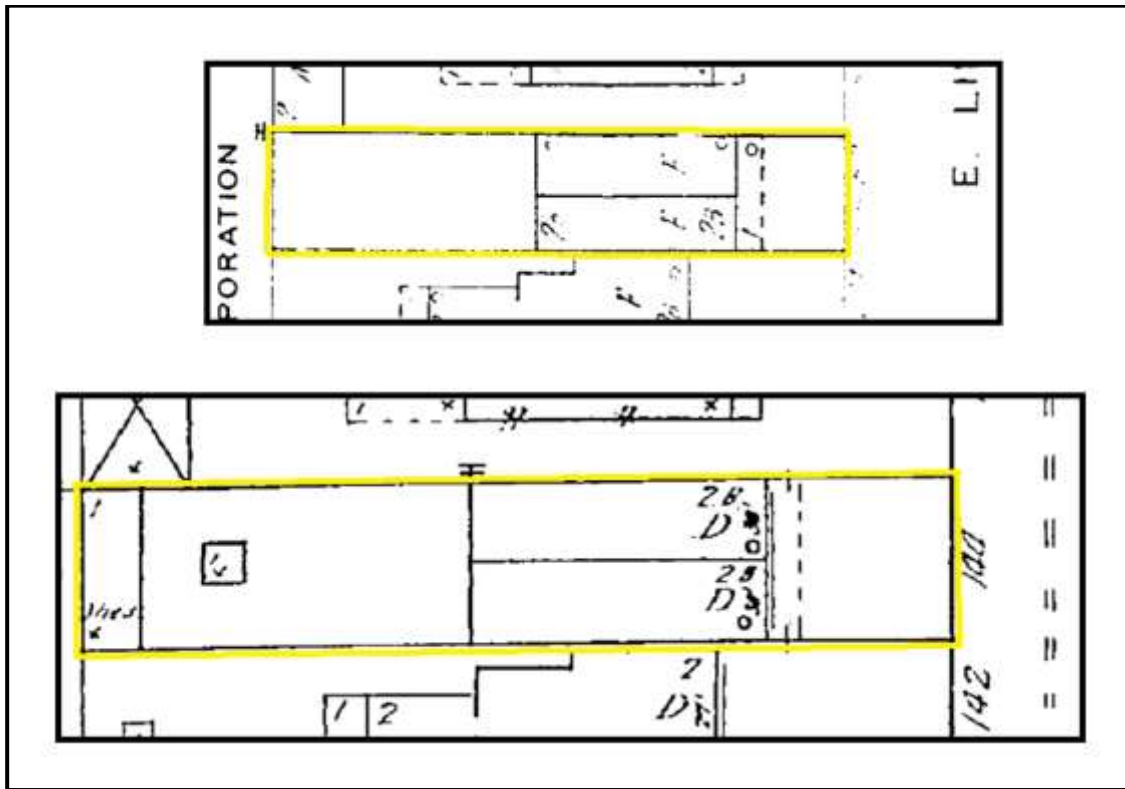


Figure 3. 1891 Sanborn (bottom) and 1934 Sanborn (top)

## Applicable Guidelines

### ALTERATION AND REHABILITATION

#### Windows/Doors - Openings

Original window and door openings should not be reduced or enlarged in size. Repaired or replacement windows should be double-hung and contain one-over-one, two-over-two, or six-over-six panes where appropriate. The elimination or permanent concealment of window and door openings on the primary or street facade should not be permitted, and elsewhere avoided. New window and door openings on the primary or street facade should not be permitted. Removable storm windows and doors should be utilized whenever possible. Aluminum storm windows and doors should be painted to match trim.

*The existing deteriorated historic sash in the building will be replaced. New windows consisting of wood and manufactured by Pella, Marvin, Lincoln or a comparable manufacturer will be installed as approved by the Urban Conservator. Any new windows will fill the entire historic openings. Metal grates will be placed in the rear attic windows at the level of the proposed roof deck.*

*The two basement-level doors on the south elevation will be reduced in size to fit two historic window sash that are to be relocated from the rear elevation. While the guidelines state that alterations to door openings on the street facade SHOULD not be permitted, the doors in questions are replacement doors and are not the primary*

*entry doors. They have long been obscured from view by the steps leading to the front porch. Reconfiguring these openings to fit historic windows is appropriate. The infilled window openings on the rear elevation will not be visible from the street and Staff recommends the brick infill be inset by one inch to mark the location of the historic opening. The proposed window and door work is an appropriate treatment for this building and for the Historic Conservation District.*

## Roofs

The existing roofline and the architectural features that give the roof its essential character such as dormer windows, cornice, brackets, chimneys and cresting should be preserved. The addition of inappropriate features such as vents, skylights, and rooftop utilities should be avoided, or inconspicuously placed and screened where necessary as determined by the Historic Conservation Board.

*The existing roofline will be preserved with the installation of the proposed roof deck. While the deck will require a new stair penthouse that protrudes from the roof, the penthouse will not be visible from the street, per the line of sight drawing provided by the applicant. The penthouse will be frame construction with Hardie board siding. The taller portion of the roof will be toward the rear of the building. The roof of the building itself will be removed and replaced flat for the roof deck; however the existing side walls and parapet will not be altered. The roof deck will not require a railing.*

*The existing chimneys are not character defining features on this building and have no decorative detailing. The chimneys are not visible from the street. Removing and capping the chimneys will not detract from the character of the building.*

## New Construction/ Additions

The proposed porch addition on the front façade will replace the existing porch added in the 1970s or 1980s. The original porch on this property was likely an open porch with no roof or columns. By 1934, a covered porch had been added (see Figure 3). It is unclear what the original porch material was but was likely either iron (as still found at 500-502 Liberty Hill) or wood. The current porch is in a state of disrepair. It should be noted that the stone steps leading from the front yard to the porch have already been demolished and removed from the site.

The proposed porch configuration would replace the original sandstone steps with a cast stone product manufactured by Reading Rock. The side of the staircase would be clad in another Reading Rock product mimicking sandstone. The porch itself would be replaced in wood and extended three feet out from the façade. The porch generally meets the new construction/ Addition standards in the conservation guidelines, including materials, scale, form, detailing, height, setback and historic integrity. The applicant has worked with Staff to keep the configuration of the central staircase, and to use a comparable replacement material, retaining the grand approach from Liberty Hill.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on January 3, 2018.

**Comments Provided to Staff:** N/A

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

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

**Other:** N/A

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING VARIANCE**

**A. DIMENSIONAL VARIANCE**

1. Section 1433-17 – **APPROVE** – Dimensional Variance of 10 feet to allow a 19-foot front yard setback, short of the required 29-foot setback required by front yard averaging.

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

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
3. The removal of the porch roof and supports will reveal more of the building’s primary façade, with the result that although the porch extends further toward the front lot line, it will appear smaller than the current configuration.

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** a Certificate of Appropriateness for 526-528 Liberty Hill per plans submitted by Schickel Design dated 1/11/2018, 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:

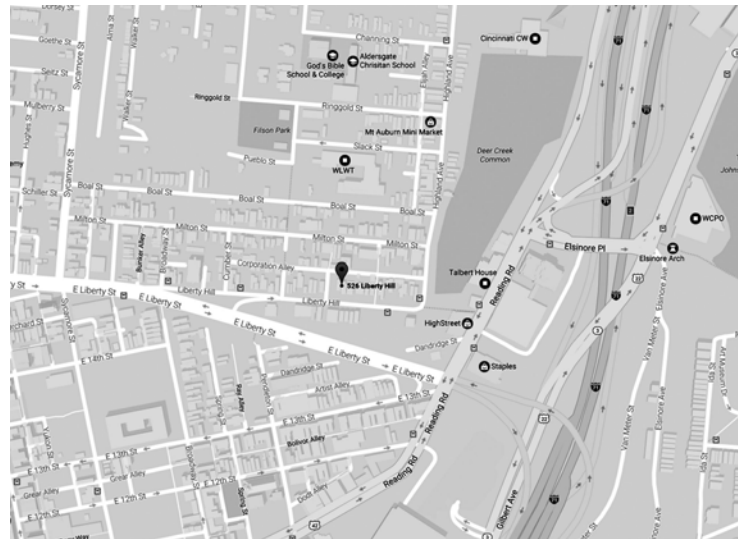
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

# 526-28 LIBERTY HILL - LIMITED EXTERIOR RENOVATION



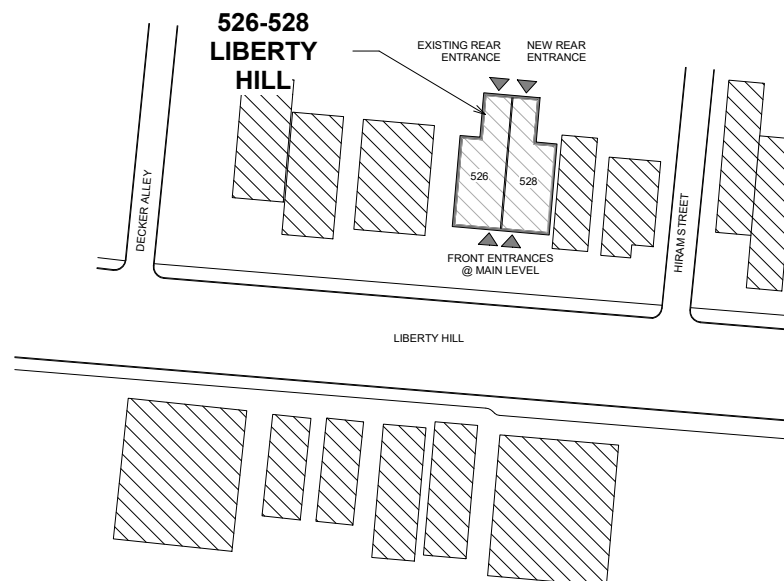
## GENERAL NOTES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS PRIOR TO WORK.
- B. "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL, COMPLETE AND READY FOR USE.
- C. ALL INSPECTION FEES, PERMITS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- D. ACCESS TO OCCUPIED AREAS TO BE COORDINATED WITH OWNER.
- E. ANY WORK WHICH MIGHT REQUIRE INTERRUPTION OF EXISTING UTILITY SERVICE SHALL BE COORDINATED WITH THE OWNER A MIN. OF 48 HOURS IN ADVANCE.
- F. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE OR NATIONAL CODES, RULES, ORDINANCES AND REGULATIONS.
- G. ALL DISTURBED AREAS OF EXISTING PAVING, SIDEWALKS, ETC. WHICH ARE TO REMAIN, WILL BE PATCHED OR REPAIRED TO MATCH EXISTING ADJACENT CONSTRUCTION.
- H. THE CONTRACTOR(S) SHALL PROVIDE ALL BARRIERS, SHORING, WARNING LIGHTS, ETC. AS REQUIRED TO CONDUCT THE WORK AND MAINTAIN THE SITE IN A SAFE CONDITION CONSISTENT WITH GOOD CONSTRUCTION PRACTICES AND WITH ALL APPLICABLE RULES AND REGULATIONS.
- I. EACH CONTRACTOR(S) IS RESPONSIBLE FOR CUTTING AND PATCHING RELATED TO THEIR OWN WORK.
- J. CONTRACTOR TO PROVIDE ALL SELECTIVE DEMOLITION WORK REQUIRED TO COMPLETE ALL NEW WORK, WHETHER SPECIFICALLY NOTED OR NOT.
- K. IMMEDIATELY PRIOR TO THE START OF WORK, THE OWNER WILL VACATE AND REMOVE ALL LOOSE FURNISHINGS. THESE INCLUDE, BUT ARE NOT LIMITED TO TABLES, DESKS, CHAIRS, CABINETS, EQUIPMENT AND APPARATUS.
- L. ALL NEW INFILL MASONRY SHALL BE TOOTHED IN UNLESS NOTED OTHERWISE.
- M. PROVIDE SPECIAL SHAPES NECESSARY WHERE NEEDED TO MATCH EXISTING CONSTRUCTION.
- N. WHERE WALL MATERIALS ARE RECESSED FOR WALL MOUNTED EQUIPMENT, PROVIDE SOLID MASONRY OR OTHER U.L. RATED CONSTRUCTION BEHIND RECESS TO MAINTAIN REQUIRED WALL RATING.
- O. AT ALL PATCHED MASONRY AREAS WITHIN THE BUILDING, PROVIDE TYPE "O" MORTAR TO MATCH EXISTING ADJACENT MORTAR IN COMPOSITION AND COLOR.
- P. DIMENSIONS ARE FROM FACE OF EXISTING WALLS OR OTHER CONSTRUCTION TO FINISHED FACE OF NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
- Q. THE GENERAL INTENT OF PAINTING IS AS FOLLOWS: WHERE SURFACES ARE INDICATED TO BE PAINTED, ALL OPENINGS, COLUMNS, BULKHEADS, TRIM WALL MOUNTED ITEMS, ETC. SHALL BE FINISHED IN CONJUNCTION WITH SURROUNDING WORK. CONTRACTOR SHALL VERIFY WITH ARCHITECT / OWNER PRIOR TO THE EXECUTION OF WORK.
- R. ALL SUSPENDED ITEMS SUCH AS CEILINGS, LIGHTS, CONDUIT, ETC. SHALL BE FASTENED DIRECTLY TO THE STRUCTURE AND SHALL NOT BE ATTACHED TO GYPSUM DRYWALL, CEILING TILE, SOFFITS, DUCTWORK, ETC.
- S. DO NOT PAINT ANY CAULKING OR SEALANTS WHICH ARE SUBJECT TO MOVEMENT. CONTROL JOINTS SHALL BE CAULKED AFTER PAINTING. PROVIDE CAULKING AND SEALANTS IN COLORS WHICH MATCH ADJACENT FINISHED SURFACE COLORS.
- T. ALL SURFACES DISRUPTED BY DEMOLITION ACTIVITIES SHALL BE PATCHED, REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES.
- U. REMOVE ALL WALL MOUNTED ITEMS AND ASSOCIATED MOUNTING HARDWARE, INCLUDING SHELVING AND ACCESSORY ITEMS IN ALL AREAS OF GENERAL DEMOLITION.
- V. REMOVE ALL DEBRIS AND SWEEP CLEAN THE SITE.



NOT TO SCALE

## AREA MAP



SCALE 1" = 40'-0"



## VICINITY MAP

## ABBREVIATIONS

ABV	ABOVE	HVAC	HEATING, VENTILATION & AIR
ADJ	ADJUSTABLE	COND	CONDITIONING
AFF	ABOVE FINISHED FLOOR	HORZ	HORIZONTAL
BEL	BELOW	HT	HEIGHT
BS	BOTH SIDES	MAT	MATERIAL
CH	CILING HEIGHT	MAX	MAXIMUM
CLOS	CLOSED	MECH	MECHANICAL
CLR	CLEAR	MFR	MANUFACTURER
CMU	CONCRETE MASONRY UNIT	NC	NEW CONSTRUCTION
COL	COLUMN	NIC	NOMINAL
CONT	CONTINUOUS	NOM	NOMINAL
CPT	CARPET	NTS	NOT TO SCALE
DET	DETAIL	OC	ON CENTER
DIAG	DIAGONAL	RAD	RADIUS
DIM	DIMENSION	REF	REFRIGERATOR
DIST	DISTANCE	REM	REMOVE
DIV	DIVISION	REV	REVISION
DN	DOWN	SF	SQUARE FEET
DS	DOWNSPOUT	SPEC	SPECIFICATION
DW	DISHWASHER	STD	STANDARD
EA	EACH	SYM	SYMMETRICAL
ELEC	ELECTRICAL	SYS	SYSTEM
ELEV	ELEVATION	T&B	TOP AND BOTTOM
EQ	EQUAL	T.O.	TOP OF
EQUIP	EQUIPMENT	TYP	TYPICAL
ETC	ET CETERA	V.I.F.	VERIFY IN FIELD
EXG	EXISTING	W.	WIDTH
FD	FLOOR DRAIN	W/	WITH
FF	FINISHED FLOOR	W/O	WITHOUT
FL	FLOOR	WH	WATER HEATER
GYP	GYPSUM	+/-	PLUS OR MINUS

## SYMBOLS

	CENTER LINE		NORTH ARROW
	ENTRANCE		REVISION
	INTERIOR ELEVATION		ROOM TAG
	KEYNOTE		

## ARCHITECT:

SCHICKEL DESIGN  
124 W. FOURTEENTH STREET  
CINCINNATI, OHIO 45202  
513-721-4000

## PROJECT ADDRESS:

526-528 LIBERTY HILL  
CINCINNATI, OHIO 45202

## OWNER:

BRAY CONSTRUCTION

## PERMIT DRAWING CONTACT:

BRYAN PETER - 513-721-4000

## PROJECT DESCRIPTION:

LIMITED AS SHOWN, EXTERIOR RENOVATION OF A TWO-FAMILY LIBERTY HILL RESIDENCE. INTERIOR WORK WAS PERMITTED SEPARATELY. HVAC AND ELECTRIC ARE DESIGN BUILD BY CONTRACTOR AND NOT INCLUDED IN THIS PERMIT SET. EXISTING FRONT PORCH AND FRONT STAIR TO BE REPLACED. NEW PORCH FOOT PRINT TO EXTEND THREE FEET TO THE SOUTH. NEW STAIR, BLACK METAL RAIL AND GUARD AS SHOWN. PORCH ROOF WILL NOT BE REPLACED. EXISTING ROOF TO BE DEMOLISHED AND CHIMNEYS TO BE CAPPED AT ROOF. EXISTING ATTIC TO BE REPLACED WITH A FLAT ROOF AND REAR-YARD DECK AT EXISTING ATTIC FLOOR. NEW EXTERIOR STAIR ENTRY VESTIBULE TO BE ADDED AT ROOF DECK. TWO REAR YARD WINDOWS TO BE REMOVED AND BRICKED IN AS SHOWN. TWO LOWER LEVEL DOORS TO BE REPLACED BY WINDOWS REMOVED IN REAR.

## CODE SUMMARY:

	EXISTING	PROPOSED
ZONING:	RM1.2, RESIDENTIAL APARTMENTS	RM1.2, RESIDENTIAL TWO-FAMILY
USE:		
NO. OF UNITS:	2	2
NO. OF EXITS:	6	6 (3) PER UNIT
CONSTRUCTION TYPE:		
ROOF:	3B WOOD	3B WOOD
FLOOR:	WOOD	WOOD
BEARING:	LOAD BEARING BRICK	LOAD BEARING BRICK
HEIGHT & AREA:		
HEIGHT (STORIES):	2, UNFINISHED ATTIC	2, ROOF DECK
AREA:	FINISHED BASEMENT	FINISHED BASEMENT
(GROSS SQ. FT.):	3,564 (1,782 EACH UNIT)	3,564 (1,782 EACH UNIT)

## APPLICABLE CODE:

RESIDENTIAL CODE OF OHIO, 2013

## SHEET INDEX:

- T1.1 COVER SHEET & ZONING INFORMATION
- D1.1 EXISTING & DEMOLITION PORCH PLAN
- D1.2 EXISTING & DEMOLITION ROOF PLAN
- D1.3 EXISTING & DEMOLITION ELEVATIONS
- D1.4 EXISTING & DEMOLITION ELEVATIONS
- D1.5 EXISTING & DEMOLITION ELEVATIONS
- D1.6 EXISTING & DEMOLITION ELEVATIONS
- A1.0 NEW CONSTRUCTION PORCH & STAIR PLANS & DETAILS
- A1.1 NEW CONSTRUCTION ROOF PLAN
- A1.2 NEW CONSTRUCTION ELEVATIONS
- A1.3 NEW CONSTRUCTION ELEVATIONS
- A1.4 NEW CONSTRUCTION ELEVATIONS
- A2.1 ROOF SECTIONS
- S1 FRAMING PLANS AND STRUCTURAL NOTES
- S2 STRUCTURAL DETAILS

526 - 528 LIBERTY HILL

526 - 528 Liberty Hill,  
Cincinnati, OH 45202

OWNER CONTACT  
Martha Dorff  
License #0112837  
Expires 12/31/2017

Bray Construction

**NOT FOR CONSTRUCTION**

REV DATE

CERTIFICATE OF APPROPRIATENESS 6/6/2017

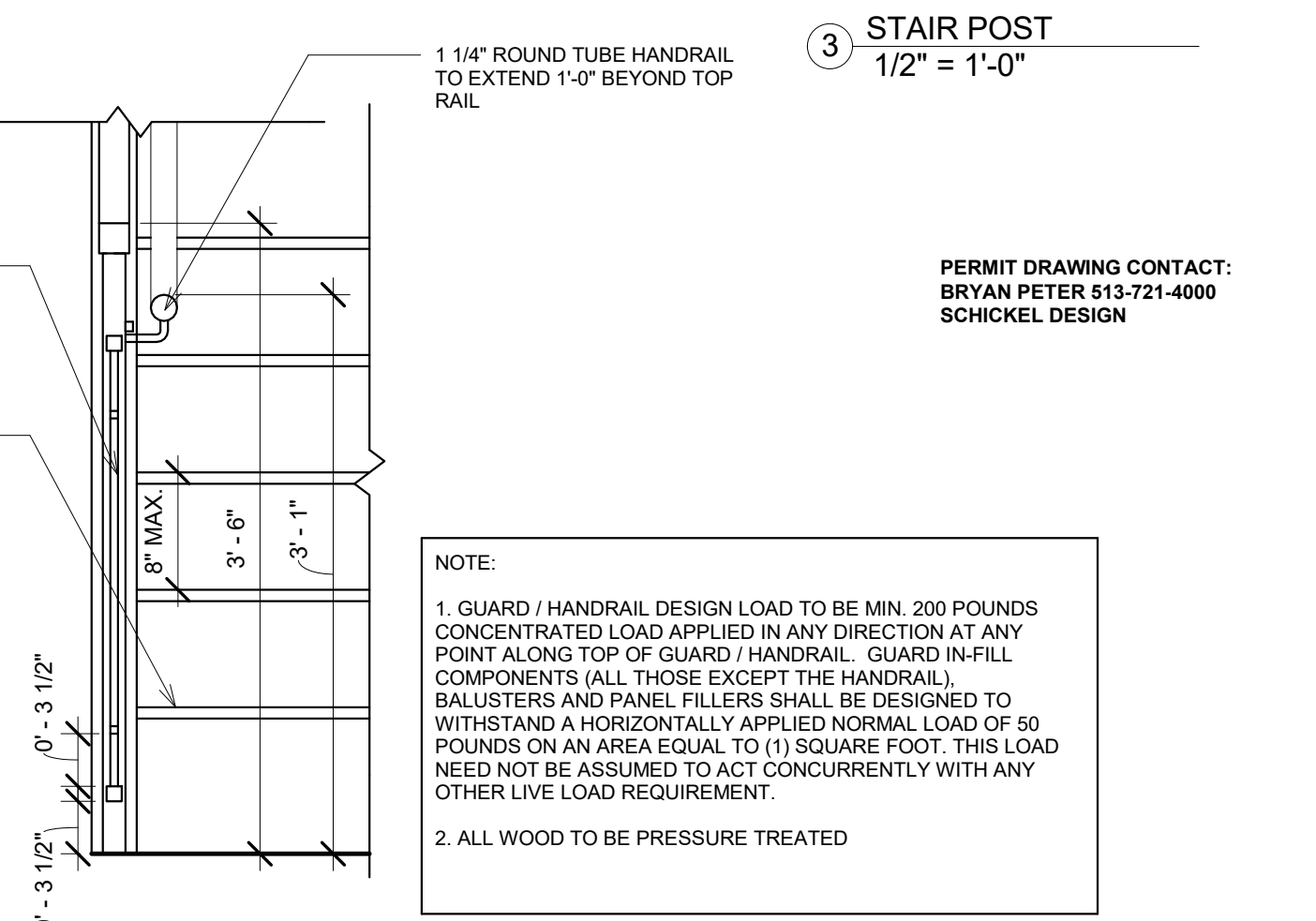
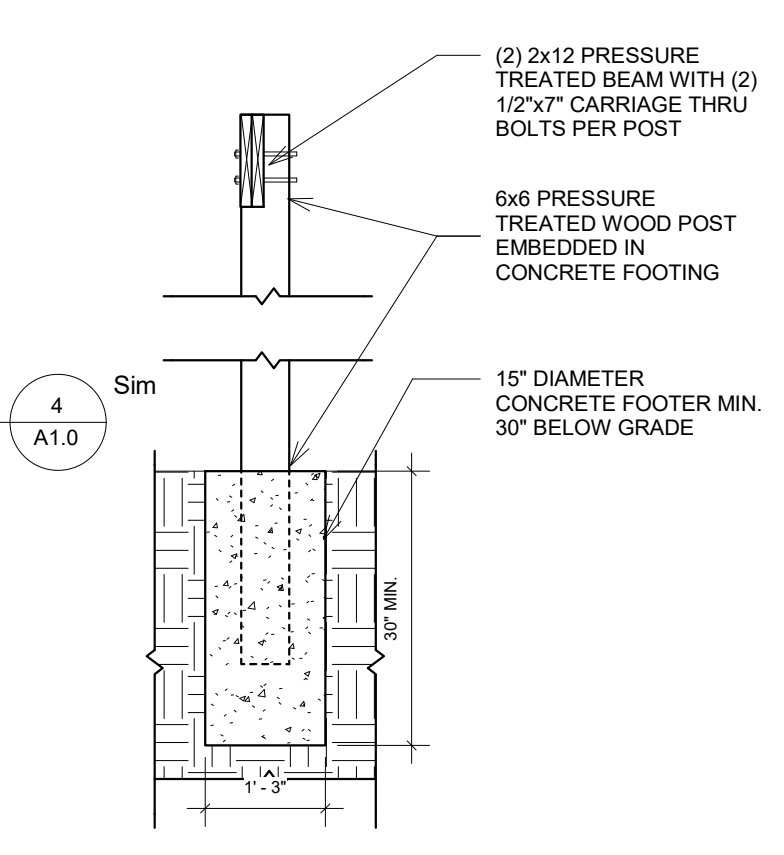
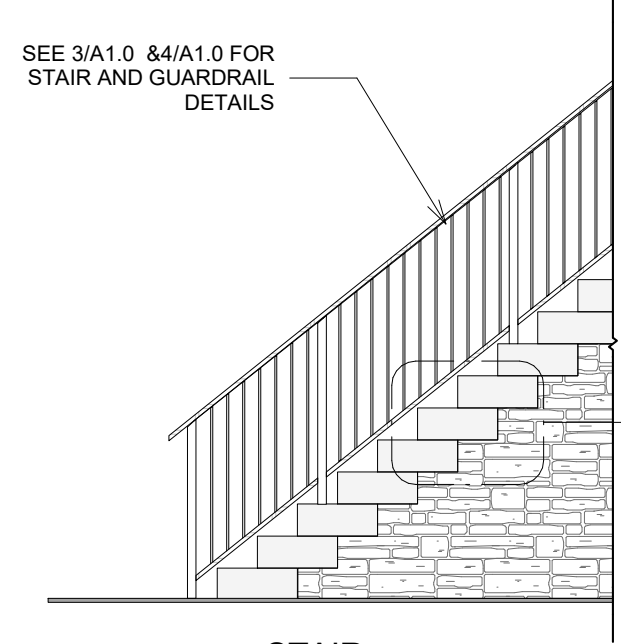
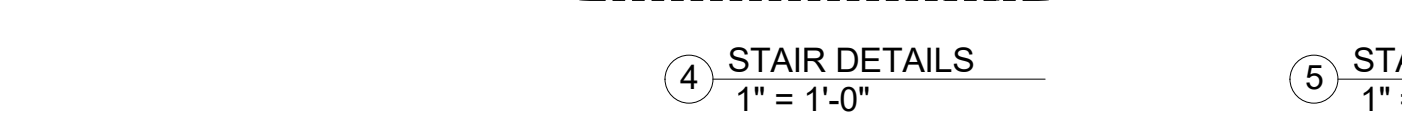
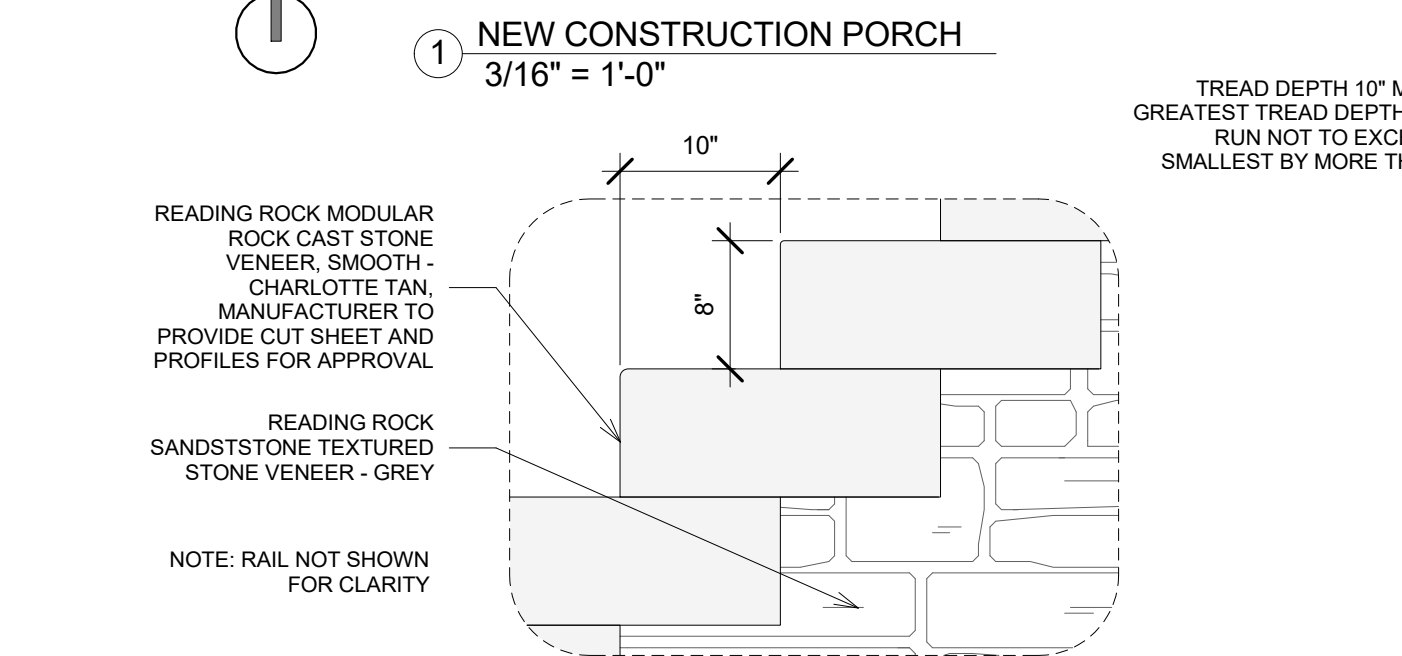
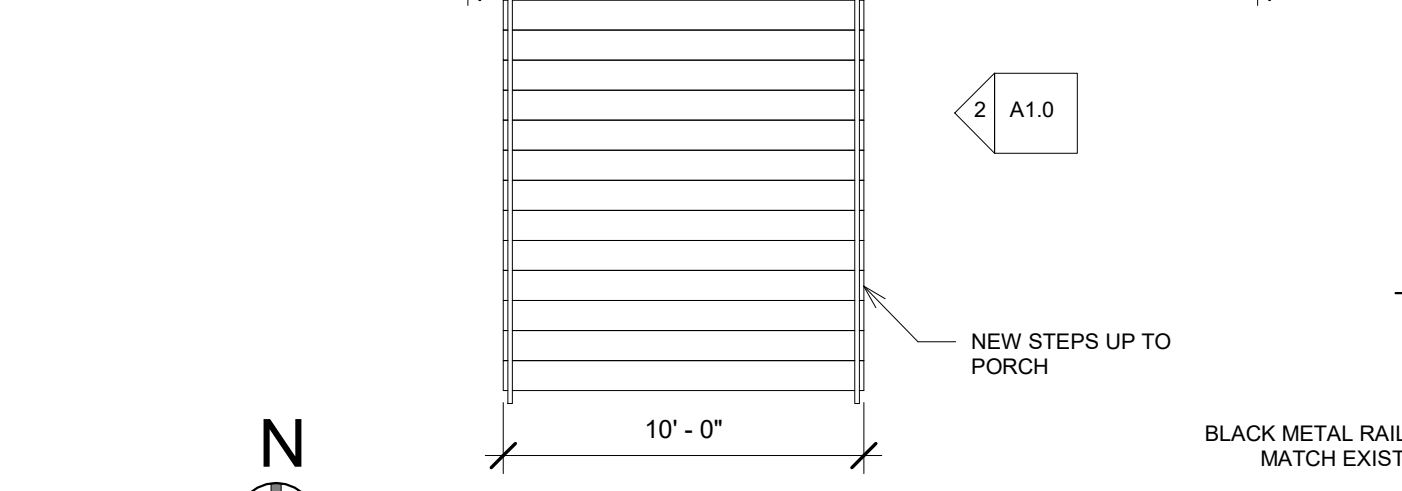
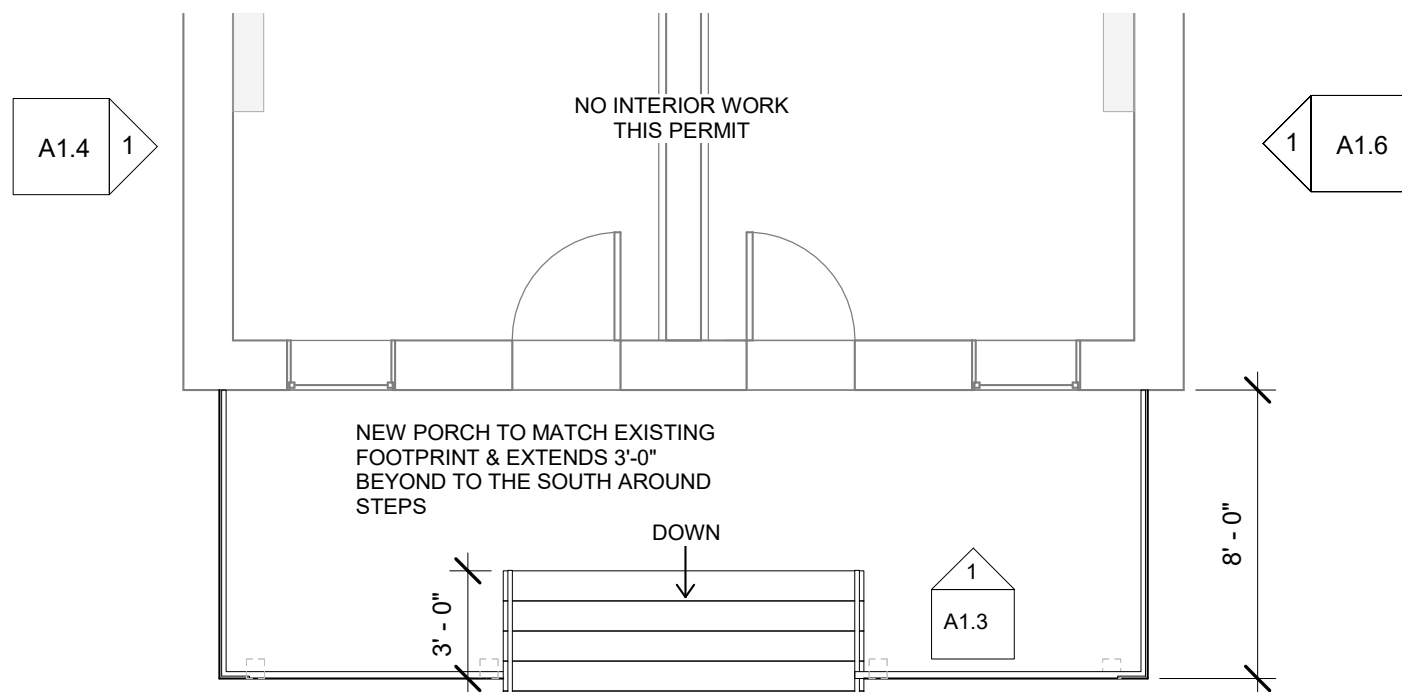
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APPROVED BY  
BSP

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SHEET NAME  
**COVER SHEET & ZONING INFORMATION**

SHEET NUMBER  
**T1.1**



**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

DRAWN BY  
Approver

APPROVED BY  
Author

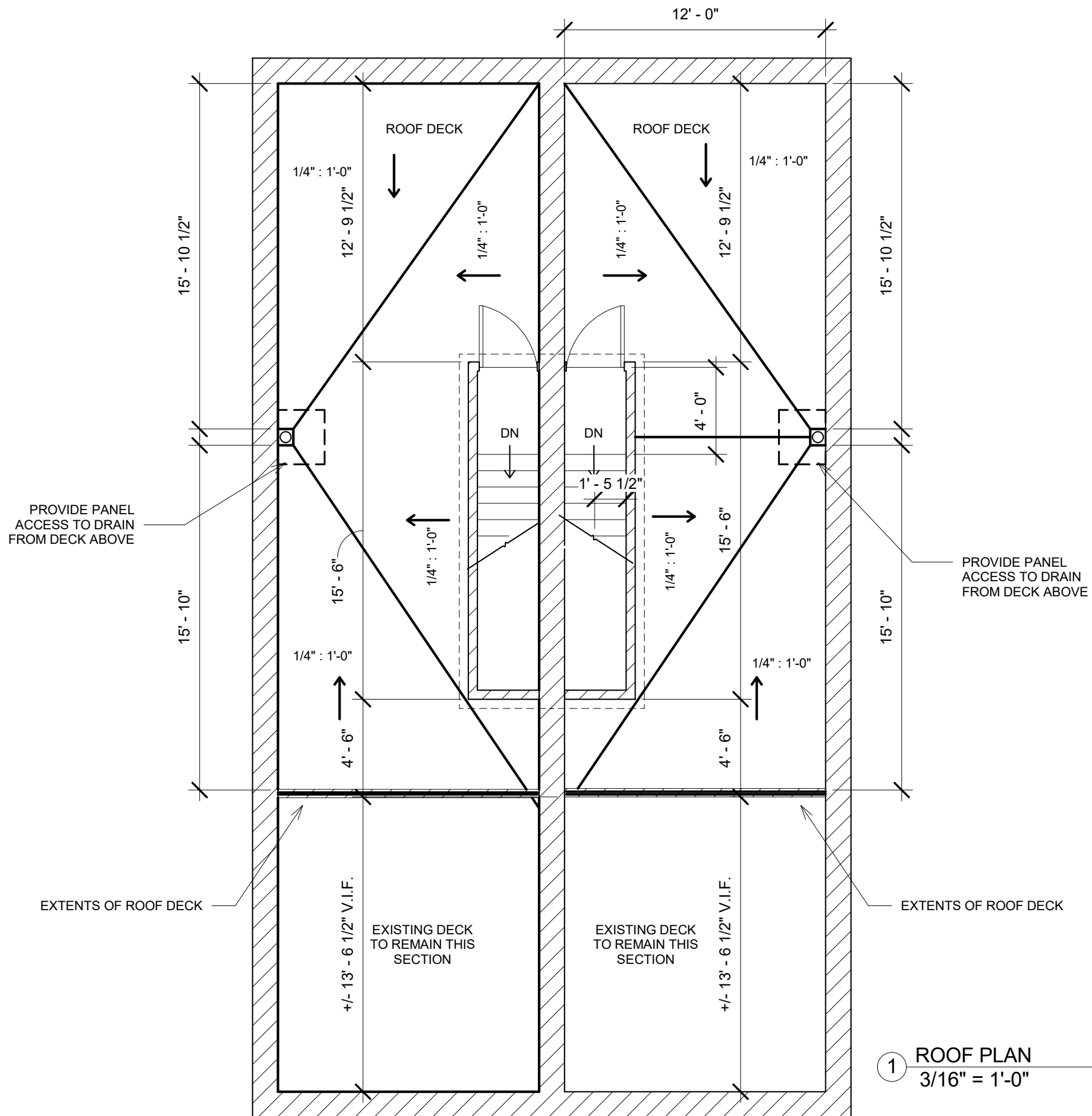
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SHEET NAME  
**PORCH & STAIR PLAN & DETAILS**

SHEET NUMBER  
**A1.0**

PERMIT DRAWING CONTACT:  
BRYAN PETER 513-721-4000  
SCHICKEL DESIGN

NOTE:  
1. GUARD / HANDRAIL DESIGN LOAD TO BE MIN. 200 POUNDS CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG TOP OF GUARD / HANDRAIL. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO (1) SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.  
2. ALL WOOD TO BE PRESSURE TREATED



1 ROOF PLAN  
3/16" = 1'-0"

## NEW CONSTRUCTION NOTES

1. ALL EXISTING EMERGENCY ESCAPE AND RESCUE WINDOWS COMPLY WITH SECTION 310.1 OF THE 2013 OHIO RESIDENTIAL CODE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. FINAL FINISH SELECTIONS AND PAINT COLORS TO BE COORDINATED W/ OWNER.
4. ALL NEW TRIM TO MATCH EXISTING.
5. ALL NEW CONSTRUCTION AND RENOVATION OF EXISTING FLOORS TO COMPLY WITH RCO TABLE 301.5 MIN. UNIFORMLY DISTRIBUTED LIVE LOADS. SLEEPING ROOMS TO BE DESIGNED TO CARRY A MIN. 30 LBS/SQ FT, OTHER ROOMS DECK AND STAIRS TO BE 40 LBS/SQ FT AND GUARDRAILS AND HANDRAILS TO BE 200 LBS/SQ FT.
6. NEW CONSTRUCTION ROOF DESIGN MINIMUM LIVE LOAD OF 20 LBS/SQ FT.

**526 - 528 LIBERTY HILL**  
526 - 528 Liberty Hill, Cincinnati, OH 45202

Martha Dorff  
License # 00249870  
Expires 12/31/2017

OWNER CONTACT  
Bray Construction

### NOT FOR CONSTRUCTION

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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Approver

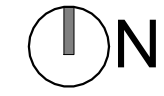
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Author

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SHEET NAME  
**ROOF PLAN**

PERMIT DRAWING CONTACT:  
BRYAN PETER 513-721-4000  
SCHICKEL DESIGN

SHEET NUMBER  
**A1.1**



**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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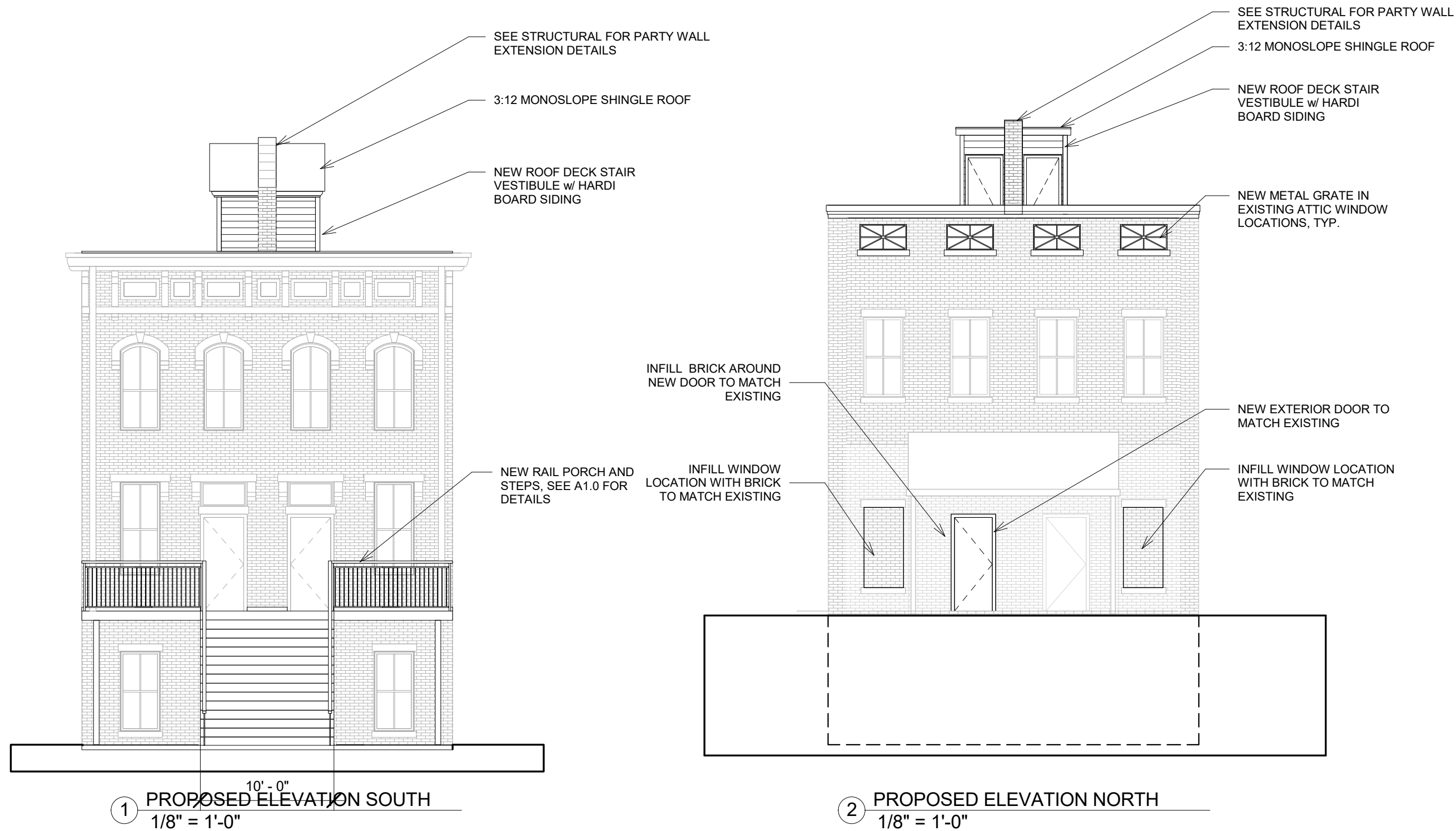
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SHEET NAME  
**NEW CONSTRUCTION ELEVATIONS**

SHEET NUMBER

**A1.2**



**NOT FOR  
 CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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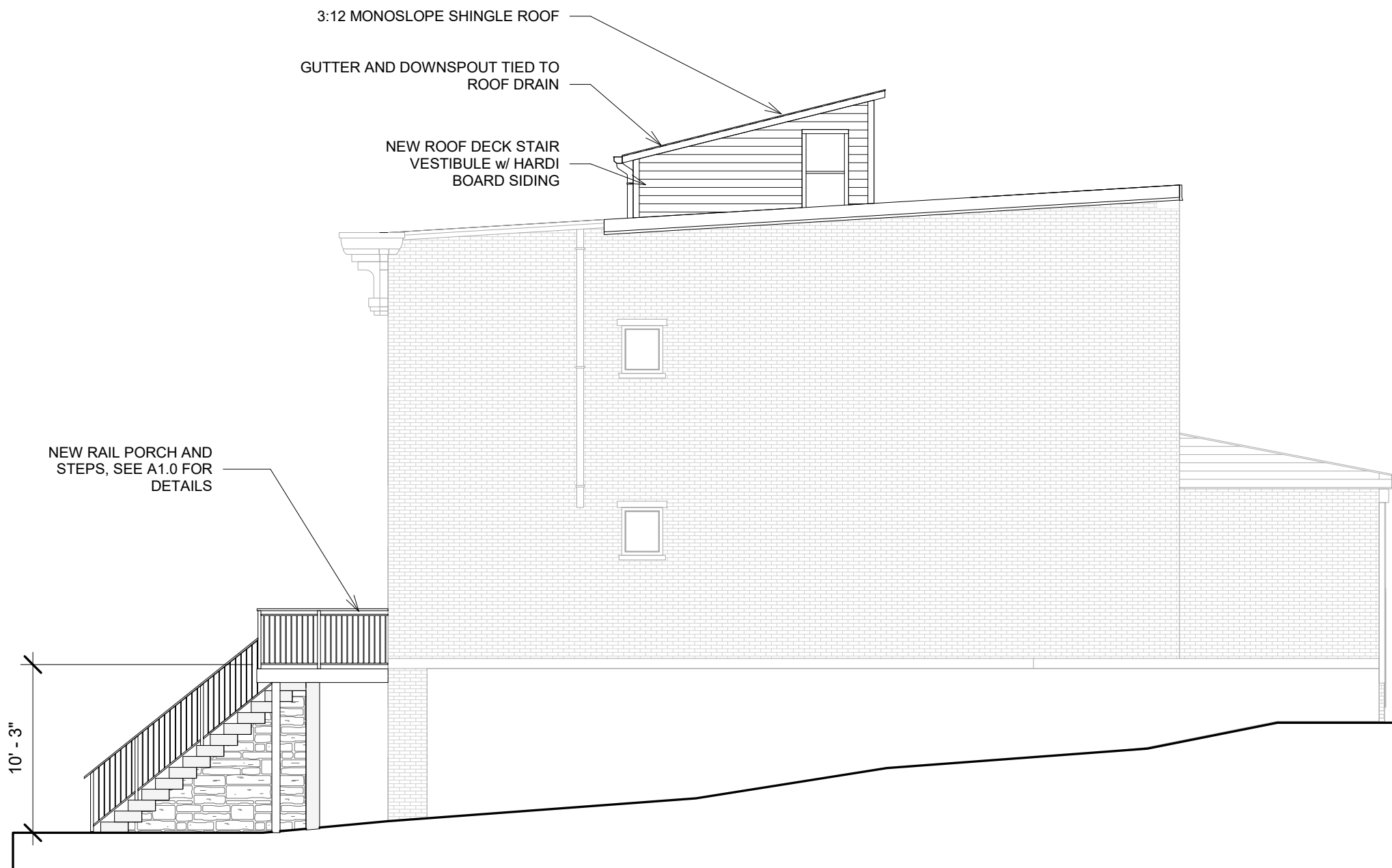
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 Author

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SHEET NAME  
**NEW  
 CONSTRUCTION  
 ELEVATIONS**

SHEET NUMBER

**A1.3**



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

PERMIT DRAWING CONTACT:  
 BRYAN PETER 513-721-4000  
 SCHICKEL DESIGN

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

DRAWN BY  
 BSP

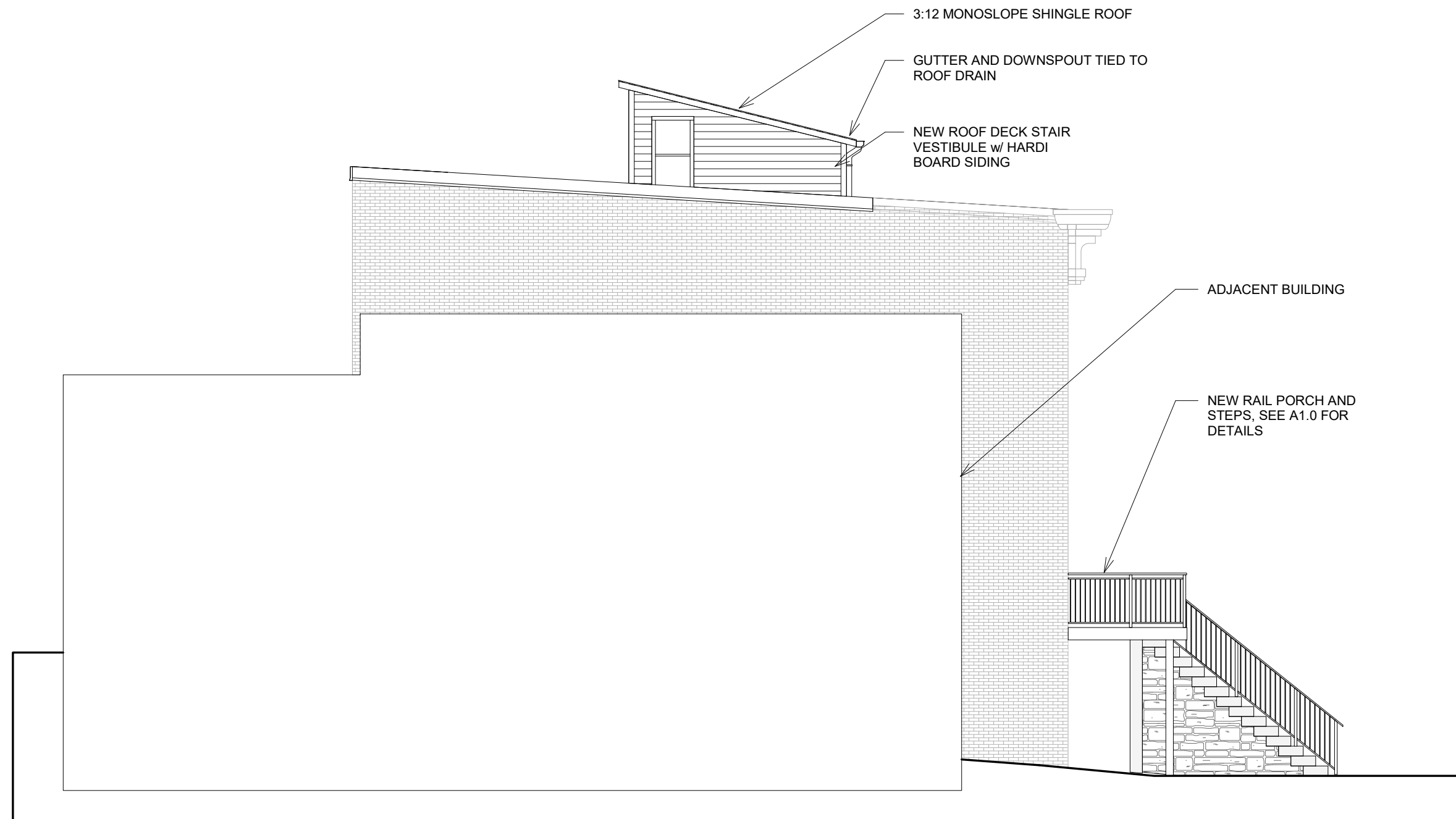
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SHEET NAME  
**NEW CONSTRUCTION ELEVATIONS**

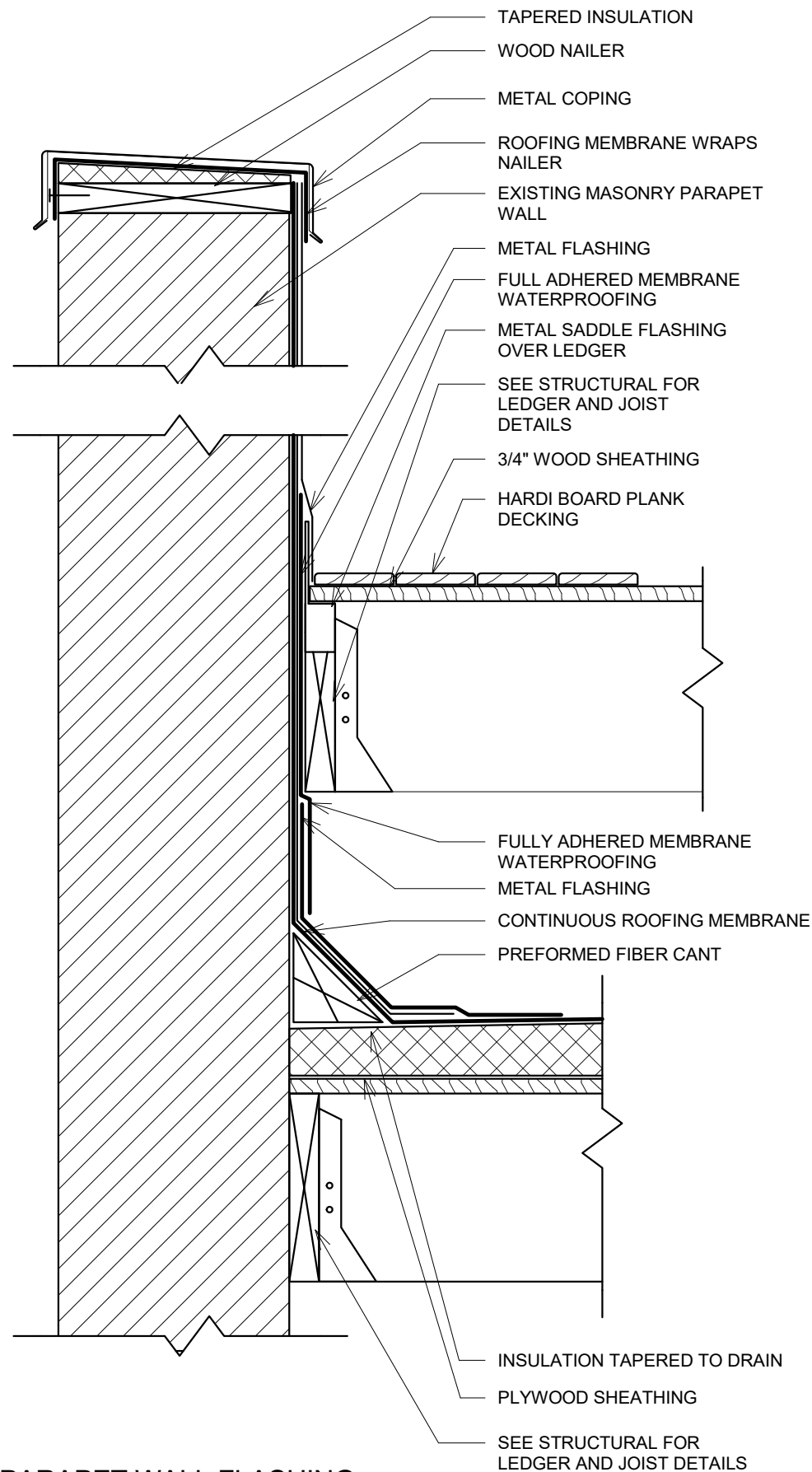
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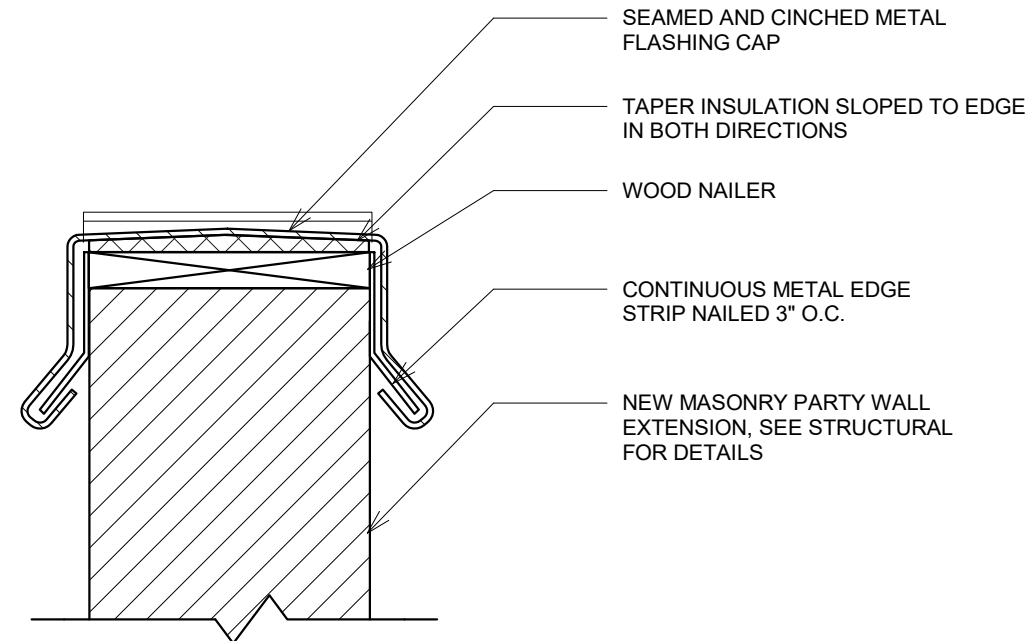


① PROPOSED ELEVATION WEST  
 1/8" = 1'-0"

PERMIT DRAWING CONTACT:  
 BRYAN PETER 513-721-4000  
 SCHICKEL DESIGN



**1** PARAPET WALL FLASHING  
 1 1/2" = 1'-0"



**2** PARTY WALL CAP FLASHING  
 1 1/2" = 1'-0"

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

DRAWN BY  
Approver

APPROVED BY  
Author

DATE  
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SHEET NAME  
**ROOF DETAILS**

SHEET NUMBER  
**A1.5**

**526 - 528 LIBERTY HILL**  
 526 - 528 Liberty Hill, Cincinnati, OH 45202

OWNER CONTACT  
 Bray Construction

**NOT FOR  
 CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

DRAWN BY  
 Approver

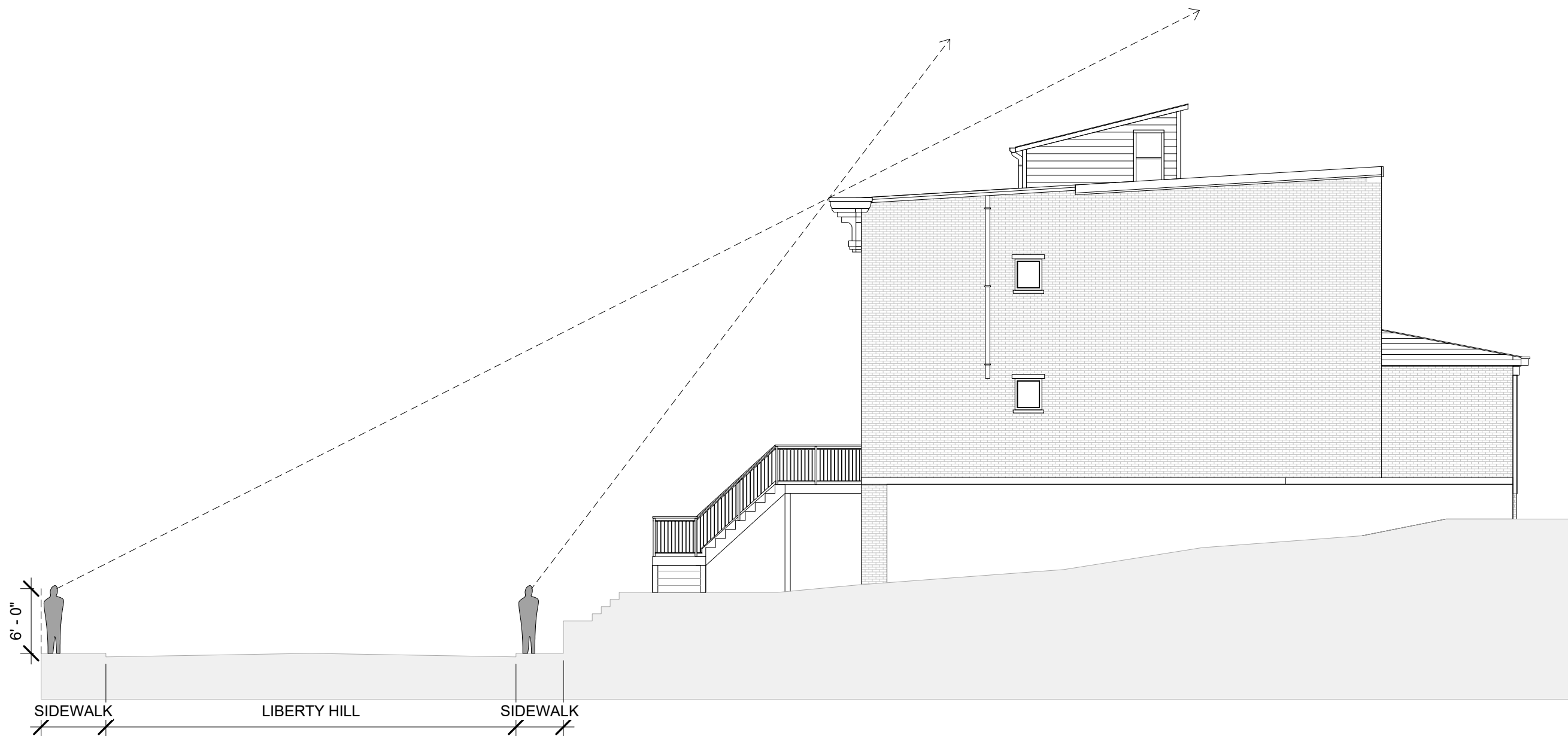
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SHEET NAME  
**SITE LINES**

SHEET NUMBER

**A1.6**



① **SITE LINES**  
 3/32" = 1'-0"

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

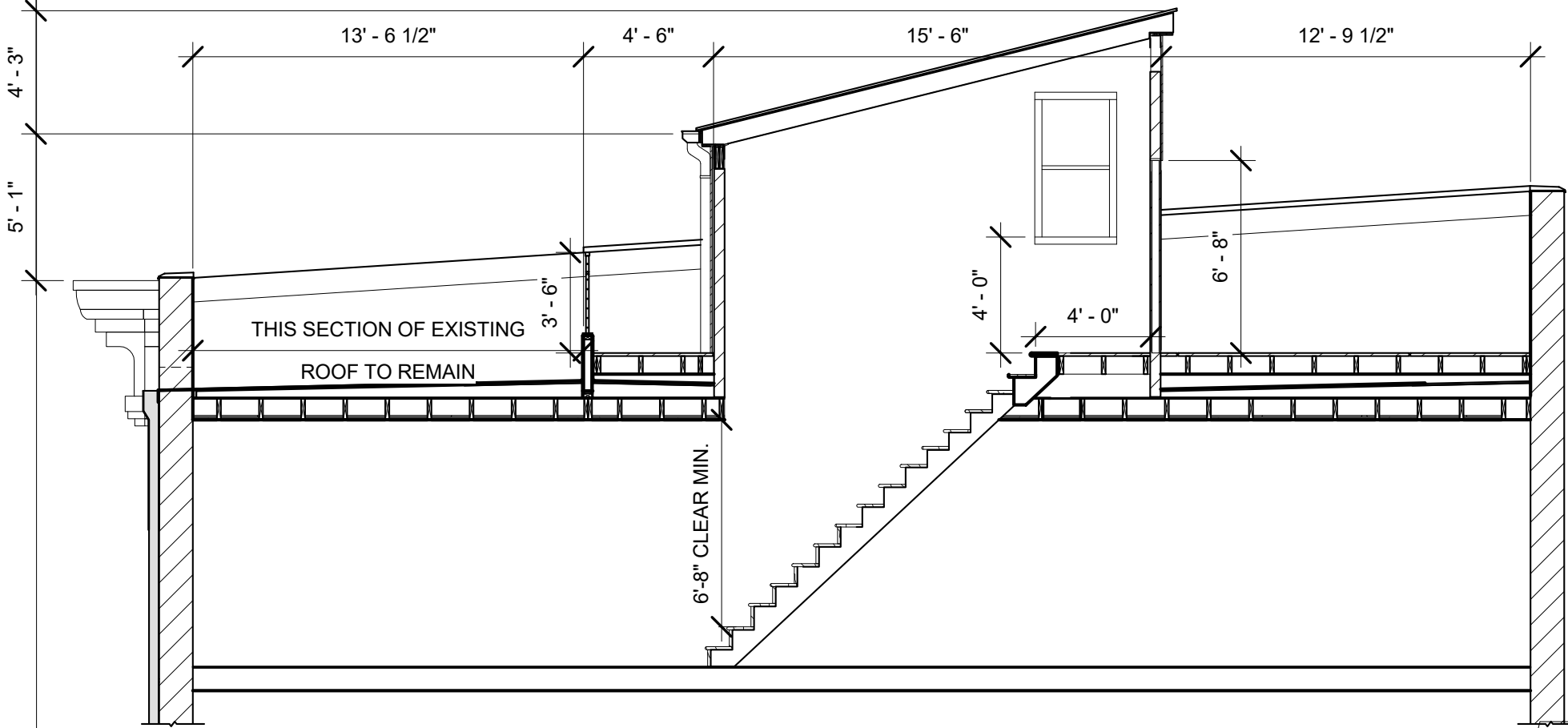
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 Approver

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SHEET NAME  
**ROOF SECTIONS**

SHEET NUMBER  
**A2.1**

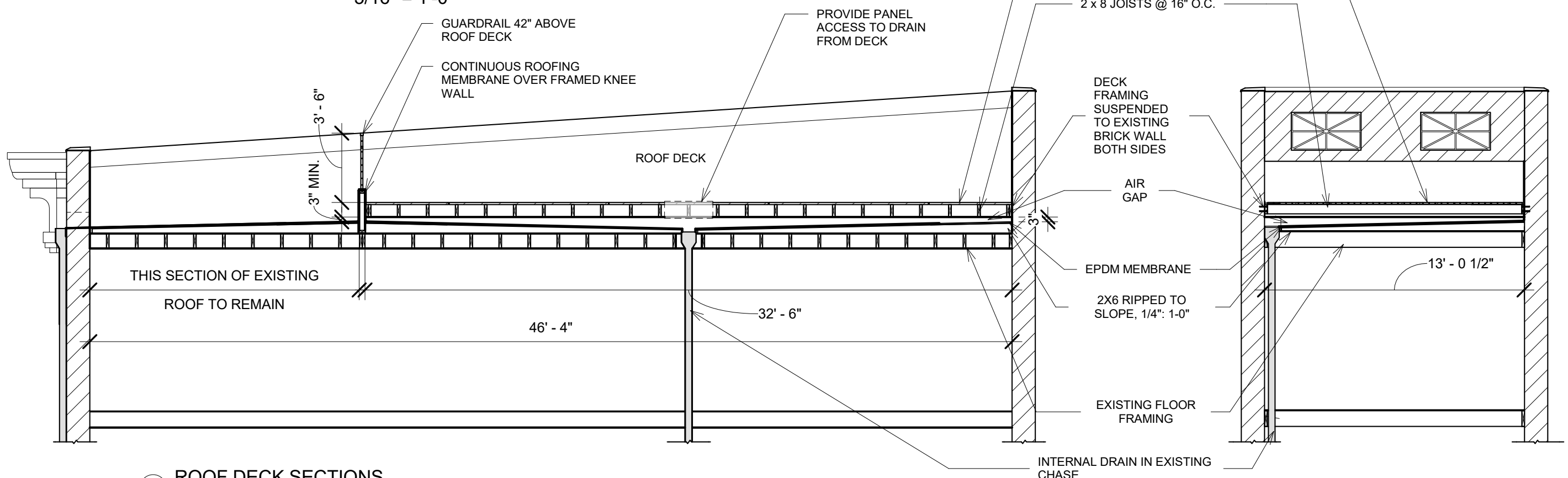


**2 SECTION THROUGH ROOF DECK STAIR**  
 3/16" = 1'-0"

**FRAMING NOTES**

1. FLOOR JOISTS TO BE 2x10 PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
2. ALL OTHER WOOD COLUMNS TO BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE.
3. ALL FASTENERS TO PRESSURED TREATED LUMBER TO BE ZINC COATED.
4. ALL ROOF FRAMING STRUCTURE TO BE PRESSURE TREATED # 2 SOUTHERN YELLOW PINE.

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, BASED ON A MINIMUM GUARD HEIGHT OF 42"



**1 ROOF DECK SECTIONS**  
 3/16" = 1'-0"

- NOTES:
1. ALL EXTERIOR WOOD TO BE PRESSURE TREATED (MCQ).
  2. ALL EXTERIOR HARDWARE TO BE HOT-DIPPED GALVANIZED (G185).

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

DRAWN BY  
 BSP

APPROVED BY  
 MSD



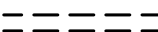
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SHEET NAME  
**EXISTING & DEMOLITION PORCH PLANS**

SHEET NUMBER

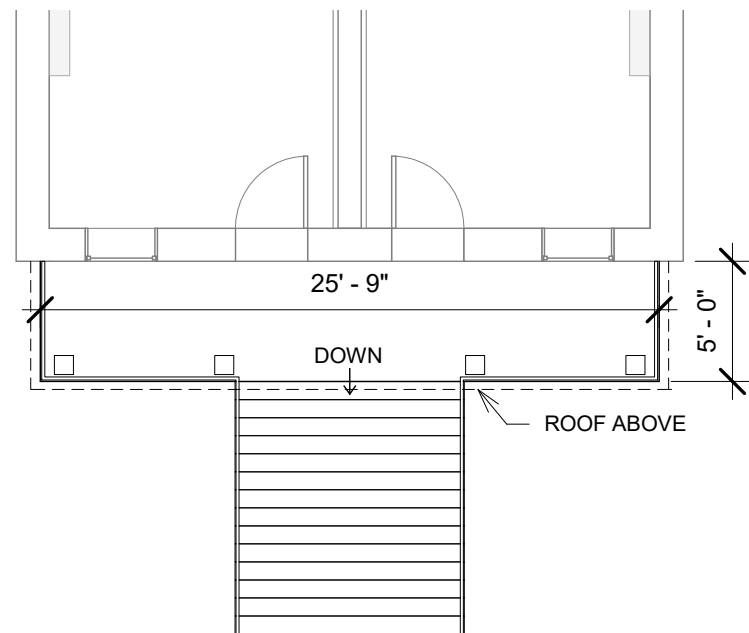
**D1.1**

### DEMOLITION WALL TYPE LEGEND

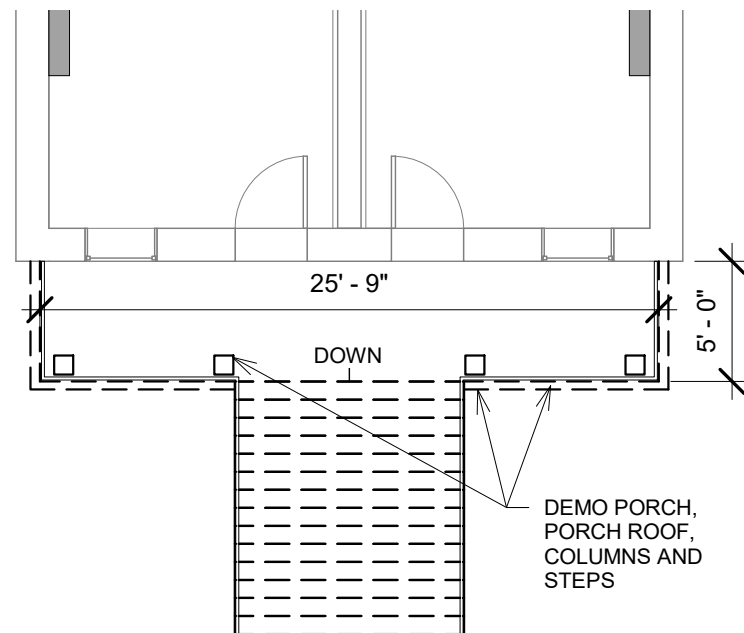
-  EXISTING BRICK MASONRY TO REMAIN
-  EXISTING 2X4 FRAME WALL TO REMAIN
-  TO BE DEMOLISHED

### DEMOLITION GENERAL NOTES

- A. ALL EXISTING EQUIPMENT, FURNITURE, CASEWORK, DOORS, DOOR FRAMES, ETC. TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- B. ALL EXISTING ITEMS NOTED TO BE SALVAGED ARE TO BE CAREFULLY REMOVED BY THE CONTRACTOR, STORED AND INCORPORATED INTO THE WORK AS NOTED.
- C. PRIOR TO DEMOLITION OF WALLS NOTED TO BE REMOVED, SHORE EXISTING CONSTRUCTION ABOVE, WHERE WALL IS SUPPORTING STRUCTURE.
- D. EXISTING CONSTRUCTION - FIELD VERIFY ALL CONDITIONS THAT AFFECT NEW CONSTRUCTION. WHERE EXISTING CONSTRUCTION TO REMAIN IS AFFECTED BY DEMOLITION ACTIVITIES, IT SHALL BE PATCHED OR REPAIRED AS REQUIRED TO MATCH ADJACENT EXISTING SURFACES AND PREPARED TO RECEIVE NEW FINISHES WHERE SCHEDULED UNLESS NOTED OTHERWISE. ALL CONTRACTORS ARE RESPONSIBLE FOR CUTTING AND PATCHING OF THEIR OWN WORK.
- E. REMOVE ALL DOMESTIC PIPING PLUMBING FIXTURES AND ACCESSORIES UNLESS NOTED OTHERWISE. PATCH FLUSH AND PREP TO RECEIVE NEW FINISHES.
- F. REMOVE ALL ELECTRICAL CONDUIT, WIRING, LIGHTING FIXTURES, SWITCHES ETC. UNLESS NOTED OTHERWISE. PATCH FLUSH AND PREP TO RECEIVE NEW FINISHES.
- G. DEMOLITION WORK TO BE PERFORMED BY A LEAD CERTIFIED CONTRACTOR IN A LEAD SAFE MANNER. ALL LEAD TO BE REMOVED OR ENCAPSULATED.
- H. ALL SURFACES DISRUPTED BY DEMOLITION ACTIVITIES SHALL BE PATCHED OR REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES.
- I. REMOVE ALL ABANDONED WALL MOUNTED ITEMS AND ASSOCIATED MOUNTING HARDWARE, INCLUDING SHELVES, CASEWORK AND ALL ACCESSORY ITEMS IN ALL AREAS OF GENERAL DEMOLITION.
- J. REMOVE ALL LOOSE FURNISHINGS AND ASSOCIATED ACCESSORIES UNLESS NOTED OTHERWISE.



① EXISTING PORCH  
 1/8" = 1'-0" 



② DEMOLITION PORCH  
 1/8" = 1'-0" 

PERMIT DRAWING CONTACT:  
 BRYAN PETER 513-721-4000  
 SCHICKEL DESIGN

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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 Approver

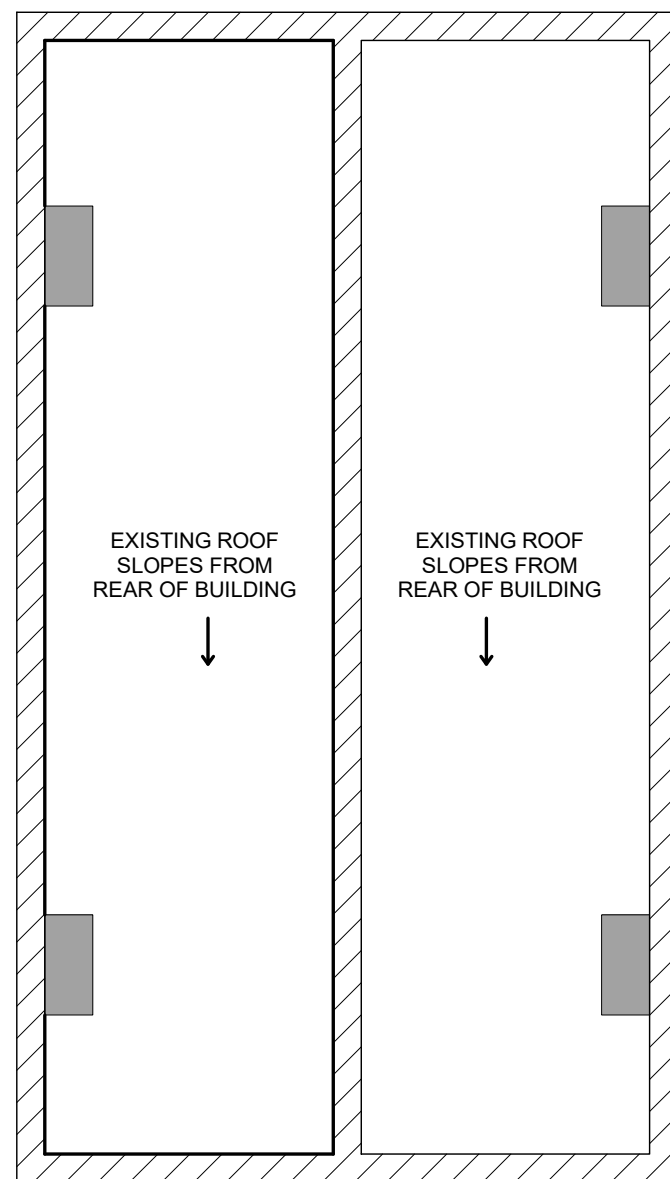
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DATE  
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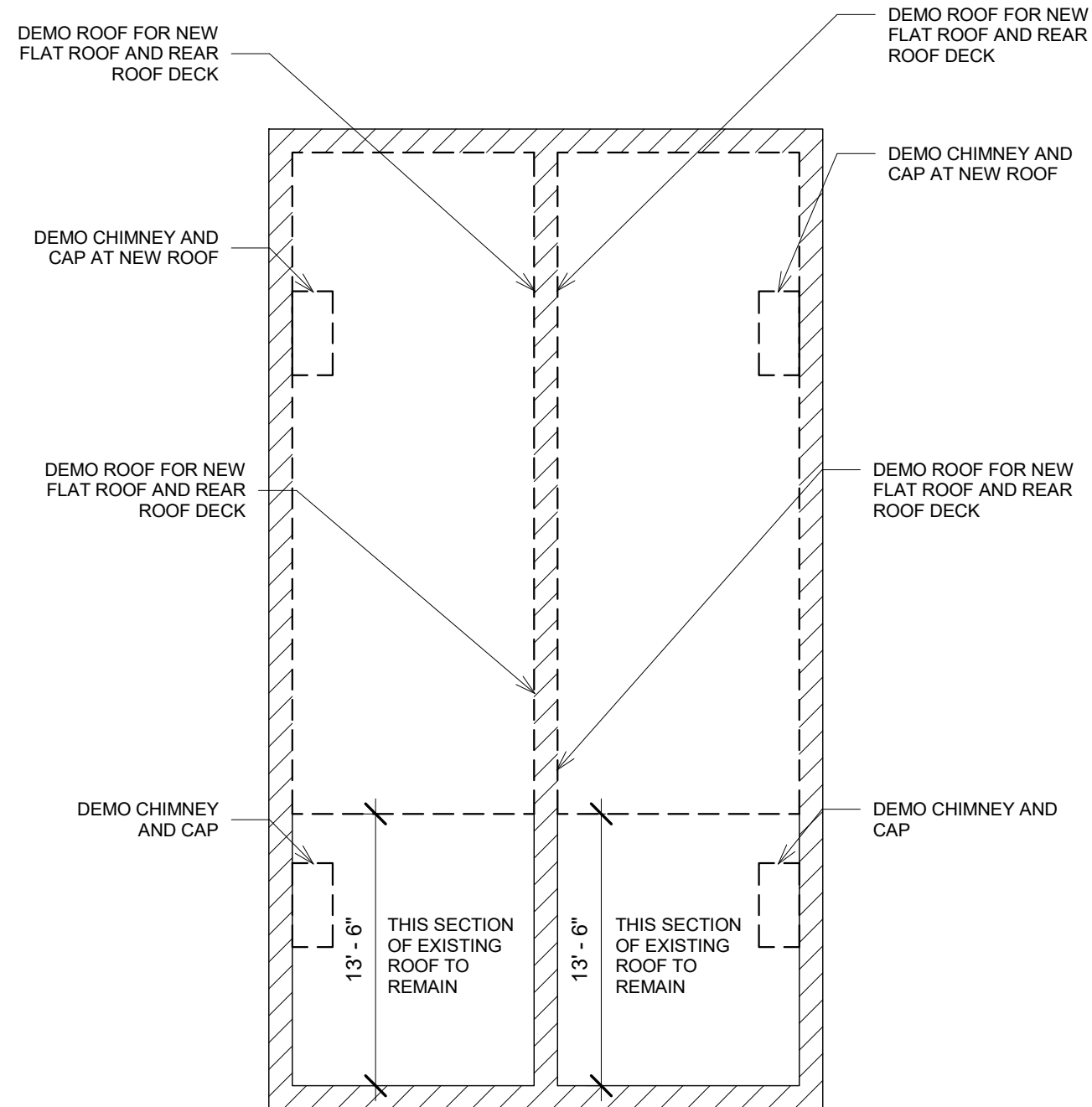
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**EXISTING AND DEMOLITION ROOF PLAN**

SHEET NUMBER

**D1.2**



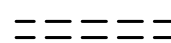


1 EXISTING ROOF PLAN  
 1/8" = 1'-0"



2 DEMOLITION ROOF PLAN  
 1/8" = 1'-0"

## DEMOLITION WALL TYPE LEGEND

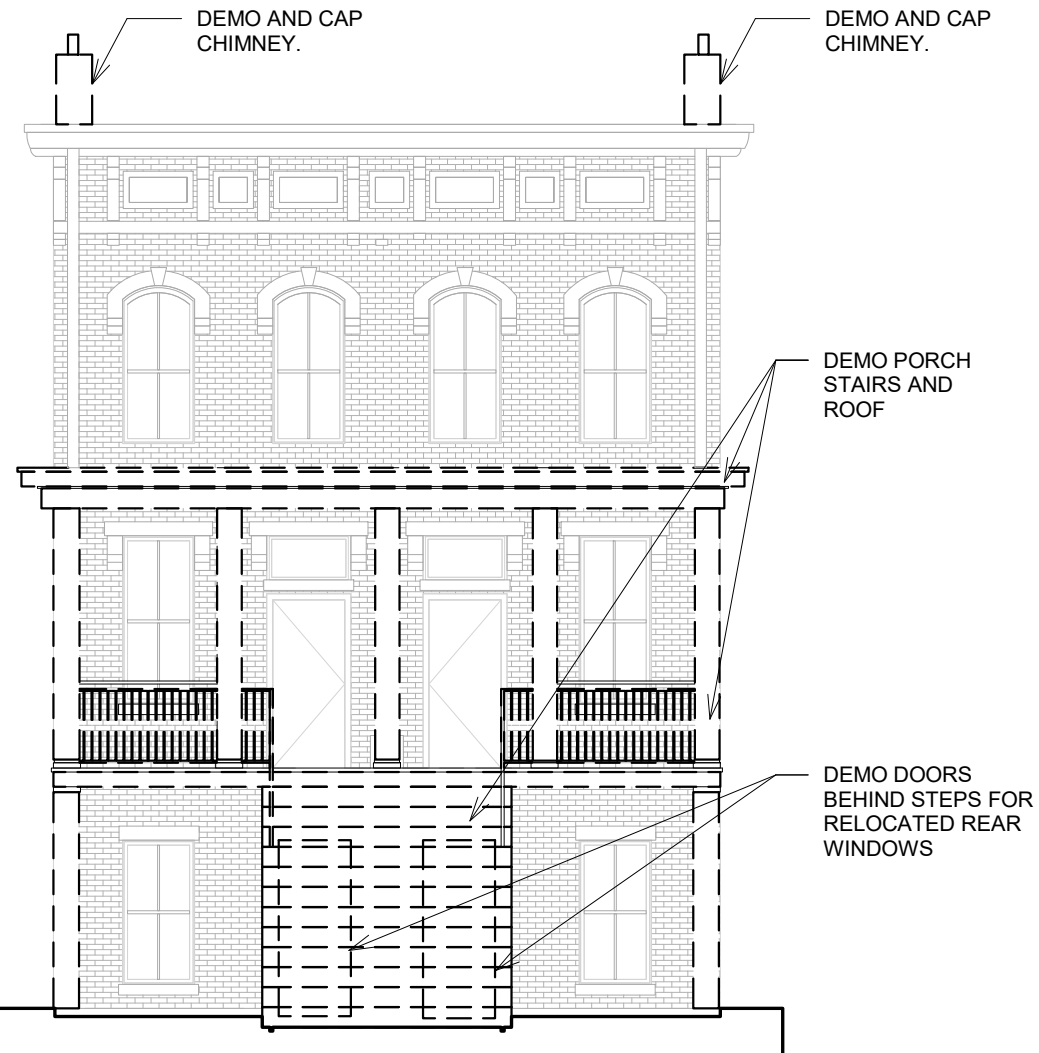
-  EXISTING BRICK MASONRY TO REMAIN
-  EXISTING 2X4 FRAME WALL TO REMAIN
-  TO BE DEMOLISHED

## DEMOLITION GENERAL NOTES

- A. ALL EXISTING EQUIPMENT, FURNITURE, CASEWORK, DOORS, DOOR FRAMES, ETC. TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- B. ALL EXISTING ITEMS NOTED TO BE SALVAGED ARE TO BE CAREFULLY REMOVED BY THE CONTRACTOR, STORED AND INCORPORATED INTO THE WORK AS NOTED.
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- J. REMOVE ALL LOOSE FURNISHINGS AND ASSOCIATED ACCESSORIES UNLESS NOTED OTHERWISE.



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



② DEMO ELEVATION SOUTH  
1/8" = 1'-0"

PERMIT DRAWING CONTACT:  
BRYAN PETER 513-721-4000  
SCHICKEL DESIGN

### NOT FOR CONSTRUCTION

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EXTERIOR PERMIT SET	6/14/2017

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Approver

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Author

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SHEET NAME  
**EXISTING & DEMOLITION ELEVATIONS SOUTH**

SHEET NUMBER

**D1.3**

**NOT FOR CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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 BSP

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 MSD



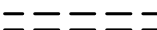
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SHEET NAME  
**EXISTING AND DEMOLITION ELEVATIONS NORTH**

SHEET NUMBER

**D1.4**



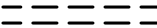
## DEMOLITION WALL TYPE LEGEND

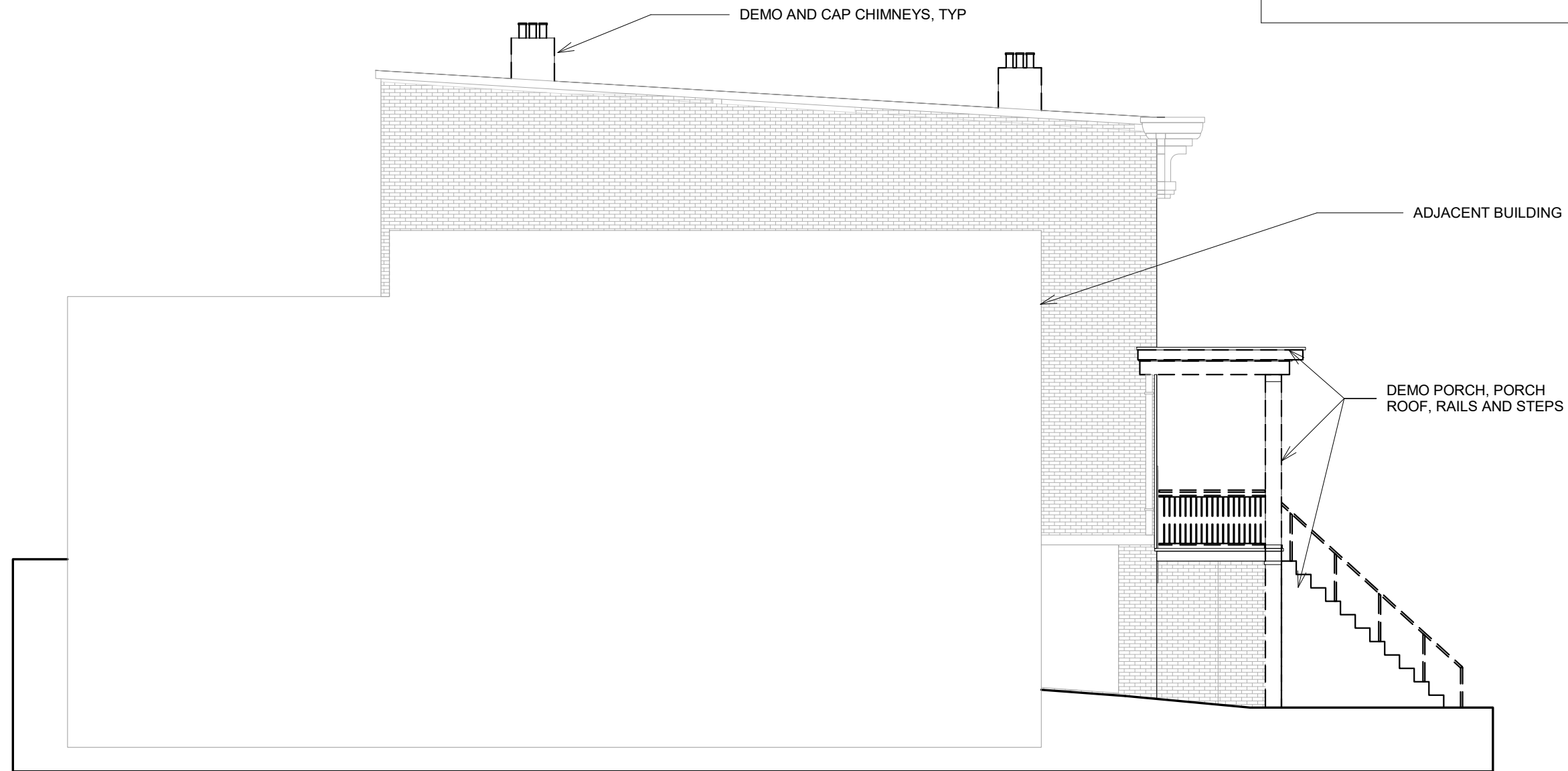
-  EXISTING BRICK MASONRY TO REMAIN
-  EXISTING 2X4 FRAME WALL TO REMAIN
-  TO BE DEMOLISHED



PERMIT DRAWING CONTACT:  
 BRYAN PETER 513-721-4000  
 SCHICKEL DESIGN

# DEMOLITION WALL TYPE LEGEND

-  EXISTING BRICK MASONRY TO REMAIN
-  EXISTING 2X4 FRAME WALL TO REMAIN
-  TO BE DEMOLISHED



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

PERMIT DRAWING CONTACT:  
BRYAN PETER 513-721-4000  
SCHICKEL DESIGN

**526 - 528 LIBERTY HILL**  
526 - 528 Liberty Hill, Cincinnati, OH 45202

OWNER CONTACT  
Bray Construction

**NOT FOR  
CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

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Approver

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Author




DATE  
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SHEET NAME  
**DEMOLITION  
ELEVATIONS  
WEST**

SHEET NUMBER

**D1.5**

# DEMOLITION WALL TYPE LEGEND

-  EXISTING BRICK MASONRY TO REMAIN
-  EXISTING 2X4 FRAME WALL TO REMAIN
-  TO BE DEMOLISHED

**NOT FOR  
CONSTRUCTION**

REV	DATE
EXTERIOR PERMIT SET	6/14/2017

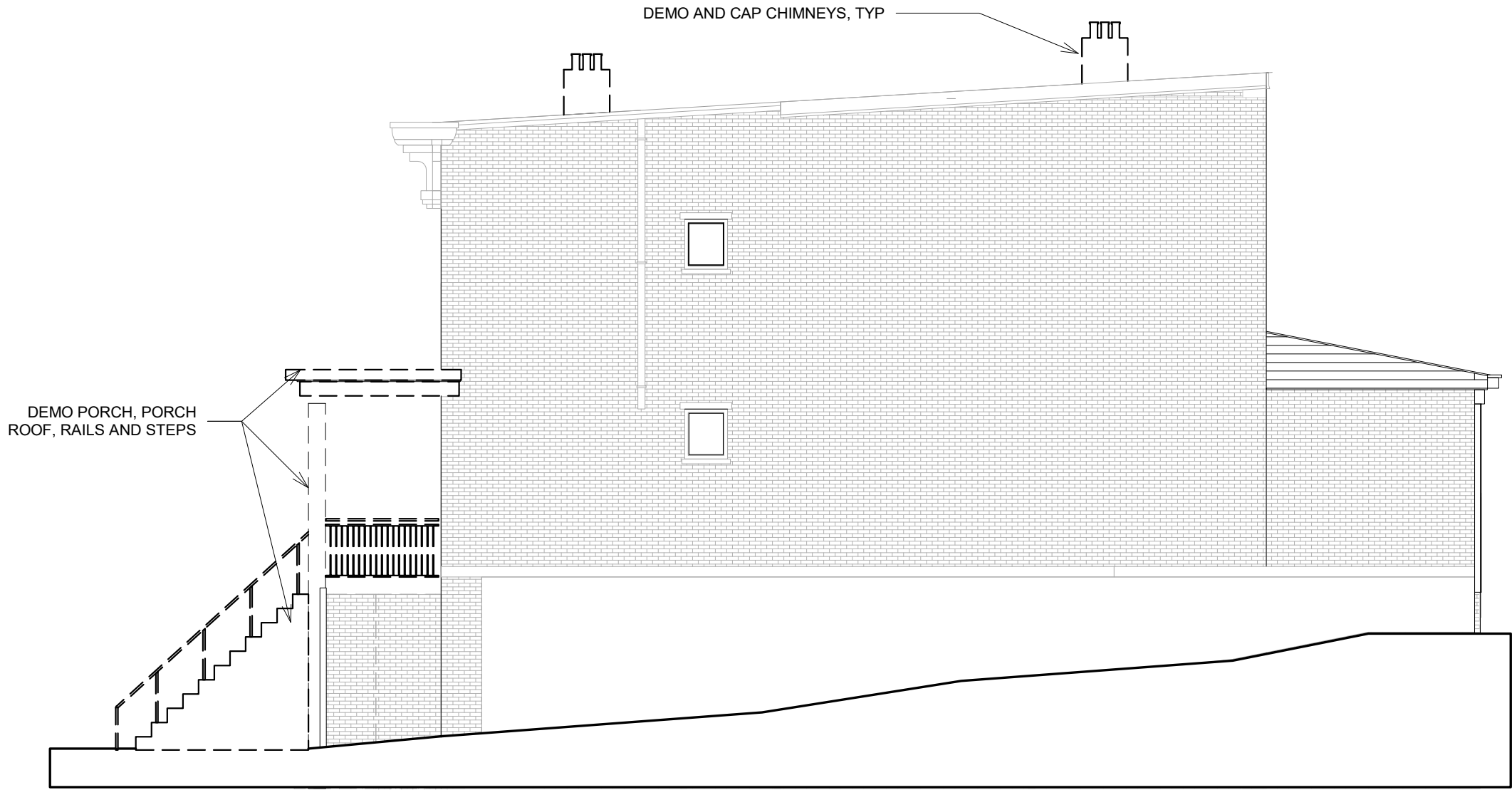
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Author

DATE  
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SHEET NAME  
**DEMOLITION  
ELEVATIONS  
EAST**

SHEET NUMBER  
**D1.6**



DEMO PORCH, PORCH  
ROOF, RAILS AND STEPS

DEMO AND CAP CHIMNEYS, TYP

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

PERMIT DRAWING CONTACT:  
BRYAN PETER 513-721-4000  
SCHICKEL DESIGN

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

---

APPLICATION #: COA20170088  
APPLICANT: RDA Group Architects LLC  
OWNER: Mt. Auburn LLC  
ADDRESS: **1725 Elm Street**  
PARCELS: 133-0003-0063-00  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: January 12, 2018  
HEARING DATE: Pre-hearing January 3, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for a rooftop decks on the front and rear of the building facing Elm Street and on the building facing the alley. The applicant is also seeking approval for balconies on the south side of the building.

### **Existing Conditions:**

The property at 1725 Elm Street is a mixed use building with a commercial storefront and residential. The lot has two existing buildings on the lot, which is a typical form along this block. The rear building is a residential building.



Figure 1: Context map of 1725 Elm Street. Map provided by CAGIS.



Figure 2: Picture of 1725 Elm Street from the street provided b

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) Residential  
HCB authority: [Section 1435-05-4](#)  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness;  
Standard of Review

**Zoning Review**

The subject property is currently a mixed use building with 11 units and the proposal is a mixed use building with commercial and 10 residential units. Staff has verified this unit count.

The property currently has a painted sign on the south façade. This sign is a non-conforming off-site advertising and is permitted to remain, but the sign cannot change content, get larger, or be altered.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the construction of roof decks and balconies on the property.

The roof decks are cut into the existing roof and are not increasing the height of the roof. The side walls will remain and the cornice lines will act as the roof deck railings.

The applicant is also seeking approval for metal balconies at second and third floors on the south side of the building. The metal balconies are simple metal railings and the windows at these locations will be turned to doors. There are two locations.

Based on the Conservation Guidelines outlined below, staff feels the proposed decks and balconies are generally appropriate in the Over-the-Rhine Historic District and substantially conform to the applicable conservation guidelines.

**SITE IMPROVEMENTS**

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

*The proposed rooftop decks are appropriate as it will not detract from the character of the building and will not be visible from principal façades (both the Elm Street façade and the alley) and will not be highly visible from surrounding streets. The roof top deck is being carved into the roof and additional height will not be added for access. Using the existing brick and cornice line as the railing, additional railings will not have to be added as well.*

*The two balconies on the south side will be visible from Elm Street however they*

*are minimal will not detract from the architecture of the building and are a simple metal railing that is consistent with the architecture of the building and the neighborhood.*

**Other Considerations:**

**Prehearing Results:** The applicant was present.

**Comments Provided to Staff:** N/A

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

**Other work approved at staff level:** The applicants are repairing the historic wood windows on Elm Street façade and are installing new aluminum clad wood windows on the other facades where windows were either missing or too deteriorated to restore. The windows will match the two over-two configuration that is present on the front of the building.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness 1725 Elm Street per plans submitted by RDA Architects with their application dated 12/5/2017
  - a. 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. The roof deck is not highly visible from the street is set in the least visible part of the roof.

December 5, 2017

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

RE: Certificate of Appropriateness  
1725 Elm Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed rehabilitation at 1725 Elm Street. There are two existing structures on the lot. The east structure is five stories. The west structure is four stories. The building is proposed to continue to be utilized as a mixed-use building with (1) first floor commercial tenant space and (10) residential units. The exterior modifications and rehabilitation proposed include replacing all missing, deteriorated, and non-original existing windows with new appropriate windows in the existing openings, restoration of the existing wood windows on the Elm Street facades, masonry restoration, and roof modifications to create (3) roof decks in what is currently attic space.

We are including as witnesses to the hearing for this application:  
Steve Houk, Mt. Auburn, LLC  
Greg Snyder, RDA Group Architects

### **Existing Building**

The project is located on the west side of Elm Street approximately mid-block. Campbell Alley is to the rear. The lot is approximately 111' deep x 25' wide. The existing east structure is 5-stories with a full basement, and the west structure is four stories. The structures are accessed from a central courtyard connected to the alley and street via first floor exterior passageways. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition wall framing. The building has a stacked stone foundation. The east structure has a footprint of approximately 1,329 SF and the west structure has a footprint of approximately 672 SF. The total square footage of the building is 10,321 square feet. The primary (east) façade is on Elm Street. The elevations are brick. Original windows are present primarily on Elm Street. An original cast iron storefront is also present on Elm street. There is an existing metal fire escapes on the south façade of the east structure and building the east and west structures. The east structure's roof ridge is approximately centered with the low slope roof pitching toward Elm Street and the Alley. The west structure roof slopes monolithically toward the alley at the rear (east to west). There are five existing chimneys total.

### **General Project Information**

The building is currently vacant and Owned by our client, Mt Auburn, LLC. Refer to the attached documentation. The scope of the project involves (10) one and two bedroom residential condos and (1) commercial tenant space. No variances are being requested. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

### **Parking**

There is no existing nor proposed on-site parking.

### **Windows**

All existing non-original windows, boarded over windows, and deteriorated existing window remnants will be removed back to the original wood frames on all facades except for on Elm. New custom sized factory finished aluminum clad double windows will be installed throughout. The existing wood windows on the Elm Street façade will be retained and restored. New windows will be two-over-two sashes with double pane clear glass. The finish color is TBD. The new window will fit into the existing opening with no modification. Pella Windows Architectural Series windows are the basis of design. See attached for

product information. Three window openings on the south façade of the west structure will be infilled with brick, as will one courtyard facing windows on the east structure. The new brick will be recessed 1" from the face of the original where openings are infilled.

### **Masonry**

The existing masonry will be repointed as required to provide a weathertight condition. The existing painted signage on the south façade will remain. The remaining brick will remain un-painted. The Campbell Alley façade of the west structure will be completely repointed and deteriorated components replaced in like kind as part of the stabilization of the wall. Structural reinforcing will be concealed on the interior.

### **Balconies**

Two new painted metal balconies will be installed on the south façade of the east structure, one each on the second and third floors. Each balcony will be approximately 4' deep and 8' wide with a 42" high railing. Vertical balusters with a square profile will be spaced at max 3-7/8" clear. The balconies will be supported by fastening thru the existing masonry.

### **Roof Modifications**

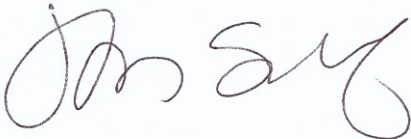
The existing roof system will be retained and modified as required by the proposed work. On the east structure, the existing roof framing will be removed in two locations on the east and west ends to expose the attic space below which will be converted into roof decks. On the west structure, the existing roof framing will be removed. New walls will be framed inside the existing masonry to support a new raised roof area bearing 8'-0" above the 4<sup>th</sup> floor on the east half. The new walls will be clad in fiber cement siding and painted. Refer to attached product information. The new roof will be flat with a membrane over tapered insulation draining to a new square gutter on the south. The raised roof will allow the 4<sup>th</sup> floor to be fully utilized as part of a residential unit. The roof will be removed at the west end to expose the attic space below which will be converted into a roof deck. The profile of the original roof lines will be maintained on both the north and south facades of both structures, as the new roof opening/ new walls will be inset approximately 12" from the edge of the roof. All existing trim will be retained. All existing chimneys will be retained.

### **Mechanical Equipment**

Three new condensing units will be located on the roofs, two on the Elm building to the rear of the ridge and one on the Campbell building. A composite plank railing system will provide a screen for the equipment. Refer to attached A/C unit basis of design product information. The remaining eight condensing units will be wall hung and located in the courtyard between the two buildings held below the adjacent building wall height.

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

Sincerely,

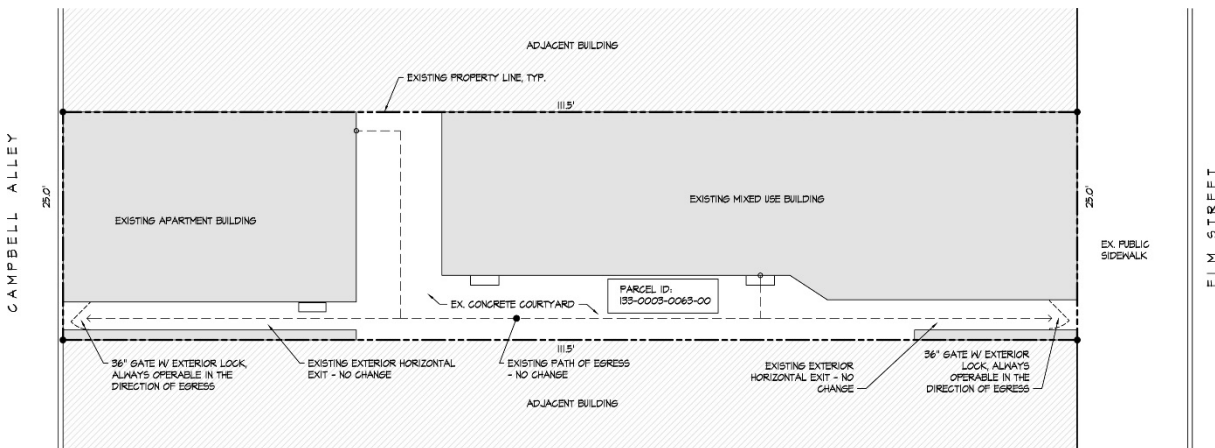


Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects





Vicinity Map



Site Plan



Existing East [Elm Street] Elevation



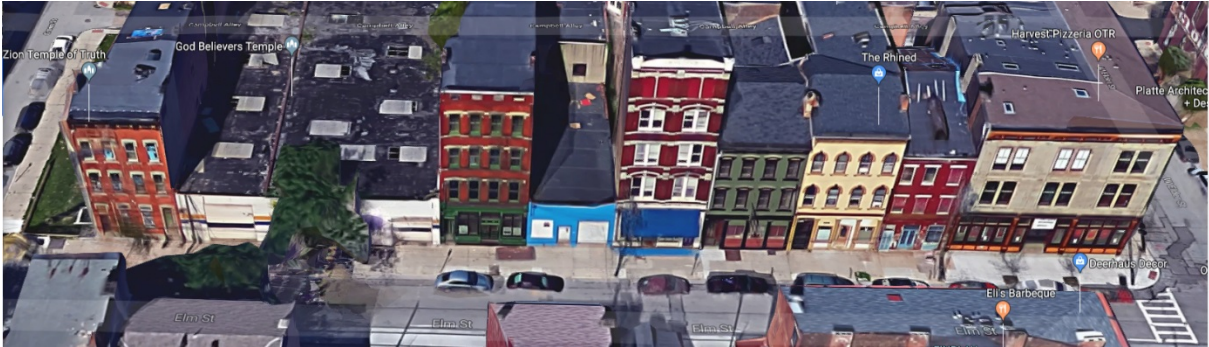
Existing South Elevation



Existing North Elevation



Existing West [Campbell Alley] Elevation



1725 Elm

Elm Street - Overall West Streetscape



1725 Elm

Elm Street – Mid-Block Streetscape



View South from Intersection of West Elder Street and Campbell Alley



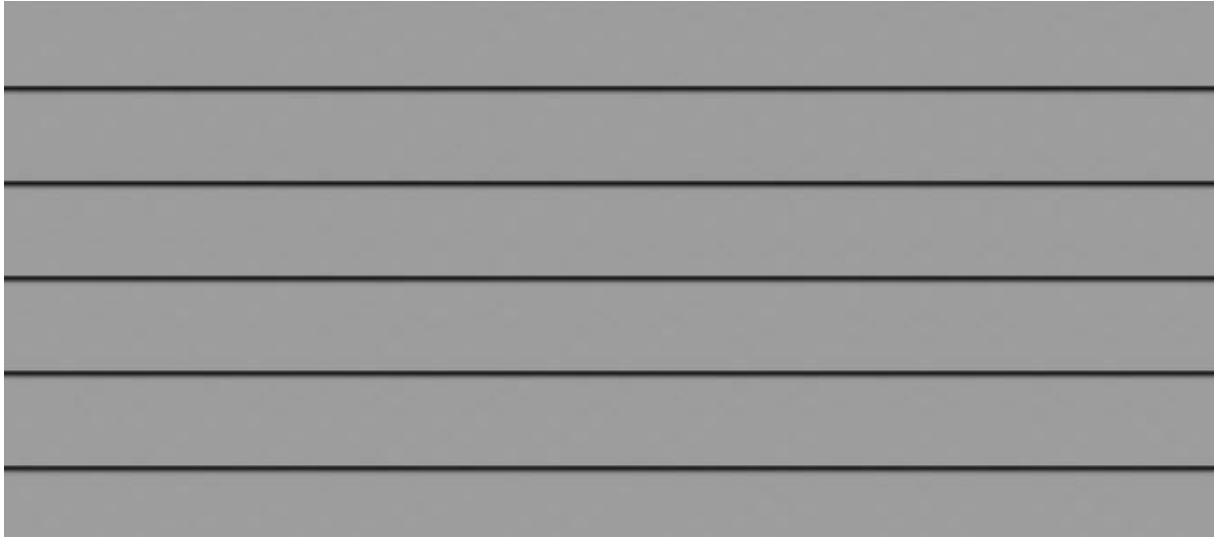
View North from Intersection of West Green Street and Campbell Alley



Roof Deck



Balcony



Fiber Cement Lap Siding



Composite Board Screening

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

DESIGN TEAM

ARCHITECT: **RDA GROUP ARCHITECTS** | PME ENGINEERS:



STRUCTURAL ENGINEER:  
**New Millennium Building Engineers, LLC**  
 3146 Mount Carmel Road

SHEET INDEX

- T1.1 PROJECT INFORMATION / SITE PLAN
- D1.1 EX/DEMOLITION FLOOR PLANS
- D1.2 EX/DEMOLITION FLOOR PLANS
- D1.3 EX/DEMOLITION FLOOR PLANS
- D1.4 EX/DEMOLITION FLOOR PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A1.3 PROPOSED FLOOR PLANS
- A1.4 PROPOSED FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS
- A2.4 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTION / SIGHT LINE STUDY

CODE REVIEW

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

**JURISDICTION:** CITY OF CINCINNATI

**ZONING:** CITY OF CINCINNATI ZONING CODE

**ZONING DISTRICT:** CC-F

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

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

**BUILDING CODE:** 2017 OHIO BUILDING CODE (OBC)

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

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

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

**ACTUAL BUILDING AREA:** [AREA FROM INT. FACE OF EXT. WALL, TYP.]  
 BASEMENT: 1541 S.F.  
 FIRST FLOOR: 1128 S.F.  
 SECOND FLOOR: 1910 S.F.  
 THIRD FLOOR: 1930 S.F.  
 FOURTH FLOOR: 1930 S.F.  
 FIFTH FLOOR: 1280 S.F.  
 TOTAL: 10321 S.F.

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

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

**CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION**  
 TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - NO CHANGE IN EXTERIOR OPENING, EXISTING OPENINGS ARE BEING MAINTAINED.  
 709.2: FIRE PARTITIONS - 1 HOUR FIRE RESISTANCE RATING  
 712.2: HORIZONTAL ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATINGS / 2 HOUR FIRE RESISTANCE RATING - REFER TO DRAWINGS FOR LOCATIONS. 2 HOUR F.R.R. IS TO CREATE COMPARTMENTS WITHIN BUILDING.

**CHAPTER 8: INTERIOR FINISHES**  
 803.1.1:  
 CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450  
 CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450  
 CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

**TABLE 803.9: INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED)**  
 EXIT ENCLOSURES CLASS B CORRIDORS CLASS B ROOMS/ENCLOSED SPACES CLASS C

**CHAPTER 9: FIRE PROTECTION SYSTEMS**  
 903: AUTOMATIC SPRINKLER SYSTEM: NFPA-13 FIRE SUPPRESSION SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT  
 906.1: PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH OHIO FIRE CODE AND NFPA STANDARD #10 2010 EDITION, CINCINNATI F.D.  
 907.2.4: FIRE ALARM SYSTEM: FIRE ALARM SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT - 907.2.1.2 INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACK UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND IN THE VICINITY OUTSIDE OF EACH SLEEPING ROOM.  
 [SMOKE DETECTORS AND SMOKE/CARBON MONOXIDE DETECTORS TO BE DUAL SENSING / COMBINATION TYPE PHOTOELECTRIC & IONIZATION SENSOR DETECTOR]

**CHAPTER 10: MEANS OF EGRESS**  
 TABLE 1004.1:  
 BASEMENT R-2 [1,300 S.F.]: 1/200 SF GROSS = 0  
 FIRST FLOOR R-2 [1,300 S.F.]: 1/200 SF GROSS = 0  
 FIRST FLOOR 'B' [X]: 1/100 SF GROSS = X  
 SECOND FLOOR R-2 [1,300 S.F.]: 1/200 SF GROSS = 0  
 THIRD FLOOR R-2 [1,300 S.F.]: 1/200 SF GROSS = 0  
 FOURTH/FIFTH FLOOR R-2 [2,020 S.F.]: 1/200 SF GROSS = 10 [EGRESS FROM 5TH FLOOR IS THRU UNIT AT 4TH FLOOR]

TOTAL MAX OCCUPANT LOAD = 42 PERSONS

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

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

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

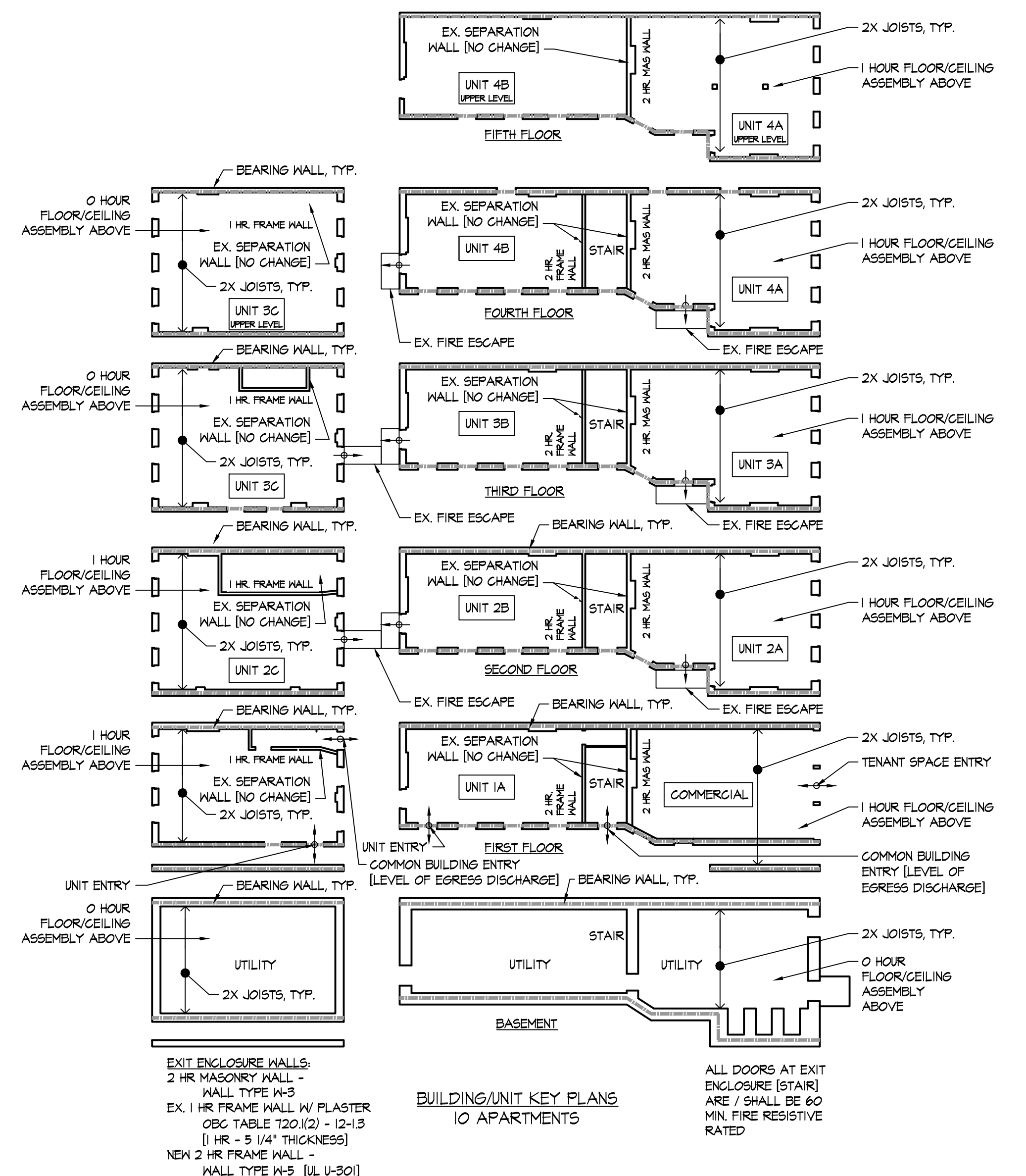
**CHAPTER 11: ACCESSIBILITY**  
 THE BUILDING IS NOT ACCESSIBLE - EXISTING CONDITION - NO CHANGE

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

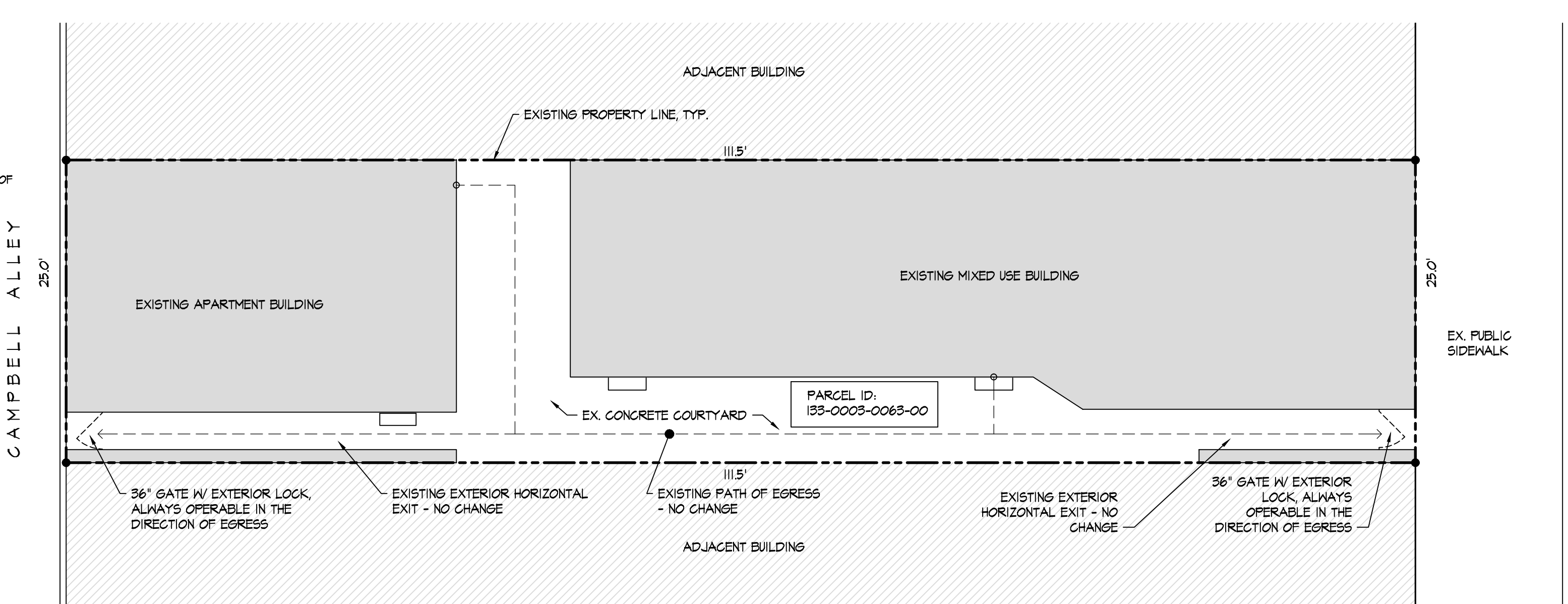
**CHAPTER 15: ROOF ASSEMBLIES**  
 1505.1: ROOF COVERING - CLASS 'C'

**CHAPTER 23: PLUMBING SYSTEMS**  
 TABLE 2402.1:  
 RESIDENTIAL: 1 WATER CLOSET, 1 LAVATORY, 1 SHOWER, 1 KITCHEN SINK PROVIDED PER DWELLING UNIT. ROUGH IN FOR WASHER IN EACH DWELLING UNIT.

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



**B BUILDING / UNIT KEY PLANS**  
 SCALE: 1/16" = 1'-0"  
 0 8 16 32 NORTH



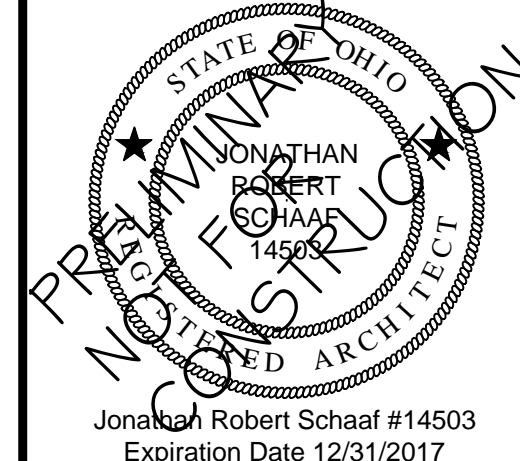
**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

Professional Seal:  
 Jonathan Robert Schaal #14503  
 Expiration Date 12/31/2017

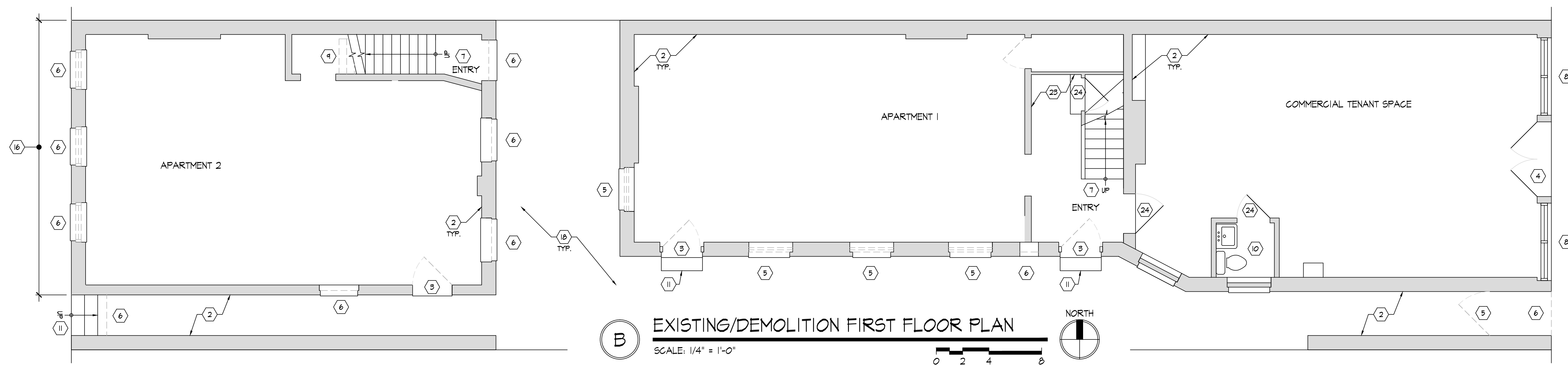
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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
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 PREPARED FOR MT. AUBURN LLC

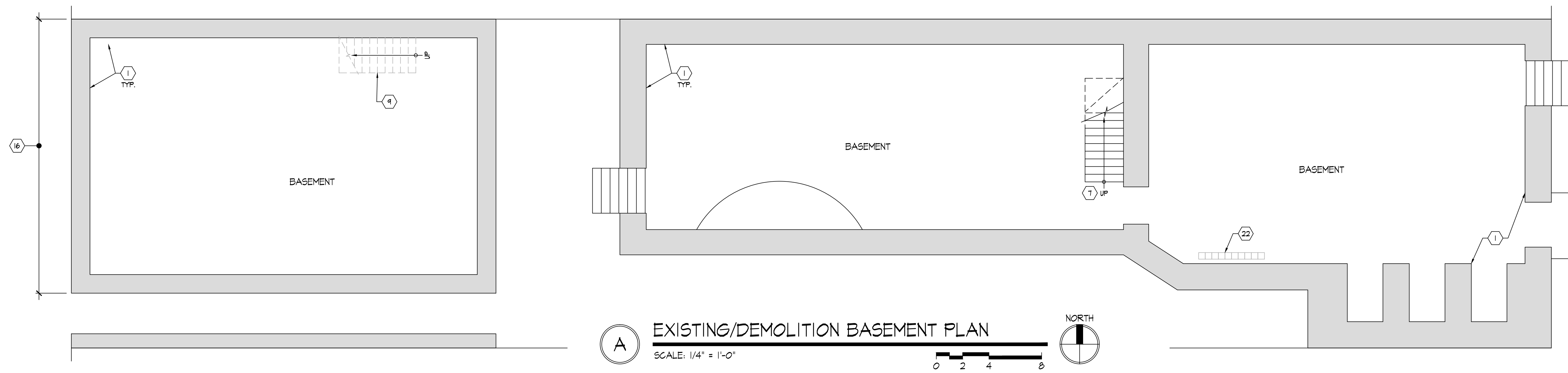
Print Record	
10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL
Project Number	
2017-115	
Date	
DECEMBER 5, 2017	
Sheet Title	
PROJECT INFORMATION	
Sheet Number	
T1.1	



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



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

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

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

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

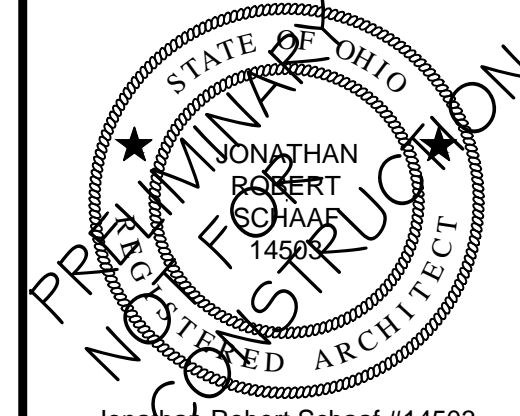
1. MAINTAIN ALL EXISTING GYPSUM BOARD / PLASTER FINISHES TO THE EXTENT POSSIBLE. REPAIR AS REQ'D TO MATCH ADJACENT FINISHES.
2. MAINTAIN EX. PLASTER CEILINGS / LATCH WHERE EXISTING & IN SOUND CONDITION. PREP FOR NEW RESILIENT CHANNELS & GYPSUM BOARD CEILINGS.
3. REMOVE ALL MATERIALS AND FINISHES REQUIRED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

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

Print Record	
10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL

Project Number	2017-115
Date	DECEMBER 5, 2017
Sheet Title	EXISTING/DEMOLITION FLOOR PLANS
Sheet Number	

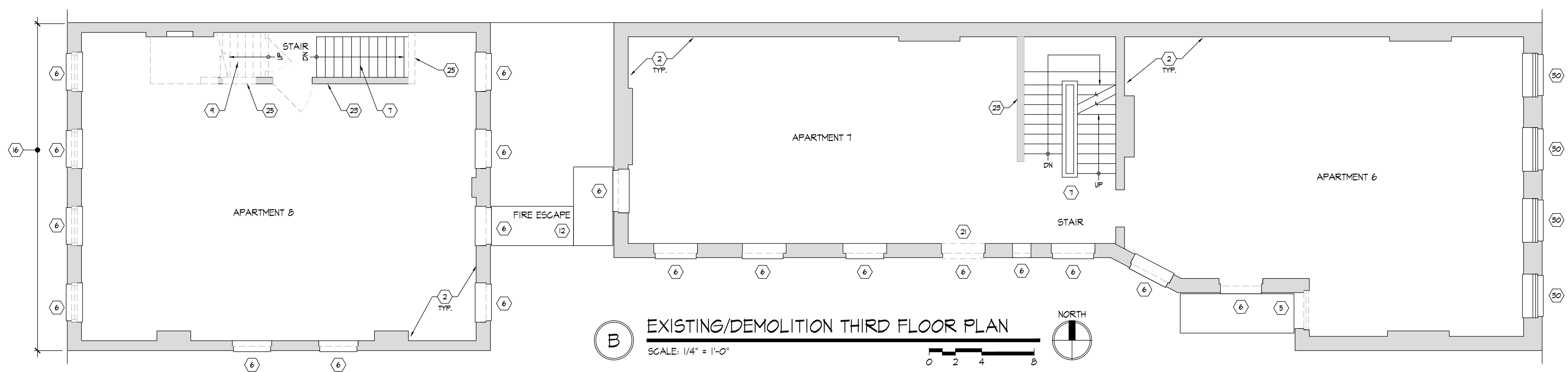
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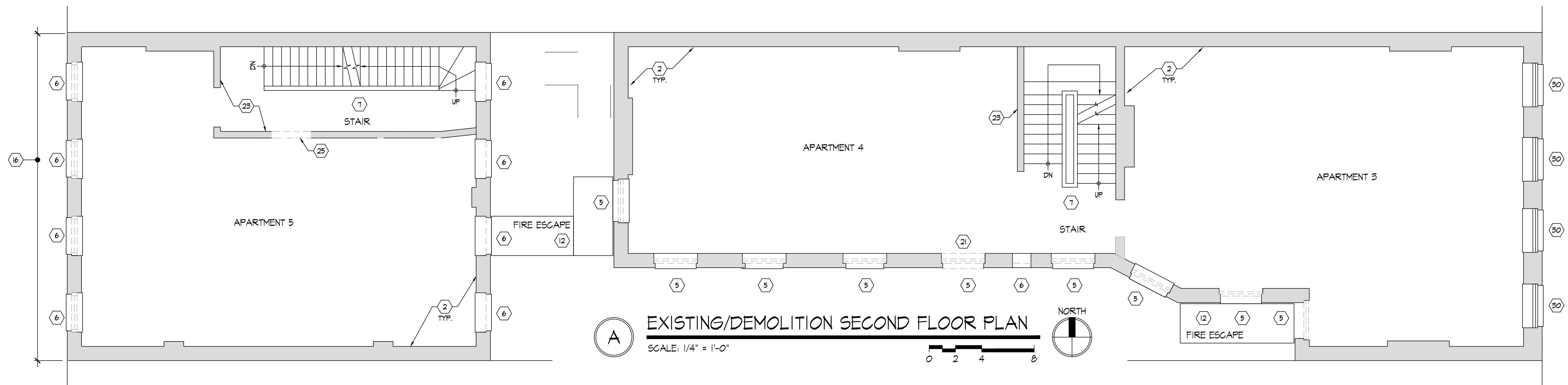
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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC



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



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

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

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

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

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3. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
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7. PROVIDE ALL NECESSARY TEMPORARY BRACINGS AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
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9. REMOVE ALL INTERIOR TRIM, CASING, ETC. AS REQ'D BY WORK.
10. COORDINATE WITH ARCHITECT FOR NEW OPENINGS IN FLOOR SYSTEM WHERE DUCTS, ETC. DO NOT FIT BETWEEN EXISTING FRAMING.
11. REMOVE/TERMINATE/GAP EXISTING UTILITIES AS REQUIRED BY WORK - PLUMBING SUPPLY/DRAIN PIPING, GAS PIPING, ELECTRICAL CIRCUITS, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
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15. REPLACE DETERIORATED FRAMING CONDITIONS IN LIKE KIND TO THE ORIGINAL. VERIFY REQUIREMENTS WITH ARCHITECT AS APPLICABLE.
16. REMOVE ALL SUSPENDED CEILING/ LOWERED CEILING FRAMING TO EXPOSE ORIGINAL CEILINGS.

Print Record

10/10/17	SCHEMATIC
12/01/17	REVIEW
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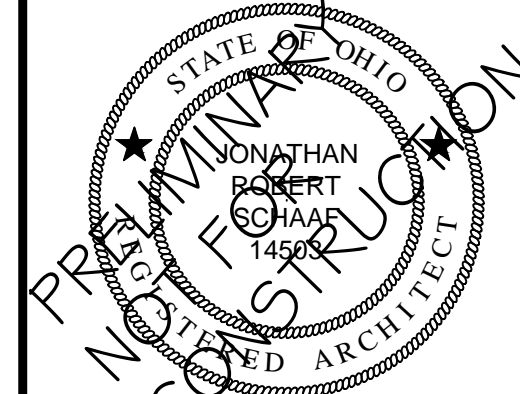
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Sheet Title  
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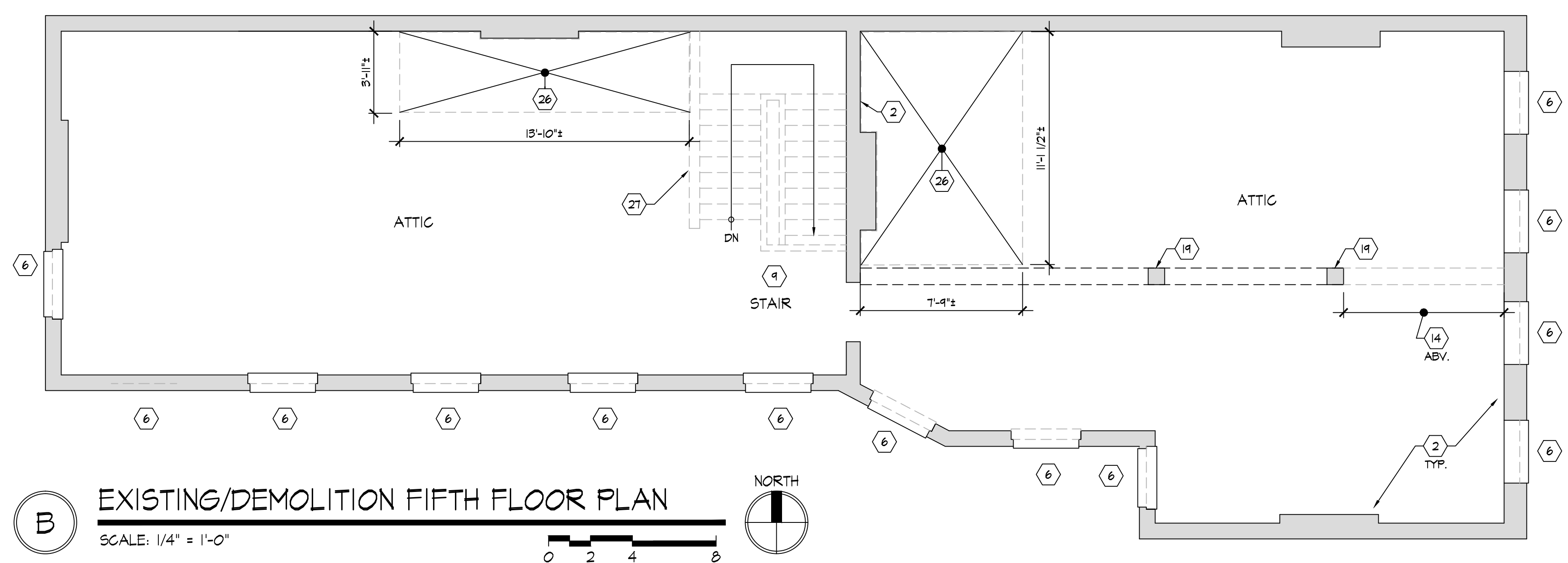
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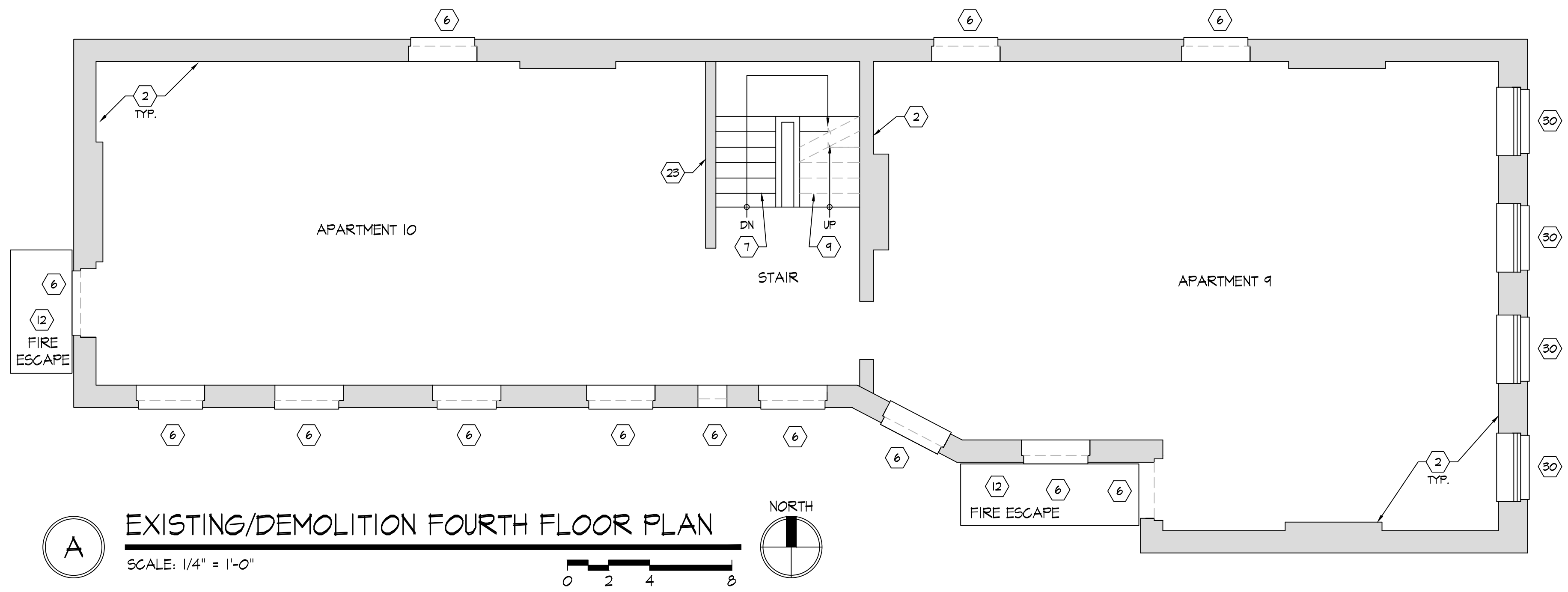
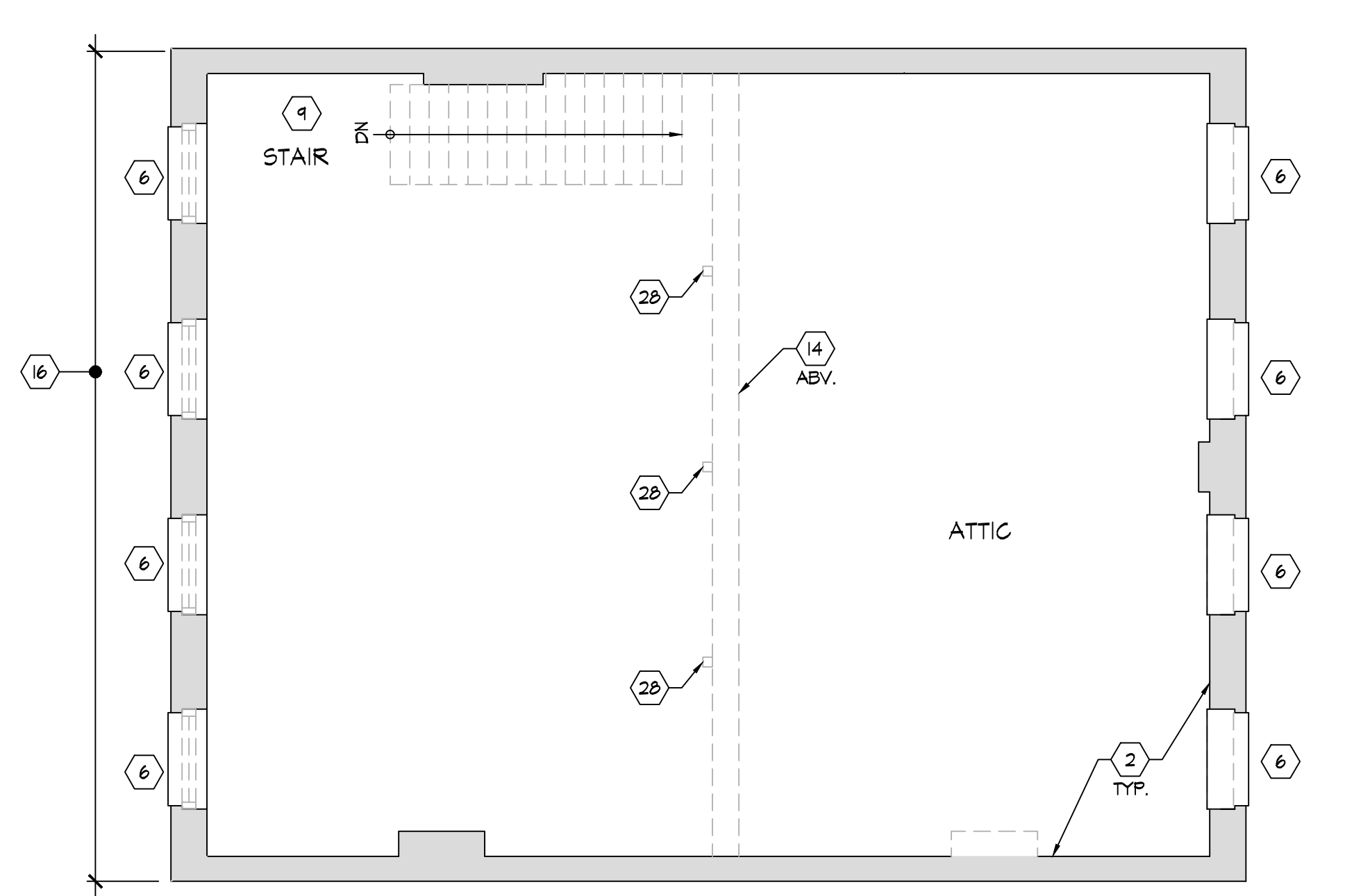


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**B** EXISTING/DEMOLITION FIFTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

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

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

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

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

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

Print Record

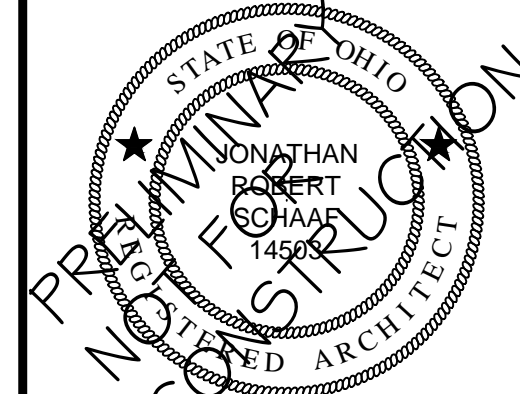
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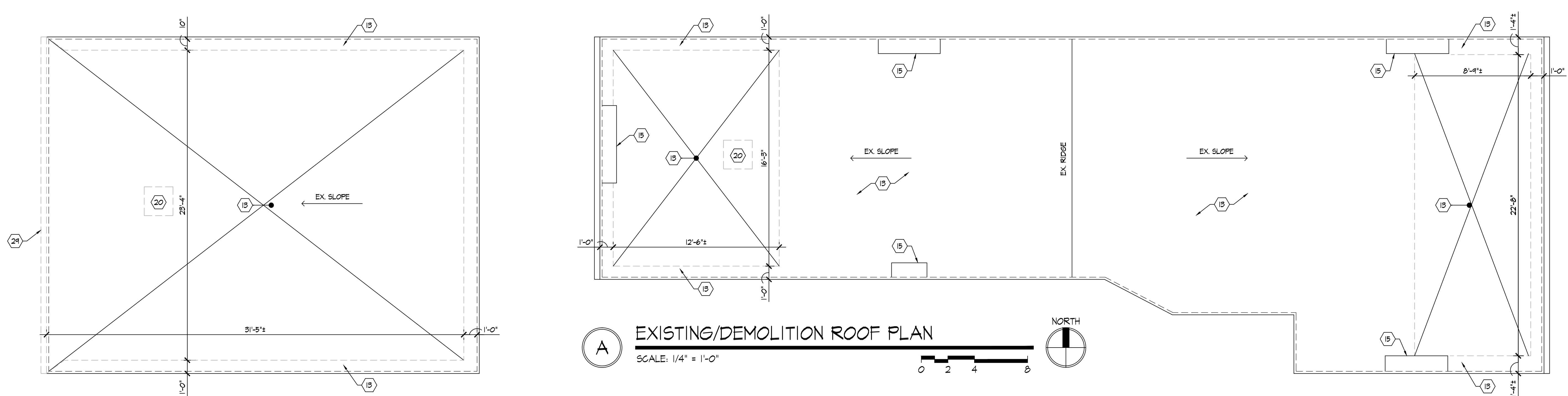
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EXISTING/DEMOLITION FLOOR PLANS

Sheet Number  
**D1.3**



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

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

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

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

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

RENOVATION OF APARTMENT BUILDING AT  
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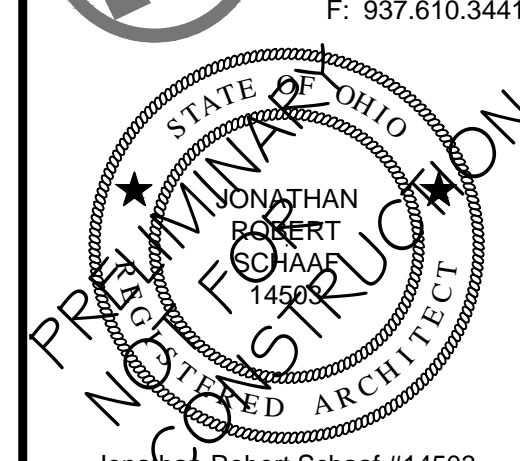
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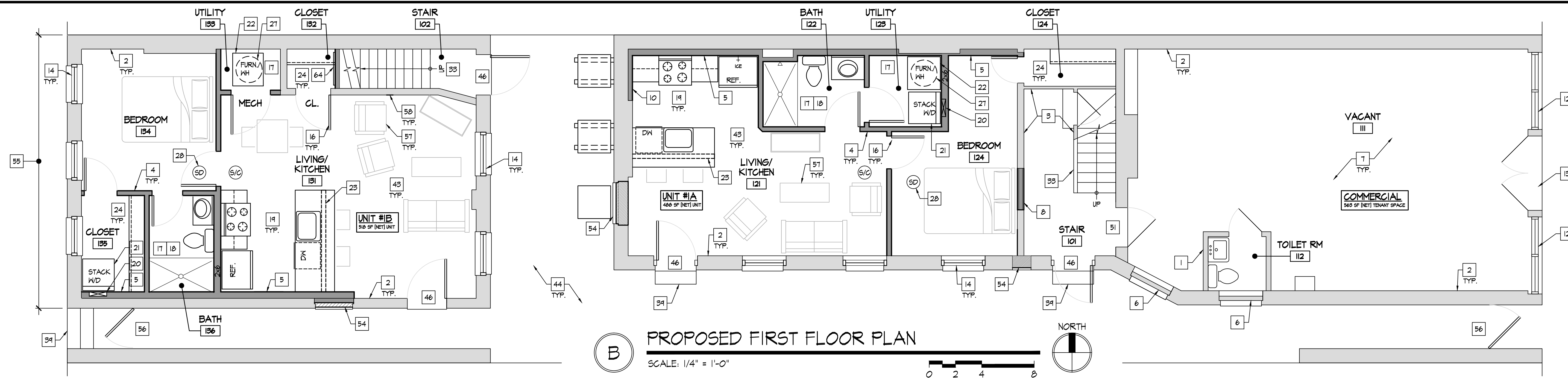
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EXISTING/DEMOLITION FLOOR PLANS

Sheet Number  
**D1.3**

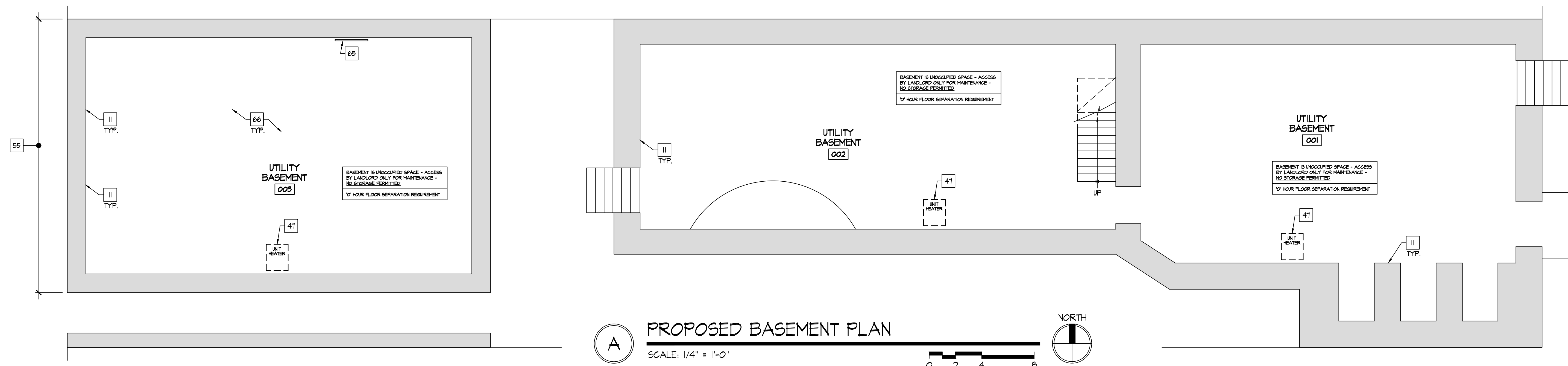


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**B** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

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

- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#504] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C271.2.
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 7/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#504] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C271.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSET BRICK 1" FROM FACE OF ADJACENT.
- 100% REPOINTING OF EXISTING MASONRY WALL. SELECTIVE BRICK/LINTEL/SILL REPLACEMENT - F.V. LOCATIONS. REINFORCE WALL - REFER TO DETAILS.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENSGLOSS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW CLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.
- NEW SECURED ACCESS WALL PANEL FOR BASEMENT ACCESS.
- NEW PRE-MANUFACTURED METAL ACCESS LADDER SECURED TO EXISTING WALL
- NEW CONCRETE SLAB - REFER TO DETAILS
- RESTORE EXISTING WINDOWS, FRAMES AND SASHES - PREP AND PAINT.

RENOVATION OF APARTMENT BUILDING AT  
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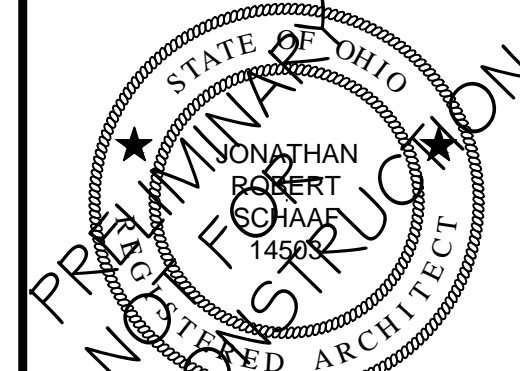
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PROPOSED FLOOR PLANS

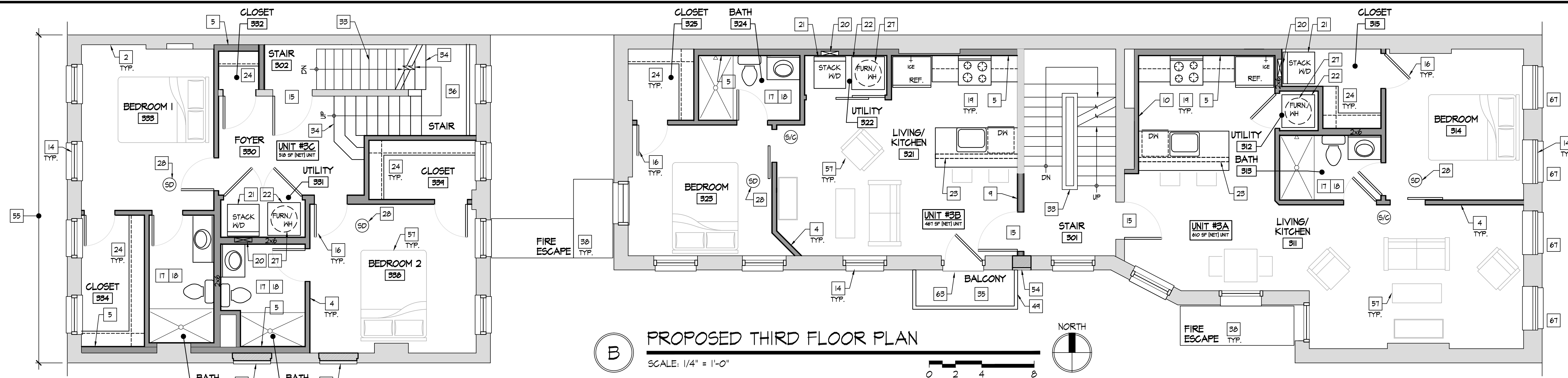
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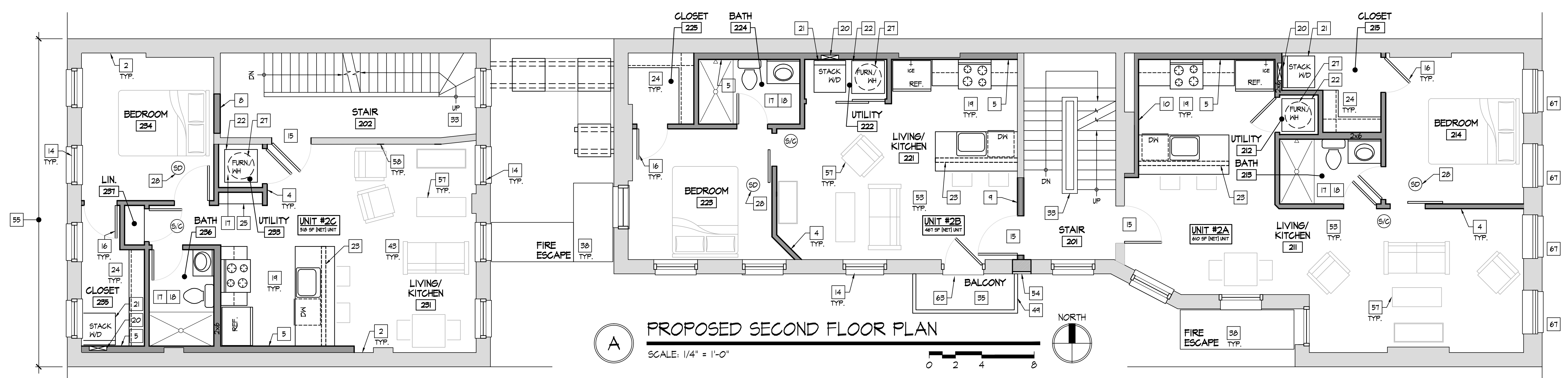
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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
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**B** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



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

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

- EXISTING 2x4 WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x4 WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x4 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION, SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-WIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C2/T1.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSERT BRICK 1" FROM FACE OF ADJACENT.
- 100% REPOINTING OF EXISTING MASONRY WALL. SELECTIVE BRICK/LINTEL/SILL REPLACEMENT - F.V. LOCATIONS. REINFORCE WALL - REFER TO DETAILS.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 1/8" CLEAR OPENINGS.
- NEW 42" HIGH GUARD RAIL W/ MAX 3 1/8" CLEAR OPENINGS.
- EXISTING WATER SERVICE ENTRANCE. REFER TO PLUMBING DRAWINGS.
- EXISTING DOOR TO REMAIN.
- INFILL OPENING IN FLOOR FRAMING FROM REMOVED STAIR. REFER TO FRAMING PLANS.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [2 HOUR UL RATED FLOOR ASSEMBLY L#505] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C2/T1.2.
- INFILL EXISTING OPENING - MAINTAIN 2 HR. FIRE RESISTIVE RATED EXTERIOR WALL. INSERT BRICK 1" FROM FACE OF ADJACENT.
- 100% REPOINTING OF EXISTING MASONRY WALL. SELECTIVE BRICK/LINTEL/SILL REPLACEMENT - F.V. LOCATIONS. REINFORCE WALL - REFER TO DETAILS.
- NEW EXTERIOR SECURITY GATE - MAINTAIN CONTINUOUS OPERATION IN DIRECTION OF EGRESS
- FURNISHINGS SHOWN FOR REFERENCE ONLY.
- PATCH EXISTING WALL SCARS, TYP.
- NEW 2x6 EXTERIOR WALL AT 16" O.C. W/ 5/8" DENGLASS EA. SIDE W/ FIBER CEMENT SIDING ON EXTERIOR - REFER TO WALL TYPES
- NEW ROOF DECK OVER MEMBRANE ROOF SYSTEM
- NEW STUCCO WALL SYSTEM OVER EX. MASONRY WALLS TO UNDERSIDE OF ROOF.
- EXISTING POST TO REMAIN W/ NEW CLADDING.
- NEW DOOR IN MODIFIED OPENING W/ SALVAGED STONE SILL. EX. LINTEL TO REMAIN. TOOTH-IN SALVAGED BRICK AT JAMB.
- NEW SECURED ACCESS WALL PANEL FOR BASEMENT ACCESS.
- NEW PRE-MANUFACTURED METAL ACCESS LADDER SECURED TO EXISTING WALL
- NEW CONCRETE SLAB - REFER TO DETAILS
- RESTORE EXISTING WINDOWS, FRAMES AND SASHES - PREP AND PAINT.

Print Record

10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL

Project Number

2017-115

Date

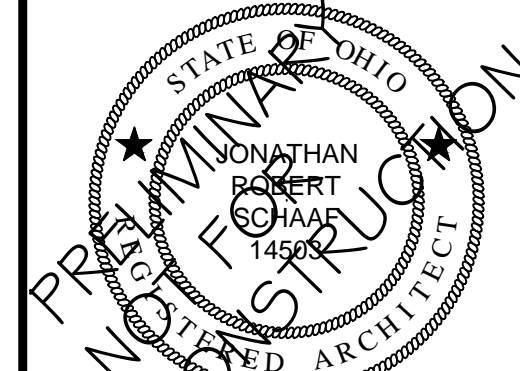
DECEMBER 5, 2017

Sheet Title

PROPOSED FLOOR PLANS

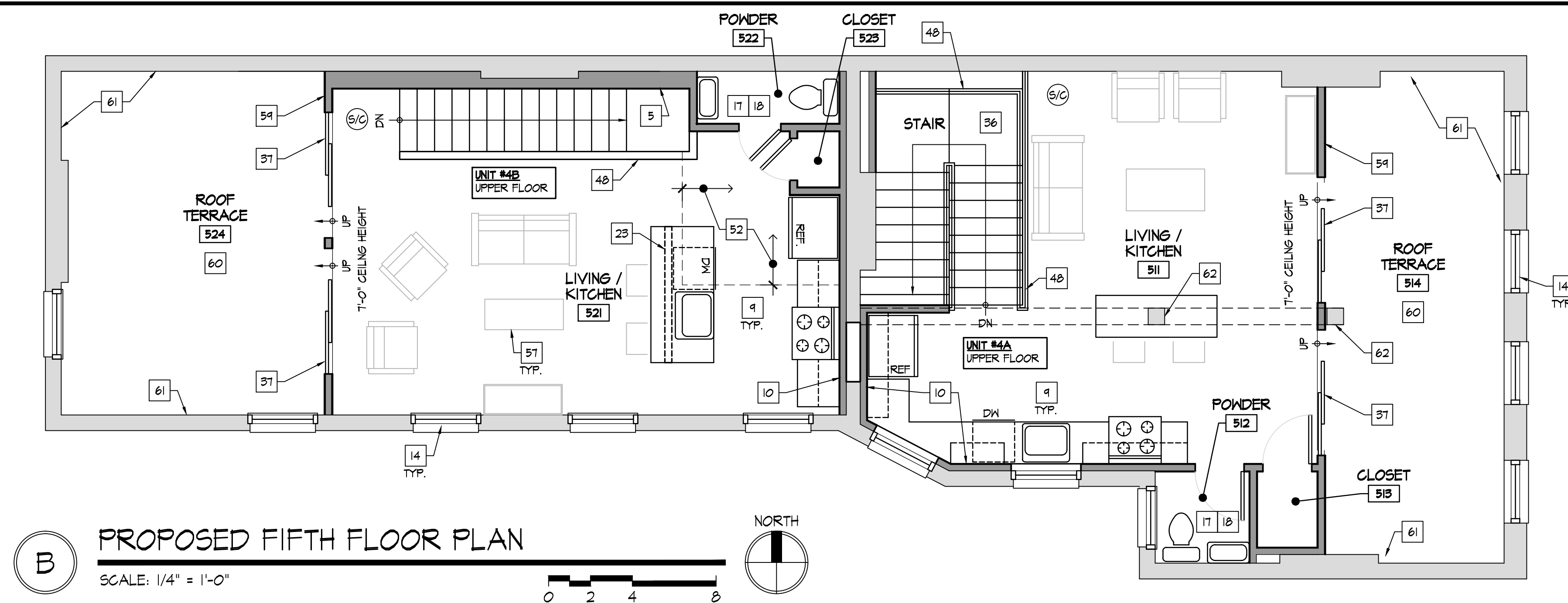
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**A1.2**

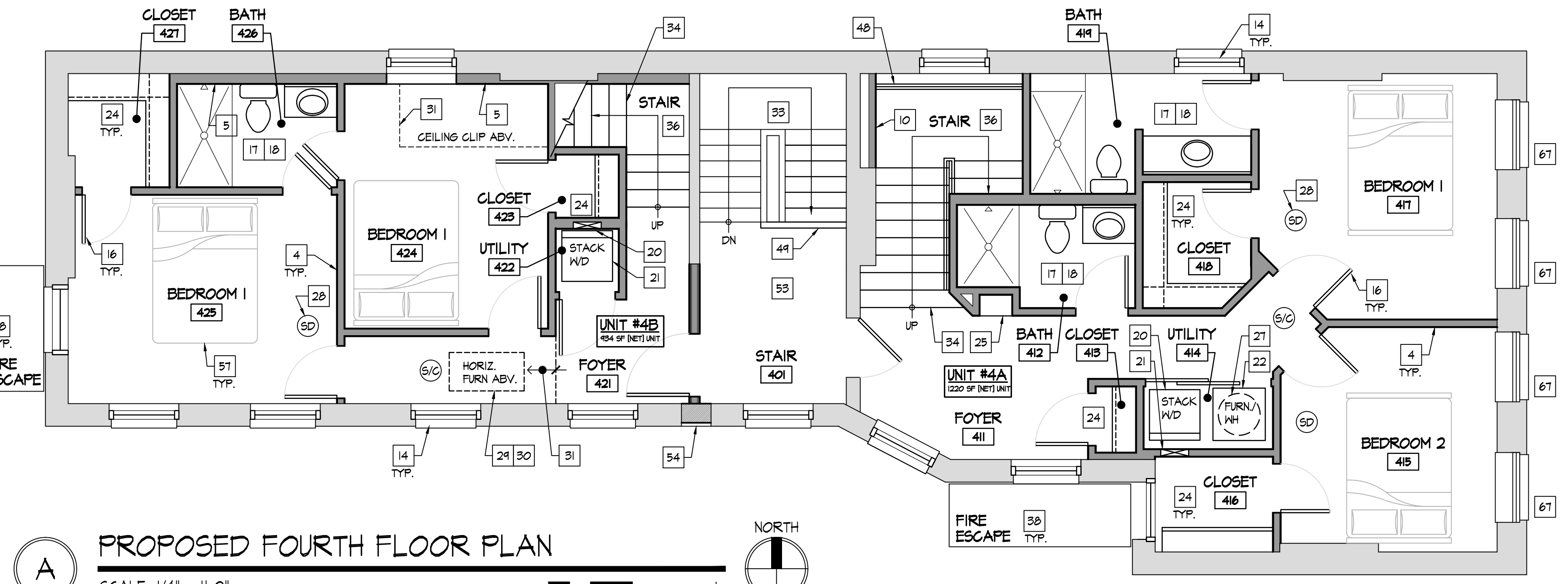
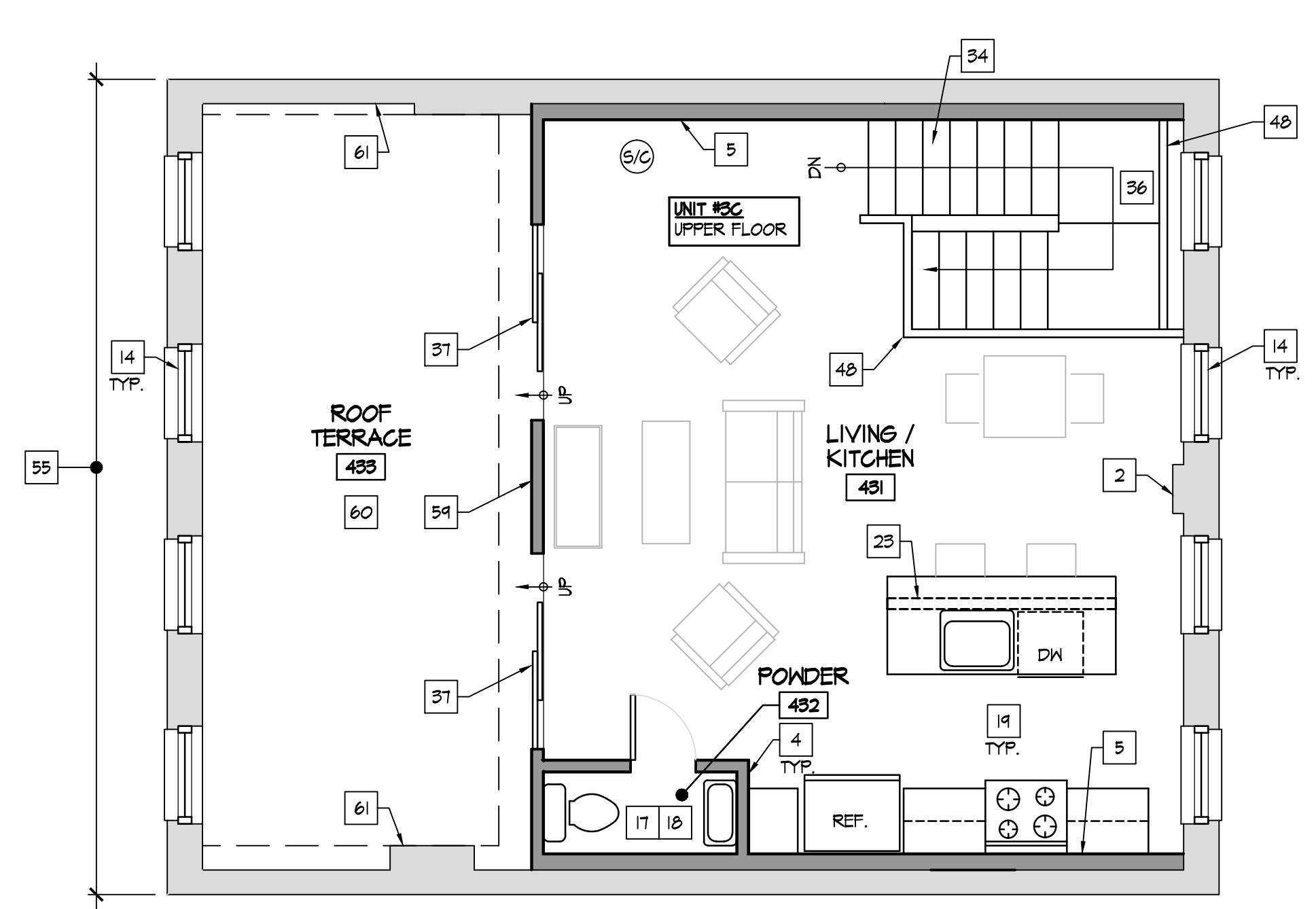


Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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



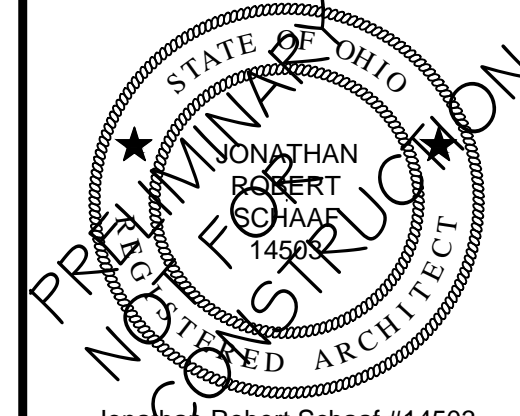
**A** PROPOSED FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**NEW CONSTRUCTION KEY NOTES**

- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
- EXISTING SOLID MASONRY WALL W/ PLASTER FINISHES TO REMAIN. TYP. OF EXTERIOR WALLS. REPAIR EXISTING FINISHES AS REQ'D.
- EXISTING 2x WOOD FRAME DEMISING WALL TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D.
- FRAME NEW 2x4 (2x6 WHERE NOTED) WOOD FRAME WALLS W/ 1/2" GYPSUM BOARD AT EACH SIDE. STUDS AT 16" O.C. DOUBLE TOP PLATE ALL WALLS.
- FRAME OUT NEW 2x6 STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL. 2x6 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD OVER. DOUBLE TOP PLATE.
- EXISTING INFILL / VENT TO REMAIN - NO CHANGE
- NO WORK IN THIS SPACE
- INFILL EXISTING DOOR OPENING IN DEMISING WALL WITH NEW 2 HOUR FIRE RESISTIVE RATED ASSEMBLY. MATCH ADJACENT FINISHES FLUSH. REFER TO WALL TYPES.
- INSTALL NEW 2x4 WOOD FRAME 2 HOUR FIRE RESISTIVE RATED WALL ASSEMBLY. REFER TO WALL TYPES.
- FRAME OUT NEW 2x STUD WALL IN FRONT OF EXISTING SOLID MASONRY WALL TO ALIGN W/ ADJACENT FINISHES AS APPLICABLE. 2x STUDS AT 16" O.C. W/ 1/2" GYPSUM BOARD OVER.
- EXISTING STACKED STONE FOUNDATION WALL TO REMAIN.
- EXISTING STOREFRONT WINDOW TO REMAIN. REPAIR AS REQ'D.
- EXISTING EXTERIOR DOOR AND FRAME TO REMAIN. REPAIR AS REQ'D TO MAINTAIN OPERATIONAL.
- NEW ALUMINUM CLAD WOOD WINDOW IN EXISTING OPENING.
- INSTALL NEW 40 MIN. FIRE RESISTIVE RATED UNIT ENTRY DOOR AND FRAME. INSTALL NEW HARDWARE. REFER TO DOOR SCHEDULE.
- INSTALL NEW INTERIOR DOOR AND FRAME. INSTALL NEW HARDWARE, ETC. REFER TO DOOR SCHEDULE.
- INSTALL NEW MOISTURE RESISTANT GYPSUM BOARD FINISHES AT BATHROOM, LAUNDRY, AND UTILITY, TYP.
- INSTALL NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES, & APPLIANCES. REFER TO INTERIOR ELEVATIONS.
- NEW HOOKUPS FOR STACKED WASHER & DRYER. INSTALL WASHER BOX AND DRYER BOX IN WALL. VENT DRYER TO EXTERIOR. REFER TO PME DRAWINGS.
- NEW STACKED WASHER AND DRYER
- NEW FURNACE ON PLATFORM - REFER TO PME DRAWINGS
- NEW PARITAL HEIGHT WALL WITH COUNTERTOP OVER
- NEW CLOTHES ROD & SHELF, TYP.
- NEW SHELVING, TYP.
- INSTALL NEW TENANT LOAD CENTER - REFER TO ELECTRICAL DRAWINGS.
- NEW "LOW BOY" WATER HEATER BELOW FURNACE PLATFORM
- INSTALL NEW INTERCONNECTED 120V SMOKE DETECTOR / SMOKE-CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP. REFER TO ELECTRICAL DRAWINGS.
- INSTALL NEW HORIZONTAL FURNACE HUNG FROM JOISTS ABOVE. REFER TO MECHANICAL DRAWINGS.
- INSTALL NEW ACCESS PANEL FOR FURNACE. COORDINATE W/ FURNACE INSTALLATION AND SERVICE POINTS. [34x22 SIDE WALL ACCESS, TYP.] ALTERNATE: CEILING ACCESS PANEL SIZED TO UNIT FOOTPRINT. COORDINATE REQUIREMENTS WITH HVAC UNIT CONFIGURATION SERVICE POINT, ETC.
- FRAME NEW LOWER CEILING AT THIS AREA. REFER TO DETAILS.
- FRAME NEW SOFFIT AT THIS AREA. REFER TO DETAILS.
- EXISTING WOOD STAIR / RAILING / HANDRAIL TO REMAIN. REPAIR HANDRAIL/GUARDRAIL WHERE REQ'D. REFINISH / STAIN / PAINT AS REQ'D.
- NEW WOOD FRAME STAIR SYSTEM, 36" H. GUARD AND 34" H. GRASPABLE HANDRAIL SYSTEM.
- NEW BALCONY
- NEW WOOD FRAME PLATFORM / LANDING.
- NEW PATIO DOOR.
- EX. FIRE ESCAPE TO REMAIN. VERIFY IN GOOD WORKING ORDER. REPAIR/PAINT AS REQ'D.
- EXISTING CONCRETE STOOP/STEP TO REMAIN.
- ELECTRICAL SERVICE ENTRANCE AND LOAD CENTER, UPGRADE AND RE-HIRE AS REQUIRED BY WORK. PROVIDE NEW PLYWOOD ELECTRICAL BACKBOARD. REFER TO ELECTRICAL DRAWINGS.
- NEW ACCESS PANEL (MIN. 22x30) TO ACCESS ATTIC AREA
- NEW R-30 FIBERGLASS BLOWN-IN INSULATION BETWEEN EXISTING RAFTERS, TYPICAL AT ROOF.
- INSTALL NEW GYP. BD. CEILING OVER RESILIENT CHANNELS [UL RATED FLOOR ASSEMBLY L#514] INSTALL NEW R-30 BATT / BLOWN-IN INSULATION BETWEEN EXISTING FLOOR JOISTS, TYP. REFER TO DETAIL C/11.2.
- EX. SIDEWALK / COURTYARD TO REMAIN
- CONDENSING UNIT SET ON RAIL CURBS. REFER TO MECHANICAL DRAWINGS.
- NEW EXTERIOR ENTRY DOOR, FRAME HARDWARE IN EXISTING OPENING - RESTORE EXISTING TRANSOM. REFER TO DOOR SCHEDULE.
- INSTALL NEW UNIT HEATERS ABOVE. SUSPEND FROM FLOOR FRAMING. REFER TO MECHANICAL DRAWINGS.
- NEW 36" HIGH GUARD RAIL W/ MAX 3 1/8" CLEAR OPENINGS.
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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
CINCINNATI, OHIO 45202  
PREPARED FOR MT. AUBURN LLC

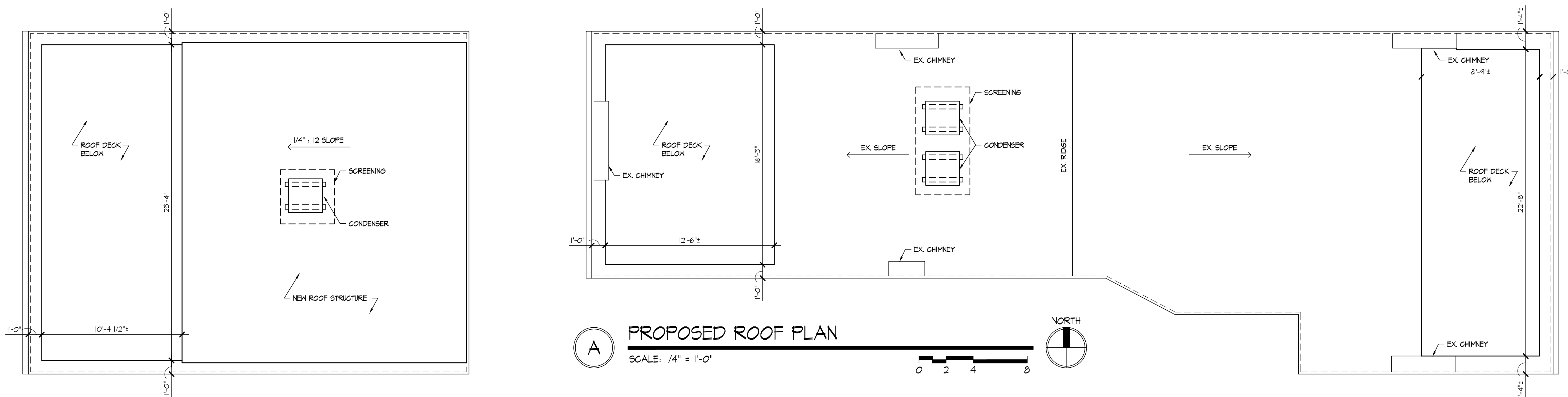
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DECEMBER 5, 2017	
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Sheet Number	
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Jonathan Robert Schaal #14503  
Expiration Date 12/31/2017

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RENOVATION OF APARTMENT BUILDING AT  
**1725 ELM STREET**  
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PREPARED FOR MT. AUBURN LLC



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

- EXISTING 2x WOOD FRAME WALL / GYPSUM BOARD FINISHES TO REMAIN. REPAIR EXISTING FINISHES AS REQ'D. CUT & PATCH AS REQ'D FOR NEW UTILITIES, ETC. REPAIR TOP OF WALL AS REQ'D RESULTING FROM REMOVAL OF EXISTING ACOUSTIC TILE CEILING.
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PROPOSED FLOOR PLANS

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**GENERAL NOTES**

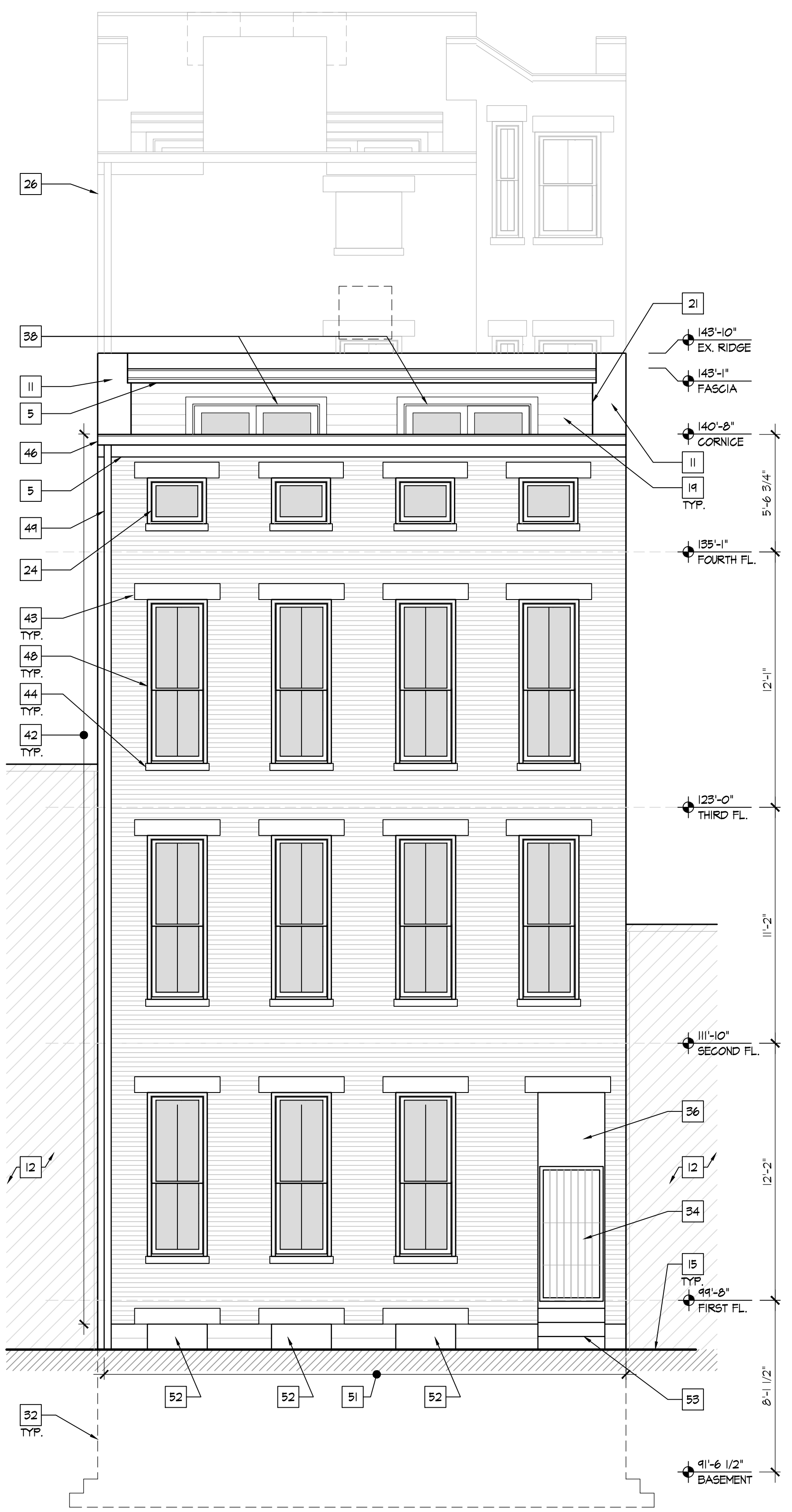
- UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN "ENVIROKLEAN" OR EQUAL.
- REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE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

**KEY NOTES**

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



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



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

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

Print Record	
10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL
Project Number	
2017-115	
Date	
DECEMBER 5, 2017	
Sheet Title	
EXTERIOR ELEVATIONS	
Sheet Number	
A2.1	

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

Print Record	
10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL

Project Number  
2017-115

Date  
DECEMBER 5, 2017

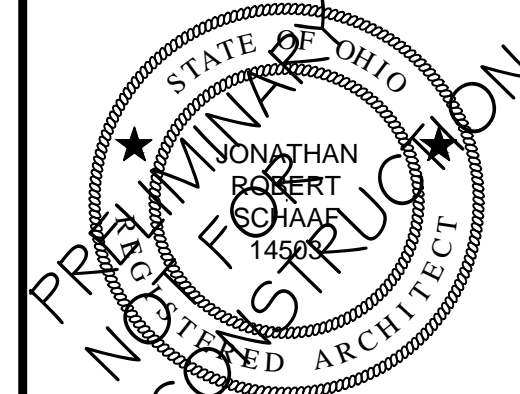
Sheet Title  
EXTERIOR ELEVATIONS

Sheet Number

**A2.2**



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



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

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

Print Record

10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL

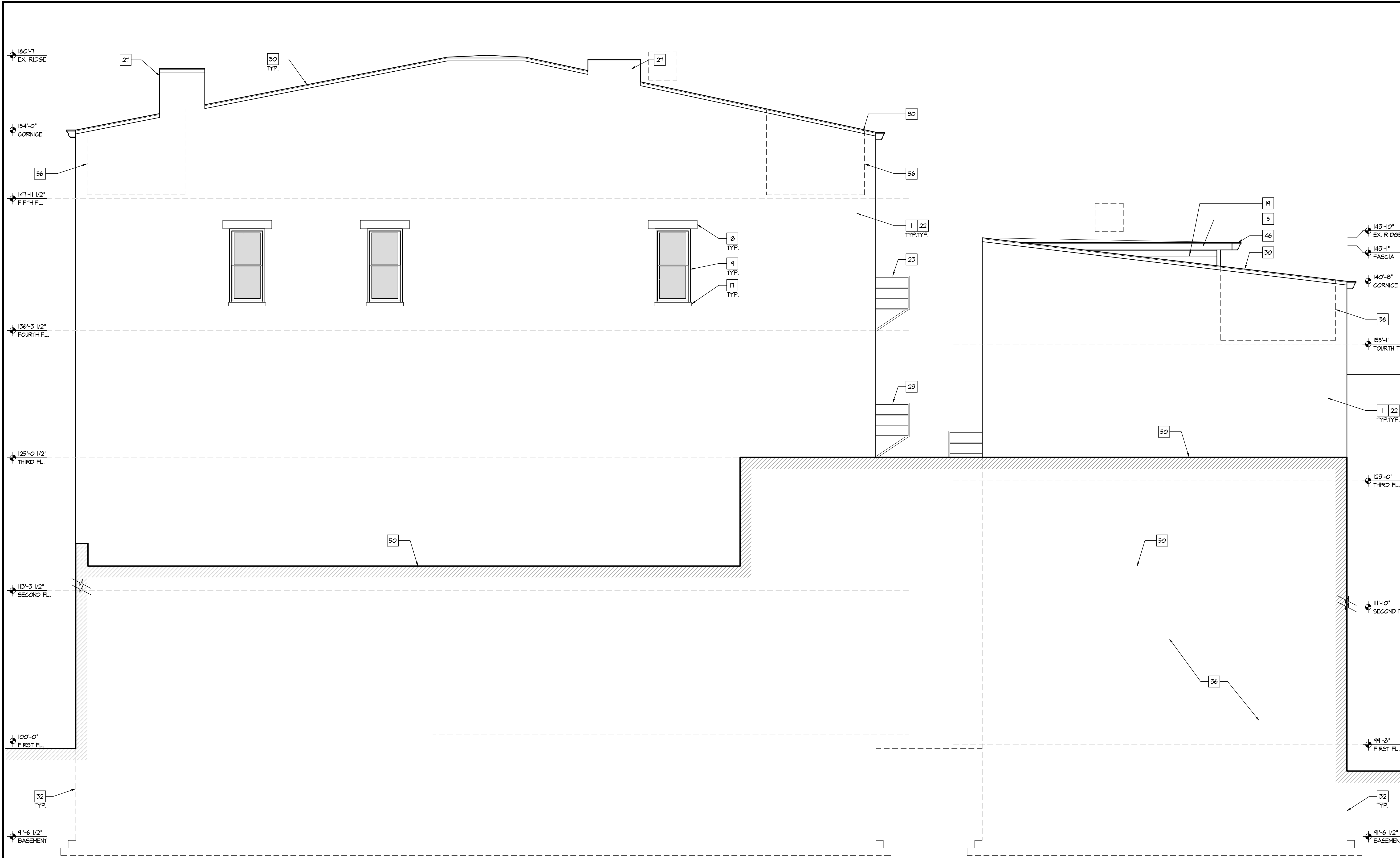
Project Number  
2017-115

Date  
DECEMBER 5, 2017

Sheet Title  
SECTIONS

Sheet Number

**A2.3**



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

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

Print Record

10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL

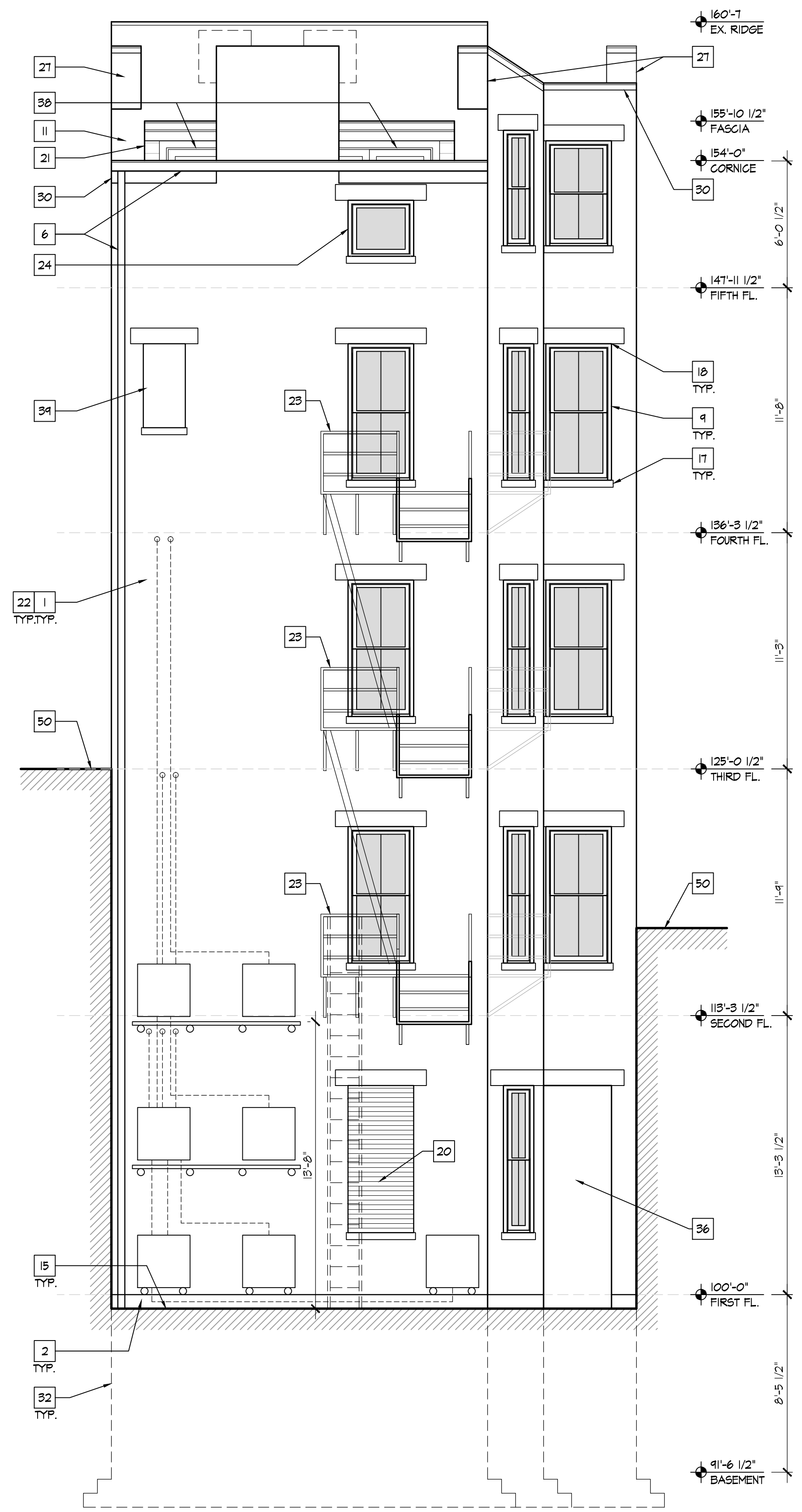
Project Number  
2017-115

Date  
DECEMBER 5, 2017

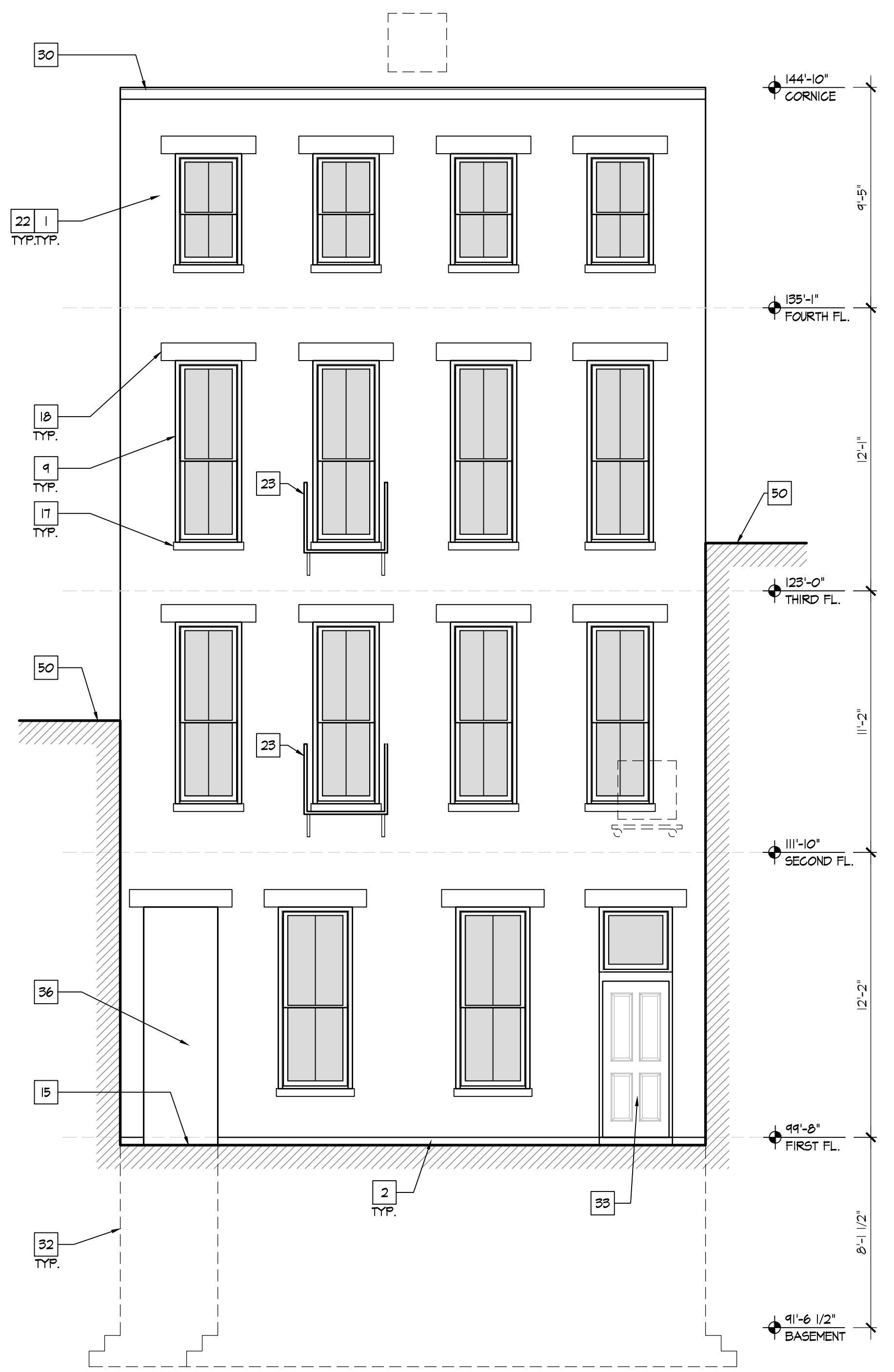
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EXTERIOR ELEVATIONS

Sheet Number

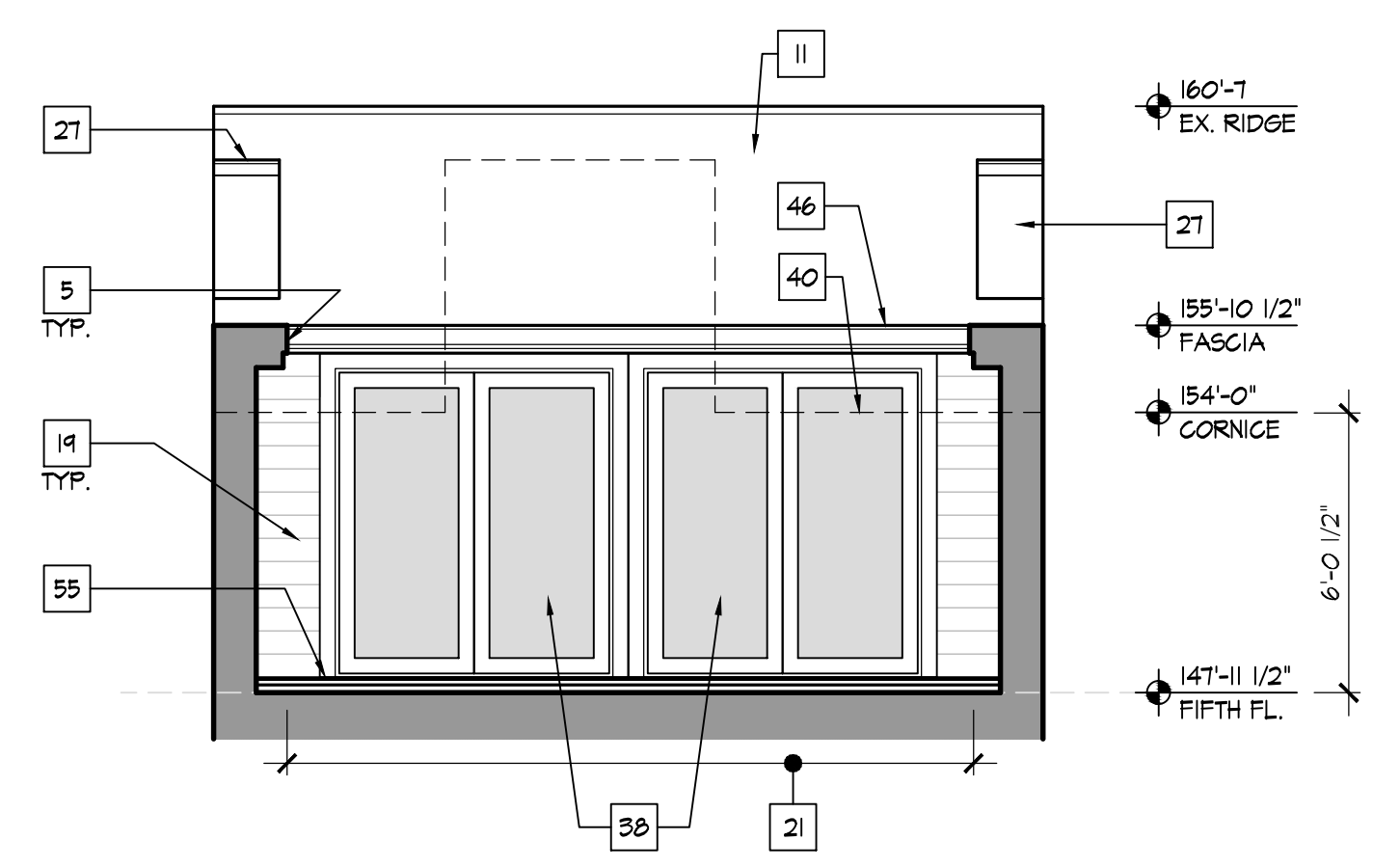
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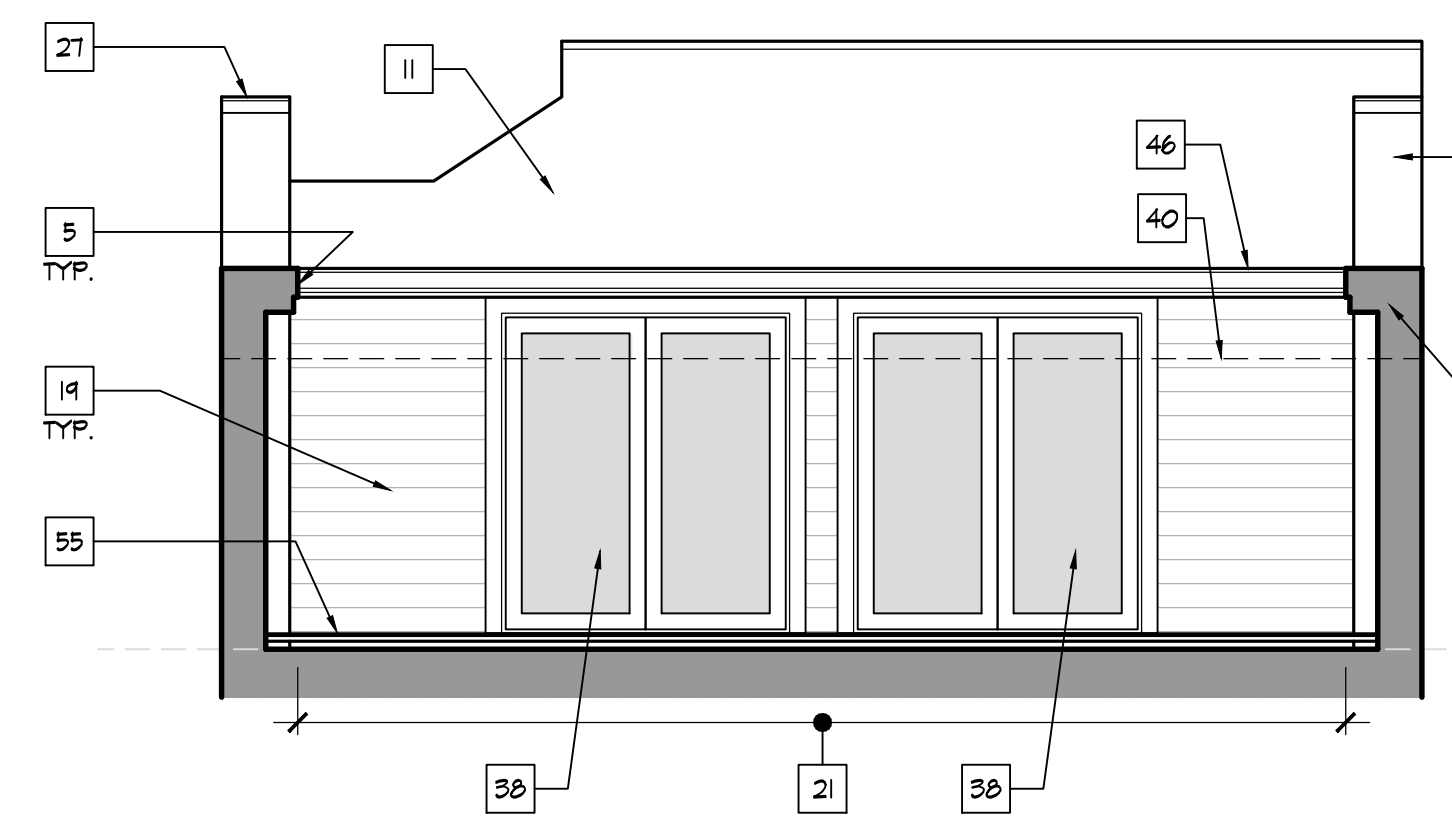
**A WEST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



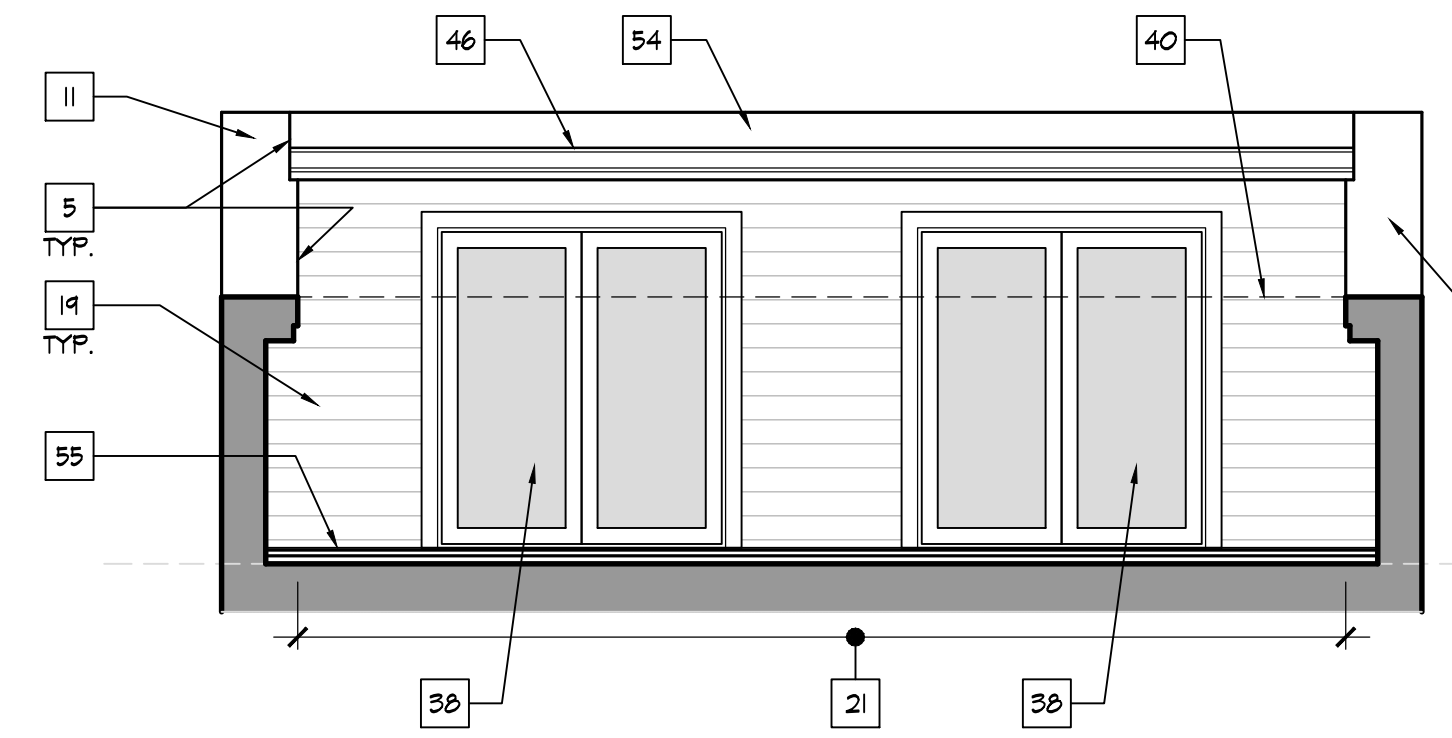
**A EAST ELEVATION [COURTYARD FACADE]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



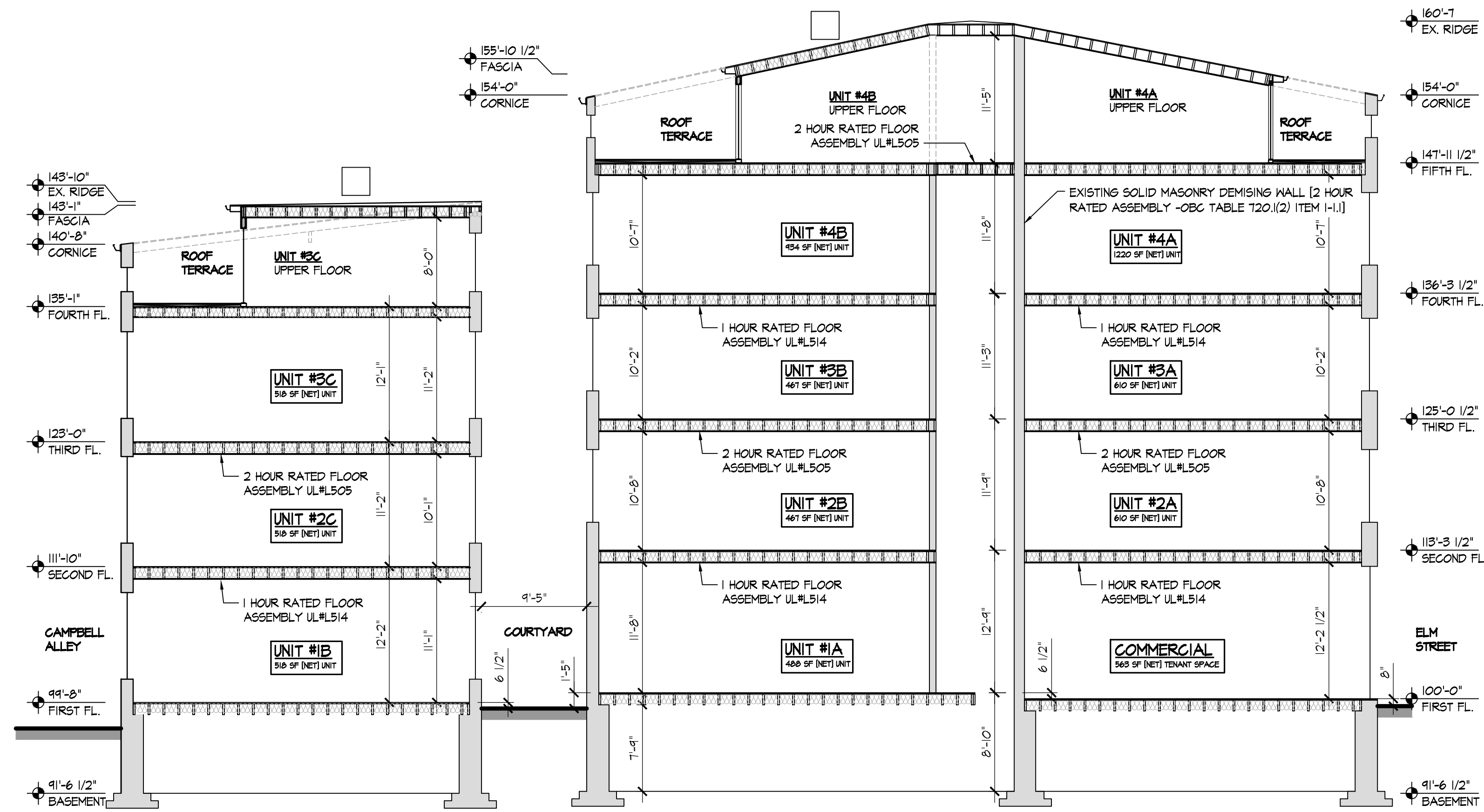
**A WEST ELEVATION [FIFTH FLOOR ROOF DECK]**  
SCALE: 1/4" = 1'-0"  
0 2 4 8



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



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



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



**B** SITE LINE STUDY  
 SCALE: 1/8" = 1'-0"  
 0 4 8 16

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

Professional Seal: JONATHAN ROBERT SCHAAF, ARCHITECT, No. 45693, State of Ohio, Expiration Date 12/31/2017.

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

Print Record	
10/10/17	SCHEMATIC
12/01/17	REVIEW
12/05/17	COA-HCB SUBMITTAL
Project Number 2017-115	
Date DECEMBER 5, 2017	
Sheet Title SECTION SIGHT LINE STUDY	
Sheet Number <b>A3.1</b>	

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

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APPLICATION #: ZH2017207/COA2017086  
APPLICANT: MSA Architects  
OWNER: OTR Holdings LLC  
ADDRESS: **1536-1540 Race Street**  
PARCELS: 081-0004-0517  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: January 10, 2018  
HEARING DATE: January 22, 2017  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is proposing a Change of Use to a property from laundry (last known use but has been vacant for at least 10 years) to Eating and Drinking Establishment. The applicant is requesting a Certificate of Appropriateness (COA) for front façade changes, addition of a wall, outdoor addition and Outdoor Areas including two patios with Outdoor Entertainment provided.

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

1. 1419-21(b) – (Outdoor Area Location) – Any outdoor area located within 100 ft. of a residential district boundary line requires conditional use approval. **A Conditional Use for the two patios is required.**
2. 1419-21(c) – (Outdoor Area: Maximum Size) - Limited or Full Service Restaurants and Drinking Establishments- Maximum Size. Within 500 feet of a residential district boundary, the outdoor area may not exceed 50% of the indoor area accessible to the public. The Outdoor Area is approximately 91% of the interior area. **A Conditional Use for the two patios size of 2,097sf is required.**
3. 1419-21(e) – (Outdoor Entertainment) - Limited or Full Service Restaurants and Drinking Establishments- Entertainment. Within 500 feet of a residential district boundary, entertainment, including the use of audio/visual equipment or amplified sound **requires a conditional use.**
4. 1419-21(g) – (Outdoor Area: Hours of operation) Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7am on Friday and Saturday and 10pm and 7am on all other days, unless conditional use approval is obtained. The applicant is proposing operation hours of 11am-2am every day of the week. **A Conditional Use approval is required.**

5. 1425-19- Off Street Parking and Loading Requirements. A Restaurant Use requires 1 spot per 150 feet. The property is in a CC-P zoning district which exempts the first 2,000 sf of commercial use. The parking calculations are based off of 2,400 sf which requires **16 spaces**. No off-street parking is provided in the submission. **A variance of 16 parking spaces is requested.**
6. 1421-33 (b) Maximum Height: Fences and walls may not exceed six feet in Commercial Districts and may not exceed opacity of 50%. The proposed wall is 14 feet tall and is 100% opaque. **A variance of 8 feet and 50% is required.**

### **Existing Conditions**

The existing building is a one story non-contributing brick building built in 1923 as an auto repair shop but was last listed for use as a laundry. The building is a typical 1920s brick utilitarian building that is seen throughout Over-the-Rhine and Cincinnati with geometric detailing and a simple storefront.



Figure 1: 1536-1540 Race Street Street. Map from CAGIS Maps. Distance to RM district, approximately 0 feet. .



Figure 2: Front facade of existing 1538 Race Street, 2017 Google Street views.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-P
Variance:	1419	Limited or Full Service Restaurant
	1425	Parking Requirements
	1421	Fence/Wall Requirements
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

**DISCUSSION:**

The applicant is requesting a Conditional Use Approval to have two Outdoor Areas with Outdoor Entertainment adjacent to a Residential Zoning District. Their cumulative area is greater than 50% of the interior area at 91%. In addition to these requests, a 16 parking space variance request is sought. While we have been supportive of both Outdoor Areas and Outdoor Entertainment in this area of OTR, the major issue with the entire project is the parking demand to be generated, the amount of Outdoor Area that contributes to this above average demand, and the accountability/responsibility of the landlord/applicant to address this increased parking demand through control and management of parking availability. Without the outdoor area, the project would have been exempt from parking but through adding outdoor patios, they have created a higher demand for parking. Further the same owners of the building, 3CDC, are developing a 50 spot parking lot across the street which would be able to accommodate the parking through a lease agreement, covenant or easement.

Parking

Parking has become and will continue to be an issue in Over-the-Rhine and requires a careful balancing act between resident needs and business needs. The proposed project if just using the building would have been required to supply only 2 spots. However by adding an Outdoor Area that is 91% of their interior space they created a parking demand for 16 spots. As the property is in the CC-P Zoning District they are given a 2,000 sf exemption on parking. Their interior space is approximately 2,300 square feet; their exterior space is 2,097 sf. This totals 4,400 sf of space with 2,400 sf net new area contributing to the parking demand. Eating and Drinking Establishments require 1 spot for each 150 sf.

Eating and Drinking Establishments are a high intensity use with a high parking demand. Staff and the Historic Conservation Board has been consistent in our decisions that parking needs to be managed and that applicants need to work to find solutions to the parking demand that they are creating and only minor variances will be considered. This has been true in both the north and south parts of Over-the-Rhine.

The applicants were told that they would need to work to find a parking solution. One that staff has identified and proposed to the applicants without a response is that the same owners of the building OTR Holdings/3CDC is being proposed for the lot directly across the street. While the application that has been submitted to the Historic Conservation Board states that this is a public lot, there are 50 spaces in that lot and therefore there is availability for a portion to be leased.

To understand the extent of the parking relief requested, staff is providing a comparative chart detailing the proposed uses parking demand. Also, note the typical Eating and Drinking Establishment in OTR is typically 2,000-2,500 sf in total area.

	Sq. Footage	Citywide Parking Standard	Citywide Parking Standard Applied	Site Requirement after exemptions	% increase from existing	
Laundry	2300 sf	1 spot/ 250 sf	1 spaces	0 Spaces	—	legal nonconforming 2000sf exemption
Office	2300 sf	1 spot/ 400 sf	1 spaces	1 spaces	100%	2000sf exemption
Retail	2300 sf	1 spot/ 250 sf	1 spaces	1 spaces	100%	2000sf exemption
Eating & Drinking	2300 sf	1 spot/ 150 sf	2 spaces	2 spots	200%	2000sf exemption
E&D w/North patio	2900 sf	1 spot/ 150 sf	6 spaces	6 spots	600%	2000sf exemption
E&D w/both patio	4400 sf	1 spot/ 150 sf	16 spaces	16 spots	1600%	2000sf exemption

While Staff is very supportive of buildings being redeveloped, development needs to be done in a responsible manner. Parking demand should be kept to what the neighborhood can support and the business can control. In the case of this application, the application is on the street car which already reduces the amount of on street parking available. Further the lot that they are using for an outdoor patio to the south of the building could potentially have supplied the majority of the parking required parking both the building and the north outdoor area.

#### Outdoor Area- Location

Staff is generally supportive of an Outdoor area, as long as it can be parked. This has been discussed above.

As the property is adjacent (and within 100 ft.) of a residential zone, they are required to get a conditional use for any outdoor area. The buildings within the residential zones are along Republic Street. This is mostly a residential corridor with some commercial uses that have either been grand-fathered in or approved through a Use Variance. Staff is supportive of an Outdoor Areas near Residential Zones when sound and disturbances are minimized. The outdoor patio/area on the south is an enclosed area with an addition on the rear; this will prevent pedestrian traffic in the alley as well as create a barrier for sound. This patio on Liberty Street side of the building the building as a barrier to block sound as well as the ambient street sounds from Liberty Street. Both patios have a proposed trellis to also create a barrier and buffer to sound.

#### Outdoor Area- Size

Staff is generally supportive of the idea of outdoor patios and spaces, however only as appropriate parking can be secured. In this application the adverse effect of an Outdoor Area larger than 50% of the interior is directly related to the parking variance. Rather than trying to alleviate parking by using the south lot, an additional 10 spaces is required for the use of this space.

Reusing once vacant or underutilized buildings in an urban core increases parking demand and that are to be expected. However, the applicants aren't simply asking for parking to be waived for the reuse on a building. They are increasing the parking demand of their project substantially with the creation of new expanded Outdoor Areas. It is because of the increase in parking demand that is not being addressed by the applicant that staff cannot be supportive of the significant patio areas. As the increased parking demand is a self-created hardship, if a proper parking solution were provided and the applicants could control and manage parking to support the increased area, staff would be able to be supportive of the increased size of the Outdoor Area.

#### Outdoor Entertainment

Noise is a sensitive subject, especially for those that live next door to a facility with Outdoor Entertainment. The HCB has approved outdoor areas in many instances throughout Over-the-Rhine and has even approved Outdoor Entertainment

Within the direct vicinity, the HCB has approved of Outdoor Entertainment. During that deliberation by the HCB, there was requested a sound study to measure the impact of the proposed sound system upon the residentially zoned properties within the area of impact. At that time the applicants for the roof deck at 1910 Elm Street presented sound studies showing that the impact of the sound even at its highest decibel levels would not violate the noise ordinance requirements per Chapter 909 and do not affect the adjacent residentially zoned properties. The largest sound disruptions were traffic noise, not the sound from the speakers. A difference between the deck at 1910 Elm Street and the one proposed now is that the patios are on grade level; one abutting a business street and one enclosed between buildings. The applicants have stated the music would be background music, but have not provided a sound study to determine the impact of the potential noise from the proposed patios. Staff is usually not as concerned about outdoor patios that are buffered by neighboring buildings and fences.

#### Outdoor Area- Hours

While we understand the applicants desire to have the outdoor areas operated until the bar closes at 2pm, staff does have concern with the noise level especially at the south patio which is closest to residential units. Staff is supportive of the outdoor areas being able to be used till 2pm, but recommends that outdoor entertainment, including amplified music shall stop no later than 12 pm.

#### Wall-Height

The proposed wall is 14 feet and will require an 8 foot variance. Staff is supportive of the request for the variance as the wall completes the continuity of the façade along the street and reintroduces a missing edge to the streetscape. The wall will also create a barrier and buffer for sound from the outdoor patio.

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is CC-P. The proposed use of the interior of the building as an eating and drinking establishment is compliant, The use of an Outdoor Area within 100 feet of a residential zone is not compliant, the use of an Outdoor area greater than 50% of the indoor public area is not compliant and requires and Conditional Use and the use of outdoor entertainment is also not compliant without Conditional Use approval. The 14 foot tall wall is also not compliant.*
- 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 use conforms to the guidelines for the district, subject to conditional use approval. The proposed changes to the façade and design of the outdoor patios substantially conform to the Historic Conservation Guidelines.*

- 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 does not conform to the Over the Rhine Comprehensive Plan. Throughout the plan the need to address and provide parking for the redevelopment of this part of Over-the-Rhine is discussed. This project does not attempt to balance the need of development of the existing urban fabric and the parking demand it would generate. The applicant is further increasing the demand for parking with additional Outdoor Area. Staff understands the desire for outdoor space; however the utilization of the south lot could provide the majority of the parking for the space.*
- 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.  
*Parking demand will be increased by this project. The project is required to have 16 parking spaces and has not shown documentation that shows they are providing any or have attempted to provide any. Please refer above to the Zoning Relief discussion for an in-depth analysis of the parking demand.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*The patios are both buffered appropriately through the use of buildings, walls and pergolas.*
- f. **Landscaping.** Landscaping meets the requirements of [Chapter 1423](#), Landscaping and Buffer Yards.  
*Not Applicable*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*The proposed hours of operation of the interior of the business are compatible with other properties along Race Street. It is staff recommendation that outdoor entertainment be limited to 10 pm on Sunday-Thursdays and to midnight on Friday and Saturday due to the adjacent residential units on Republic 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.  
*1538 Race Street is in the CC-P district and in an area of Over-the-Rhine which has a mixed commercial and residential pattern. The building is a later addition to the neighborhood. The primary uses expected within this district are non-residential or residential uses within mixed-use settings (i.e. commercial on the first floor and residential above)*

- 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.

*Please see the discussion above that outlines the major concerns and adverse effect for each zoning relief item requested.*

- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*The Public Benefit of a new business that increases the parking demand outside of reusing their historic building is adversely affected. There is a public benefit from the reuse of a building but adding a parking demand generator further negates that benefit by providing an adverse effect.*

#### **Standards for Variances and 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 or Historic Asset; or

*The building is a non-contributing building. The new wall and outdoor patios do not affect the historic and aesthetic integrity of the historic building or asset.*

- (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).

*Denial of the requested Conditional Use Approvals and Parking Variance will not result in the deprivation of all economically viable uses of the property. The applicants have failed to provide other alternative uses or any compromises in scale or nature of their project that would make them more in keeping with the majority of similar uses within OTR. Both Staff and the Historic Conservation Board have been consistent with the requirement for establishments to provide and manage parking in Over-the-Rhine and while variances have been approved they have been a small portion of the required parking when no other parking can be found. With the owner of the building also owning a lot across the street, parking should be able to be provided for the project. There is still work that needs to be done in regards to the parking situation and at this time staff cannot be supportive of any relief until more discussions and a redesign of the outdoor spaces are completed.*

#### **Standards for Variances and Conditional Uses per Section 1445-15**

- (a) 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.

*The applicants have created the conditions in regards to outdoor patio size, entertainment and parking demand for the use. There are ways to maximize the parking on site and reduce the parking demand that the applicants have not explored.*

- (b) 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.

*Parking will be required for this property as long as a change of use is requested; however the applicants have not explored other options to resolve their parking issues.*

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

A COA is required for patios and façade changes, wall and addition. While there are many issues in regards to the variance and conditional uses, the section below will only comment on the applicable design guidelines.

### **Comments on Applicable Guidelines**

All the proposed changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

#### **Additions**

Intent and General Guidelines

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

*The addition on the south lot is to provide for restroom facilities for the establishment. The addition will be at rear of the lot and due to the proposed wall will not be visible from the street. The use of CMU block will be visible from the rear; however the rear of the existing building is also a CMU structure. As the roof overhangs in the front of the addition, even from above the CMU will not be visible. While CMU is in general not a material that is appropriate for the historic district, in this application, as the addition is entirely enclosed and not visible from the street or from above, the CMU will not have a*

*negative impact on the historic district.*

### Rehabilitation:

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 design is using and retaining the two existing openings and redesigning a storefront for these spaces. They are using a combination of a glass overhead door and wood panel infill bulkhead. While overhead garage doors are not a historic element, the former use as an auto repair shop most likely had a garage door in one or both of these openings. Creating a transparent opening helps to create a better street presence and the feel of a storefront.*

### Site Improvements

3. Fences and Walls: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.

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

*The wall that is being proposed is not a typical privacy wall/fence. The material, brick is an appropriate material, and the wall is the same height as the building it is attached to. This acts to provide continuity to the street and the brick work provides interest while providing a barrier for sound as well as activity. With the addition at the rear of the patio, the surrounding wall helps to provide a completely enclosed patio area. While masonry privacy walls are not encouraged, in this case, the wall is appropriate to provide a piece back into the broken street scape as well as to provide a barrier of the outdoor space to the surrounding residential area and the street.*

5. Paving for sidewalks, patios and other similar areas: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers. Concrete should be limited to sidewalks and should not be used in large slabs over big areas, such as driveways and parking lots

*The patios, both the north and south patios are using existing paved area. Both patios add a pergola. The south patio will not be visible from the street and the north patio will be highly visible from the street, but the design of an open area with a small pergola will not detract or create an adverse effect on the historic fabric. The patio is mostly boarded by Liberty Street and will create a transition space from the public realm of the street to the business. The pergola is a simple design with wood and an I-beam. As the building is a small utilitarian building the simple design is an appropriate design for the building.*

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on January 3, 2018.

**Comments Provided to Staff:** NA

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

**Recommendation:**

At this time staff cannot recommend approval for either the Zoning Relief or the COA requests. Staff is very supportive of the façade changes, addition, patios and walls. However, the request for patio creates a parking problem and parking demand that the applicants have not attempted to address. Staff could be supportive of the request with limitations on outdoor entertainment to 10 pm on Sunday thru Thursday and Midnight on Friday and Saturday if the applicants address the parking demand. There is an easy solution of the proposed parking across the street that is under the same ownership. This option should be explored.

Staff recommends **TABLING** of the application to give the applicant address the parking in an appropriate manner.

If the applicant does not wish to pursue those options that the staff recommends the following

**I. PARKING VARIANCE**

**A. Section 1425-19 – Parking – DENY – Numeric Variance** to provide 0 of a required 16 parking spaces at 1536-1540 Race Street.

**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 materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to increased parking demand that is not be addressed or provided.
2. The applicants have not shown a hardship for the property and have created a self-created hardship with increased parking demand for the outdoor spaces.
3. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created with the denial of the variance.

**II. CONDITIONAL USE**

**A. Section 1419-2 (b) – Conditional Use– DENY** Limited or Full Service Restaurants and Drinking Establishments- An Outdoor patio within 100 feet of a residential district boundary at 1536-1540 Race Street

**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 materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to increased parking demand that is not be addressed or provided.
2. The applicants have not shown a hardship for the property and have created a self-created hardship with increased parking demand for the outdoor spaces.
3. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created with the denial of the conditional use.

**III. CONDITIONAL USE**

**C. Section 1419-2 (c) – Conditional Use– DENY** Limited or Full Service Restaurants and Drinking Establishments- Maximum Size of a patio. Within 500 feet of a residential district boundary, the outdoor area may not exceed 50% of the indoor area accessible to the public at 1536-1540 Race Street

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to increased parking demand that is not be addressed or provided.

2. The applicants have not shown a hardship for the property and have created a self-created hardship with increased parking demand for the outdoor spaces.
3. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created with the denial of the conditional use.

**IV. CONDITIONAL USE**

**A. Section 1419-2 (e) – Conditional Use – DENY** - Request for Outdoor Entertainment within 500 feet of a residential district boundary line at 1536-1540 Race Street.

**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 materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to potential noise from the roof deck.
2. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created with the denial of the conditional use.

**V. CONDITIONAL USE**

**A. Section 1419-2 (g) – Conditional Use – DENY** - Request for Outdoor Area house of operation to extend till 2 am every night of the week at 1536-1540 Race Street.

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to potential noise from the roof deck.
2. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created with the denial of the conditional use.

**VI. Variance**

**A. 1421-33 (b) Maximum Height – Variance – DENY** - A request for an 8 foot height variance and a 50% opacity variance for a front wall.

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to potential noise from the roof deck.
2. The applicants have not shown that an economic hardship or all economically viable uses will be denied for the property will be created

- with the denial of the conditional use.
3. If a patio cannot be approved, the wall is not needed.

**VII. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 1536-1540 Race Street for front façade changes submitted by MSA Architects dated 12/08/2017 with the following conditions
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.

**VIII. CERTIFICATE OF APPROPRIATENESS**

- B. **DENY** a Certificate of Appropriateness for 1536-1540 Race Street for north and south patios, and addition and a wall.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1. The walls, addition and patios cannot be approved if they are not approved for zoning.

Date: 03-21-2017

Location: 1536-1540 Race Street

Request: Race and Liberty Bar with Out door patio

Zoning District: CC-P Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: MSA Architects

Address: 316 W 4<sup>th</sup> Street Cincinnati OH

Dear: Mr. Schmidt

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 in a Historic Conservation Overlay Zone and the changes to the façade and addition of a patio, rear addition and wall will require Historic Conservation Board Approval. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet must be submitted as well.

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

- 1419-2 ( b) Location. Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval. As the property is within 100 feet of a residential district boundary it will be required to obtain a Conditional Use.
- 1419-21(c): Maximum Size. Within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional area requires conditional use approval. The patio as proposed is larger than 50% on the interior space and a Conditional Use will be required.
- 1419-2 ( g) Hours of Operation. Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless conditional use approval is obtained pursuant to the procedures. If the applicant wants to use the patio on other others rather than what is outlined in the Zoning code a Conditional Use must be obtained
- 1425-19: Off Street Parking and Loading Requirements: A bar and restaurant will require 1 space for 150 sf of both internal area and external patio area. Square foot calculations will have to be provided to staff for a direct calculation. As no on-site parking is being provided unless a covenant or easement provides the parking, either a numerical variance from the required number of parking spaces will be required or a special exemption for providing the parking through a lease.

- 1421-33 (b): Maximum Height: Fences and walls may not exceed six feet in Commercial Districts and may not exceed opacity of 50 percent. The proposed wall is higher than 6 feet tall and will be required to obtain a dimensional variance for height and a dimensional variance for the opacity.

If you choose to move forward with your proposed project as **planned** you will need to obtain zoning relief from the Historic Conservation Board. Attached to this letter is a copy of the **Zoning Hearing Application** for your review. Please submit 3 copies of the following items regarding the relief that is required of you.

1. For **Variances, Special Exceptions, Conditional Uses, Use Permits and Non-Conforming Use request** please include;
  - Completed Application for Zoning Relief
  - A letter indicating what you are doing and why
  - Site Plan (*to scale*)
  - General floor plans (*for new construction or building additions*)
  - And any other documents (*i.e. purchase agreements or consent letters from property owners*)

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at <http://www.cincinnati-oh.gov/buildings/zoning-administration/>.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit [www.cincinnati-oh.gov/boards](http://www.cincinnati-oh.gov/boards) - select Zoning Hearing Examiner.

You may also contact me at the information listed below with 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

### Certificate of Appropriateness- Documents Required for Review

#### Historic Conservation Board Review- Application Requirements 3 complete hard copies and a digital copy provided on CD or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

- Adjudication Letter from Historic Conservation Office.
- COA Application form
- A letter/narrative statement of intent and how the project meets the applicable guidelines
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from the owner if a tenant applicant
- Hard copies of supporting documents at the time of the application. Drawings format of 11x17 or 12x18 is preferred.
- 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 new digital copy in pdf or jpeg (if changes occurred to the initial submission) for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.

#### Staff Review- Application Requirements

- COA Application form
- The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
- A letter of permission to do alterations if a tenant applicant
- Any applicable drawings or materials

#### Required for all New Construction, Major Alterations and Additions (including decks)

Site plans, elevations and/or perspectives, drawn at a scale with detail to show the location of improvements on the site and the architectural design and exterior appearance of buildings and structures on the site. These drawings and submission must include the following information (unless waived by the Urban Conservator):

- An index of drawings located on the first sheet
- A scale (graphic required)
- North arrows and Elevations labeled with NSEW, front side and rear labels
- Context Map showing the building and context
- Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled
- All properties and their structures immediately adjacent to the site must also be included in the site plan; a site section and/or site elevations, including any adjacent properties, may be required for new construction.
- Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
- Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
- 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. If the material is not a common material the applicant may be required to include samples of materials or color samples.
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions and show drainage
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project- Consult with the Urban Conservator on what will be required for your project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials upon request
- 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
- Number of residential units and /or square feet of commercial space

**Demolition (full or partial)**

- Demolition Case Sheet unless otherwise not required by the Urban Conservator

**Variance/Condition Use/Special Exemption**

- Zoning Relief Application
- Written statement explaining how your project meets the standards for all relief requested.
- All required documents listed in the Zoning Relief Application

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

*\* Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.*

## Caleb Herrick

---

**From:** Adam Gelter <agelter@3cdc.org>  
**Sent:** Thursday, December 07, 2017 2:58 PM  
**To:** Susana Tolentino; Caleb Herrick  
**Subject:** RE: Race and Liberty

Caleb,

You have our permission to file the application for zoning relief for 1536-1540 Race Street.

Adam

**Adam Gelter**, EVP, Development  
[agelter@3cdc.org](mailto:agelter@3cdc.org)  
p: 513-977-8004  
f: 513-621-5900



1203 Walnut Street, 4<sup>th</sup> Floor  
Cincinnati, OH 45202

[3CDC.org](http://3CDC.org)  
[myfountainsquare.com](http://myfountainsquare.com)  
[washingtonpark.org](http://washingtonpark.org)  
[memorialhallotr.com](http://memorialhallotr.com)  
[zieglerpark.org](http://zieglerpark.org)

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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: 1536-1540 RACE STREET CINCINNATI, OHIO 45202  
 Hamilton Co. Parcel ID No.: 081-0004-0004-00 Zoning District: CC-P  
 Historic District: OVER-THE-RHINE Overlay District: CINCINNATI HISTORIC OVERLAY

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

Name: MSA ARCHITECTS  
 Contact Person (if legal entity): Caleb Herrick  
 Address: 316 WEST FOURTH STREET, FLOOR 6  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-241-5666 E-mail: cherrick@msaarch.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: OTR HOLDINGS, INC.  
 Contact Person (if legal entity): SUSANA TOLENTINO  
 Address: 1203 WALNUT STREET, FLOOR 4  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-977-8821 E-mail: stolentino@3CDC.org

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
 THIS PROJECT IS AN INTERIOR BUILDOUT OF A RESTAURANT/BAR WITH NEW BUILDING ADDITION AND FRONT AND REAR PATIOS.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 CONDITIONAL USES FOR: OUTDOOR AREAS WITHING 100 FT OF RESIDENTIAL DISTRICT, HOURS OF OPERATION FOR OUTDOOR PATIOS, AND MAXIMUM SIZE OF OUTDOOR PATIOS.  
 VARIANCE FOR HEIGHT AND OPACITY OF WALL.

### 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: Caleb Herrick Date: 12/8/2017

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 1536-1540 RACE STREET CINCINNATI, OHIO 45202 COMMUNITY OVER-THE-RHINE  
 PARCEL ID(S) 081-0004-0004-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) CINCINNATI HISTORIC OVERLAY  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME MSA ARCHITECTS CONTACT PERSON (if legal entity) CALEB HERRICK  
 ADDRESS 316 WEST FOURTH STREE, FLOOR 6 CITY CINCINNATI STATE OHIO ZIP 45202  
 EMAIL cherrick@msaarch.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
 TELEPHONE 513-241-5666

### Section 3. OWNER

NAME OTR HOLDINGS, INC. CONTACT PERSON (if legal entity) SUSANA TOLENTINO  
 ADDRESS 1203 WALNUT STREET, FLOOR 4 CITY CINCINNATI STATE OHIO ZIP 45202  
 EMAIL stolentino@3CDC.org RELATIONSHIP TO OWNER (if not owner) REPRESENTATIVE  
 TELEPHONE 513-977-8821

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

- Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

### Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

THIS PROJECT IS AN INTERIOR BUILDOUT OF A RESTAURANT/BAR WITH NEW BUILDING ADDITION AND FRONT AND REAR PATIOS.

### 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 CALEB HERRICK Signature Caleb Herrick Date 12/8/2017

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

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



**Submit three (3) copies and one (1) digital copy of the documents listed below.**

**\*A digital copy is a cd, thumb drive, etc... Do not email documents.**



**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**



Written statement required in Section 6 of application.



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.



Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.



Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.



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.



Other documents or information you intend to introduce at the hearing on this application.



A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.



A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.**

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.

1/10/2018

Beth Johnson  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

**Re: Zoning Relief Summary  
1536-1540 Race Street  
Race and Liberty Bar with Outdoor Patio(s)  
CC-P Over the Rhine Historic Conservation Overlay Zone**

Dear Beth:

We have received your adjudication letter (03/21/2017), stating the above we are required to obtain Zoning Variances/Conditional Use Approvals and a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone. The following is our written statement/response and our request for the zoning relief/variances required for the project.

1. 1419-2(b): Location. Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval. As the property is located within 100 feet of a residential district boundary it will be required to obtain a Conditional Use.

***The proposed outside areas do not impact the historical characteristics of the existing building or area and are additive. The Patio on the South has been heavily screened with a fence and landscaping while the Patio to the north is adjacent to the Liberty Street sidewalk and sits on a very active intersection with traffic and a street car stop.***

***Given there will be minimal impact on neighboring properties, we ask a Conditional Use be granted for these outdoor spaces.***

2. 1419-21(c): Maximum Size. Within 500 Feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional area requires conditional use approval. The Patio as proposed is larger than 50% of the interior space and Conditional Use is required.

***There are two outside areas on two sides of the building. One is more open, located on Liberty and the other in an adjacent courtyard, screened from the sidewalk. The building is small at 2303 SF. The proposed concept is as much interior as it is exterior and the outdoor areas are crucial to the long term success of the project. The proposed exterior space (total) is 2097 SF.***

CINCINNATI  
316 West Fourth Street  
Floor 6  
Cincinnati, Ohio 45202  
T 513.241.5666  
F 513.241.0978

**Toll Free 855.241.5666**

COLUMBUS  
14 East Gay Street  
Suite 300  
Columbus, Ohio 43215  
T 614.300.3357  
F 866.545.8073

**[www.msaarch.com](http://www.msaarch.com)**

***Given the open patio is located on a fairly active, congested intersection with a street car stop, it will only add and enhance the activity at this corner. The screened patio will be a more-low key and focused to the interior. These proposed outside areas do not impact the historical characteristics of the existing building and are additive.***

***Given there will be minimal impact on neighboring properties, we ask a Conditional Use be granted for the size of these outdoor spaces.***

3. 1419-2(g): Hours of Operation. Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7AM on Friday and Saturday and 10PM and 7AM on all other days, unless conditional use approval is obtained pursuant to the procedures. IF the applicant wants to use the patio on other times other than those outlined in the Zoning Code then a Conditional Use must be obtained.

***The anticipated Hours of Operation will be 1100AM to 200AM, seven days a week for all spaces (Interior and Exterior). The anticipated activity associated with the operation will not negatively impact the areas adjacent to the property. In fact, this area is already quite active and the proposed concept will blend with that activity. We ask that a Conditional Use be granted for the proposed hours of operation.***

4. 1425-19: Off Street Parking and Loading Requirements. A Bar and Restaurant Use will require 1 spot per 150 square feet of both internal area and external patio area. Square foot calculations will have to be provided to staff for a direct calculation. As no on-site parking is being provided unless a covenant or easement provides the parking, either a numerical variance from the required number of parking spaces will be required or a special exemption for providing the parking through a lease.

***Per the Cincinnati Zoning Code for an CC-P District, the general purpose of these districts are to:***

- ***Identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.***
- ***The pedestrian district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan or other documentation approved by the Planning Commission.***

***We believe the proposed use would enhance the neighborhood and add to the continued re-development of OTR. The building is land-locked, there is no on-site space to allow for off-street parking to occur. However, the project is located two blocks of a major parking garage at Washington Park and has a street car stop right in front of the building.***

***The total area for the project is 4,400 SF (interior and exterior space). The building is zoned CC-P and, therefore, we are permitted to reduce this area by 2,000 SF as it relates to the calculation for required parking. Based on 2,400 SF at 150SF/Space, 16 parking spaces are required. We believe nearly all customers coming to the proposed establishment will arrive be via pedestrian, streetcar/public transportation or paid transportation (Uber/Taxi). The need for off-street parking will be minimal, if at all. In addition, there is not a high demand for the existing on street parking.***

***Given that public parking is available and within a reasonable walking distance (2 blocks), the lack of parking will not infringe or detract from the needs of the adjacent property owners/uses, and there is a street car stop directly in front of the proposed project which will connect the building to additional public parking, we ask a variance be granted for the 16 spaces.***

A letter noting how the proposed project conforms with the OTR Design Guidelines is attached for your review, use.

Please let us know if you have any additional questions.

Sincerely,



Keith B. Hall, AIA NCARB  
Principal

OTR Design Guidelines:

The existing building is located at the corner of Liberty and Race Streets in Over the Rhine. The building is currently unoccupied with the most recent use being a laundromat. The building is a 2,300 SF single story structure with load bearing brick walls and a wood joist roof system. Although the building mostly faces Liberty Street, the front of the building is to Race Street. There are two empty lots, one to the north and one to the south, which will be combined with this lot.

Proposed improvements to the building are based on a restaurant/bar use. The existing building will remain with the prominent building front/entrance to Race St. (as it exists today). The two existing wall openings on the Race Street Façade will be maintained with a new door installed (cut in) at the Northwestern Corner. The following outlines four justifications for moving the door:

1. Given the property line aligns with face of the building, the door cannot swing out and cross the line (per the building code) and therefore is required to be recessed.
2. Recessing the door at this location is technically infeasible given the existing water service point of entrance is also located here and must enter the building on this side.
3. Relocating the door to the Northwest corner of the opening allow the door to be recessed and ramp to the sidewalk to allow to create an accessible entrance (ADA Compliant).
4. The two openings as they exist will be maintained in size and height as well as all the brick detailing around them. The existing windows are missing. The intent is to fill the openings with movable glazing to allow the inside to open to the outside.

As previously noted, the two empty lots located on the north and south sides of the building have been combined the primary building lot. The lot to the south will primarily be utilized as an outdoor patio and provide space for an addition which will predominately provide space for restrooms which are required for the proposed use. This restroom building will not have any frontage on either Liberty or Race Streets. The outdoor patio will be screened with a full height brick screenwall at the same height as the existing building. The north patio will be covered with a trellis like structure, but mostly open to Race and Liberty Streets.

Nearly all the existing architectural character of this building is on the Race Street façade and primarily found in the brick details as well as the existing openings. The liberty street façade currently has a large mural painted onto the existing "parged" surface. The intent is to completely remove this mural, repair the surface, and re-paint. We do not believe the mural has any historical significance other than depicting the culture of the neighborhood. In fact, it functions as more of a billboard pointing the Ollies Trolley establishment further down on Liberty Street.

The proposed project is located in a CC-P district with the OTR Historical Overlay. The proposed use is a permitted use within the CC-P designation. Per the Cincinnati Zoning Code, the general purpose of commercial districts are as follows:

- Encourage the creation of new and the enhancement of existing commercial districts serving adjacent residential neighborhood areas.
- Encourage the creation of neighborhood activity centers as focal points along transportation corridors.

- Encourage quality and variety in building and landscape design as well as compatibility in use and form, where appropriate.
- Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in commercial areas.
- Allow certain limited mixed commercial/residential uses, where appropriate.
- Maintain and enhance existing commercial districts, giving special consideration to type, scale, intensity and access. *CC Commercial Community*. To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.
- Community Character - Pedestrian. This district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan or other documentation approved by the Planning Commission.

The proposed project complies with all guidelines related to setbacks/building placement (1409-17) as well as Figure 1409-19-B for outdoor eating areas. Given we have limited frontage (21') and are maintaining the existing opening, we do not fully comply with the requirements set forth in 1409-23 for ground floor transparency.

Please note, this building is listed within the Over the Rhine Historic District Guidelines as a noncontributing structure. Even though the building has this designation, we believe we are preserving the general character of the building and providing an enhancement to the neighborhood.

# Race and Liberty Bar

## Dan Wright / 3CDC

1536-1540 RACE STREET  
CINCINNATI, OH 45202

12/08/2017

**OWNER:**

**OTR HOLDINGS, INC.**

1203 WALNUT STREET, FLOOR 4  
CINCINNATI, OH 45202  
(T): 513-977-8821

**ARCHITECT:**

**MSA ARCHITECTS**

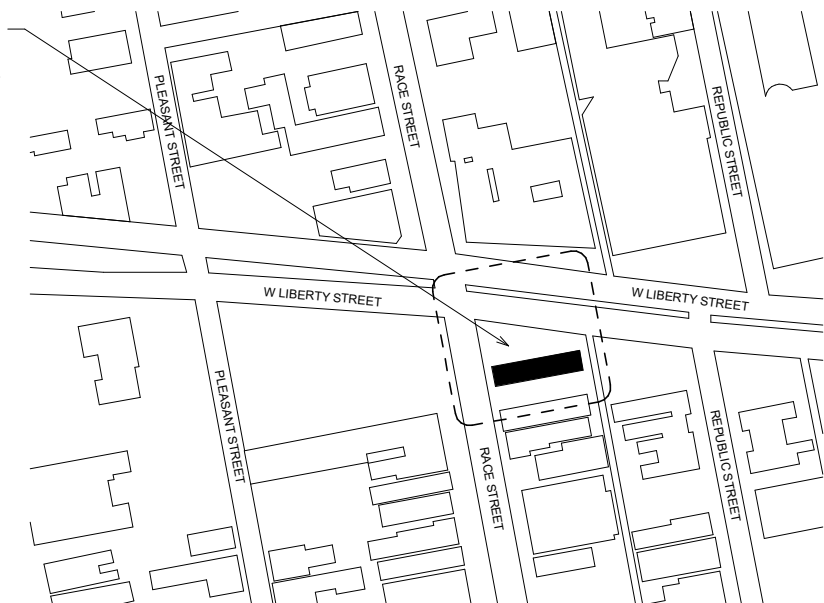
316 W. FOURTH STREET  
6TH FLOOR  
CINCINNATI, OH 45202  
(T): 513 241-5666  
www.msaarch.com

**SHEET INDEX**

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
SC0.0	COVER SHEET	SC3.0	EXISTING ELEVATIONS
SC1.0	SITE INFORMATION	SC3.1	PROPOSED ELEVATIONS
SC2.0	EXISTING PLAN	SC3.2	EXISTING BUILDING IMAGES
SC2.1	PROPOSED PLANS	SC3.3	EXISTING SITE IMAGES
		SC4.0	PROPOSED MATERIALS & TEXTURES

**CONTEXT MAP**

PROJECT SITE:  
1536-1540  
RACE STREET





**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**Race and Liberty Bar**  
**Dan Wright / 3CDC**  
 1536-1540 RACE STREET  
 CINCINNATI, OH 45202

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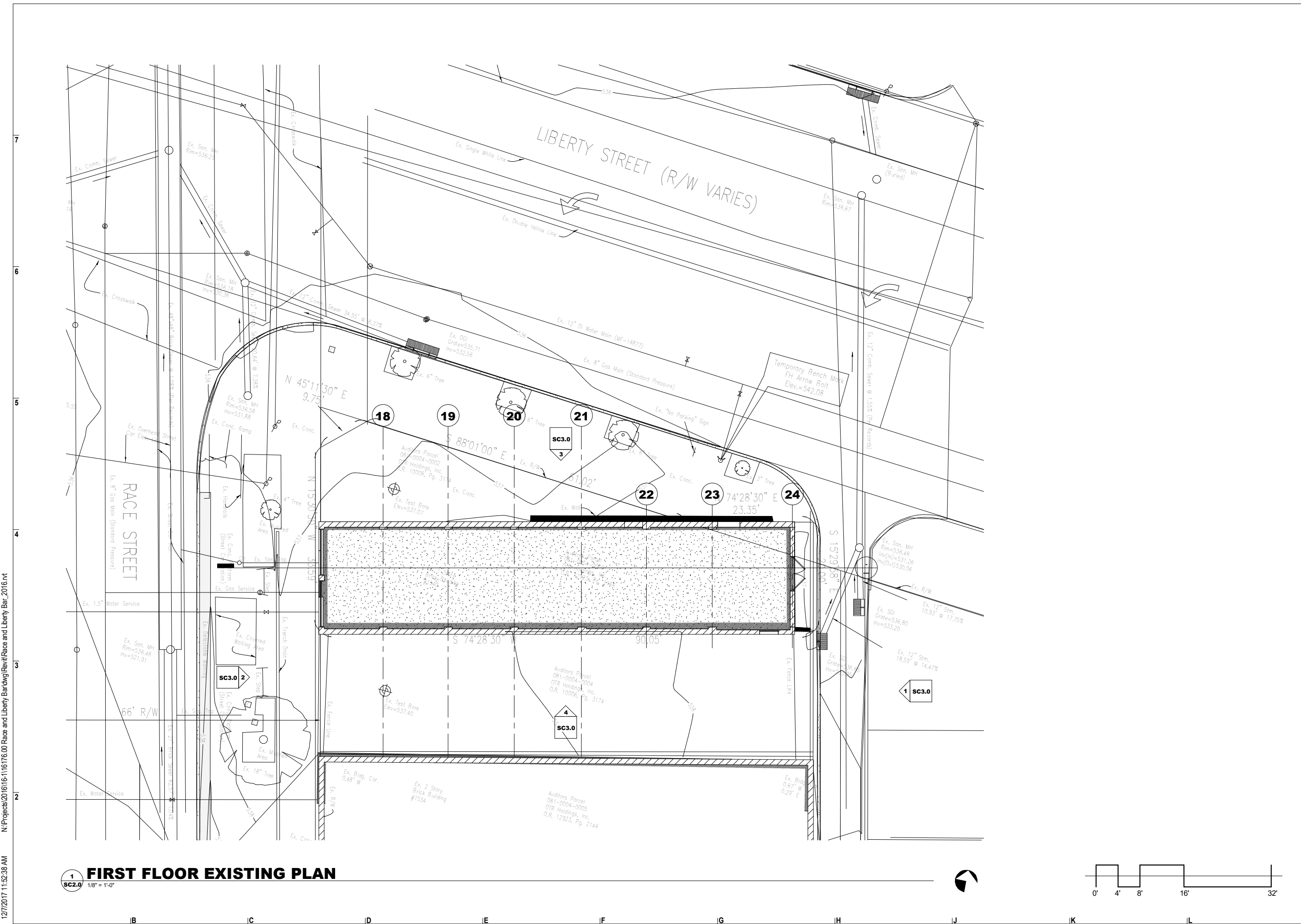
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NO.	DATE	REVISION

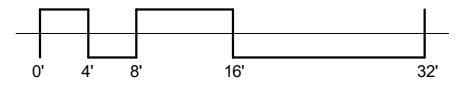
PROJECT NO. **16176.00**

DRAWING TITLE  
**EXISTING PLAN**

**SC2.0**



**1 SC2.0** **FIRST FLOOR EXISTING PLAN**  
 1/8" = 1'-0"



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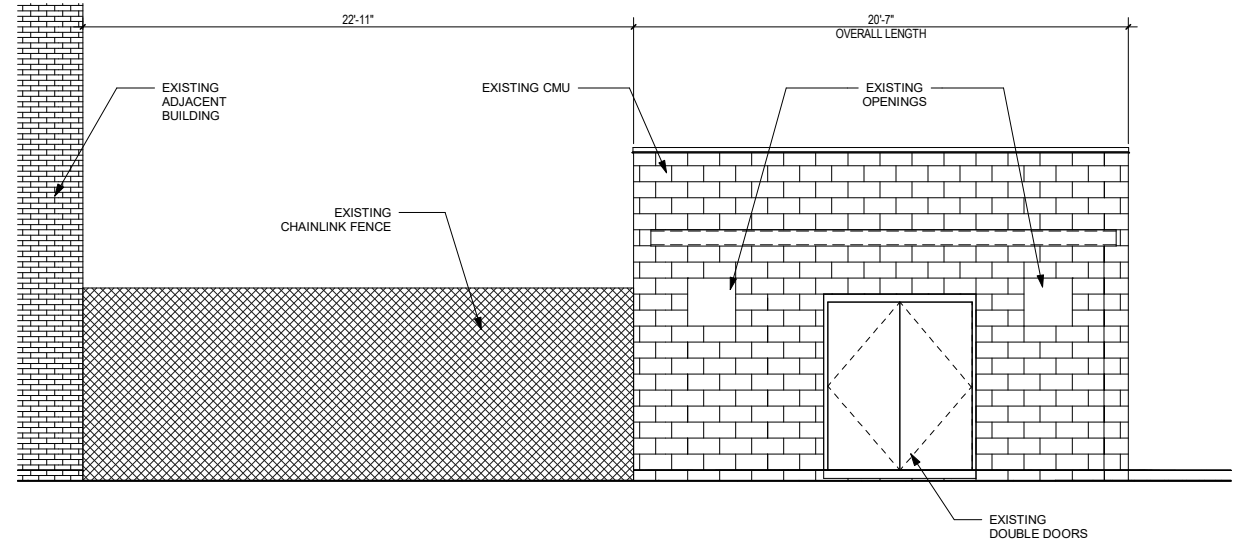
DATE	ISSUED

NO.	DATE	REVISION

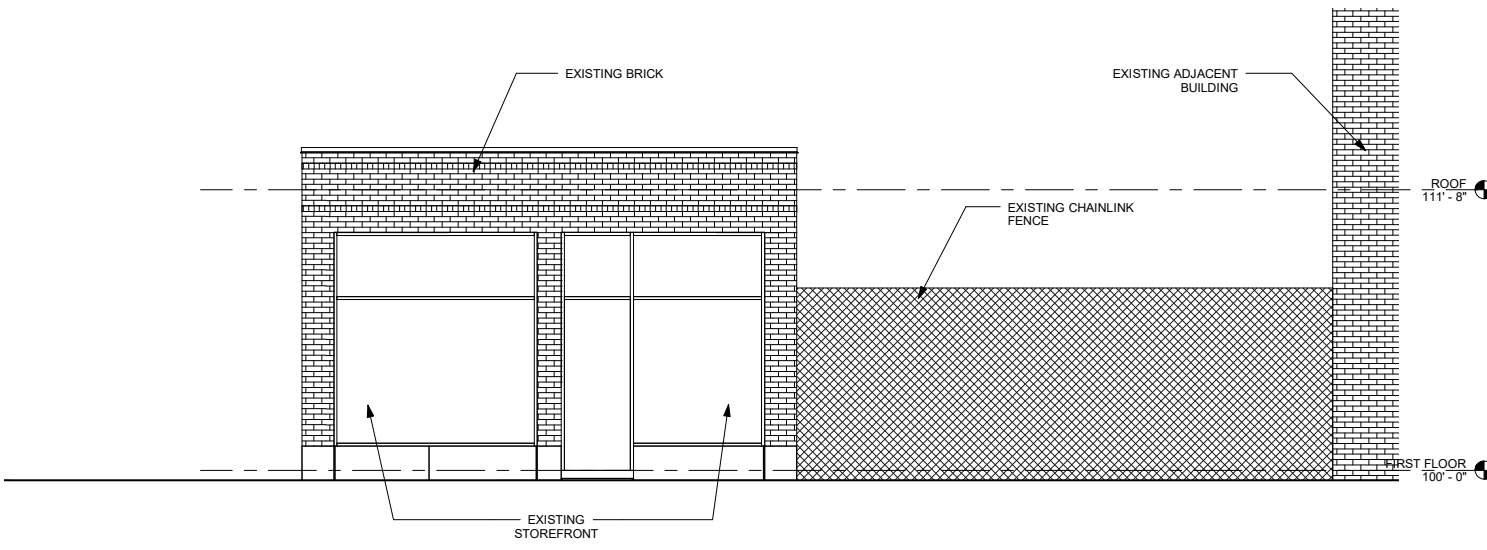
PROJECT NO. **16176.00**

DRAWING TITLE  
**EXISTING ELEVATIONS**

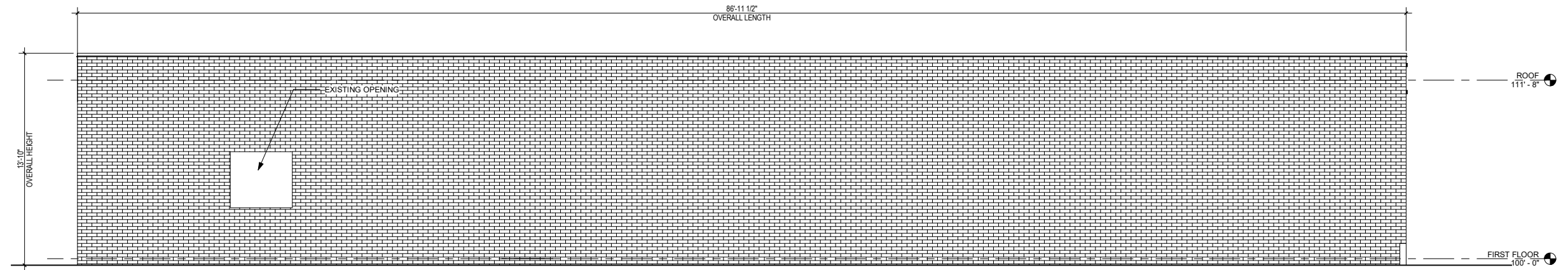
**SC3.0**



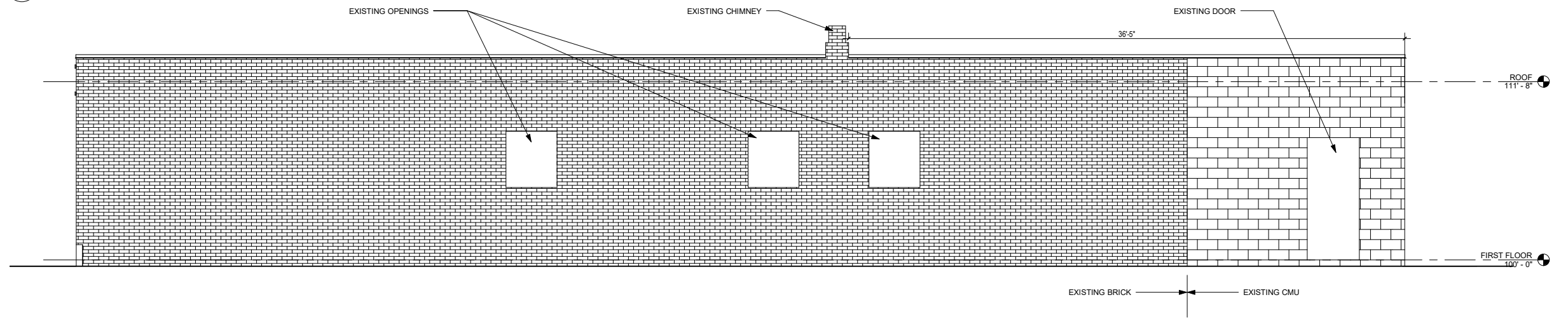
**1 REAR ELEVATION - E**  
 SC3.0 1/4" = 1'-0"



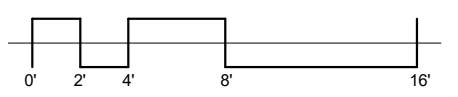
**2 FRONT ELEVATION - W**  
 SC3.0 1/4" = 1'-0"



**3 SIDE ELEVATION - N**  
 SC3.0 1/4" = 1'-0"



**4 SIDE ELEVATION - S**  
 SC3.0 1/4" = 1'-0"



B C D E F G H J IK IL

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