ITEM 1 July 24, 2017

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

APPLICATION #:	COA2017024
APPLICANT:	Drawing Department
OWNER:	Rhinegeist Properties
ADDRESS:	**1910 Elm Street**
PARCELS:	096-0006-0042
ZONING:	UM
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	July 14, 2017
HEARING DATE:	April 24, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for permanent shade structures on the roof deck. These shade structures would be in the form of tents and an umbrella that are anchored to the patio floor.

Update: The applicants have worked with staff and have taken the recommendations of the board to create a new design. This design includes using shade sails with a removable steel stanchion.

Existing Conditions
The existing building is a three story complex with two brick buildings that makes up the Rhinegeist Brewery. It is within an Urban Mix (UM) zoning district. A portion of the existing structure is being used as a craft brewery with a tasting room at the northwest area of the building. There are two connected brick buildings onsite. The existing brewery is within the Old Moerlein Bottling plant which was built circa 1895 and expanded in 1899. The current roof deck was added in 2016.

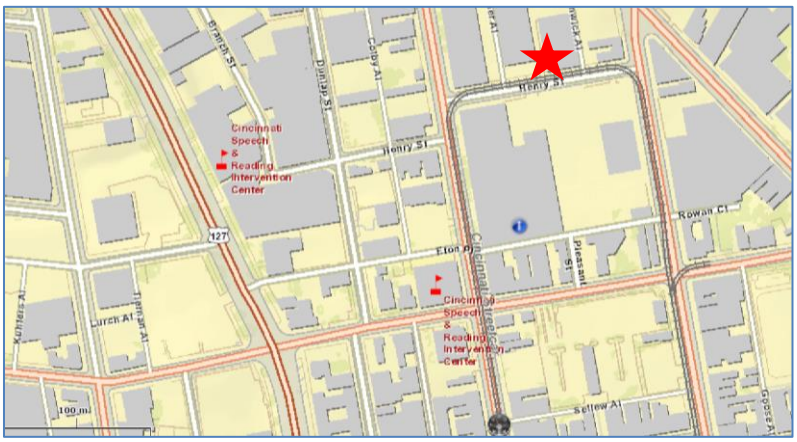


Figure 1:1910 Elm Street. Map from CAGIS Maps.

Previous Reviews: October 20, 2014: Conditional Use and Variance Hearing- Approved
June 9, 2015: Certificate of Appropriateness for a roof deck - Approved
December 5, 2016: Certificate of Appropriateness for an elevator and stairway addition- Approved
March 27, 2017: Conditional Use Permit- tabled
April 24, 2017: Conditional Use and Roof Deck/shad structure. Conditional Use approved. Roof Deck tabled.
July 24, 2017: Roof Deck Shade Structure.

Applicable Zoning Code Sections:

Zoning District:	Section 1410	UM
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The applicant is not requesting any additional zoning relief in this application.

Certificate of Appropriateness Review:

A COA is required for the additions to the roof deck including three permanent shade structures.

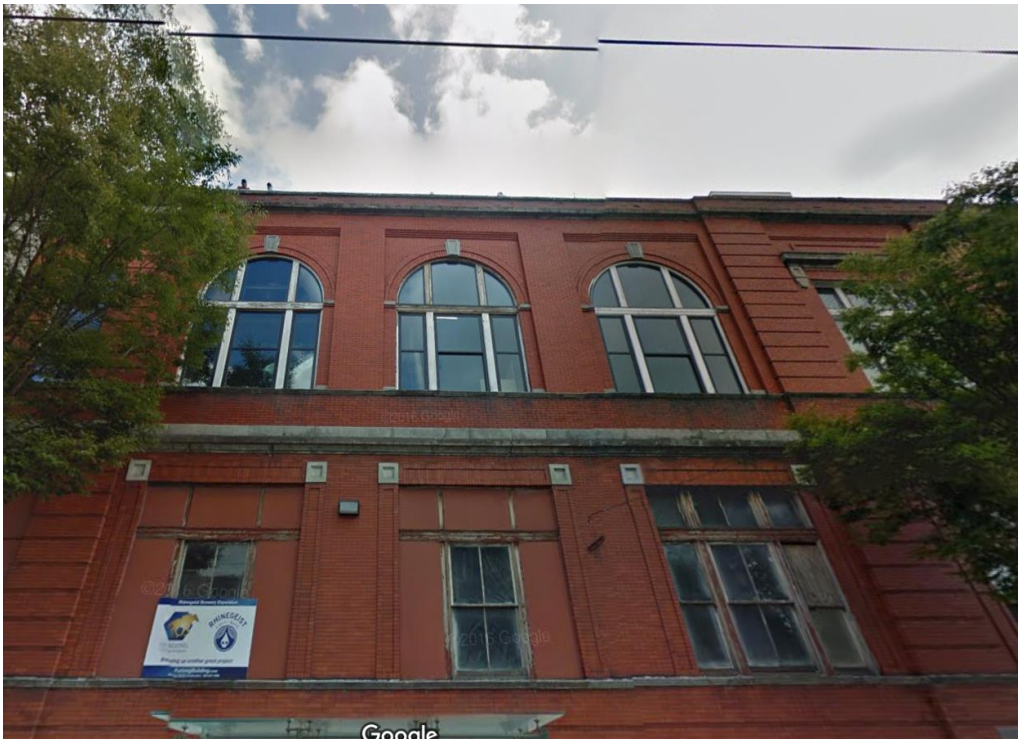
Comments on Applicable Guidelines

After the last HCB meeting, the applicants explored many different options of providing shade for the roof deck. After reviewing the options presented staff is recommending approval of the shade sails with removable supports. The shade sails would be able to be removed over the cooler months and would not be a permanent fixture. The supports will also be as minimal as possible.

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 shade structures are shade sails with metal supports. The supports are as minimal as possible and are also removable for the off-season/cooler months. While these will still be visible from the street staff does feel that this is a better option that previously presented options and the image the applicants have provided from Elm looking south (page 8) shows that the structure will look minimal. Staff is recommending that the poles be behind the existing railing and that the material should be gray to blend into the background.



<u>Other Considerations:</u> N/A

Prehearing Results: A prehearing was held on April 5, 2017. The applicant was present for the meeting.

Comments Provided to Staff: no comments have been provided to staff

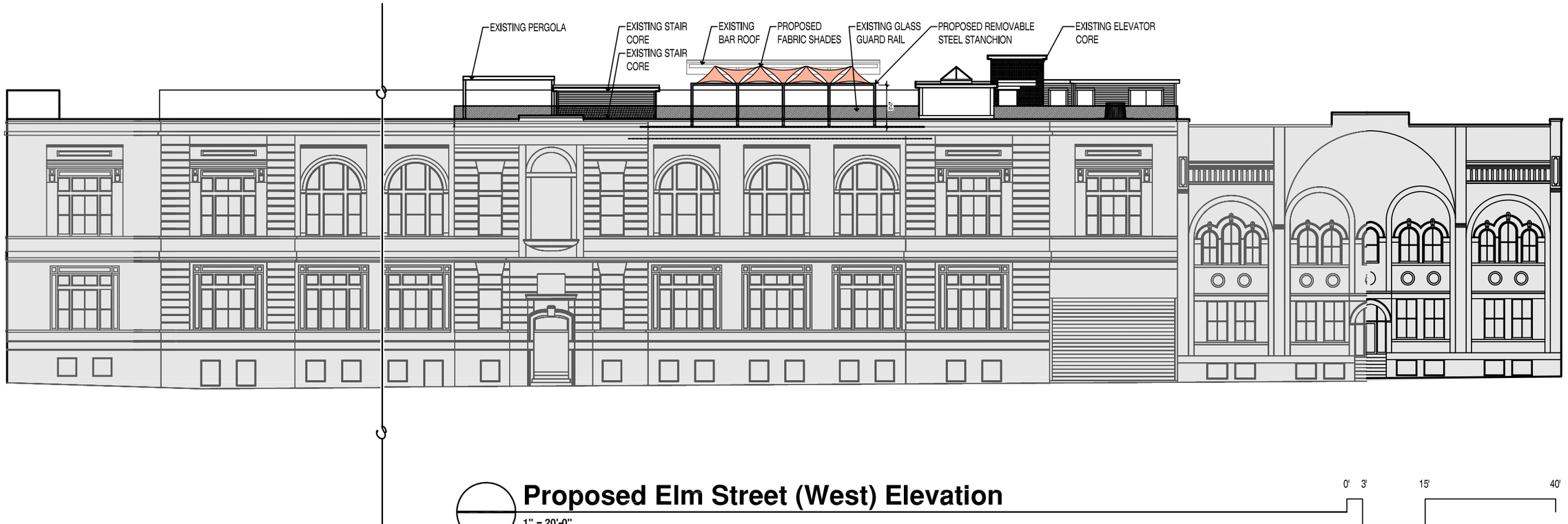
Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

<u>Recommendation:</u>

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1910 Elm Street for additions to the roof deck per plans submitted by Drawing Department dated July 11, 2017 with the following conditions
   1. The metal support structure shall be behind the railing
   2. The shade sails shall be a gray color.

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.



Proposed Elm Street (West) Elevation

1" = 20'-0"

0' 3' 15' 40'

Proposed Henry Street (North) Elevation

1" = 20'-0"

0' 3' 15' 40'

drawing dept
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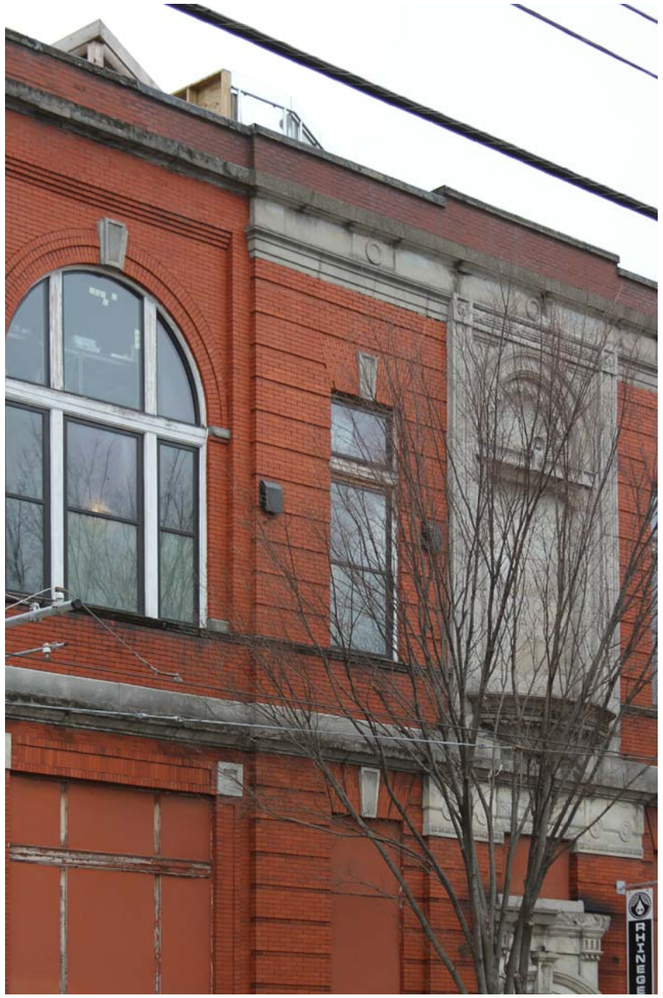
PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

RHINEGEIST ROOF DECK SHADING

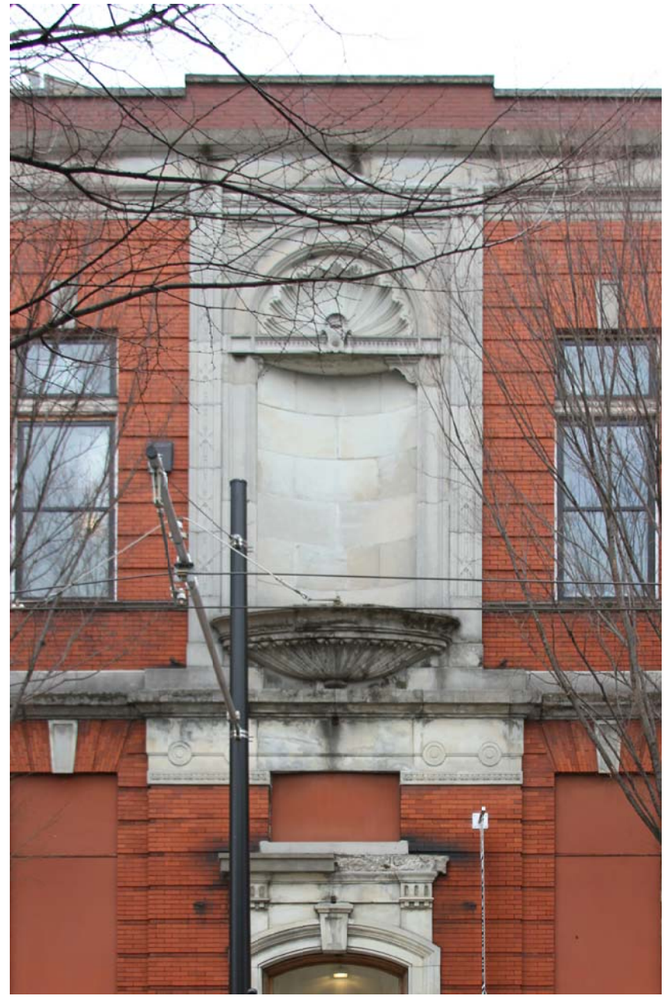
1910 ELM STREET
CINCINNATI, OHIO 45202

6

proposed elevations w/ site section
JULY 11 2017 - HISTORIC RE-SUBMISSION



04 View from curb opposite Rhinegeist -- intersection of Henry Street and Elm Street



03 View from curb opposite Rhinegeist entrance at 1901 Elm Street

01 View from Southeast corner of intersection -- Findlay Street and Elm Street

02 View from the Southwest corner of intersection -- Findlay Street and Elm Street

06 VIEW NORTH AT EXISTING TABLES TO BE COVERED w/ SHADE STRUCTURE

05 View from Northwest corner of intersection -- W. McMicken Avenue and Elm Street

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View From Street

no scale

1 PROPOSED SHADE STRUCTURE

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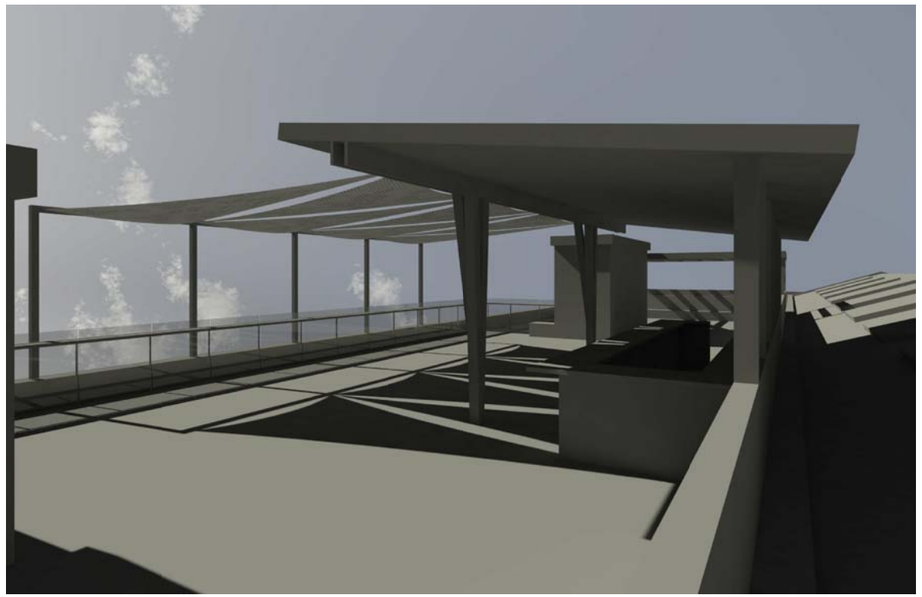
8 visibility of proposed shading from street
JULY 11 2017 - HISTORIC RE-SUBMISSION



3 **Perspective**

no scale

1 **Perspective**

no scale

2 **Perspective**

no scale

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DECK SHADING

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CINCINNATI, OHIO 45202

RHINEGEIST ROOF

7 model views of proposed
JULY 11 2017 - HISTORIC RE-SUBMISSION

Existing Elm Street (West) Elevation

1" = 20'-0"

0' 3' 15' 40'

Existing Henry Street (North) Elevation

1" = 20'-0"

0' 3' 15' 40'

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1910 ELM STREET
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5
existing elevations
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Proposed Enlarged Roof Deck Plan

1" = 10'-0"

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RHINEGEIST ROOF DECK SHADING

1910 ELM STREET
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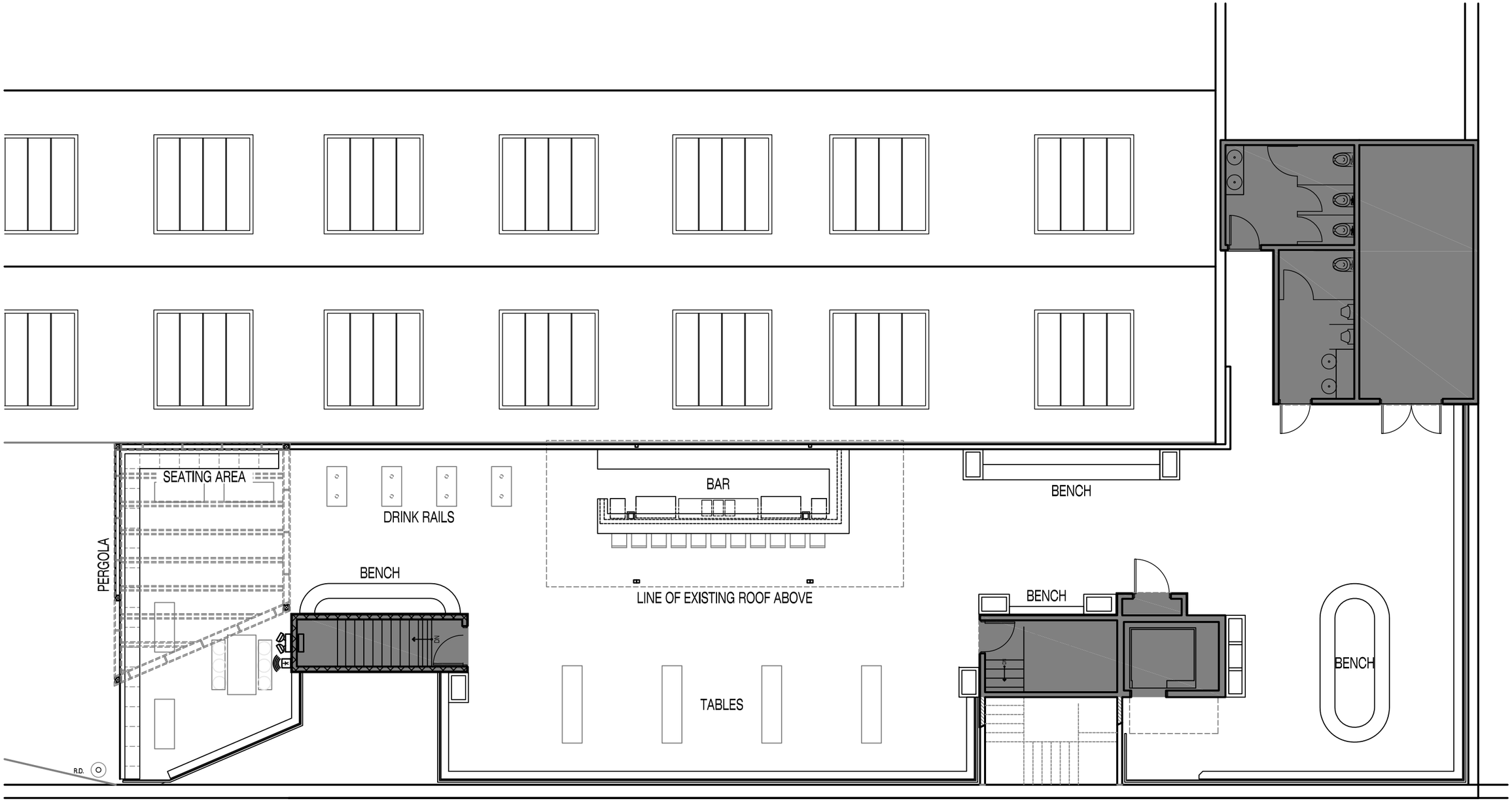
4
proposed roof deck plan
JULY 11 2017 - HISTORIC RE-SUBMISSION



DRAINAGE NOTE:
ALL ROOF SLOPES AND DRAINS OCCUR UNDER EXISTING WOOD DECKING

NORTH

Existing Enlarged Roof Deck Plan

1" = 10'-0"

0' 3' 15' 40'

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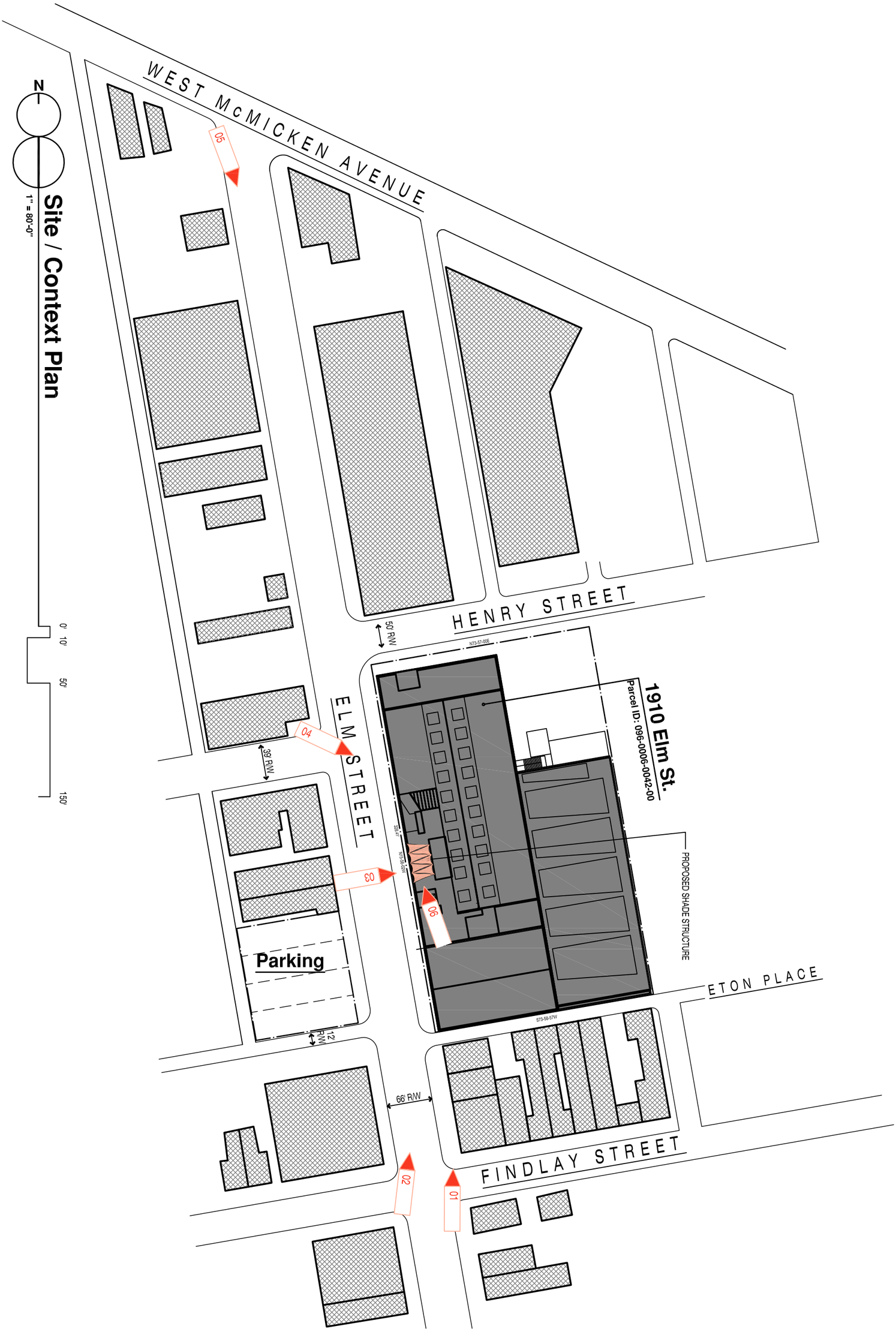
3
existing roof deck plan
JULY 11 2017 - HISTORIC RE-SUBMISSION



2
site / context plan w/ photo tags
JULY 11 2017 - HISTORIC RE-SUBMISSION

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5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS w/ SITE SECTION
7	MODEL VIEWS OF PROPOSED
8	VISIBILITY OF PROPOSED FROM STREET
9	PHOTOGRAPHY

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RHINEGEIST ROOF DECK SHADING
1910 ELM STREET
CINCINNATI, OHIO 45202

ITEM 2 July 24, 2017

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

APPLICATION #:	ZH20170103/COA2017042
APPLICANT:	Atlantic Sign Company
OWNER:	City of Cincinnati
ADDRESS:	**655 Eden Park Drive**
PARCELS:	071-0001-0116-00
ZONING:	OG
OVERLAYS:	Baldwin Piano Company Historic Landmark
COMMUNITY:	Walnut Hills
REPORT DATE:	July 10, 2017
HEARING DATE:	July12, 2017- Prehearing
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for walls signs and a canopy sign.

Details of Zoning Relief Required:

1. 1427-35 (a)(2) Maximum Building Sign Area: OG District 1.5 square feet for every linear foot of building frontage per establishment with a maximum sign area of 72 square feet. As each sign wall sign is 203.54 Square feet a **numerical variance** will be required for each wall. The south wall will need a variance for 131.54 sq. ft. and the west wall will need a variance for 139.04 square feet.
2. 1427-35: Signs are not permitted on non-street fronting facades. A **locational variance** is required for the sign on the south west façade of the building and for the canopy sign located on the same face.

Existing Conditions
Completed in 1921, this eight story industrial building is situated opposite the main entry into Eden Park and along the west side of Gilbert Avenue. The building is a brick building built in the Italian Renaissance Revival style and is built with a red brick veneer over a reinforced concrete. The building is also highly visible from the I-71 corridor as well as the surrounding streets.

Figure 1: Top image is of the east and north facades that face onto Gilbert Avneue. Bottom image is of the west and sout facades which are oriented toward I-71.

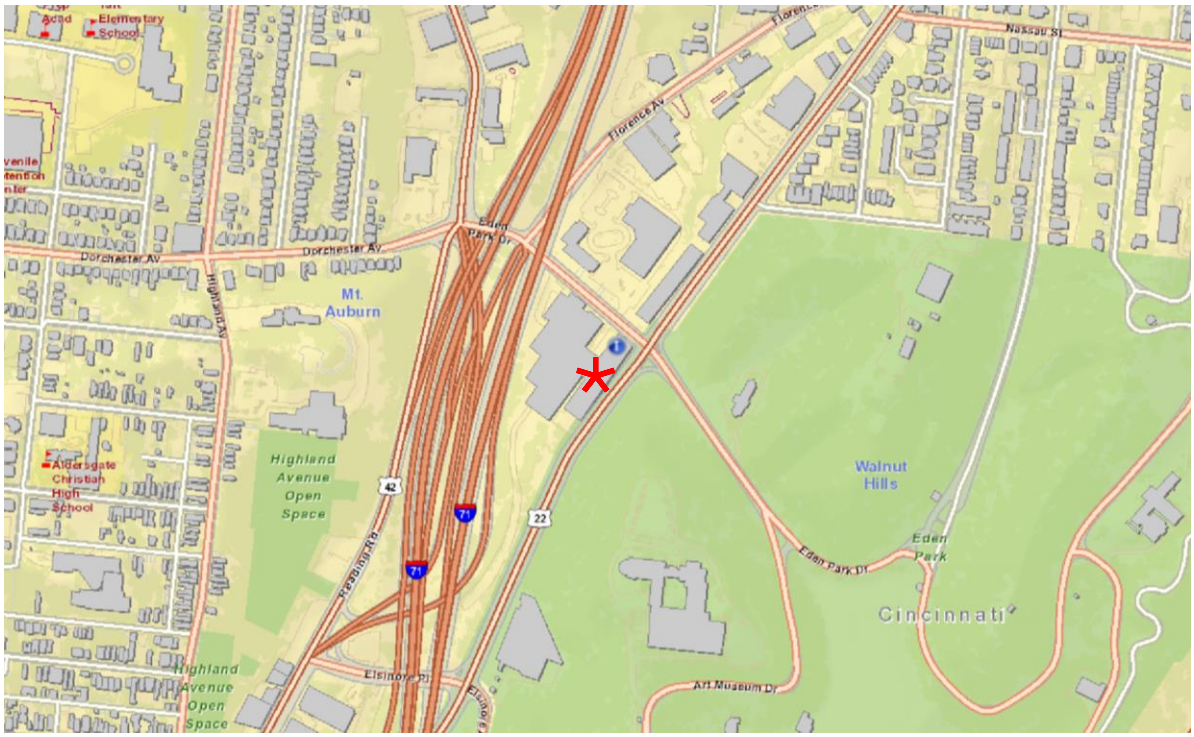

Figure 2: 655 Eden Park Dr. Map provided by Cagis Maps

Proposed Conditions:
The applicant is proposing the following.

- Install two wall signs at the south west corner of the building on each of the south and west facades. The signs will be the same and will be a vertically oriented illuminated individual channel letter sign to be 203.54 square feet each.
- Install one canopy sign on the west façade on the entrance that faces to the parking garage. The sign is 7.5 square feet.

Previous Reviews: This property has received approval for the interior work and exterior pool and patio. All work has been compatible with the approved guidelines and the Secretary of the Interiors Standards for Historic Rehabilitation. This project is a Historic Rehabilitation Tax Credit program.

Applicable Zoning Code Sections:

Zoning District:	Section 1421	Office
Zoning Relief:	Section 1425	Sign
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Baldwin Piano Company Historic Landmark	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
Below is analysis of the consideration factors for the proposed Variances for signs at 655 Eden Park Drive, utilizing Section 1445-13, General Standards; Public Interest.

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

The underlying zoning is OG which is the Office General use.

The underlying use of the property is for an apartment building which is permitted in this district

The proposed signage for the building does not face the street, but it rather oriented toward I-75 and the parking garage. The signs are also above the maximum area of 72 square feet per street frontage. While the maximum wall sign allowance per street frontage is 72 feet, the walls are much larger than 48 feet long. The west face is 380 feet on the west façade and south face is 87 feet long.

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

The proposed work is consistent with the Historic Conservation Guidelines for the building.

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

This project conforms to the Plan Cincinnati Comprehensive Plan in the following

Foster a Climate conductive to growth, investment, stability and opportunity including "Grow our own" by focusing on retention, expansion and relocation of existing businesses.

Increase residential opportunities and encourage reuse of buildings.

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.

Not applicable.

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

No buffering is required. No adverse impacts due to light, noise, and visual elements are anticipated.

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

This is not applicable.

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

This is not applicable.

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

The property and its architecture are a local landmark and is listed in the National Register of Historic Places. The signs do not obscure or take away from the architectural integrity. The signs are also compatible with the larger buildings along the west side of Gilbert Avenue that have signs oriented toward both parking lots and the highway.

As the building is a large 8 story building will a longer than normal façade, the signs are in proportion to both the building and the neighborhood. While the variance is for a large amount, the building is not a typically sized building and a larger sized sign is appropriate and the design is in scale with the building. Further this building has a corner/two facades oriented toward the highway. As many other buildings in that direct vicinity also have signs oriented toward the highway, it is appropriate in this location. While this is not a street facing face, it can be argued that the façade is fronting onto the highway. The canopy sign, also while not oriented toward a street, is oriented toward a shared parking lot. This signage is necessary to help visitors to the complex wayfind to the right location and right primary entrance.

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

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

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

There are no adverse impacts anticipated.

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

This is not applicable.

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

The proposed work is providing signage and improvements to the current property. This work is increasing the property value and income for the building and also increasing the tax base for the city.

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

The proposed project is creating permanent jobs in a new apartment complex.

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

Property tax values may increase by making improvements to the property.

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

The owner has an economic benefit to the proposed improvements.

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

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

Standards for Variances per Section 1435-05-4

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

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

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

The denial of the requested variance would not deprive the property of all economically viable uses.

<u>Certificate of Appropriateness Review:</u>

13. Signs: Signs should be designed for clarity, legibility, and compatibility with the building. Signs affixed to the building shall be referred to the Board and should not cover or obscure architecture features.

The signs are simple signs. The large wall signs at the southwest corner are placed so that that they are oriented toward the highway and they will not be highly visible to pedestrian and local auto traffic. While the signs are large, they are designed for clarity toward the highway and are in scale with a large building.

The canopy sign is an appropriate size and is placed on a canopy which would have historically had signage.

<u>Other Considerations:</u> N/A

Prehearing Results: A prehearing was held on July 12, 2017. The applicant was present.

Comments Provided to Staff: Pendleton Neighborhood Association has submitted a letter of support.

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

Recommendation:
Staff will not be supportive of the extended hours for the patio as other restaurants in the direct vicinity are not enjoying the same hours and both have similar circumstances.

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

1. **APPROVE** the **131.54 square feet Dimension Variance** on the south wall to allow for a wall sign of 203.54 square feet per plans submitted by Atlantic Sign Company dated 5-19-2017

2. **APPROVE** the **139.04 square feet Dimension Variance** on the west wall to allow for a wall sign of 203.54 square feet and a canopy sign of 7.5 square feet per plans submitted by Atlantic Sign Company dated 5-19-2017

3. **APPROVE** the **Locational Variances** to allow the signs to be on non-street facing facades with the condition that no additional signs shall be approved on any other faces of the building.

4. **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 location of the building next to the I-71 corridor creates a situation where signage is often oriented toward the highway.
   4. The location of the main parking facility and entrance behind the building away from the street, creates a need for signage to direct visitors.
   5. No signage is proposed for Gilbert Street, in lieu of the proposed variance.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for 655 Eden Park Drive for signage per plans submitted by Atlantic Sign Company dated 5-19-2017B.
   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.

Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

FILE NAME: SIGN.CDR
CUSTOMER: BALDWIN
LOCATION:
SALES REP: MC
DATE: 5-16-17

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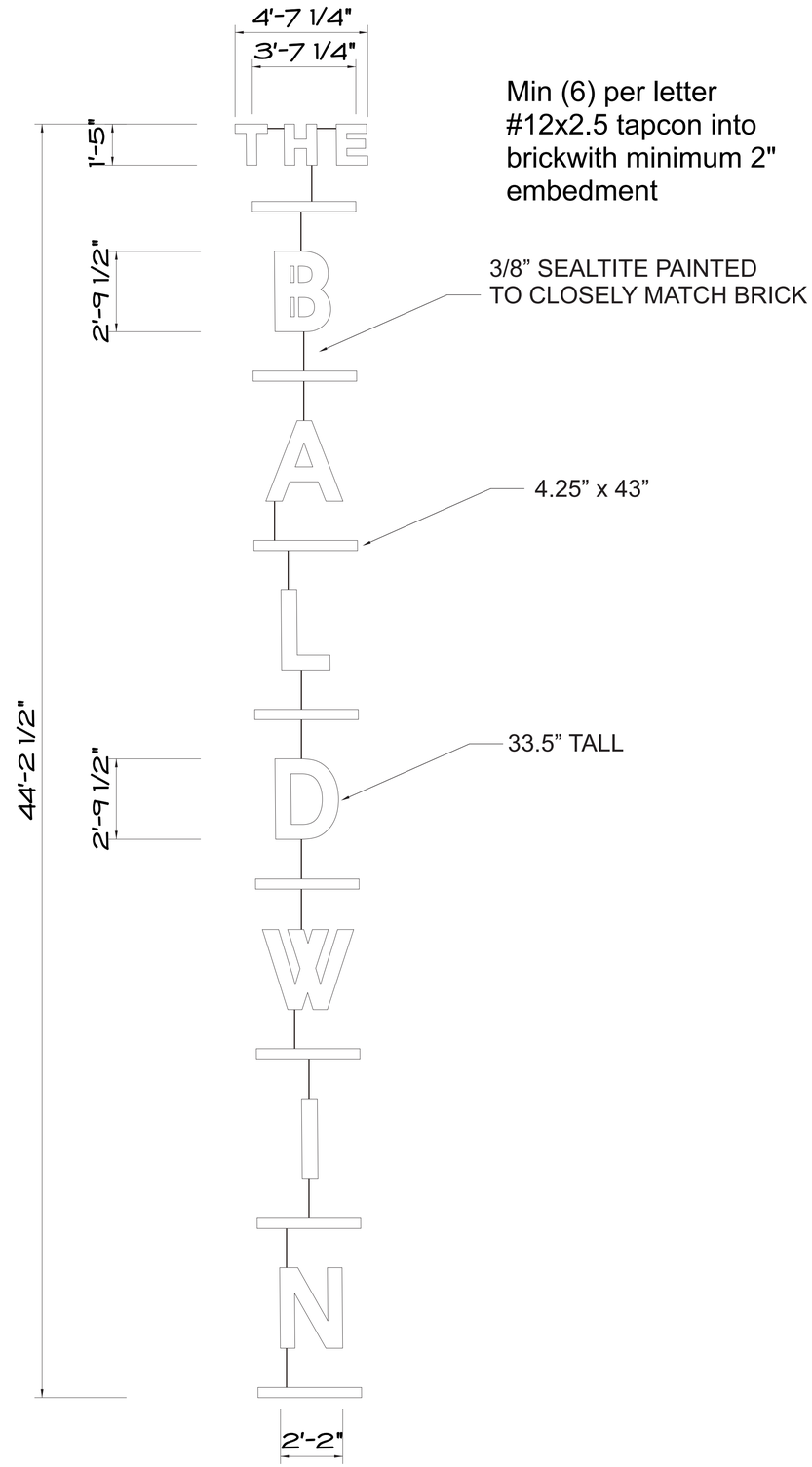
DESCRIPTION: QTY. (2) SETS OF FLUSH MOUNTED CHANNEL LETTERS

ILLUMINATED WALL SIGN, 203.54 SQUARE FEET



ILLUMINATED CHANNEL LETTERS

* Qty=(**2**)
  (one for North Elevation)
  (one for North Elevation)
* Fabricated letters & rule lines with illuminated faces
  re: THE BALDWIN
* Letter construction: Alum Letter backs and returns
* Letter & Rule Line Faces
  - Translucent White #7328 Polycarbonate, 1/8" thick
* Trim Cap Color: Black
* Exterior Letter Color: Black
* Illumination: Internal 6500 white LED units
* Drivers: Drivers contained within letters
* Electric: 110/120v 2-20A Circs
* Electric to site by client/owner

Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

FILE FILE NAME
BALDWIN BUILDING

CUST CUSTOMER
NEYER PROPERTIES

LOC LOCATION
CINCINNATI

DRAW DRAWN BY
MC

DATE DATE
05-19-17

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GENERAL NOTES

All lettering to be cut from 1/4" thick aluminum in order to hold shape of lettering and width of stroke.
Returns to be painted DARK BRONZE.
Faces to be painted GLOSS WHITE.

NON-ILLUMINATED WALL SIGN 7.5 SQFT
MIN (4) per letter 1/4"x4" THREADED ROD WITH SILICONE INTO BLOCKING

DRAWING NO.
1763

APPROVED

Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

FILE NAME
BALDWIN BUILDING

CUSTOMER
NEYER PROPERTIES

LOCATION
CINCINNATI

DRAWN BY
MC

DATE
05-19-17

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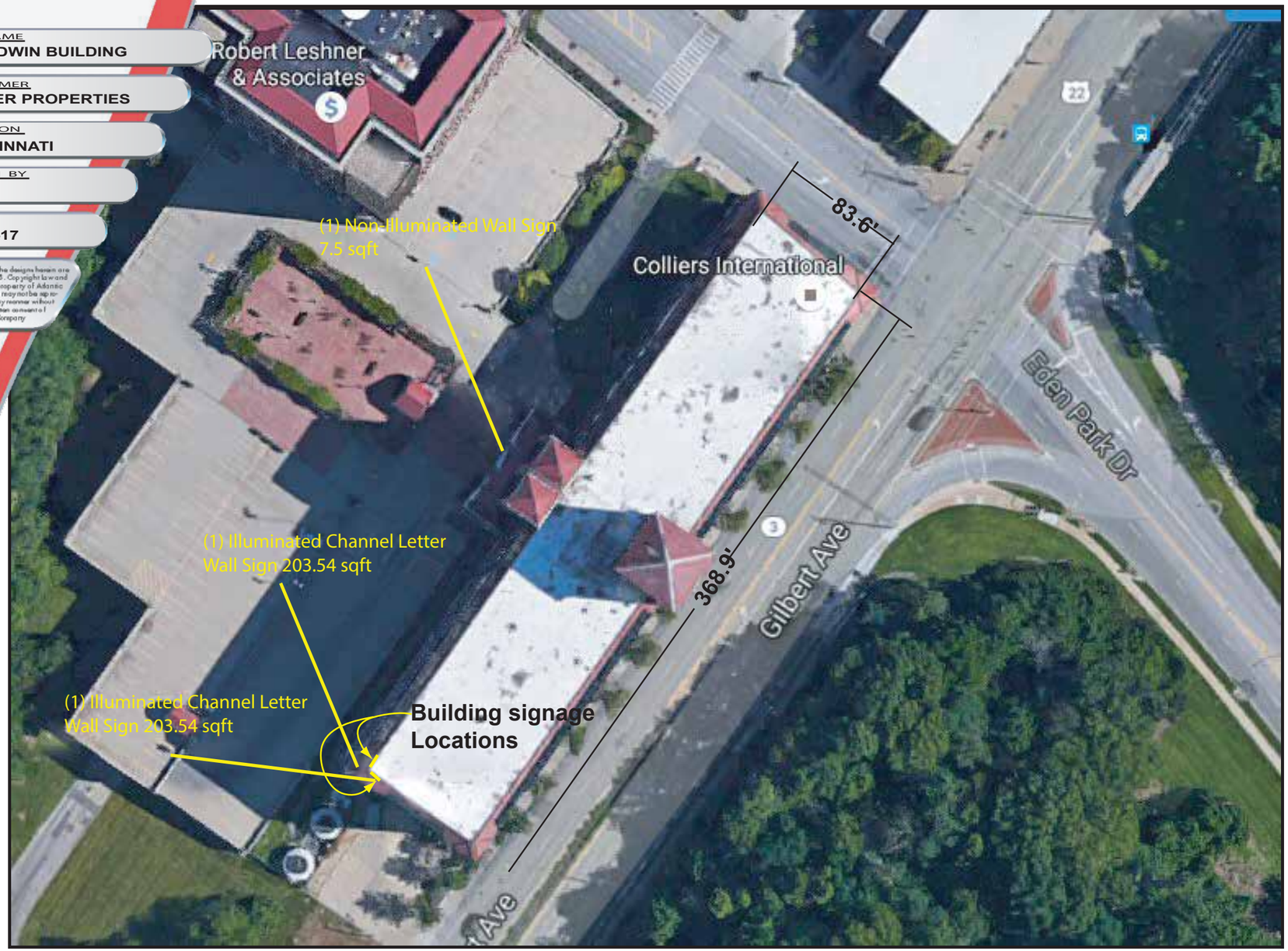

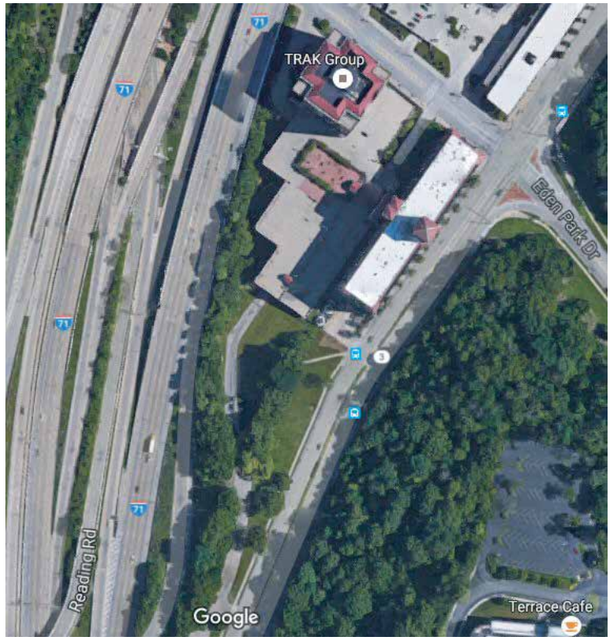

DRAWING NO.
1700

APPROVED

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Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

FILE NAME: SIGN.CDR

CUSTOMER: BALDWIN

LOCATION:

SALES REP: MC

DATE: 5-19-17

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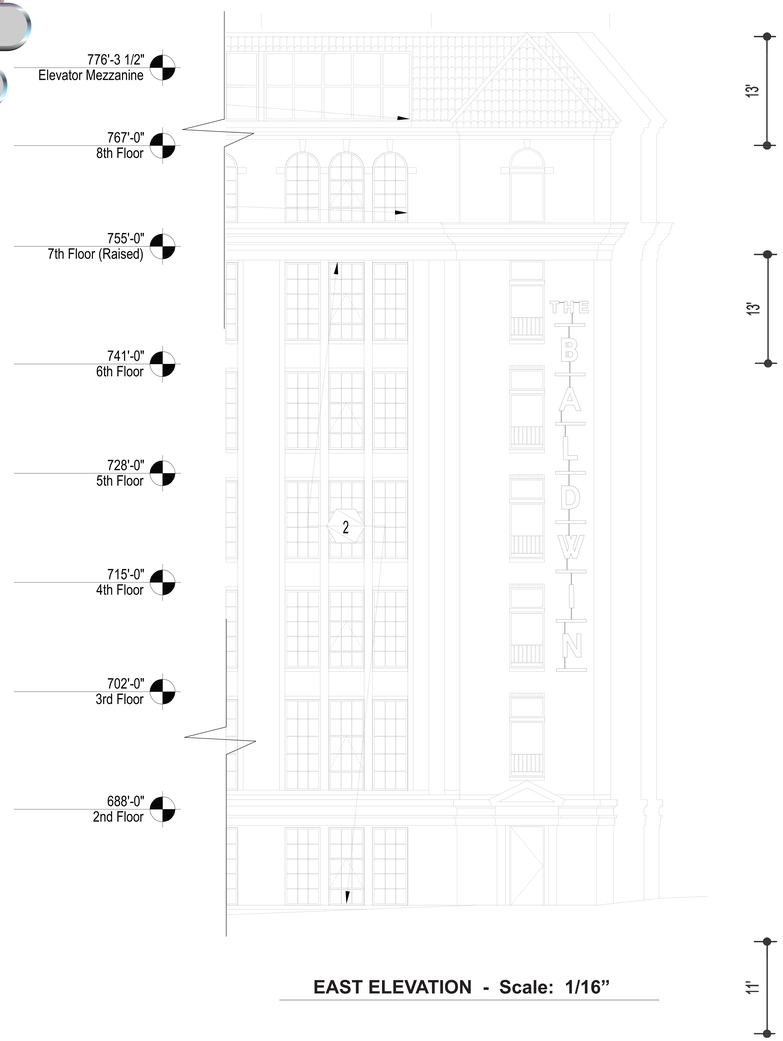
DESCRIPTION: QTY. (2) SETS OF FLUSH MOUNTED CHANNEL LETTERS;

ILLUMINATED WALL SIGN, 203.54 SQUARE FEET



EAST ELEVATION - Scale: 1/16"

Atlantic Sign Company
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

FILE NAME: SIGN.CDR

CUSTOMER: BALDWIN

LOCATION:

SALES REP: MC

DATE: 5-19-17

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DESCRIPTION: QTY. (2) SETS OF FLUSH MOUNTED CHANNEL LETTERS;
ILLUMINATED WALL SIGN, 203.54 SQUARE FEET

ITEM 3 July 24, 2017

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

APPLICATION #:	COA2017043
APPLICANT:	Terry Boling
OWNER:	Brad and Karen Hughes
ADDRESS:	**1826-28 Elm Street**
PARCELS:	094-0008-0262; 0263
ZONING:	CC-P
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	July 11, 2017
HEARING DATE:	Pre-hearing date July 12, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for a new infill 2 story building on an existing vacant lot. The building, while designed to be perceived as a separate building will be an addition to the existing building to the south at 1826 Elm Street. The request also includes a one story rear garage behind 1826 Elm Street.

Existing Conditions:
1826 Elm Street is a vacant lot between two existing building. The lot is just south of Findlay Street and has alley access from Hazen Alley. It is on a mixed use corridor with both commercial and residential units.

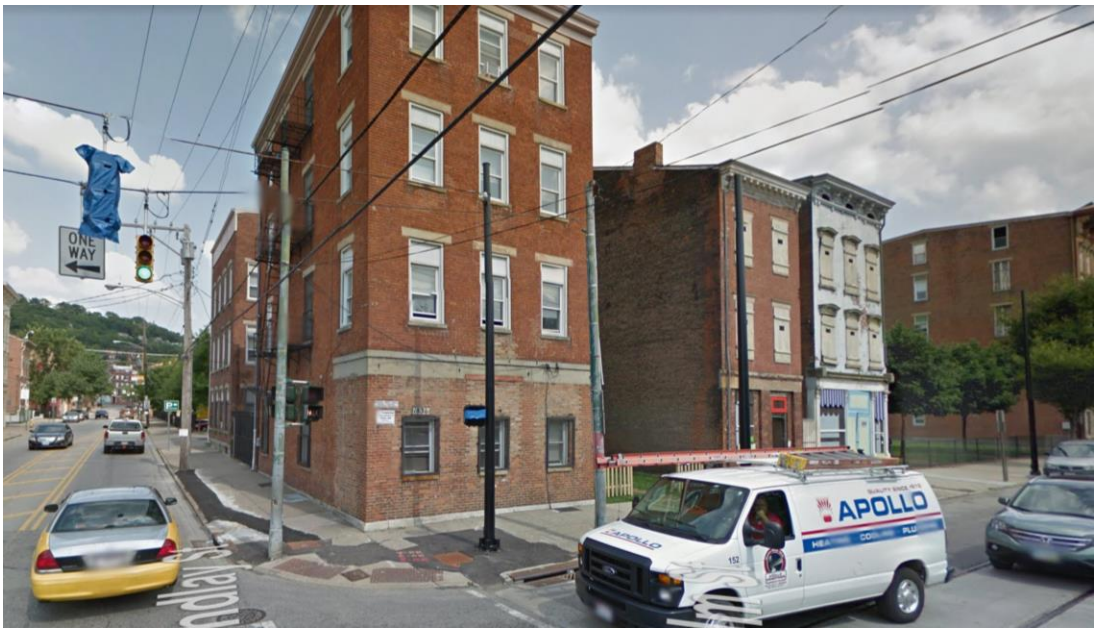


Figure 1: Street view of 1800 block of Elm Street.

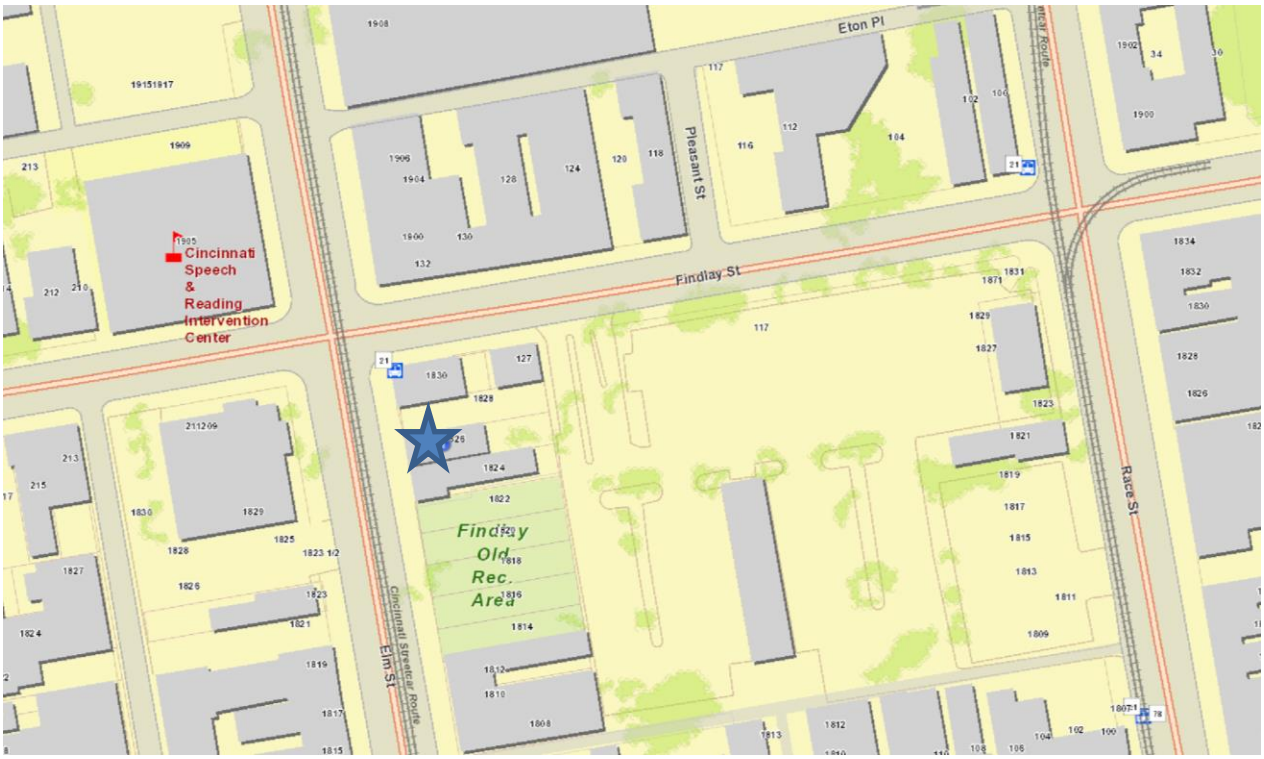


Figure 2: Map of 1826-1828 Elm Street

Proposed Conditions:

The proposal is to construct a new two story building. The building is an addition to 1826 Elm Street but will appear to be a separate building.

The new construction will feature the following:

1. A new two story, three bay wide brick building.
2. The building will be massed with zero lot line setbacks at the front and side.
3. It will have the dimensions and appearance of a commercial building with a large opening for a window and door. These two areas will have a decorative screen for privacy. The design also incorporates a storefront lintel and a cornice band, window and door headers and a knee wall.
4. The rear garage on 1826 Elm Street will be a one story brick sided garage with a sectional garage door.
5. A rear enclosure with weathered steel panels will enclose the rear yard.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	

COA Standard: Section 1435-09-2 COA; Standard of Review

Zoning Analysis:
There is no zoning relief required for the application. The use is permitted and the new construction fits with the "P" designation that requires zero lot line front setback. The rear wall is integrated into the design and is part of the structure and is not a separate wall/fence.

Certificate of Appropriateness Review

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

The approach of creating a commercial design for Elm Street is appropriate, but as the programmatic use of the building is residential the desire for privacy is also understandable. Staff is supportive of the concept of the screen. It is noted that the design of the screen is important as to not make it appear to be a gate such as the roll down security gates, but rather is takes on a sculptural feel and acts as a piece of artwork. This is an important distinction to consider.

Also when considering exceptions and deviations from the guidelines, it is important to consider the entire design. In this case, the whole of the building is fairly straightforward in the interpretation of the design guidelines and asks for flexibility in the aspect of the front window and entrance. The rhythm and size of these elements is appropriate and it's the treatment of the screen that is the "outside the box" treatment.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

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

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

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

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines.

New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

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

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

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

B. Specific Guidelines

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

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

   While this is a residential building it is taking on a commercial building design/composition. It includes a strong base through the large commercial storefront and strong storefront/first floor cornice line to match up with the neighboring cornice line.

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

   The middle is defined by a story of three evenly spaced windows.

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

   The top is created with a combination of a brick and metal cornice band. The cornice line provides a strong top and the size of the cornice line is similar to neighboring buildings.

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

This is a two story building with a shed/flat roof. As this is between two buildings and is shorter than both buildings the shallow gable would not be visible. The flat front with the cornice is in keeping with the neighborhood and the roof does not have any overhangs.

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

- *The windows on the primary façade on the second floor are a two to one ratio. The glass is clear.*
- *The screen/gate over the windows is not a roll down shutter or metal bar system but is a decorative screen. As this is a decorative approach and sculptural in nature, staff is supportive of this design with this specific screen design.*
- *On the rear the windows are larger plate glass windows. While they will be visible from the Findlay Market parking lot, they are not overwhelming to neighboring buildings. The building line is also set back from the alley so both a neighboring buildings side wall and the rear wall enclosure will be the primary view.*
- *The windows are set back front the façade creating depth on the façade. While the windows are set back further than historic openings, the recess is a welcome change from many modern designs that create a flatness to the building.*

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

and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

The design of the first floor takes on a storefront appearance. The design of the storefront has a window lintel, and a solid knee wall. The window portion is a decorative screen that is a unique design and is crafted for this building. It creates an effect of movement while one walks past it that also creates privacy for the building. The screen has a more solid appearance on the bottom to mimic the knee wall portion of a typical storefront. There is a strong storefront cornice that corresponds and connects the building to 1826 Elm Street.

The screen is more of an artistic installation and mimics the running bond on the building. It does not have the appearance of a roll down grate and does not function like one. It is an important distinction that this screen has been designed and is being crafted specifically for this building. The screen is also set back from the façade of the building and sits into the window opening making the opening void more prominent than the actual screen.

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

The building is at the zero lot line on both the front and sides of the building. This helps to create a solid continuous line along the street edge.

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

The building achieves rhythm through keeping the rhythm created by the buildings along the streetscape. It also achieves rhythm through the evenly placed windows along the second floor. The window spacing is similar to the window spacing on the upper floors of 1824 Elm Street.

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

The building has a strong vertical emphasis that is expressed in many ways on the building.

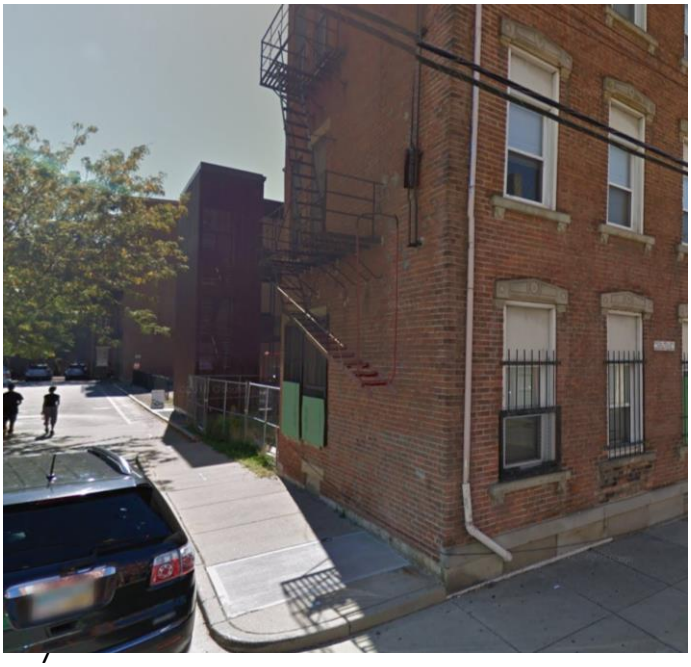
- *The building is taller than it is wide which is the main vertical emphasis of the building.*
- *Minor elements such as the pillars on either side of the "storefront" window and entrance, the spaces between the windows and the vertical windows all create vertical emphasis as well.*

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

The height of the building has an appearance of a two story building while is functions as a one story building. The second story creates a clearstory and extra light into the building. The building is within a story of 1826 Elm Street. The 1800 block of Elm Street has many varied heights. There are one story up to 4 story buildings along this block.

While the building functions as a one story, the added height of the two story building and the inclusion of soldier courses above the windows and at the cornice line help to extend the building height to be within an appropriate height within the district.

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



The main material of the building and of the garage addition is brick, which is an appropriate material. The brick is a modular sized brick that is a comparable proportion to historic brick. The windows are an aluminum clad window which is also an appropriate type of window for the district.

The rear of the building is clad in a weathered steel panel, similar to the material used two doors down at 1824 Elm Street at the rear addition.

Other Considerations:

Prehearing Results

July 12, 2017, the applicant and a representative the OTR Infill Committee were present.

Comments Provided to Staff: A letter from the OTR Infill Committee in support of the application with two conditions regarding height and the storefront material.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness an new residential building at 1826 Elm Street per drawings submitted by Terry Boling Architect dated April 12, 2017 including any revisions with the following conditions
    a. The curb cut on the alley shall get Department of Transportation Engineering Approval.
    b. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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 first floor window screen is specially designed for this project and its design is such that it creates a sculptural interest for the pedestrian and it does not have the appearance of a security gate/grate.

July 17, 2017

Urban Conservator
Two Centennial Plaza
805 Central Avenue, Fifth Floor
Cincinnati, OH 45202

Re: COA Application for 1826-28 Elm Street

Dear Ms. Johnson,

The Over-the-Rhine Foundation has reviewed the drawings dated (7.06.17) for the project located at 1826-28 Elm Street. We are in support of this project for the below listed "supporting" attributes, but offer our suggestions for the below "conditional" attributes.

Supporting Attributes	Notes
Top	The Plate steel capping element and soldier coursing serves as an appropriate contemporary top. Adequate shadow detailing is important.
Material	Sioux City Ebonite Smooth brick is an appropriate contemporary brick for the primary and rear structure. Mortar color and joint detailing is important. 22 gauge Kynar coated steel appears to be an appropriate contemporary material for the storefront system. Plate steel appears appropriate for the exterior door.
Rear Garage Structure	The siting of the garage structure is appropriate, in the rear, off the alley. Brick is the preferred material for this application. We encourage the garage to be constructed in such a way that additional height/residential density can be added in the future.
Window Openings (Primary)	Window rhythm and proportionality is appropriate on primary facade.
Window Openings (Primary)	The addition of soldier coursing is appreciated; reflecting the articulation and rhythm of the adjacent structures. The deep window recession is an acceptable contemporary design feature considering the window openings follow all other guidelines.
Storefront system	The architect has skillfully designed a residential building to fit in with the mixed-use nature of street. We appreciate the architect's addition of a bulkhead and recession of the facade, sympathetic to adjacent mixed-use structures.

Conditional Attributes	Notes
Massing & Height	A 3 story building is more appropriate for this site, both for aesthetic reasons and to increase density in the district. We appreciate the architect extending the primary facade's height to improve the middle proportionality and to be within one story of the adjacent southern building.
Storefront material	The guidelines state: "[storefronts] have large, fixed expanses of clear

	(not tinted or reflective) glass. ….roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts.” The practical and creative application achieved by the plate steel variable opening screen panel is appreciated but glass should be the primary exterior material for the storefront, per the guidelines. The panel would be appropriate on the interior serving as a blind and still visible from the exterior.

Respectfully Submitted,

Jennifer LeMasters Wirtz, AIA, LEED AP BD+C, ENV SP
Lead Architect
Co–Chair, OTR Foundation Infill Committee

1826 -1828 ELM STREET ADDITION & RENOVATION 1826 - 1828 Elm Street Cincinnati, Ohio, 45202

PROJECT DATA

1. PROJECT LOCATION
1826 - 1828 ELM STREET CINCINNATI, OHIO, 45202

COUNTY: HAMILTON
ZONING JURISDICTION: CITY OF CINCINNATI
BUILDING DEPARTMENT JURISDICTION: CITY OF CINCINNATI

1. PROJECT DESCRIPTION
PROJECT IS THE RENOVATION OF AN EXISTING 3-STORY PLUS ATTIC RESIDENTIAL BUILDING AND ADDITION PLUS GARAGE

2. DESIGN CODE
2013 OHIO RESIDENTIAL CODE (WITH JANUARY 2016 UPDATES)

3.ZONING DISTRICT
CC-P / HISTORIC OVERLAY
ZONED MAXIMUM BUILDING HEIGHT 85FT. - MIN. 15FT. HEIGHT
SET BACKS DO NOT APPLY TO RENOVATION OF EXISTING STRUCTURE

IN CC-P DISTRICTS, RESIDENTIAL USES ARE EXEMPT FROM THE GROUND FLOOR TRANSPARENCY REQUIREMENTS OF SECTION 1409-23.

4.USE GROUP
RESIDENTIAL - 3 STORIES PLUS ATTIC FLOOR

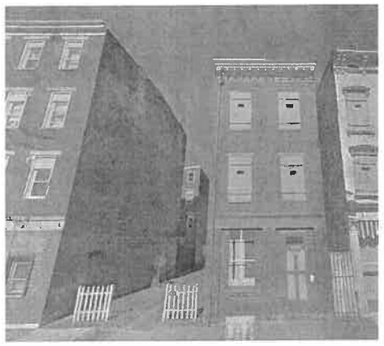
5. SQUARE FOOTAGE

GROSS AREA -	BASEMENT -	792 SF
	FIRST FLOOR -	1737 SF
	SECOND FLOOR -	658 SF
	THIRD FLOOR -	658 SF
	ATTIC FLOOR -	279 SF
	TOTAL GROSS -	4,124 SF

6. CONSTRUCTION CLASSIFICATION
IIIB

7. CODE REVIEW

PER OBC 2011 TABLE 706.4, PARTY WALLS RATED TO 2 HOUR CONSTRUCTION



PROPOSED ROOM SCHEDULE

BASEMENT	
BASEMENT	614 SF

LEVEL 1	
1/2 BATH	40 SF
BREAKFAST	291 SF
CLOSET	16 SF
CORRIDOR	145 SF
DINING	290 SF
GARAGE	402 SF
KITCHEN	299 SF
LIVING	374 SF
VESTABULE	35 SF

LEVEL 2	
CORRIDOR	53 SF
GUEST BATH	65 SF
GUEST BEDROOM	206 SF
OFFICE	188 SF

LEVEL 3	
CORRIDOR	53 SF
MASTER BATH	145 SF
MASTER BEDROOM	205 SF
MASTER CLOSET	65 SF

MEZZANINE & ROOF DECK	
ATTIC FLOOR	227 SF
EXTERIOR ROOF DECK	199 SF

TOTAL ROOMS	
20	3910 SF

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
2. ALL MATERIALS, PRODUCTS, AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADES.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES AND THE AMERICANS WITH DISABILITIES ACT.
4. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARDS TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
5. NEW ELECTRIC WORK, LIGHT FIXTURES AND RECEPTACLES ARE TO BE INSTALLED. (UNDER SEPARATE PERMIT)
6. NEW PLUMBING WORK AND FIXTURES ARE TO BE INSTALLED. (UNDER SEPARATE PERMIT)
7. ALL LOOSE DEBRIS (ON ALL FLOORS, INCLUDING BASEMENT) SHALL BE REMOVED FROM THE BUILDING, AND DISPOSED OF PROPERTY.
8. A MAINTENANCE COMPANY WILL BE CONTRACTED FOR ROUTINE CLEANING AND MAINTENANCE. THEY WILL PROVIDE THEIR OWNER WATER FOR MOPPING. A SERVICE SINK IS NOT REQUIRED.
9. SPRINKLER CONTRACTOR TO SUBMIT SPRINKLER LAYOUT TO ARCHITECT FOR APPROVAL BEFORE CONSTRUCTION.
10. HVAC CONTRACTOR TO SUBMIT REGISTER LAYOUT, DUCT WORK AND THERMOSTAT LOCATION TO ARCHITECT FOR APPROVAL BEFORE CONSTRUCTION.

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TO FRAMING. FIELD VERIFY ALL DIMENSIONS.
2. PROVIDE BLOCKING AT ALL NECESSARY LOCATIONS, PER OBC.
3. PAINT COLORS TO BE DETERMINED BY ARCHITECT.
4. PROVIDE TOILET ROOM FIXTURES AND ACCESSORIES INCLUDING PAPER TOWEL DISPENSER, TOILET PAPER DISPENSER AND MIRROR. SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL BY ARCHITECT.
5. PROVIDE DOORS AND HARDWARE. SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL BY ARCHITECT
6. PROVIDE 'GREEN BOARD' ON ALL BATHROOM WALLS.
7. PER 1210.2 OF THE OHIO BUILDING CODE, PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' ABOVE THE FLOOR, WITHIN 2'-0" OF THE WATER CLOSET.

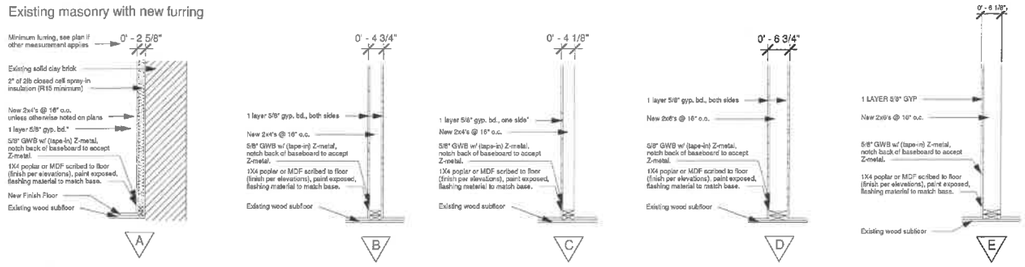
GRAPHIC SYMBOLS

- EXISTING WALLS
- DEMOLITION
- NEW WALLS
- REVISION NUMBER
- LEVEL TAG (X-X Floor #)
- INTERIOR ELEVATION TAG
- SECTION DETAIL (Dwg # / Sheet #)
- PLAN DETAIL (Dwg # / Sheet #)
- ELEVATION TAG (Dwg # / Sheet #)
- PARTITION TYPE
- WINDOW TAG
- DOOR TAG
- KEYNOTE
- LINTEL TAG
- EMERGENCY EGRESS LIGHTING TAG-PER SECTION 1006 AND 1011 PER OBC
- CONNECTED TO BUILDING'S ELECTRICAL SUPPLY WITH BATTERY BACKUP AS PER 1006 OBC

INTERIOR PARTITION TYPES

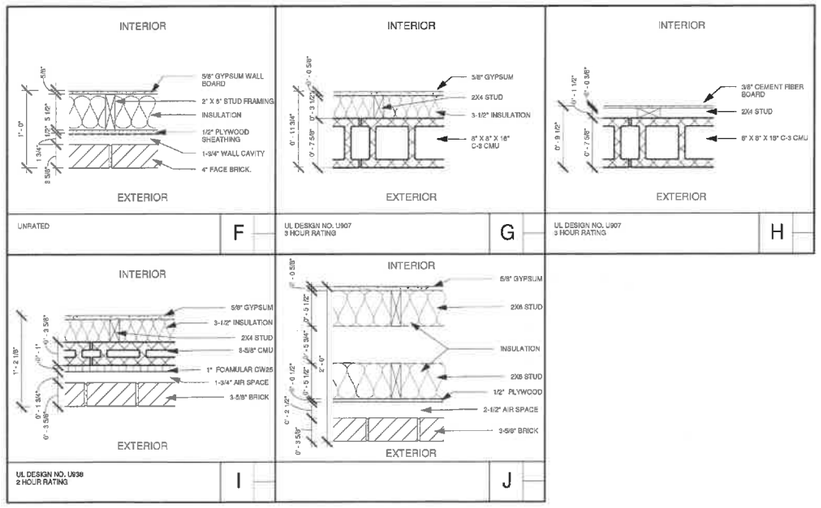
Non rated partition walls

Existing masonry with new furring



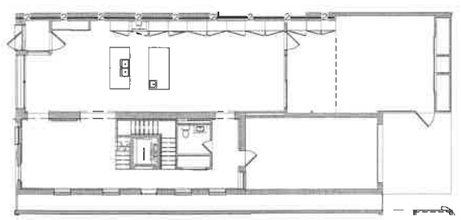
Note:
- All bathroom walls and ceilings to have greenboard.
- All shower enclosure walls to have Schluter Kerdi Waterproof membrane system on walls and floors.
- See room finish schedule for Flooring and material details.

PARTITION TYPE
1/2" = 1'-0"



WALL SCHEDULE	
Type Mark	Description
A	FUR OUT EXISTING WALL,1/2" AIR BARRIER, 1 1/2" STUD, 5/8" SPRAY FOAM INSULATION, 5/8" GYP.
B	INTERIOR PARTITION - 5/8" GYP, 3.5" STUD, 5/8" GYP
C	INTERIOR PARTITION - 5/8" GYP, 3.5" STUD
D	INTERIOR PARTITION - 5/8" GYP, 5 1/2" STUD, 5/8" GYP
E	INTERIOR PARTITION = 5/8" GYP, 5 1/2" STUD
F	EXTERIOR WALL - 5/8" GYP, 5 1/2" STUD, 1/2" PLY, 3 5/8" BRICK
G	EXTERIOR WALL - 5/8" GYP,3 1/2" STUD, 7 5/8" CMU
H	EXTERIOR WALL - 3/8" CFB,1 1/2" STUD, 7 5/8" CMU
I	EXTERIOR WALL - 5/8" GYP,3 1/2" STUD, 3 5/8" CMU, 3 5/8" BRICK
J	EXTERIOR WALL - DOUBLE 2X6 CONSTRUCTION W/ BRICK EXTERIOR

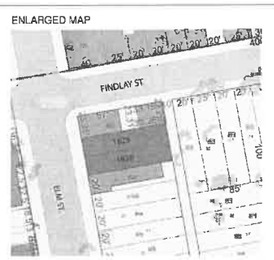
1 EXTERIOR WALL SCHEDULE
1" = 1'-0"



2 FIRE SEPERATION PLAN
1/16" = 1'-0"

LOCATION MAP

ENLARGED MAP

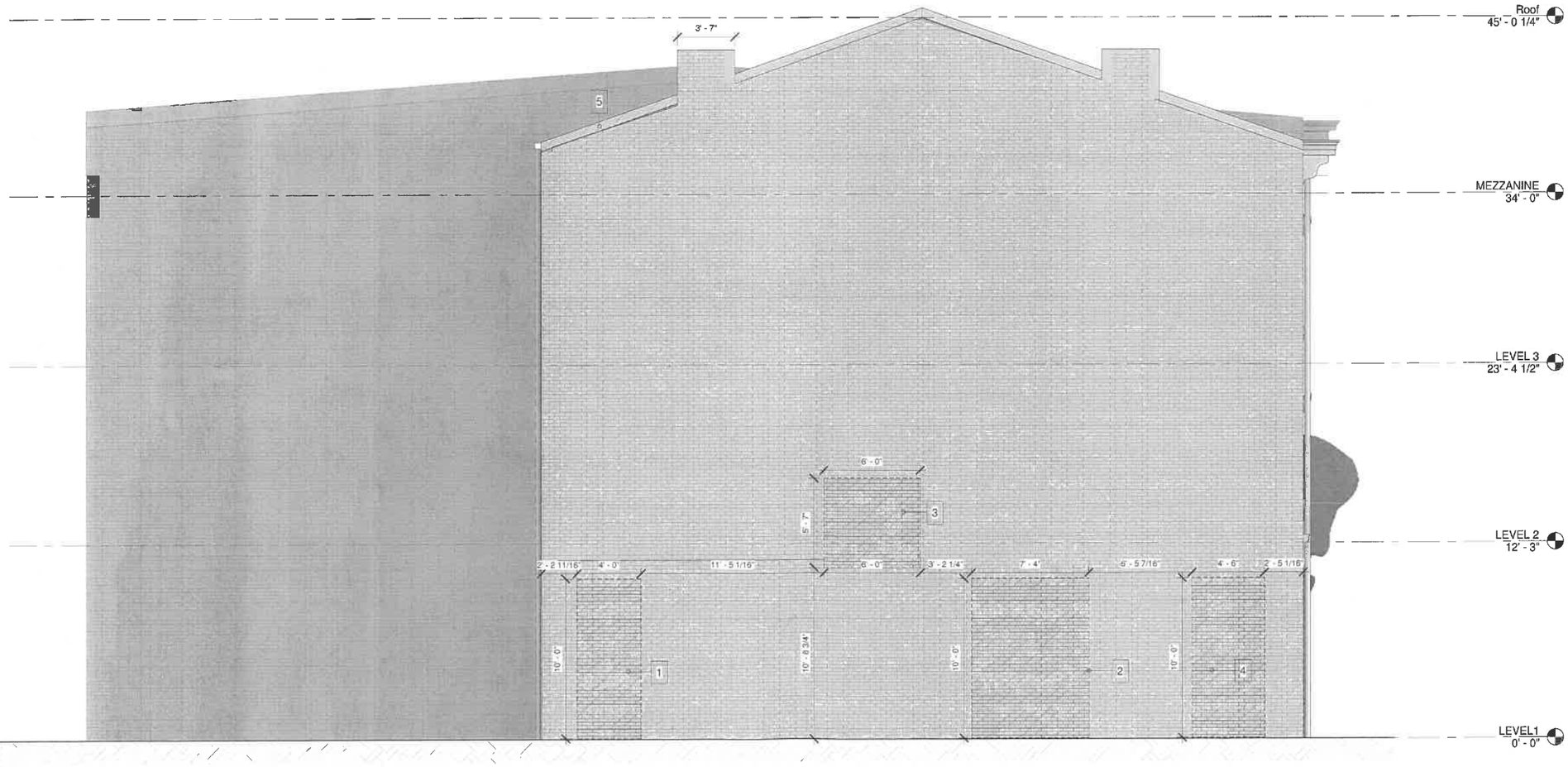


SHEET LIST

A000	COVER SHEET
HS100	CONTEXT MAP
HS101	CONTEXT PHOTOS
HS102	ANNOTATED ELEVATION
HS103	ANNOTATED ELEVATION
HS104	RENDERINGS
HS105	RENDERINGS
A001	SITE PLAN EXISTING
A010	EXISTING PLANS
A011	EXISTING PLANS
A020	EAST & WEST ELEVATION EXISTING
A021	NORTH ELEVATION EXISTING
A022	SOUTH ELEVATION EXISTING
A030	EXISTING SECTION
A100	SITE PLAN PROPOSED
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A104	ROOF PROPOSED
A200	ELEVATIONS
A201	ELEVATIONS
A202	SOUTH ELEVATION
A300	SECTION LOOKING NORTH
A301	SECTION LOOKING SOUTH
A302	SECTIONS LOOKING S & N
A303	SECTIONS THROUGH ADDITION
A601	PRODUCT INFORMATION
A602	WINDOW INFORMATION

DEMOLITION NOTES:

1. NEW BRICK OPENING (4' WIDE X 10' TALL).
2. NEW BRICK OPENING (7' 4" X 10' TALL).
3. NEW BRICK OPENING (5' 7" X 6' TALL).
4. NEW BRICK OPENING (4' 6" X 10' TALL).
5. MODIFY AND REMOVE EXISTING ROOF STRUCTURE TO CREATE NEW ROOF DECK.



1 EXISTING NORTH - ELEVATION
1/4" = 1'-0"

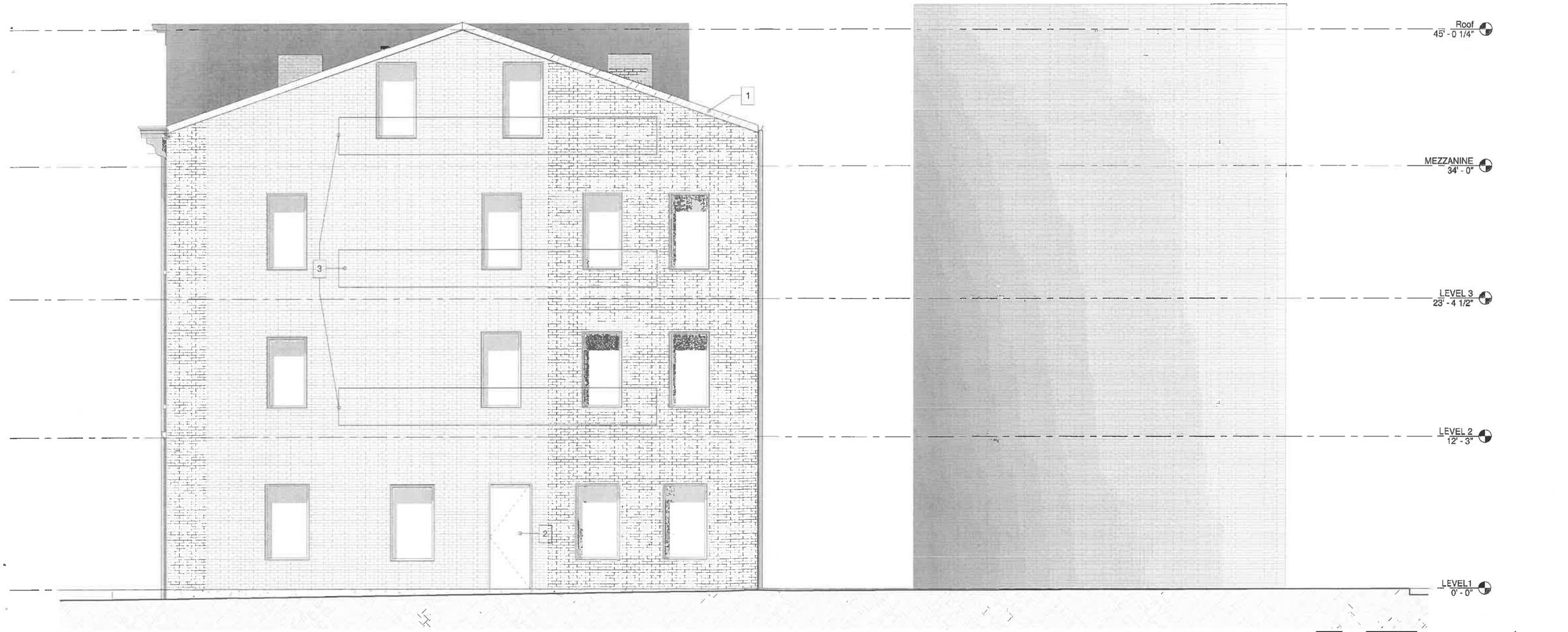
0' 2' 4' 8' 16'

DEMOLITION NOTES:

1. MODIFY AND REMOVE EXISTING ROOF STRUCTURE TO CREATE NEW ROOF DECK.

2. EXISTING DOOR OPENING TO BE ALTERED FOR NEW DOOR. INSTALL NEW LINTEL.

3. EXISTING FIRE ESCAPE TO REMAIN.



1 EXISTING SOUTH - ELEVATION
1/4" = 1'-0"

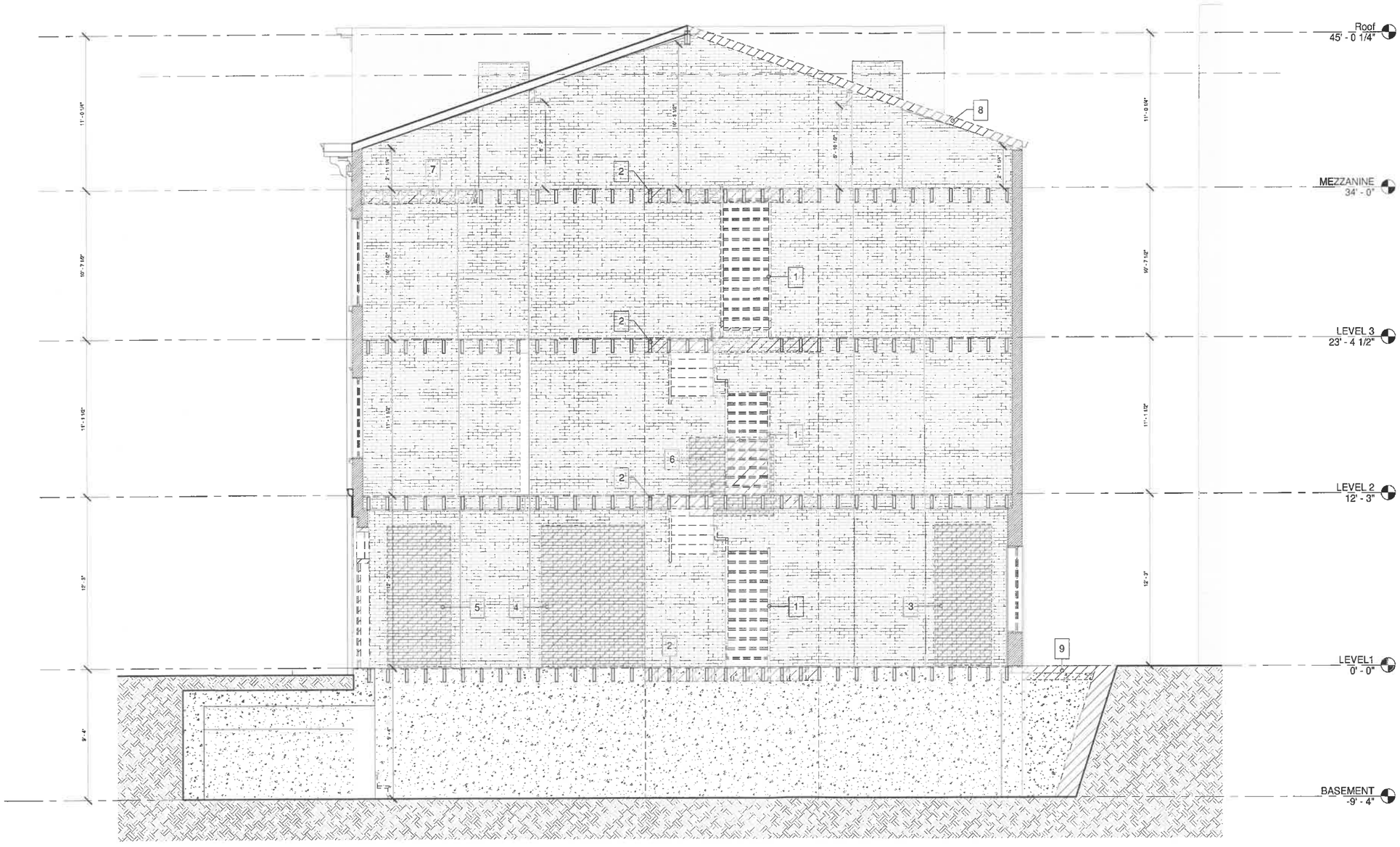
DEMOLITION NOTES:

1. NEW BRICK OPENING (4' WIDE X 10' TALL).
2. NEW BRICK OPENING (7' 4" X 10' TALL).
3. NEW BRICK OPENING (5' 7" X 6' TALL).
4. NEW BRICK OPENING (4' 6" X 10' TALL).
5. MODIFY AND REMOVE EXISTING ROOF STRUCTURE TO CREATE NEW ROOF DECK.

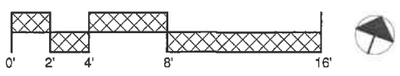
DEMOLITION NOTES:

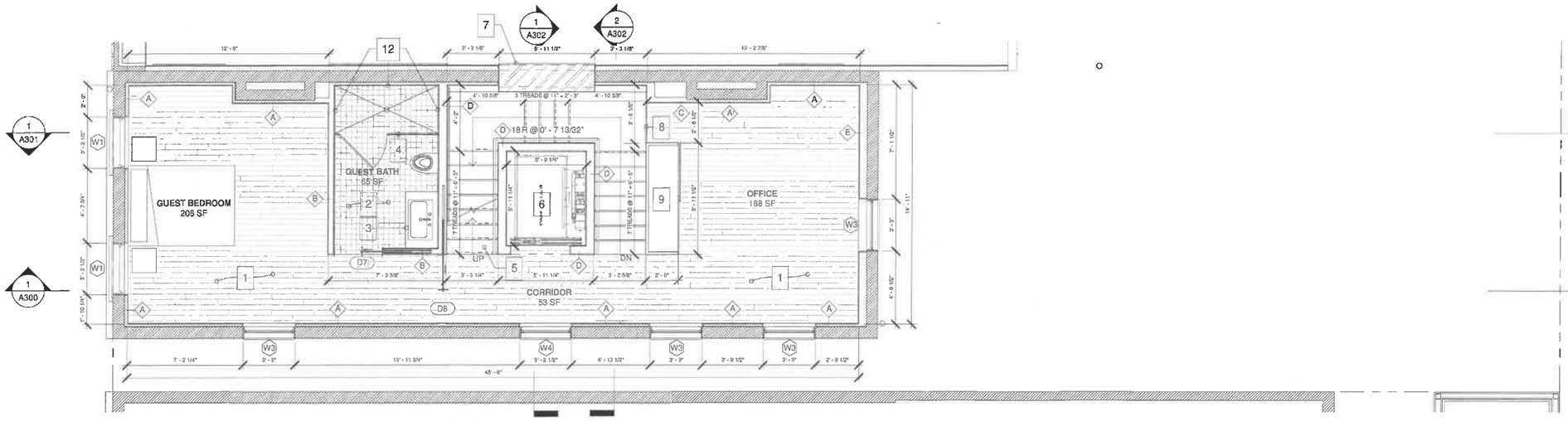
1. EXISTING STAIR AND REMAINING WALLS TO BE DEMOLISHED. OPENING IN FLOOR TO BE FILLED WITH NEW JOISTS AND SUBFLOOR TO MATCH EXISTING.
2. REMOVE EXISTING JOISTS TO ACCOMMODATE NEW STAIR OPENING. HEAD OFF JOISTS WITH (3) 2X12'S TO MATCH EXISTING JOIST DEPTH. PROVIDE DOUBLE JOISTS AT STAIR OPENING.
3. NEW BRICK OPENING (4' WIDE X 10' TALL).
4. NEW BRICK OPENING (7' 4" X 10' TALL).
5. NEW BRICK OPENING (4' 6" X 10' TALL).
6. NEW BRICK OPENING (5' 7" X 6' TALL).
7. REMOVE EXISTING STRUCTURE AND SUBFLOOR TO ACCOMMODATE OPEN CEILING.
8. MODIFY AND REMOVE EXISTING ROOF STRUCTURE TO CREATE NEW ROOF DECK.
9. REMOVE EXISTING CONCRETE SLAB

NOTE:
REMOVE ALL REMAINING LATH AND PLASTER FRAGMENTS.

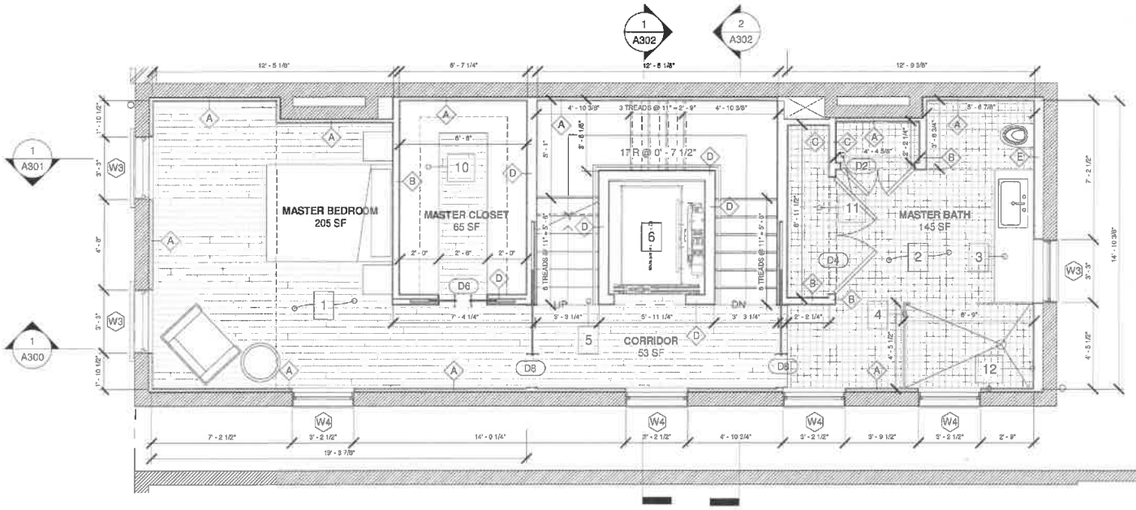


1 LOGITUDINAL SECTION - EXISTING
1/4" = 1'-0"

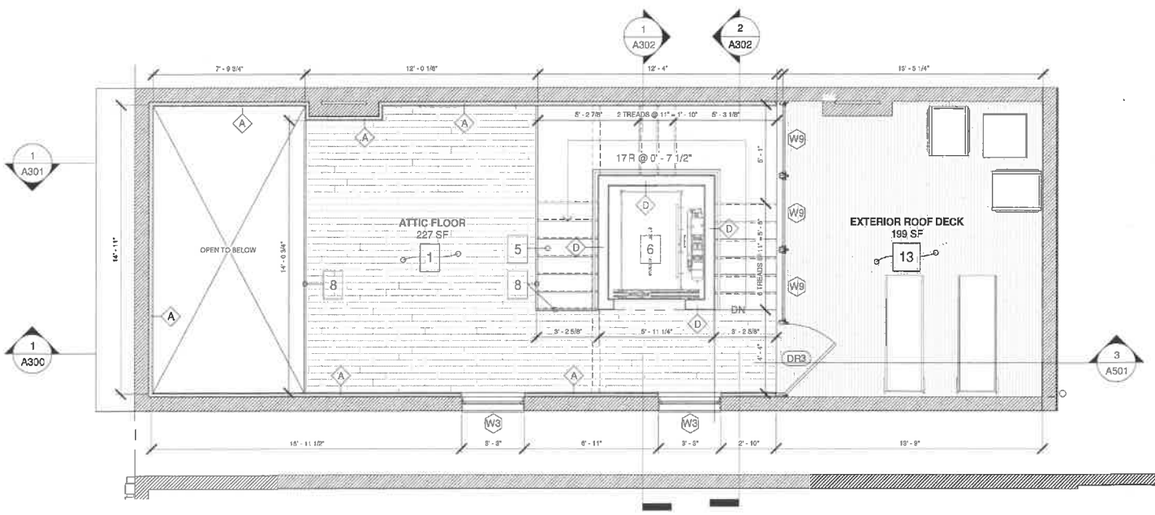




1 NEW CONST. - LEVEL 2 - 1/4"
1/4" = 1'-0"



2 NEW CONST. - LEVEL 3 - 1/4"
1/4" = 1'-0"



3 NEW CONST. - LEVEL 4 - 1/4"
1/4" = 1'-0"

WALL SCHEDULE	
Type Mark	Description
A	FUR OUT EXISTING WALL, 1/2" AIR BARRIER, 1 1/2" STUD, 5/8" SPRAY FOAM INSULATION, 5/8" GYP.
B	INTERIOR PARTITION - 5/8" GYP, 3.5" STUD, 5/8" GYP
C	INTERIOR PARTITION - 5/8" GYP, 3.5" STUD
D	INTERIOR PARTITION - 5/8" GYP, 5 1/2" STUD, 5/8" GYP
E	INTERIOR PARTITION - 5/8" GYP, 5 1/2" STUD
F	EXTERIOR WALL - 5/8" GYP, 5 1/2" STUD, 1/2" PLY, 3 5/8" BRICK
G	EXTERIOR WALL - 5/8" GYP,3 1/2" STUD, 7 5/8" CMU
H	EXTERIOR WALL - 3/8" CFB,1 1/2" STUD, 7 5/8" CMU
I	EXTERIOR WALL - 5/8" GYP,3 1/2" STUD, 3 5/8" CMU, 3 5/8" BRICK
J	EXTERIOR WALL - DOUBLE 2X6 CONSTRUCTION W/ BRICK EXTERIOR

DRAWING NOTES LEVEL 2 3 & 4:

1. WHITE OAK HARDWOOD FLOOR OVER EXISTING SUBFLOOR.

2. PORCELAIN TILE WITH THINSET MORTAR OVER CEMENT FIBER BOARD BACKING. IN SHOWER PROVIDE SCHLUETER WATERPROOFING MEMBRANE.

3. SINK WITH CABINETS BELOW.

4. GLASS SHOWER PARTITION

5. NEW WOODEN STAIRS WITH WHITE OAK TREADS AND OPEN RISERS. HANDRAILS TO BE 36" ABOVE STAIR TREAD.

6. ELEVATOR SIMILAR TO 1514 RACE ST PROJECT

7. 1/4" STEEL FRAME AROUND WALL OPENING.

8. 36" HIGH GUARDRAIL.

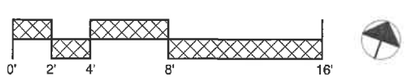
9. FLOATING BUILT IN STORAGE.

10. 2 LEVELS OF SHELVES AND HANGING RODS.

11. LINEN CLOSET WITH SHELVES.

12. TILE WALL WITH CEMENT BOARD BACKING AND SCHLUETER WATERPROOFING MEMBRANE.

13. 1 1/4" CUMARU WOOD DECKING ON MIN 1 1/2" PRESSURE TREATED RIPPED JOISTS. NEW WHITE EPDM ROOFING OVER EXTERIOR GRADE 3/4" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT.



DRAWING NOTES ROOF:

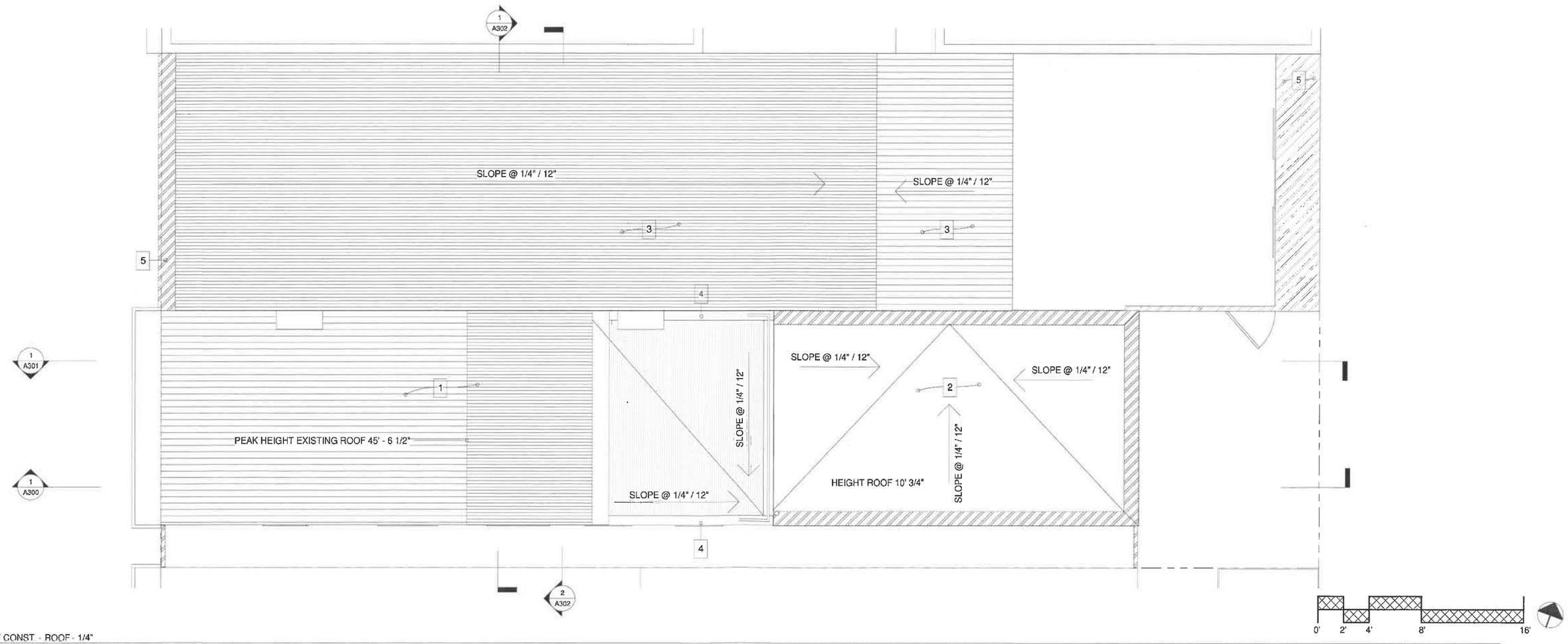
1. NEW 50 YEAR WARRANTY WHITE ROOF COATING ON TOP OF EXISTING MEMBRANE ROOF. PROVIDE 18 GAUGE KYNAR COATED STEEL DRIP EDGE - COLOR BY ARCHITECT.

2. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT, OVER NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.
PROVIDE 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

3. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING OVER NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.
PROVIDE 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

4. 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

5. CUSTOM STEEL CORNICE



1 NEW CONST. - ROOF - 1/4"
1/4" = 1'-0"

DRAWING NOTES ELEVATIONS:

1. NEW DOOR 4' X 11' - 2 1/2" FRAMED WITH 1/4" STEEL PROFILE.

2. 1/4" X 3.5" PLATE STEEL VARIABLE OPENING SCREEN PANEL

3. WINDSOR PINNACLE SERIES CLAD DOOR WITH OPERABLE AWNING ABOVE.

4. 3' - 4" X 10' - 30% OPEN PERFORATED PANEL STEEL GATE, POWDER COATED TO MATCH WINDOW TRIM

5. CUSTOM 1/4" PLATE STEEL CORNICE

6. NEW STEEL GUTTER AND DOWNSPOUT IF REPLACEMENT NEEDED. TIE INTO EXISTING STORMLINE.

7. NEW 50 YEAR WARRANTY WHITE ROOF COATING ON TOP OF EXISTING MEMBRANE ROOF. ASSESS AND REPAIR EXISTING ROOF SHEATHING AS NECESSARY. PROVIDE 18 GAUGE KYNAR COATED STEEL DRIP EDGE - COLOR BY ARCHITECT.

8. NEW BRICK CORNICE.

9. BELDEN BRICK, MODULAR ASHBURY VELOUR

10. NEW OVERHEAD SECTIONAL GARAGE DOOR 12' X 8'

11. 1/8" WEATHERING STEEL PANELS FIXED TO EXTERIOR GRADE OSB AND 2 X 4 STUD WALL WITH # 10 STAINLESS STEEL SCREWS AND BONDED WASHERS.

12. 22 GAUGE KYNAR COATED STEEL FASCIA

13. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING OVER NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C. PROVIDE 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

14. STEEL HANDRAIL

15. 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

16. NEW PAINTED STEEL DOWNSPOUT AND SCUPPER. COLOR DETERMINED BY ARCHITECT.

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

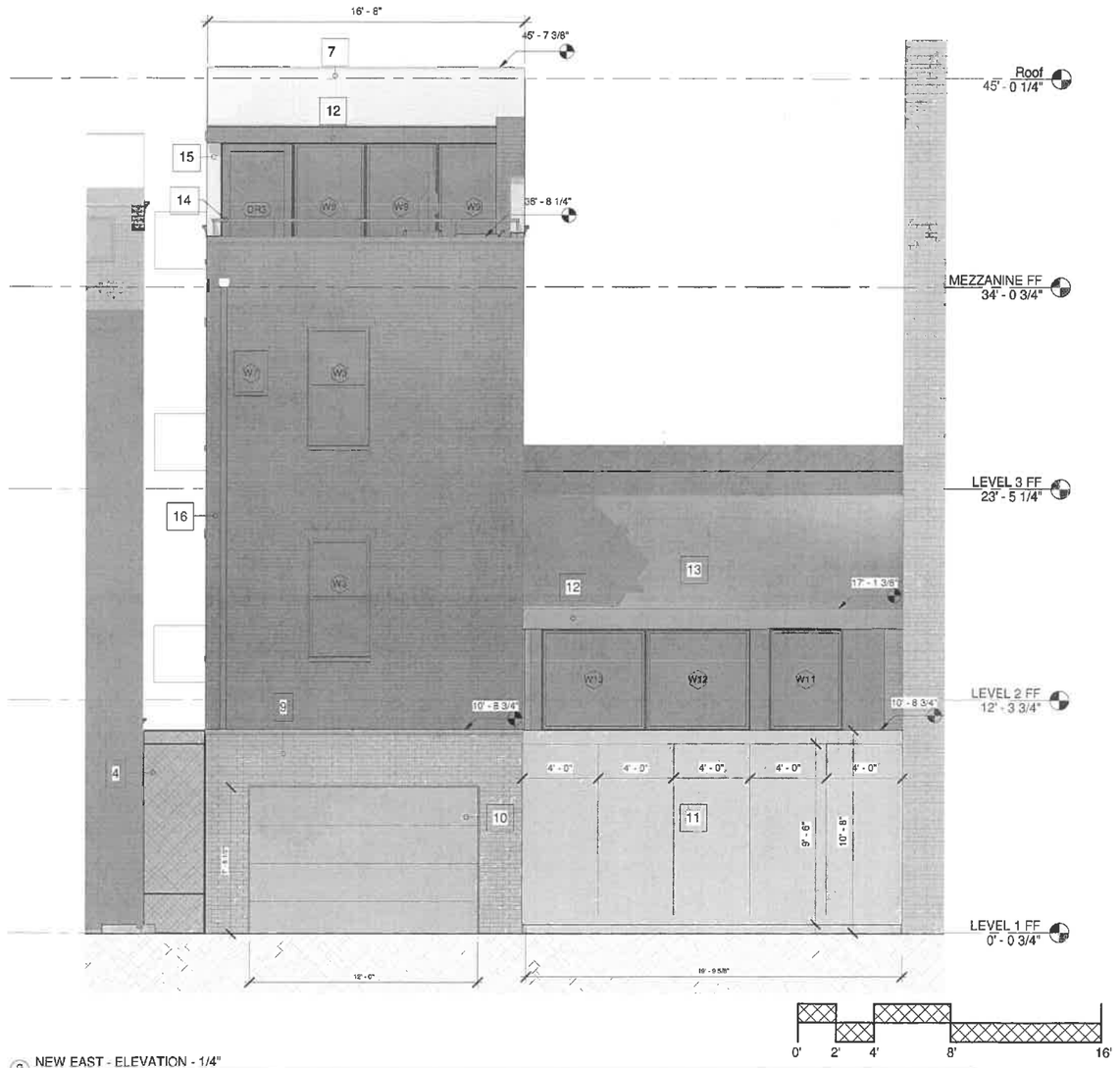
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED

1 NEW WEST- ELEVATION - 1/4"
1/4" = 1'-0"



2 NEW EAST - ELEVATION - 1/4"
1/4" = 1'-0"

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED

DRAWING NOTES ELEVATIONS:

1. PERFORATED STEEL GATES 3' - 4" X 10' WITH POWDER COATED 30% OPEN METAL PANELS.

2. CUSTOM 1/4" PLATE STEEL CORNICE

3. NEW 50 YEAR WARRANTY WHITE ROOF COATING ON TOP OF EXISTING MEMBRANE ROOF. ASSESS AND REPAIR EXISTING ROOF SHEATHING AS NECESSARY. PROVIDE 18 GAUGE KYNAR COATED STEEL DRIP EDGE - COLOR BY ARCHITECT.

4. NEW 4" WIDE AND 6" HIGH STEEL GUTTER WITH SLOPED INSERTS TO DOWNSPOUT.

5. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING OVER NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C. PROVIDE 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

6. STEEL HANDRAIL

7. 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

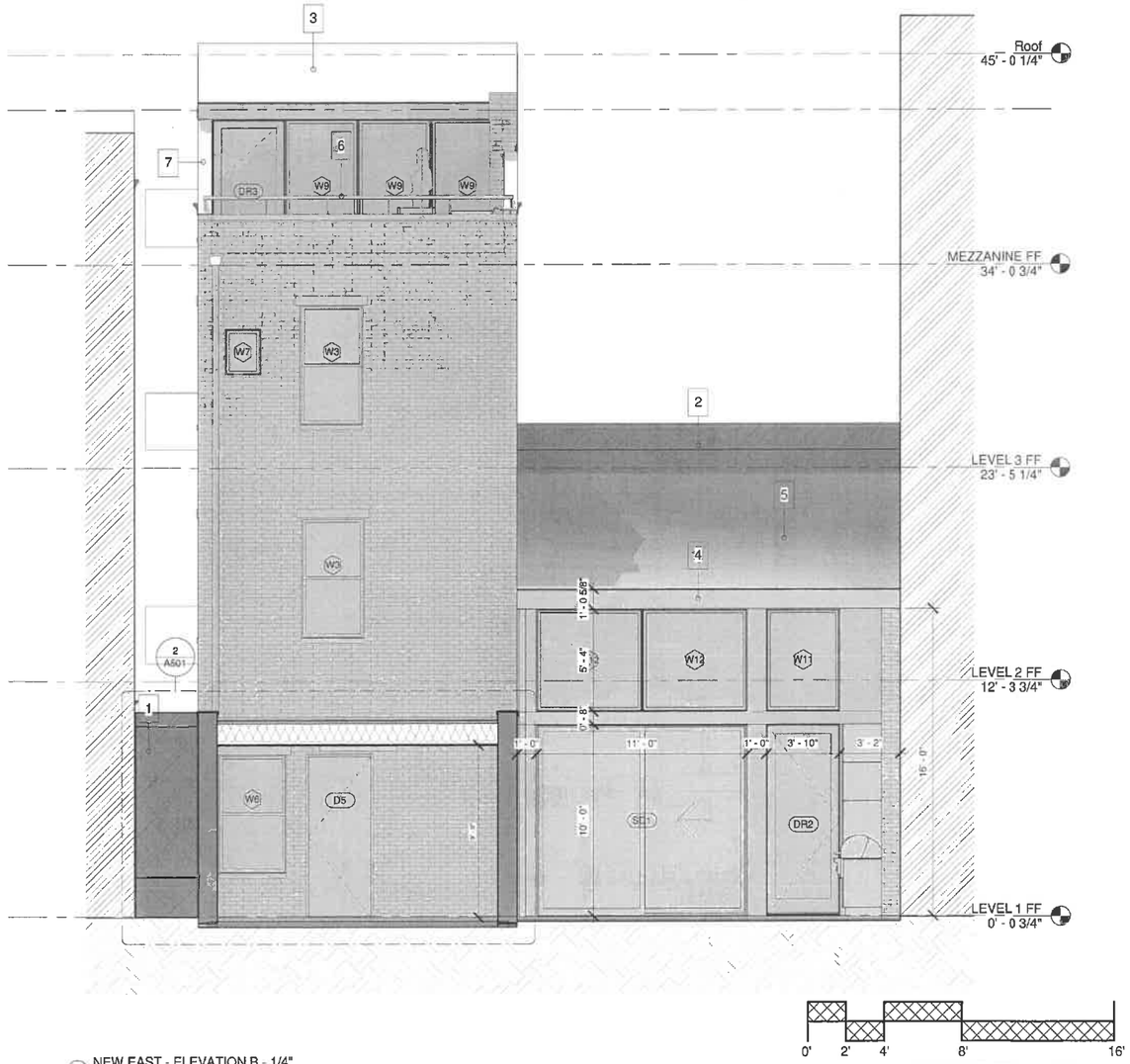
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED



1 NEW EAST - ELEVATION B - 1/4"
1/4" = 1'-0"

DRAWING NOTES ELEVATIONS:

1. NEW BELDEN BRICK, MODULAR ASHBURY VELOUR

2. 1/8" WEATHERING STEEL PANELS FIXED TO EXTERIOR GRADE OSB AND 2 X 4 STUD WALL WITH # 10 STAINLESS STEEL SCREWS AND BONDED WASHERS

3. 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

4. NEW 50 YEAR WARRANTY WHITE ROOF COATING ON TOP OF EXISTING MEMBRANE ROOF. PROVIDE 18 GAUGE KYNAR COATED STEEL DRIP EDGE - COLOR BY ARCHITECT.

5. STEEL HANDRAIL.

6. 30% OPEN PERFORATED PANEL STEEL GATE, POWDER COATED TO MATCH WINDOW TRIM

7. 22 GAUGE KYNAR COATED STEEL FASCIA, COLOR TO MATCH WINDOW TRIM

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED

1 NEW SOUTH - ELEVATION 1/8"
1/4" = 1'-0"

DRAWING NOTES SECTION:

1. NEW GYPSUM CEILING.

2. R19 CLOSED CELL INSULATION IN BASEMENT CEILING.

3. CONCRETE FLOOR SLOPED @ MIN. 1/8" PER 1'

4. NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.

5. 2LB 6 1/2" CLOSED CELL SPRAY INSULATION (R40 MINIMUM)

6. SOUND ATTENUATION BATT INSULATION.

7. (3) PRESSURE TREATED 2 X 12'S BOLTED TO EXISTING BRICK WALL WITH EPOXY ANCHORS TO PROVIDE STABILITY AT WALLS WHERE EXISTING FLOOR IS REMOVED.

8. PROVIDE (3) PRESSURE TREATED 2X10'S

9. NEW PRESSURE TREATED 2X10 JOISTS.

10. 1 1/4" CUMARU WOOD DECKING ON MIN 1 1/2" PRESSURE TREATED RIPPED JOISTS. NEW WHITE EPDM ROOFING OVER EXTERIOR GRADE 3/4" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT.

11. NEW 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

12. STEEL HANDRAIL ROOF DECK.

13. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT. KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

14. NEW 12" CONCRETE FOUNDATION WALLS - REINFORCE WITH #4 BARS @12" O.C. EACH WAY. LOCATE BARS 1- 1/2" CLEAR OF EACH FACE OF WALL. PROVIDE NEW 36"X12" CONCRETE FOOTINGS WITH (2)#4 BARS CONTINUOUS AND #4 DOWELS @ 12" O.C.

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

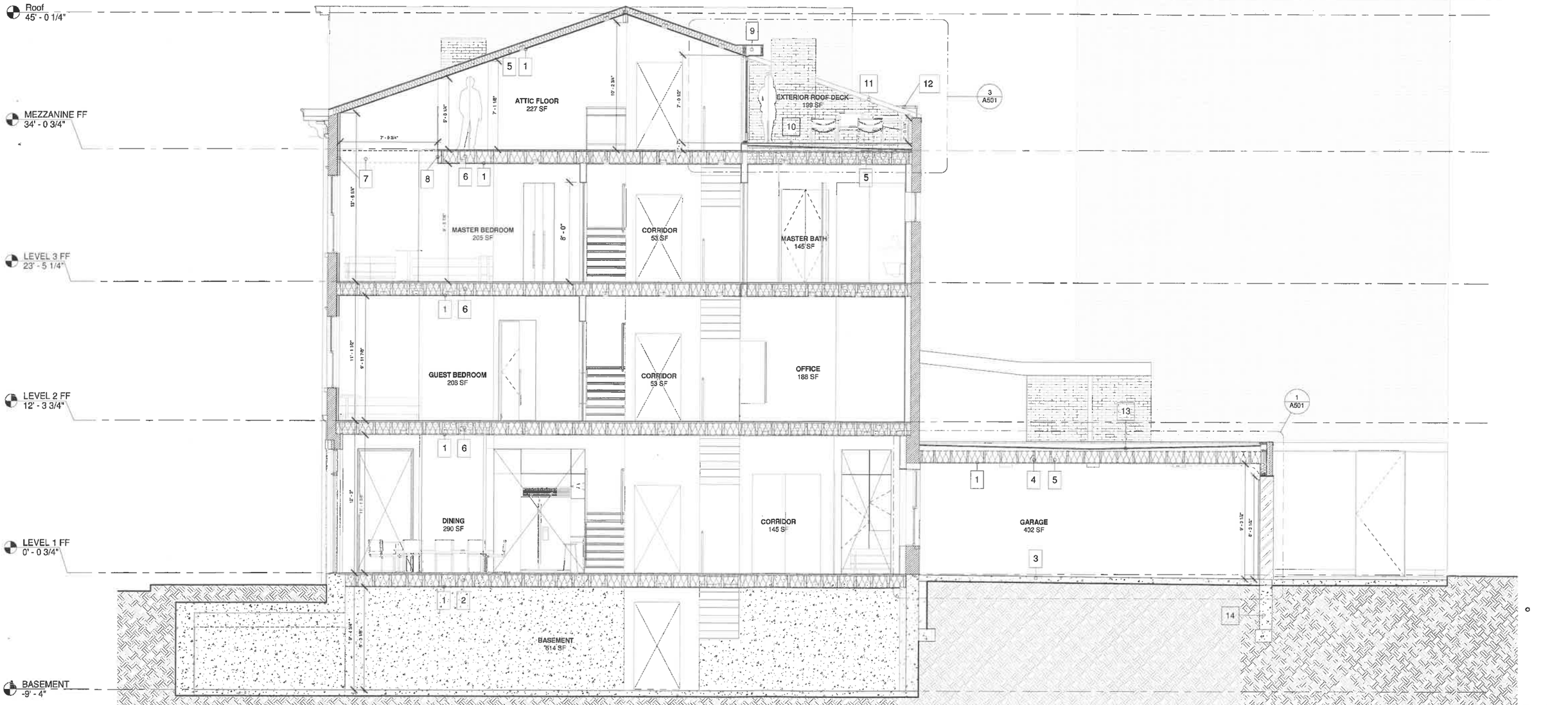
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED



1 NORTH SECTION - NEW - 1/4"
1/4" = 1'-0"

DRAWING NOTES SECTION:

1. NEW GYPSUM CEILING.

2. R19 CLOSED CELL INSULATION IN BASEMENT CEILING.

3. CONCRETE FLOOR (SLOPED MIN. 1/8" PER FOOT)

4. NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.

5. 2LB 6 1/2" CLOSED CELL SPRAY INSULATION (R40 MINIMUM)

6. NEW DROPPED GYPSUM CEILING.

7. SOUND ATTENUATION BATT INSULATION.

8. (3) PRESSURE TREATED 2 X 12'S BOLTED TO EXISTING BRICK WALL WITH EPOXY ANCHORS TO PROVIDE STABILITY AT WALLS WHERE EXISTING FLOOR IS REMOVED.

9. PROVIDE (3) PRESSURE TREATED 2X10'S

10. NEW PRESSURE TREATED 2X10 JOISTS.

11. 1 1/4" CUMARU WOOD DECKING ON MIN 1 1/2" PRESSURE TREATED RIPPED JOISTS. NEW WHITE EPDM ROOFING OVER EXTERIOR GRADE 3/4" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT.

12. NEW 18 GAUGE KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

13. STEEL HANDRAIL.

14. WHITE EPDM ROOFING OVER EXTERIOR GRADE 1/2" SHEATHING, SLOPE TO DRAIN @ 1/4" PER FOOT.
KYNAR COATED STEEL COPING - COLOR BY ARCHITECT.

15. NEW 12" CONCRETE FOUNDATION WALLS - REINFORCE WITH #4 BARS @12" O.C. EACH WAY. LOCATE BARS 1- 1/2" CLEAR OF EACH FACE OF WALL. PROVIDE NEW 36"X12" CONCRETE FOOTINGS WITH (2)#4 BARS CONTINUOUS AND #4 DOWELS @ 12" O.C.

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

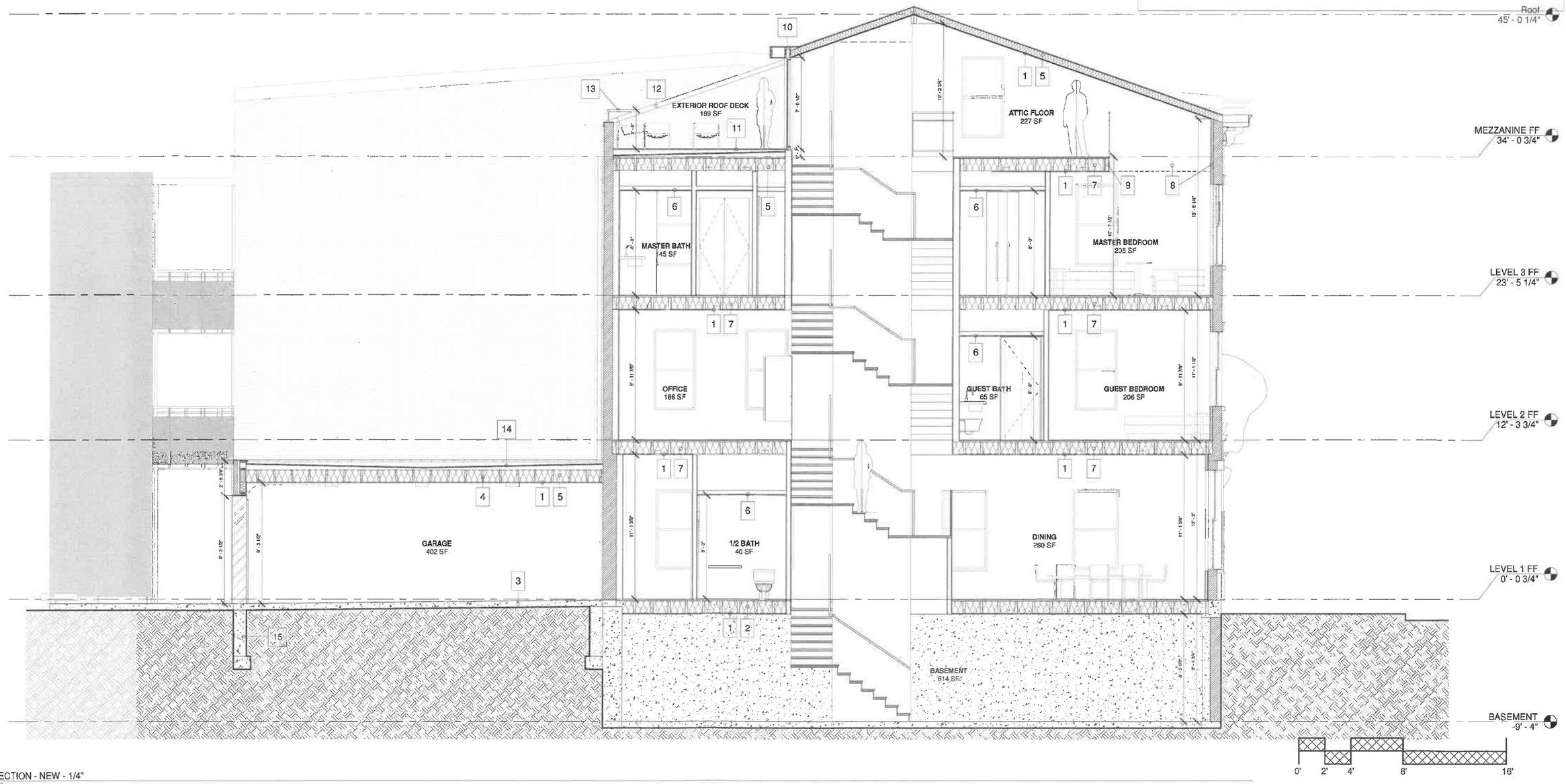
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED



1 SOUTH SECTION - NEW - 1/4"
1/4" = 1'-0"

DRAWING NOTES SECTION:

1. NEW GYPSUM CEILING.

2. R19 CLOSED CELL INSULATION IN BASEMENT CEILING.

3. NEW 4" POURED IN PLACE CONCRETE SLAB WITH 2" RIGID INSULATION UNDERNEATH. WHITE OAK HARDWOOD FLOOR.

4. NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.

5. 2L9 6 1/2" CLOSED CELL SPRAY INSULATION (R40 MINIMUM)

6. 1/4" STEEL JAMB FRAME AROUND OPENING 6' WIDE X 5'-7" TALL X 1'-9" DEEP

7. SOUND ATTENUATION BATT INSULATION.

8. NEW 12" CONCRETE FOUNDATION WALLS - REINFORCE WITH #4 BARS @12" O.C. EACH WAY. LOCATE BARS 1- 1/2" CLEAR OF EACH FACE OF WALL. PROVIDE NEW 36"X12" CONCRETE FOOTINGS WITH (2)#4 BARS CONTINUOUS AND #4 DOWELS @ 12" O.C.

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

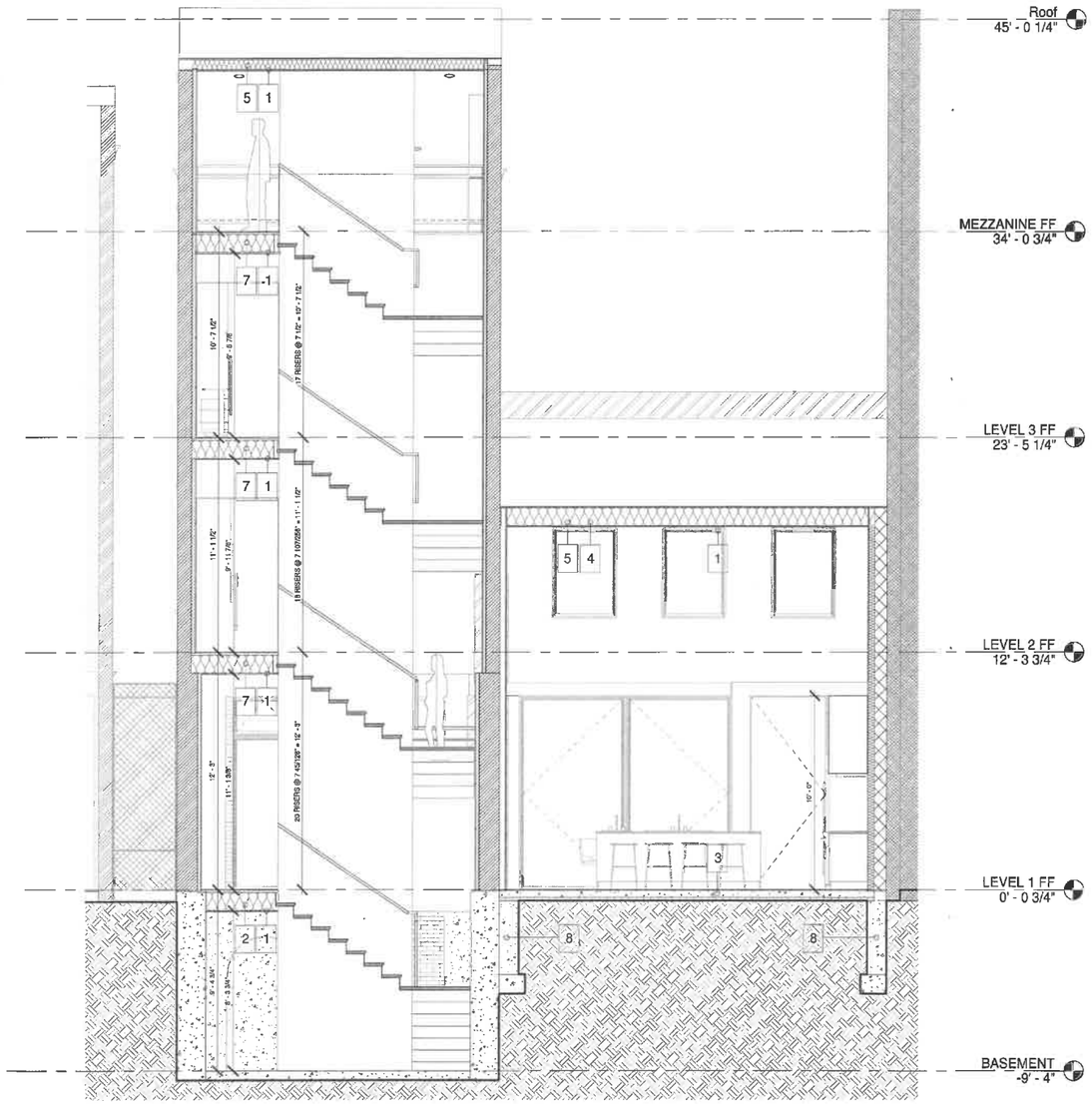
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

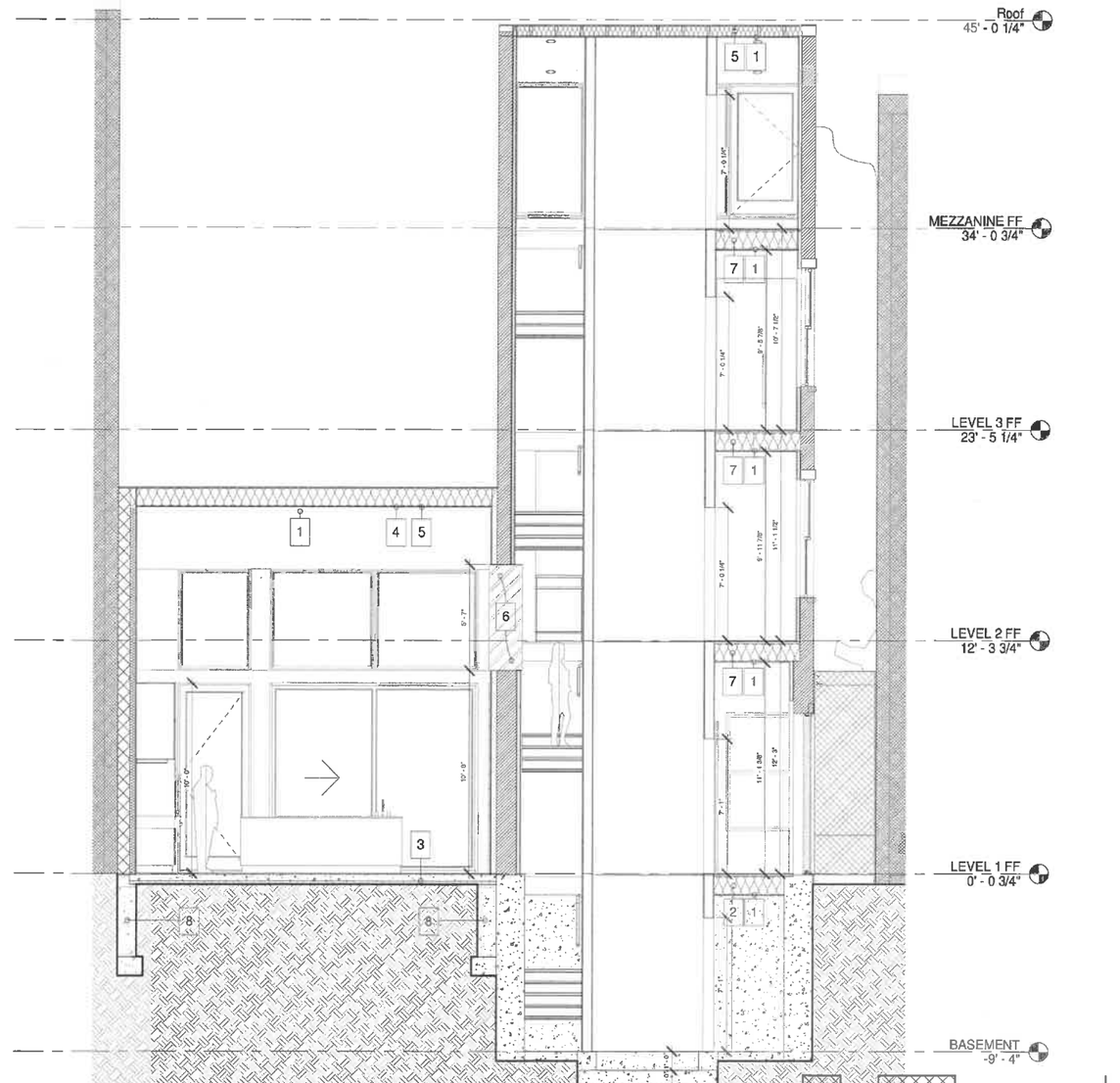
ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED



2 SECTION LOOKING WEST - NEW CONST.
1/4" = 1'-0"



1 SECTION LOOKING EAST - NEW CONST.
1/4" = 1'-0"

DRAWING NOTES SECTION:

1. 1/4" STEEL FRAME AROUND DOOR 4' X 11' - 2 1/2"
2. 22 GAUGE KYNAR COATED STEEL LOWER CORNICE TO MATCH ELEVATION OF ADJACENT BUILDINGS.
3. 1/4" STEEL FRAME AROUND WINDSOR CLAD PINNACLE SERIES DIRECT SET (LOWER) AND AWNING (UPPER) WINDOW OPENING 4' X 6' - 8"
4. CUSTOM STEEL CORNICE.
5. NEW 4" POURED IN PLACE CONCRETE SLAB.
6. NEW 4" POURED IN PLACE CONCRETE SLAB WITH 2" RIGID INSULATION UNDERNEATH. WHITE OAK HARDWOOD FLOOR.
7. PERMEABLE PAVERS WITH 4" COMPACTED PAVER BASE (411) AND 2" OF SETTING SAND.
8. 2LB 11-1/4" CLOSED CELL SPRAY INSULATION (R40 MINIMUM)
9. NEW PRESSURE TREATED 2 X 12 JOISTS @ 16" O.C.
10. NEW GYPSUM CEILING.
11. 5/8" EXTERIOR HEAVY DUTY EXTERIOR GRADE MDF PAINTED.
12. 1/4" STEEL FRAME AROUND OPENING 4' X 10'
13. 1/4" STEEL FRAME AROUND OPENING 6' X 7' - 1"
14. 1/4" STEEL FRAME AROUND OPENING 7' - 4" X 10'
15. 1/4" X 3.5" PLATE STEEL VARIABLE OPENING SCREEN PANEL
16. NEW PAINTED STEEL DOWNSPOUT AND SCUPPER. COLOR TO BE DETERMINED BY ARCHITECT.
17. 36" OUTDOOR GRILL
18. ELECTRIC REMOTE OPENER FOR OPERABLE AWNING WINDOW

GENERAL NOTES:

ALL BRICK TO BE CLEANED AND TUCK POINTING AS NECESSARY. ALL SURFACES THAT WERE PREVIOUSLY PAINTED TO BE PAINTED WITH ONE COAT PRIMER AND 2 FINAL COATS OF EXTERIOR PAINT. COLOR BY ARCHITECT.

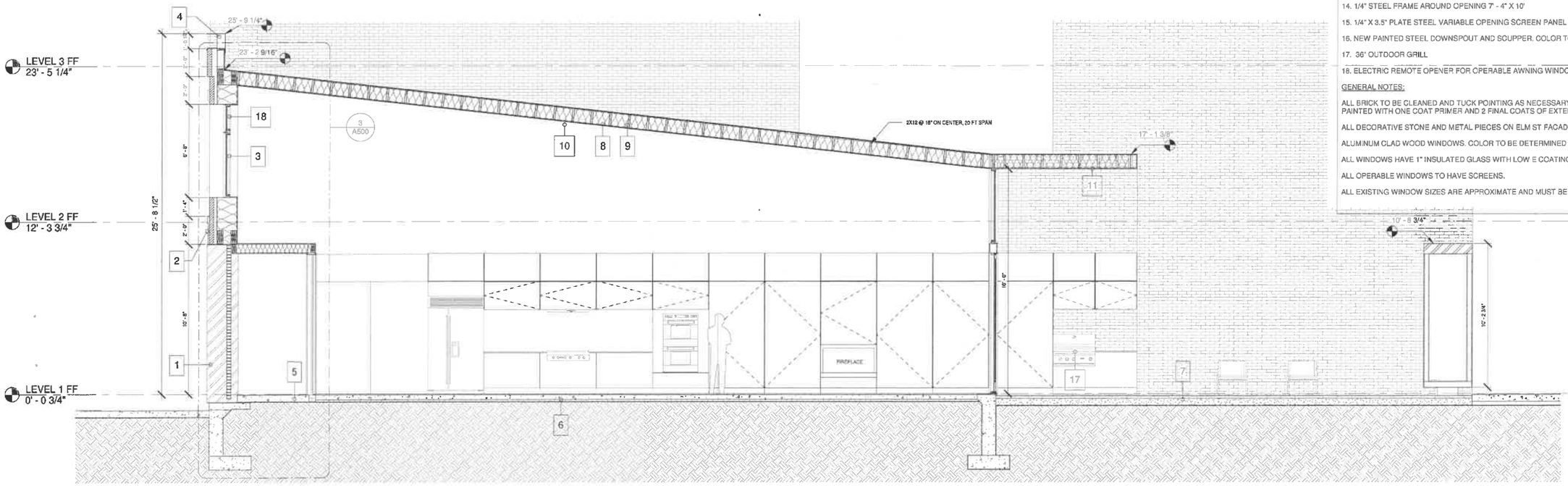
ALL DECORATIVE STONE AND METAL PIECES ON ELM ST FACADE TO BE RESTORED TO MATCH EXISTING.

ALUMINUM CLAD WOOD WINDOWS. COLOR TO BE DETERMINED BY ARCHITECT.

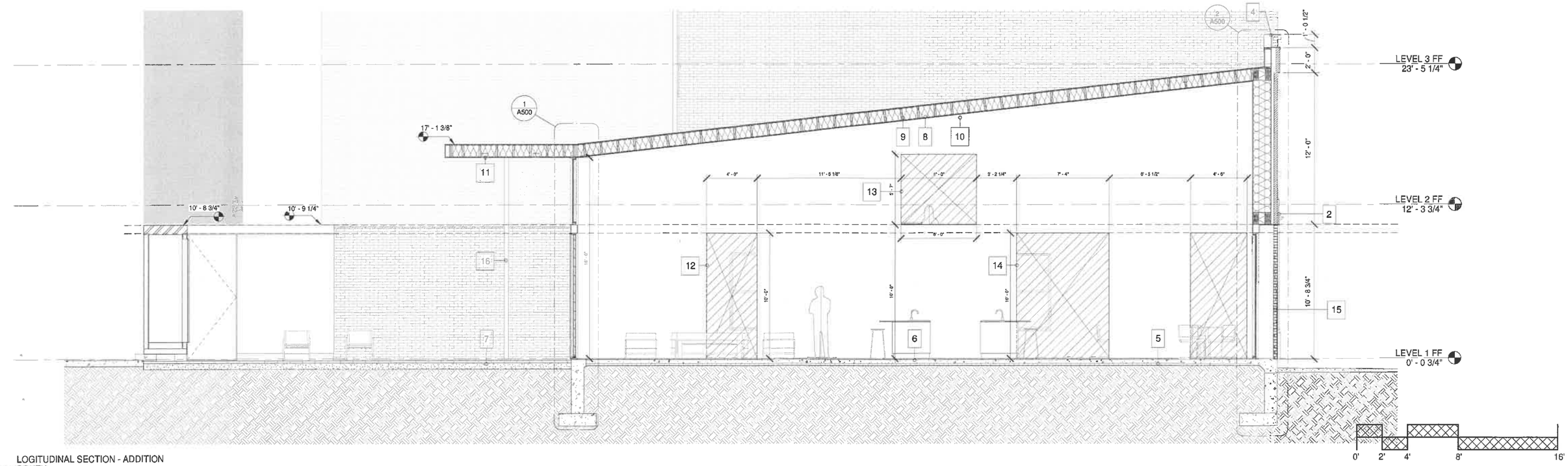
ALL WINDOWS HAVE 1" INSULATED GLASS WITH LOW E COATING AND ARGON FILLED.

ALL OPERABLE WINDOWS TO HAVE SCREENS.

ALL EXISTING WINDOW SIZES ARE APPROXIMATE AND MUST BE VERIFIED



LOGITUDINAL SECTION - ADDITION
(2) NORTH
1/4" = 1'-0"



LOGITUDINAL SECTION - ADDITION
(1) SOUTH
1/4" = 1'-0"

GenFlex Roofing Systems

250 West 96th Street, Suite 150, Indianapolis, IN 46260
800-443-4272 • www.genflex.com

PRODUCT DATA SHEET

GenFlex II EPDM Membrane

DESCRIPTION

GenFlex II EPDM is a Non-Reinforced membrane that meets or exceeds all of the requirements for ASTM D 4637-04, Type I vulcanized rubber membrane.

PHYSICAL PROPERTIES

PROPERTY	ASTM TEST METHOD	MINIMUM	TYPICAL VALUES
Thickness-min. inches (mm) 45 mil (1.14 mm) 60 mil (1.52 mm)	D 412	0.040 (1.02) 0.054 (1.37)	0.045 (1.14) 0.060 (1.52)
Tensile Strength – min. psi (MPa)	D 412	1305 (9.0)	1425 (9.8)
Dynamic Puncture Resistance	D 5635	Pass	Pass
Static Puncture Resistance	D 5602	Pass	Pass
Elongation, ultimate, min. - %	D 412	300	450
Tensile Set, max %	D 412	10	10
Tear Resistance – min. lbf/in (kN/m)	D 624	150 (26.27)	200 (35)
Brittleness Temperature – max °F (°C)	D 2137	-40 (-45)	-63 (-53)
Ozone Resistance – No Cracks	D 1149	Pass	Pass
Heat Aging – 240°F (116°C) 28 days			
Tensile Strength – min psi (MPa)	D 412	1205 (8.3)	1415 (9.7)
Elongation – Ultimate min %	D 412	200	290
Tear Resistance – min. lbf/in (kN/m)	D 624	125 (21.9)	181 (31.5)
Linear dimensional change, max, %	D 1204	±1.0	-0.7
Water Absorption – max mass % 150°F (82.8°C) 7 days	D 471	+8 (-2)	+1.8
Factory Seam Strength – min. lbf/in (kN/m)	D 816	50/sheet failure	Sheet failure
Weathering Resistance			
Visual inspection	D 518	Pass	Pass
PRFSE, min.%		30	30
Elongation, ultimate, min. %		200	200

INSTALLATION

EPDM may be installed as a mechanically attached, a fully adhered, or a ballasted system. Please consult current GenFlex EPDM specifications for specific application needs.

PREPARATION OF SUBSTRATES

Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, or other materials which may damage the membrane.

All rough surfaces, which could damage the membrane, shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.35 mm) wide shall be properly filled with an acceptable material.

PRODUCT DATA

THICKNESS	WIDTH	LENGTH	WEIGHT
45 mil (1.14 mm)	7.5' (2.3 m) 9' (2.7 m) 10' (3 m) 15' (4.6 m) 20' (6.2 m) 30' (9.1 m) 40' (12.2 m) 50' (15.2 m)	25' (50' (15.2 m) 100' (30.5 m) 200' (61.0 m)	0.29 lb/ft² (1.4 kg/m²)
60 mil (1.52 mm)	7.5' (2.3 m) 9' (2.7 m) 10' (3 m) 20' (6.2 m)	50' (15.2 m) 100' (30.5 m)	0.40 lb/ft² (1.8 kg/m²)

LEED INFORMATION

Reflectivity, % (ASTM C 1549)	8
Emissivity (ASTM C 1371)	0.87 (Black)
Solar Reflectance Index (ASTM D 1980)	0
Recycled Content Post Consumer Post Industrial	0% 0%
Manufacturing Locations	Prescott, AR Kingsbroc, SC

STORAGE

Store in original, unopened packaging and away from sources of punctures and physical damage.

Assure that structural decking will support the loads incurred by the material stored on roof top. The deck load limitations should be specified by the project designer.

SHELF LIFE

Not applicable

PRECAUTIONARY DATA

To avoid sources of punctures and physical damage, take care when moving, transporting, or handling.

Waste products such as petroleum products, greases, animal fats, and oils (mineral and vegetable) should be isolated from the membrane.

Refer to Material Safety Data Sheet for additional information.

CCMC 12912-L

Product Data Sheet

FLEXWHITE™ EPDM MEMBRANE

GENFLEX Roofing Systems

Description

GenFlex FlexWhite™ EPDM is a 0.060" (1.52 mm) or 0.090" (2.2 mm) non-reinforced, bi-laminate, white-on-black, cured single-ply roofing membrane that can be used in fully adhered GenFlex roofing systems.

Installation

Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, or other materials which may damage the membrane.

All rough surfaces, which could damage the membrane, shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.35 mm) wide shall be properly filled with an acceptable material.

FlexWhite EPDM must be installed in accordance with current FlexWhite EPDM specifications and details.

Product Data

THICKNESS	WIDTH	LENGTH	WIDTH
60 mil (1.52 mm)	10' (3.0 m) 16' 6" (5.0 m) 20' (6.1 m) 25' (7.6 m)	100' (30.5 m)	0.43 lb/ft² (2.1 kg/m²)
90 mil (2.286 mm)	10' (3.0 m) 20' (6.0 m)	50' (15.24m) 100' (30.5m)	0.61 lb/ft² (2.9 kg/m²)

Compliance

Solar Reflectance**	ASTM E 903	0.83
Thermal Emittance**	ASTM E 408	0.92
Solar Reflectance Index (SRI) ***	ASTM E 1980	105

LEED® Information

Recycled Content

Post Consumer	0%
Pre Consumer	0%
Manufacturing Location	Prescott, AR

Storage

Store in original, unopened packaging and away from sources of punctures and physical damage.

Assure that structural decking will support the loads incurred by the material stored on roof top. The deck load limitations should be specified by the project designer.

Precautionary Data

To avoid sources of punctures and physical damage, take care when moving, transporting, or handling.

Waste products such as petroleum products, greases, animal fats, and oils (mineral and vegetable) should be isolated from the membrane.

Refer to Material Safety Data Sheet for additional information.

COOL ROOF RATING COUNCIL (CRRC)	WHITE
Solar Reflectance Initial*	0.80
Solar Reflectance Aged*	0.72
Thermal Emittance Initial*	0.84
Thermal Emittance Aged*	0.88
Solar Reflectance Index (SRI) Initial*	99
Solar Reflectance Index (SRI) Aged*	88

* Values were obtained from independent testing by CRCC.

** Values were obtained from independent testing by Atlas Material Testing DSET Laboratories.

*** SRI was calculated using the SRI calculator from the USGBC.

CRCC CHARTER MEMBER

ENERGY STAR is only valid in the United States

250 West 96th Street, Indianapolis, IN 46260
800-443-4272 | GenFlex.com

Product Data Sheet

FLEXWHITE™ EPDM MEMBRANE

GENFLEX Roofing Systems

PROPERTY	ASTM TEST METHOD	MINIMUM	TYPICAL VALUES	MINIMUM	TYPICAL VALUES
Thickness	D 412	0.054" (1.37 mm)	0.060" (1.5 mm)	0.081 in (2.057mm)	0.090" (2.164 mm)
Tensile Strength, min	D 412	1305 psi (9.0 MPa)	1380 psi (9.4 MPa)	1305 psi (9.0 MPa)	1361 psi (9.4 MPa)
Dynamic Puncture Resistance	D 5635	Pass	Pass	—	—
Static Puncture Resistance	D 5602, 44 lb (20 kg)	Pass	Pass	—	—
Elongation, ultimate, min	D 412	300%	415%	300%	422%
Tensile set, max	D 412 Method A (Die C)	10%	2.1%	10%	2.4%
Tear Resistance, min	D 624	150 lb/in (26.27 kN/m)	234 lb/in (41.0 kN/m)	150 lb/in (26.27 kN/m)	198 lb/in (34.6 kN/m)
Brittleness Temperature, max	D 2137	-40 °F (-45 °C)	-69 °F (-56 °C)	-40 °F (-45 °C)	-69 °F (-56 °C)
Ozone Resistance – No Cracks	D 1149	Pass	Pass	Pass	Pass
Heat Aging – 240 °F (116 °C) 28 days	D 412	1205 psi (8.3 MPa)	1317 psi (9.7 MPa)	1205 psi (8.3 MPa)	1468 psi (10.1 MPa)
Tensile Strength, min	D 412				
Elongation, Ultimate min		200%	325%	200%	266%
Tear Resistance, min	D 624	125 lb/in (21.9 kN/m)	181 lb/in (31.5 kN/m)	125 lb/in (21.9 kN/m)	153 lb/in (34.6kN/m)
Linear Dimensional Change, max	D 1204	±1.0%	-0.50%	±1.0%	-0.21%
Water Absorption – max, mass 150 °F (82.6 °C) 7 days	D 471	+8 (-2)%	2.50%	+8 (-2)%	2.4%
Factory Seam Strength, min	D 816, Method B 50 lb/in (8kN/m)	8.8 kN/m or sheet failure	Sheet failure	—	—
Weathering Resistance					
Visual inspection, 7X	D 4637	Pass	Pass	Pass	Pass
PRFSE, min	D 4637	30%	51%	30%	38%
Elongation, ultimate, min	D 412 (Die C)	200%	277%	200%	350%
Ultraviolet weather resistance (Xenon-Arc Weathering	G 155	Pass (1000 hrs)	Pass (4000 hrs)	Pass (1000 hrs)	Pass (4000 hrs)

250 West 96th Street, Indianapolis, IN 46260
800-443-4272 | GenFlex.com

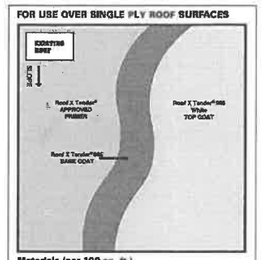
ROOFING CUTSHEET

ROOF X TENDER®

Distributed Exclusively by TRI-BUILT® Materials Group

SEALANT CUTSHEET

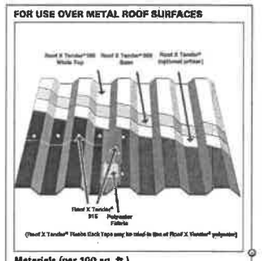
FOR USE OVER SINGLE PLY ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B (throughout) @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

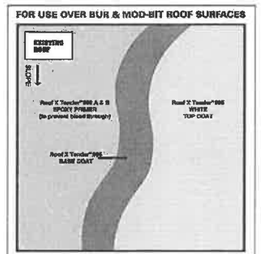
FOR USE OVER METAL ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B (optional) @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

FOR USE OVER BUR & MOD-BIT ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B Epoxy Primer @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

KEYS TO SUCCESSFUL ROOF RESTORATION

- Always check adhesion with a peel test before pricing project.
- Use combination of detergent wash, scrubbing and power wash to remove all dirt and grime from roof surface (just like washing your car).
- When possible, use like products for recoating; for example, silicone over silicone, aluminum over aluminum and acrylic over acrylic.
- Repair leaks first with mastics and polyester reinforcement or Roof X Tender® Fleece Back Tape and Fluid Flash Detail Sealant before applying coating.
- Prime asphalt surfaces with RX 998 Epoxy Primer Part A & B to prevent asphalt bleed through and ensure proper adhesion.

ROOF X TENDER®

15 East Union Ave.
East Rutherford, NJ 07073
www.tribuiltmaterialsgroup.com
(800) 516-1485

WINDSOR WINDOWS & DOORS
A Woodgrain Millwork Company

Pinnacle Double Hung & Glide-by

Features and Benefits

[1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained

[2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim

[3] Glass is replaceable in case of damage

[4] Both tape and silicone glazed, with interior wood stops for superior strength and seal

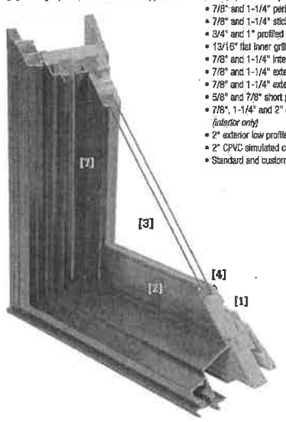
[5] EZ Tilt operation available for easy removal and replacement of sash

[6] Recessed lock and keeper for a sleek appearance

[7] Block and tackle balance system for ease of operation

[8] Both sashes tilt in with compression or concealed jambliner for easy cleaning

[9] No-finger pull option for hardware application



Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

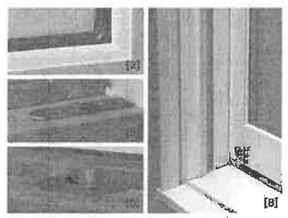
Exterior Trim

- Clad windows available with WM 180 brickmould or Williamsburg casing; primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL *(primed)*
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL *(interior only)*
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail *(primed)*
- Standard and custom grille patterns available



Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

Clad Colors*

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 20 feature colors; custom colors available
- 8 anodized finishes

**Slide-by products only available in white, ivory, tan, bronze, cinnamon, hunter green and black*

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

www.windsorwindows.com

8/2015

WINDSOR WINDOW CUTSHEET

WINDSOR WINDOWS & DOORS
A Woodgrain Millwork Company

Pinnacle Casement & Awning

Features and Benefits

[1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained

[2] Clad units offer a strong, durable extruded aluminum sash and frame for low main-tenance; primed units offer the traditional appearance of decorative trim

[3] Glass is replaceable in case of damage

[4] 2" thick sash adds beauty and increases insulating value

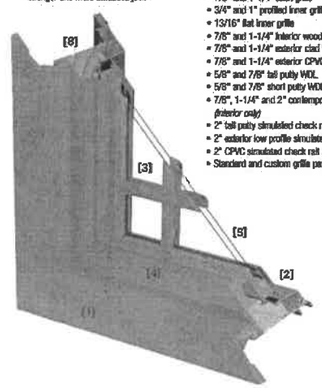
[5] Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash

[6] Single lever, sequential, multi-point lock for sleek look and easy operation

[7] Adjustable concealed hinge system ensures smooth operation

[8] 1-1/4" jamb creates unmatched strength and stability

[9] Silicone-injected frame corners create a stronger and more attractive joint



Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL *(primed)*
- 5/8" and 7/8" tall putty WDL
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL *(interior only)*
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail *(primed)*
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

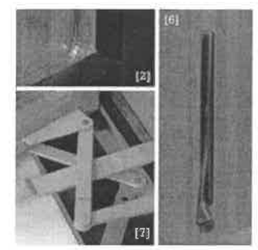
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



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1/2017

WINDSOR WINDOWS & DOORS
A Woodgrain Millwork Company

Pinnacle Direct Set & Radius

Features and Benefits

[1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained

[2] Clad units offer a strong, durable extruded aluminum frame for low maintenance; primed units offer the traditional appearance of decorative trim

[3] Glass is replaceable in case of damage

[4] 1-1/4" frame on direct set and 3/4" frame on radius/low profile direct set creates unmatched strength and stability

[5] Silicone-injected frame corners create a stronger and more attractive joint

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, clad extruded Williamsburg and 3-1/2" flat casing *(direct set only)*
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior CPVC WDL *(primed)*
- 5/8" and 7/8" tall putty WDL
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL *(interior only)*
- 2" tall putty simulated check rail
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail *(primed)*
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on frame; primed windows offer an assortment of traditional trim options

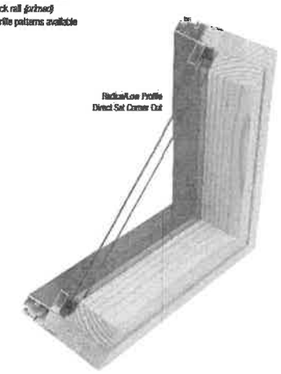
Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



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WINDSOR WINDOWS & DOORS
A Woodgrain Millwork Company

Pinnacle Swinging Patio Door

Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- Integral structural astragal allows for doors up to 12 feet wide to be placed in a single frame, which decreases the potential for air and water infiltration
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- Action sills constructed of an UVL core material for added strength and stability
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Panels available in traditional French or contemporary narrow stile
- Low-clearance (ADA-approved) sill options
- In-swing and out-swing options available
- 1/2 and 3/4 lite available with flat or split panel option
- Sky-top available

Sizes

- Five standard heights: 6'8", 8'10", 8'10", 9'0" and 10'0" (9'0" and 10'0" doors available in French panels only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL *(primed)*
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL *(interior only)*
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail *(primed)*
- Standard and custom grille patterns available

Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

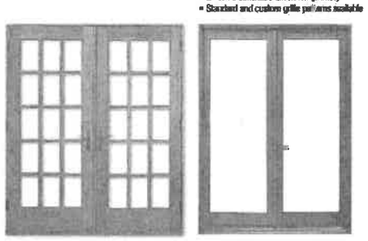
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Classic or contemporary handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



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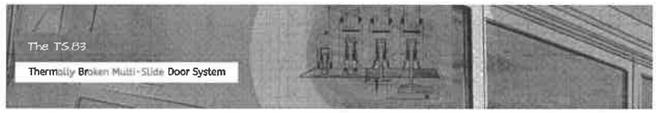
WINDSOR DOOR CUTSHEET

PANDA WINDOWS & DOORS

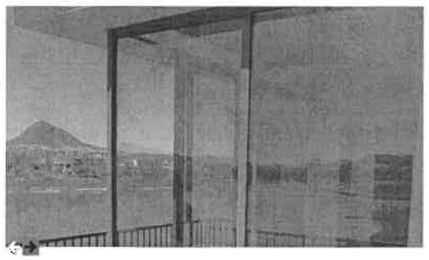
HOME PRODUCTS PROJECTS DOWNLOADS ABOUT CONTACT



Panda Windows & Doors / Products / By Type / Multi-Sliders / The TS.83

Description:

The Thermally Broken Multi-Slide Door System is the perfect solution for an overall eco-friendly building envelope. This system provides superior thermal performance for a wide array of projects that require a large opening slider. With multiple features in design, including specially designed gaskets and iso-bar technology this system can achieve a U-value of 0.29.
Ideal for external use in custom luxury homes, high rise condominiums, hotels, restaurants, and various other project types in both residential and commercial applications.



Features | Configurations | Colors | Handles | Certifications

The TS.83 system is custom made to order with a large variety of options available.

System Overview: This system provides superior weather performance for a wide array of projects that require a large opening multi-slider. With multiple features in design, including specially designed gaskets and iso-bar technology, this system can achieve a u-value of 0.29.

Maximum Panel Height: Up to 12 feet.

Maximum Panel Width: Up to 6 feet.

Panel Weight: Approximately 7 to 8 lbs/sqft depending on overall panel size. Smaller sized panels to be used in window or pass through configurations are also available.

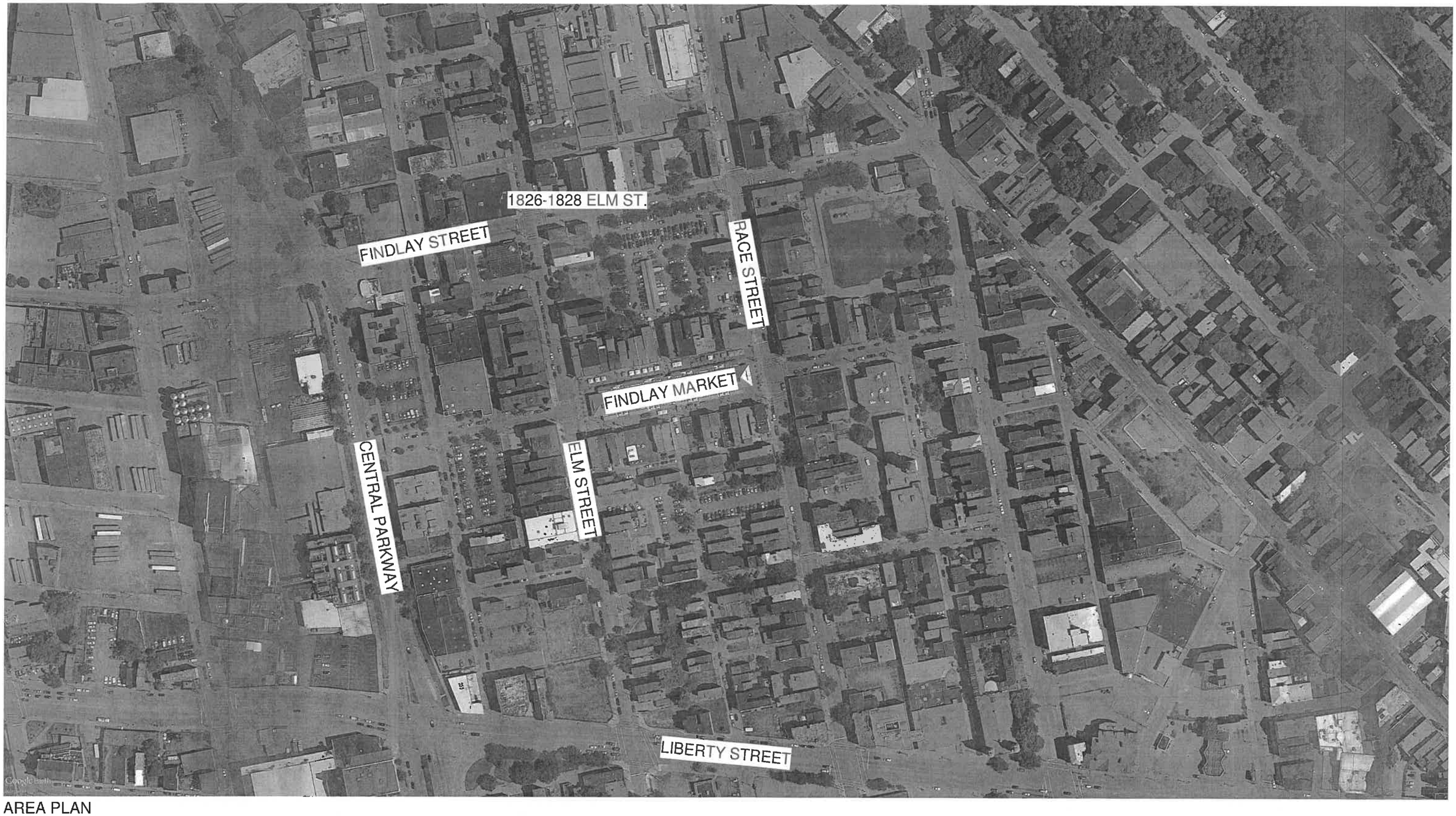
Number of Panels: Countless panel groups can be built.

Profiles: The durable profiles are made of 6063-T5 extruded aluminum thermally broken using a high quality polyamide iso-bar. The panel frame is a slim 3 1/4" wide and 2" thick which provides a maximum glass to frame ratio for a large visible glass area.

System Configurations Available: Systems can pocket to left or right, and can stack to left and/or right. 45 and 90 degree configurations are available.

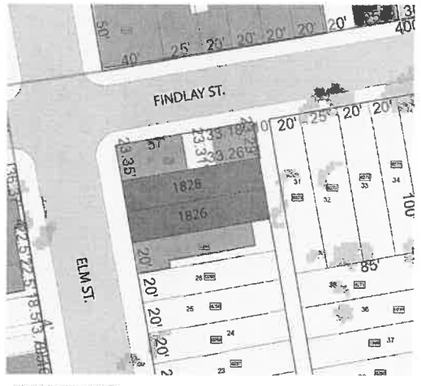
Glazing: Clear Low-E tempered 1 3/8" insulated glass is the standard, although a minimum of 1/4" single pane glass to a maximum 1 1/2" hurricane rated insulated glass may be used. A unique option in this system is 1 1/2" insulated glass with automated blinds between the glass. Other options include frosted or tinted glass, argon or krypton fill, and SDLs or TDLs may also be integrated for a custom look.

PANDA SLIDING DOOR CUTSHEET - REAR OF ADDITION

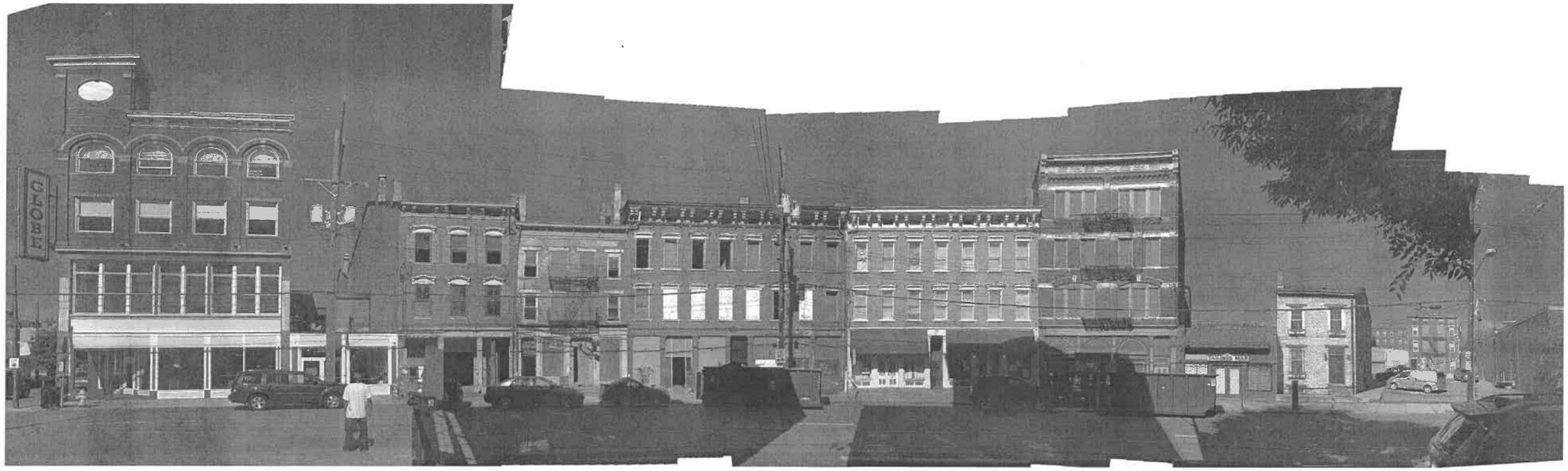


AREA PLAN

LOCATION MAP

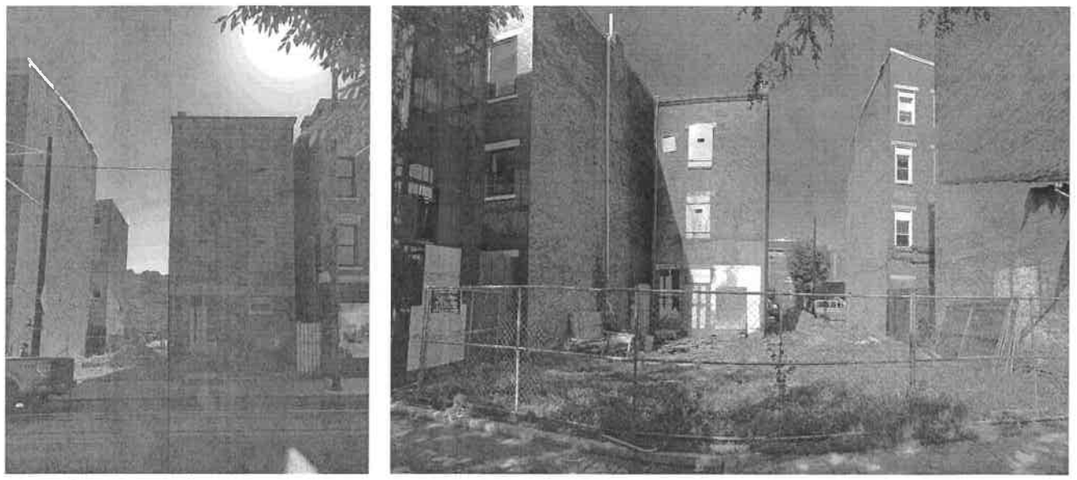


ENLARGED MAP



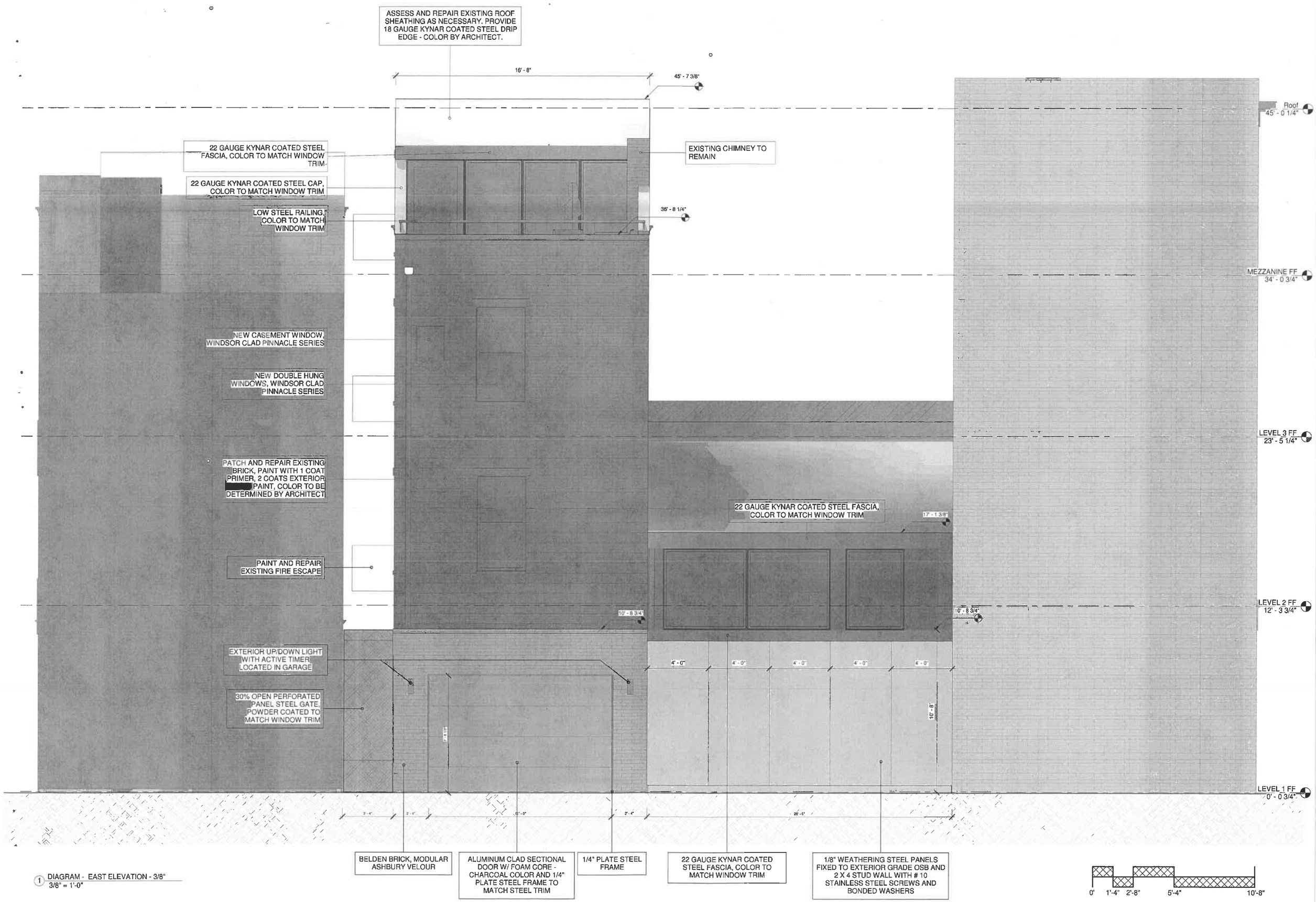
ELM ST - WEST ELEVATION

ELM ST - EAST ELEVATION

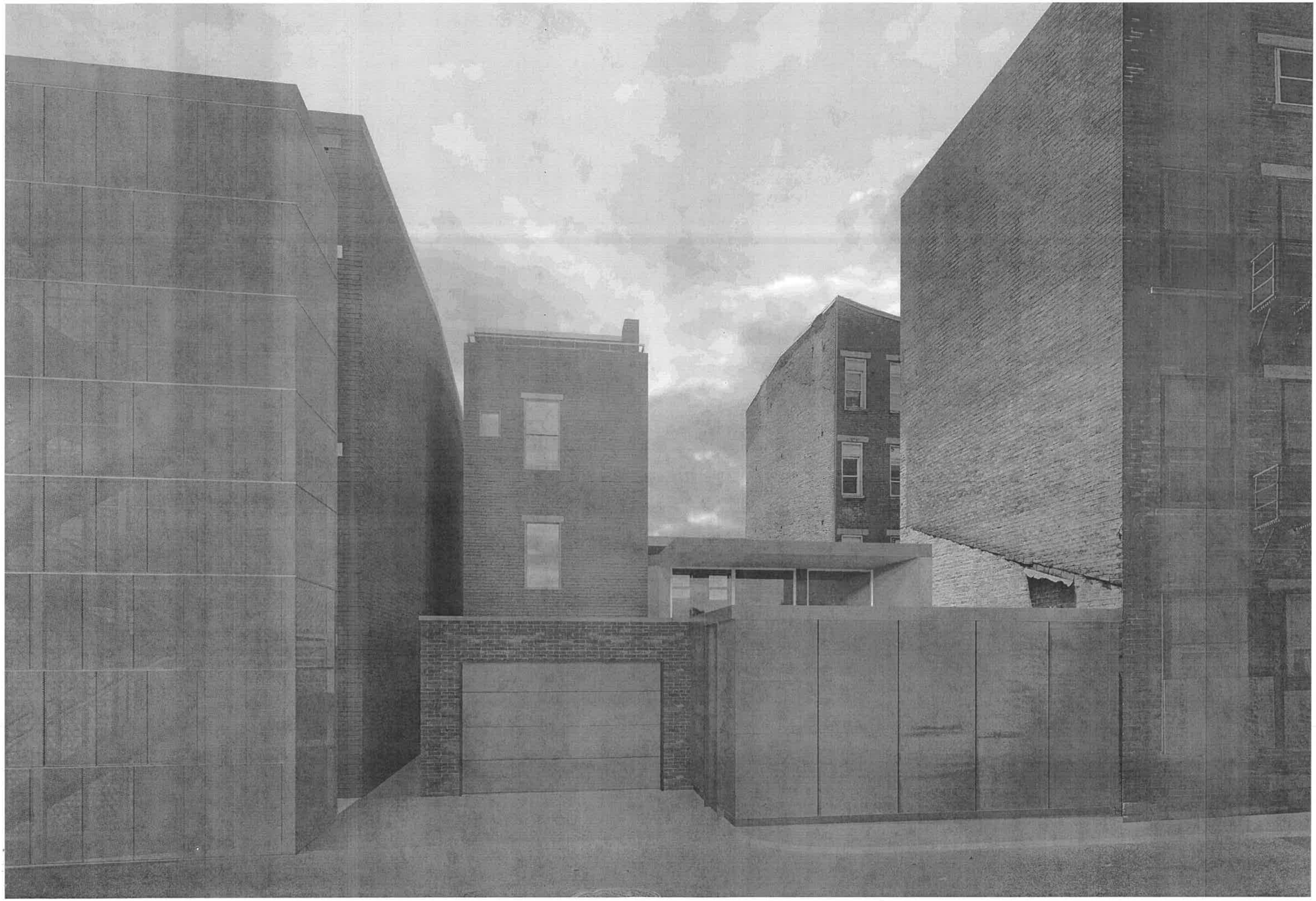


EXISTING STRUCTURE - FRONT AND REAR ELEVATION WITH VACANT LOT

NEW DOUBLE HUNG WINDOWS, WINDSOR CLAD PINNACLE SERIES
PATCH AND REPAIR EXISTING BRICK, PAINT WITH 1 COAT PRIMER, 2 COATS EXTERIOR PAINT, COLOR TO BE DETERMINED BY ARCHITECT
EXISTING CHIMNEY TO REMAIN
PATCH AND REPAIR EXISTING CORNICE, PAINT COLOR TO BE DETERMINED BY ARCHITECT
BRICK CORNICE WITH CUSTOM 1/4" PLATE STEEL CAPPING ELEMENT
WINDSOR CLAD PINNACLE SERIES DIRECT SET (LOWER) AND AWNING (UPPER) WINDOW
BELDEN BRICK, MODULAR ASHBURY VELOUR
22 GAUGE KYNAR COATED STEEL LOWER CORNICE TO MATCH ELEVATION OF ADJACENT BUILDINGS
EXISTING FIRE ESCAPE TO REMAIN
22 GAUGE KYNAR COATED STEEL PANEL
MAILBOX
1/4" X 3.5" PLATE STEEL GATE (CONSISTENT SPACING), CENTERED ON WINDOW ABOVE
1/4" X 3.5" PLATE STEEL VARIABLE OPENING SCREEN PANEL
WINDSOR PINNACLE SERIES CLAD PATIO DOOR WITH AWNING ABOVE
30% OPEN PERFORATED PANEL STEEL GATE, POWDER COATED TO MATCH WINDOW TRIM
20' - 0"
1' - 8"
5' - 4"
13' - 0"
13' - 0 1/2"
25' - 9 1/4"
12' - 8 3/4"
2' - 8"
3' - 4"
2' - 4"
12' - 4"
4' - 8"
1' - 4"
2' - 0"
10' - 8 3/4"
16' - 8"
3' - 4"
0'
1'-4"
2'-8"
5'-4"
10'-8"



1 DIAGRAM - EAST ELEVATION - 3/8"
3/8" = 1'-0"



HAZEN ALLEY RENDERING - LOOKING WEST

ELM STREET RENDERING - LOOKING NORTH-EAST

ITEM 4 July 24, 2017

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

APPLICATION #:	COA2017044
APPLICANT:	T. Quinn Kummer
OWNER:	Nicholas Daggett and Emily Masi
ADDRESS:	**1310-1312 Broadway Street**
PARCELS:	075-0002-0027-00
ZONING:	RM 1.2
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	July 13, 2017
HEARING DATE:	July 12, 2017, Prehearing
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of the Request

The applicant is seeking a Certificate of Appropriateness for changes to roofline/rear addition and changes to the rear façade.

Existing Conditions

The subject property is located on the east side of Broadway Street across the street from the Alumni Lofts apartment complex. The building is a two family building/rowhouse constructed of brick and set back from the street. The building is late Greek Revivial Building.

Proposed Conditions

The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of an existing building at 1310-1312 Broadway Street. The work will include conversion of the third floor attic space into habitable space including an addition to raise the level of the roof and reconfiguring the rear of the building to have three levels of centrally placed windows. The front of the building will be rehabbed to its historic appearance. This includes new historically appropriate windows and doors.

Figure 1: 1310 Broadway Street- Image provided by Cagis/Applicant

Figure 2: 1310-1312 Broadway Street. Image provided by applicant.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1407	RM 1.2
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The subject property currently contains 2 residential units; one occupying each side of the building. The project will include reconfiguring the interior however it will still be a 2 unit configuration with a unit in each side of the building.

Certificate of Appropriateness Review:

A COA is required for the rooftop addition and rear façade changes. The windows and door on the front of the building are appropriate replacements.

Comments on Applicable Guidelines

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

Applicable Guidelines
REHABILITATION
Rehabilitation

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

   The window openings on the rear are changing placement and style. The rear of the building is not visible except from one location along Spring Street between two buildings. The rear of the building has also had changes to the face. The majority of the bricks on that façade are replacement bricks and a rear one story addition has been removed from each building. The composition of the placement and the lack of any type of header on three of the 5 windows at the second story give evidence that this façade has had significant changes. As this façade is not highly visible and has had significant work performed on it, the changes proposed do not detract from the integrity of the building and are an acceptable treatment.

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window

sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

No historic windows are extant or in good condition in the existing opening. Renewal by Anderson or an equivalent window will be used for replacements. The front doors will be ¾ light doors which are an appropriate style door for this style of house. The central opening which has a door installed in the opening currently was originally a breezeway between the houses. This configuration will be reintroduced and a custom metal gate will be fabricated. A metal gate is an appropriate treatment and is returning an original feature to the building

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 applicant is proposing a third story addition to the rear of the building to raise the level of the roof making the ½ story full-height in the rear to increase available living space. The addition height will be the height of the peak and will not go above the current peak height. The addition will not be visible from directly in front of the building from Pleasant Street and may be minimally visible from one location on Spring Street next to 1315 Spring Street.

   The third floor addition will be sided in a diamond matte metal panel to reference a roof shingle, while acting as a wall finish/cladding. The bottom two floors will be reclad in brick and potentially painted. Painting this brick would be an appropriate treatment in this case as most of the current brick is replacement brick.

Other Considerations: N/A

Prehearing Results: A prehearing was held on July 12, 2017. The applicant and a representative from the OTR Infill Committee were present.

Comments Provided to Staff: One letter of opposition from the OTR Infill Committee due to the change from the original design on the rear.

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

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

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1310-1312 Broadway Street per plans by Team B dated 06/09/2017 including any revisions submitted for permit subject to staff review and approval with the following condition:
   1. The 8 foot rear privacy fence shall be 6 feet.
   2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

July 17, 2017

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

Re: 1310-12 Broadway
OVER-THE-RHINE HISTORIC DISTRICT

Ms. Johnson:

The Over-the-Rhine Foundation would like to voice its appreciation to Team B Architects for welcoming our feedback and suggestions on their design and to the owners for investing their time and resources into the proposed rehabilitation of 1310-12 Broadway St. Please find our concerns addressed below.

After reviewing the plans and examining the property, the Foundation believes that construction of the currently proposed addition and complete removal of existing window/door openings on the rear will substantially alter the original form and character of the historic building, viewable from Spring Street, in a manner that is inconsistent with the historic district guidelines, specifically:

Guideline 2 of **Rehabilitation**, *Door and Window Openings: "[...]Don't alter or fill-in original openings*[...]"

Guideline 5 of **Rehabilitation**, *Roofs*: *"Chimneys, dormers or towers and other architectural features that give the roofline of an existing buildings its identifying character should be preserved*[...]"

Guideline 3 of **Additions**:
"*Additions should not overpower the original building"*

We feel that the dramatic alteration of the original window openings on the rear of the building is in direct violation of the guidelines. As the rear is visible from Spring Street as well as to residents and visitors of the surrounding buildings, we feel such a change will have a negative impact on the charm of the historic district.

The proposed roof addition requires the removal of an historic dormer window and the permanent alteration of the roof shape. As an alternative we would propose a new dormer feature inset from the roofline that preserves the original dormer. Multiple buildings in Over-the-Rhine have utilized a rear elevated dormer as a means of unobtrusively creating a useable attic space while still maintaining the form of the original roofline. We believe that a rear dormer solution can better maintain the historic integrity of the building and its surrounding neighbors while still meeting the needs of the owner.

Respectfully Submitted,

Danny Klingler, Committee Co-Chair

The Price Stakelin Group, LLC
("Owner")

Travis Price
Managing Member

July 12, 2017

Historic Conservation Office
Beth Johnson
Urban Conservator

Re: 1310-1312 Broadway – COA Application

Dear Ms. Johnson:

The purpose of this letter is to state my support for the COA Application submitted for 1310-1212 Broadway.

I am the owner of 1314 Broadway, which shares a common wall with 1312 Broadway, as seen on page 5 of the submission by Nic Daggett.

I believe this rehabilitation of the property will result in bringing the current property to upper market standard which will prolong the useful life of the real estate.

Please contact me with any question.

Travis Price
Thprice44@gmail.com
513.532.7718

July 13, 2017

Dan and Catherine Raabe
1315 Spring St.
Cincinnati, OH 45202

Ms. **Beth Johnson**
Urban Conservator
Office of Urban Conservator
Cincinnati, Ohio 45202

Dear Ms. Johnson,

I am writing in regards the renovation project 1310-1312 Broadway in the Historic District. Our home at 1315 Spring St. is located directly behind 1310-1312 Broadway. We are very excited and supportive of the project.

We have reviewed the proposed plans for 1310-1312 Broadway and believe the plan will greatly improve the property and contribute well to the area. The owners have taken a thoughtful approach to the property and crafted a plan to improve the property, while retaining the character of the building and complimenting the homes in the surrounding area.

We fully support the plan as drafted and encourage approval of the plan.

Thank you for your consideration.

Sincerely,

Dan & Catherine Raabe

1310-1312 BROADWAY
COA APPLICATION

PROJECT NARRATIVE

The following application describes a full gut rehab of an existing historic structure in the Pendleton neighborhood of Over-the-Rhine. All new construction will be within the existing footprint of the building.

Front Facade: Historic roof lines at the front of the building will be preserved, and no modifications to existing openings in the shell of the building are proposed. The existing painted brick will be repaired where required and re-painted, and all windows will be replaced.

Rear Facade: Due to the dense cluster of existing structures and walls to the building's rear along Spring Street, public right-of-way views to the new exterior work will be extremely limited. The building will be altered to accommodate a new full-height 3rd floor bedroom. New window and door openings will be set within the existing masonry wall at this facade, aligned vertically, occupying 40% of the facade.

DRAWING INDEX

SITE LOCATION & PROJECT NARRATIVE	1
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EXISTING CONDITIONS DRAWINGS	8
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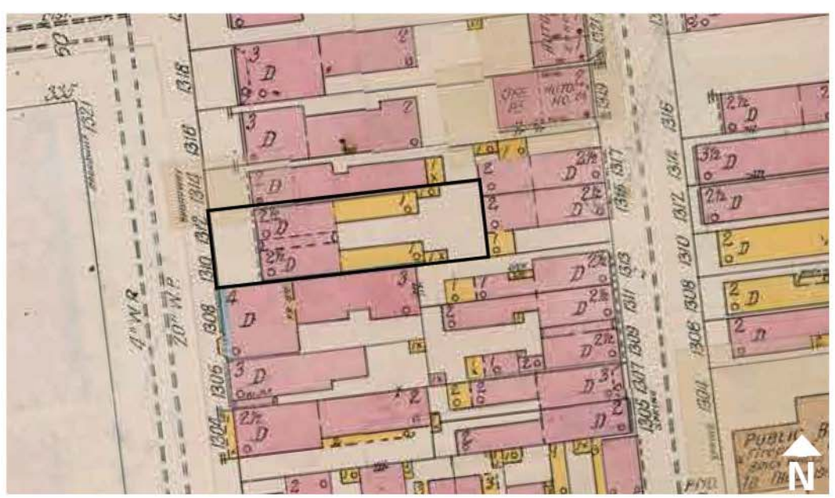
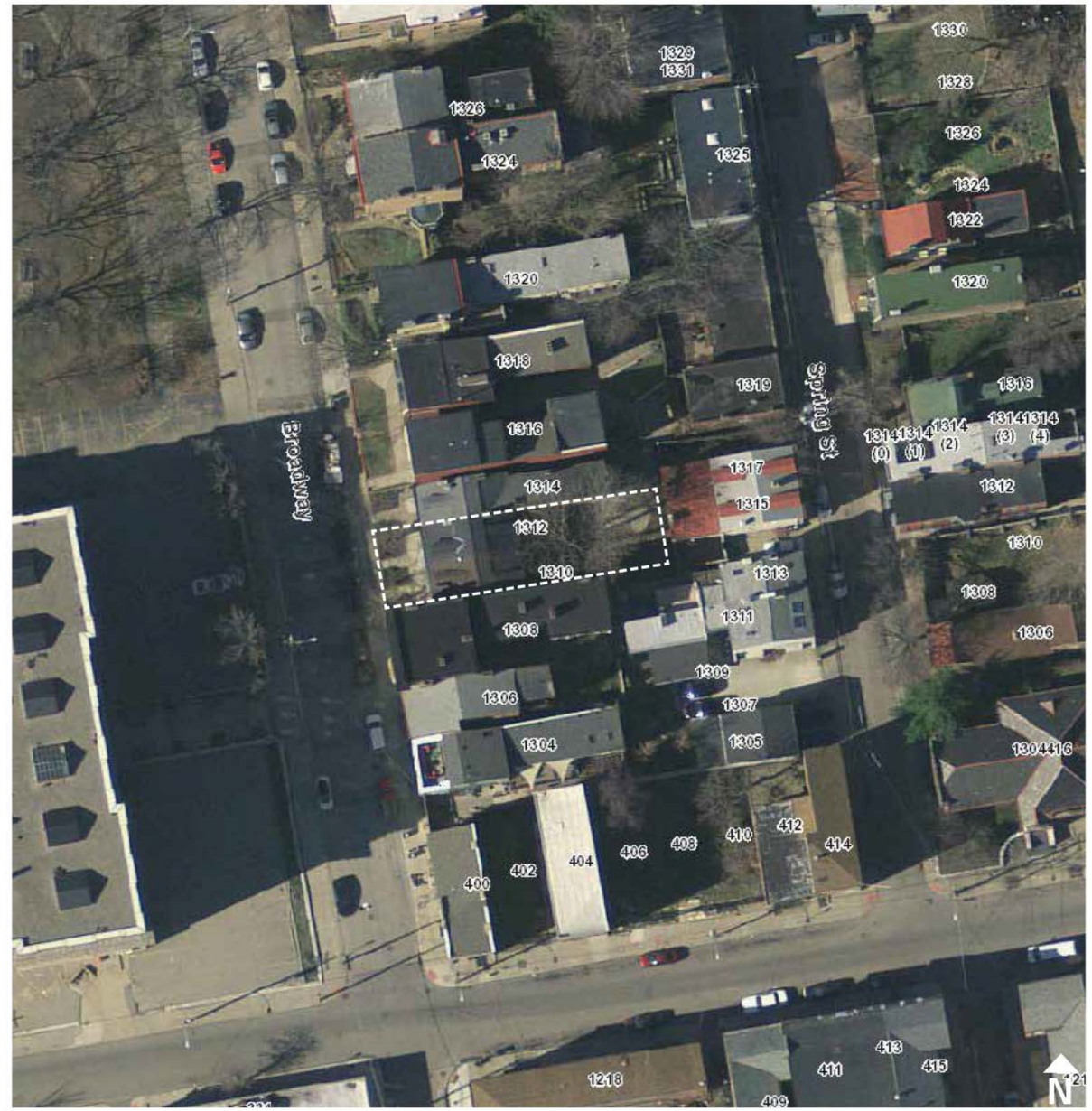
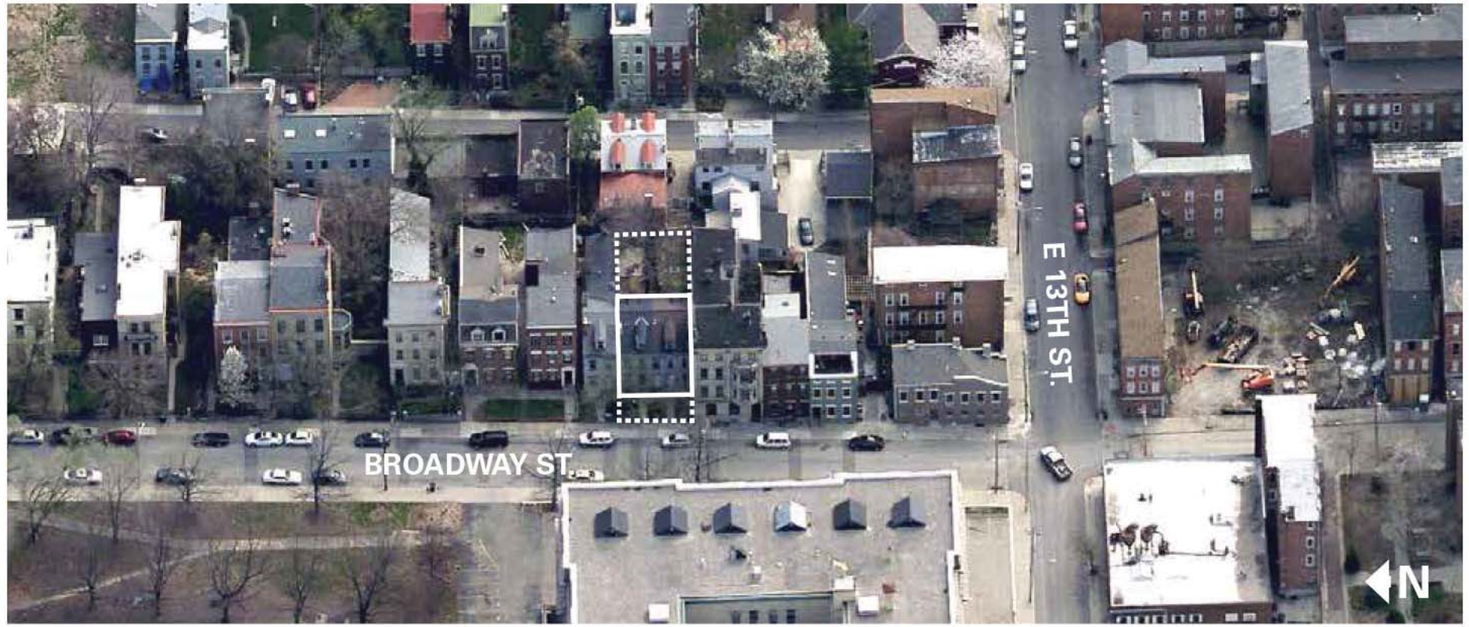
SANBORN MAP



SITE LOCATION



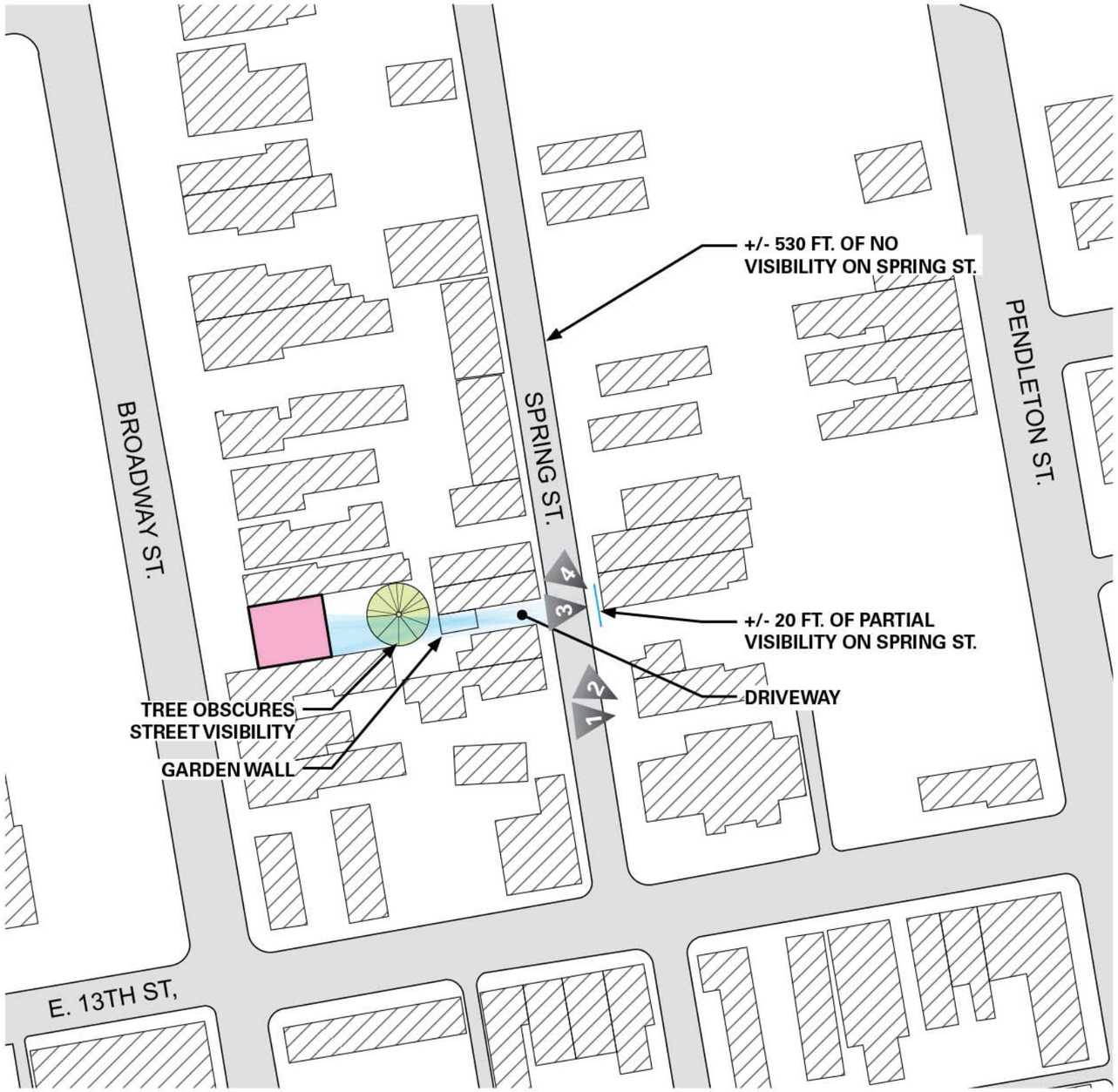
1310-1312 BROADWAY
CONTEXT - AERIAL IMAGERY

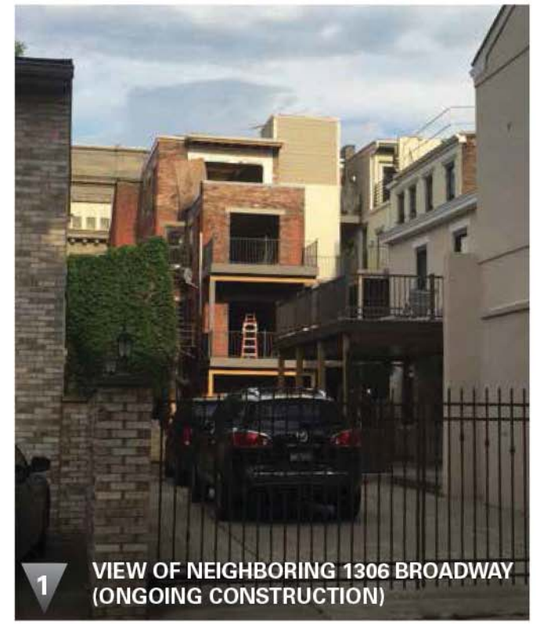


SITE AERIAL FROM WEST (FRONT FACADE)

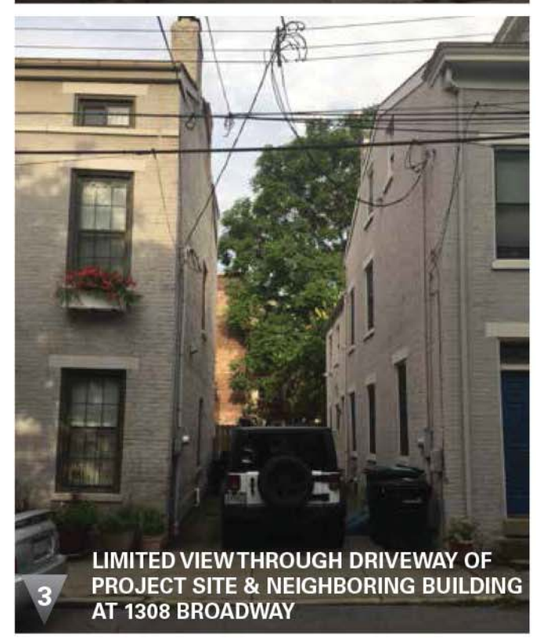
SITE AERIAL FROM EAST (REAR FACADE)

1310-1312 BROADWAY
CONTEXT - VIEWS




1 VIEW OF NEIGHBORING 1306 BROADWAY (ONGOING CONSTRUCTION)

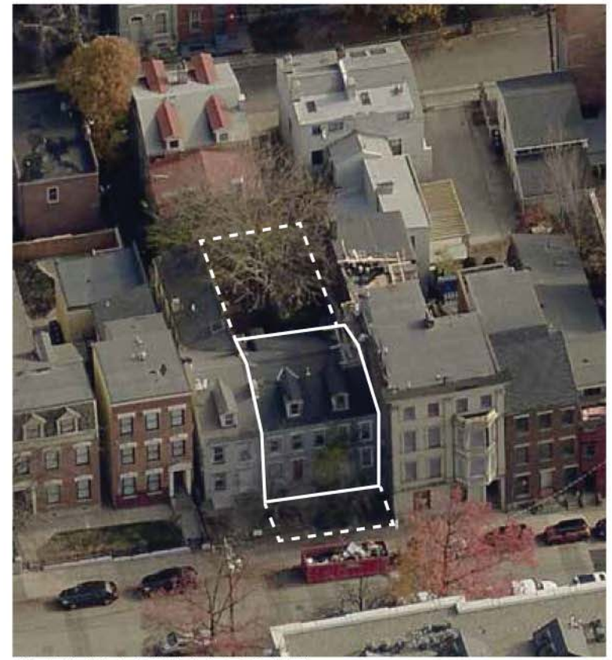
2 VIEW TOWARD REAR OF SPRING STREET (NO VIEW OF PROJECT SITE)


3 LIMITED VIEW THROUGH DRIVEWAY OF PROJECT SITE & NEIGHBORING BUILDING AT 1308 BROADWAY

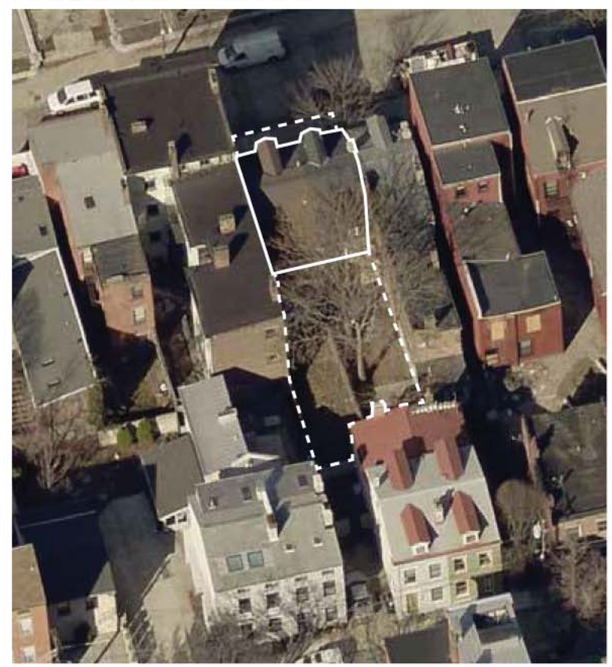
4 VIEW OF SPRING STREET (NO VIEW OF PROJECT SITE)

1310-1312 BROADWAY
ELEVATION PHOTOS

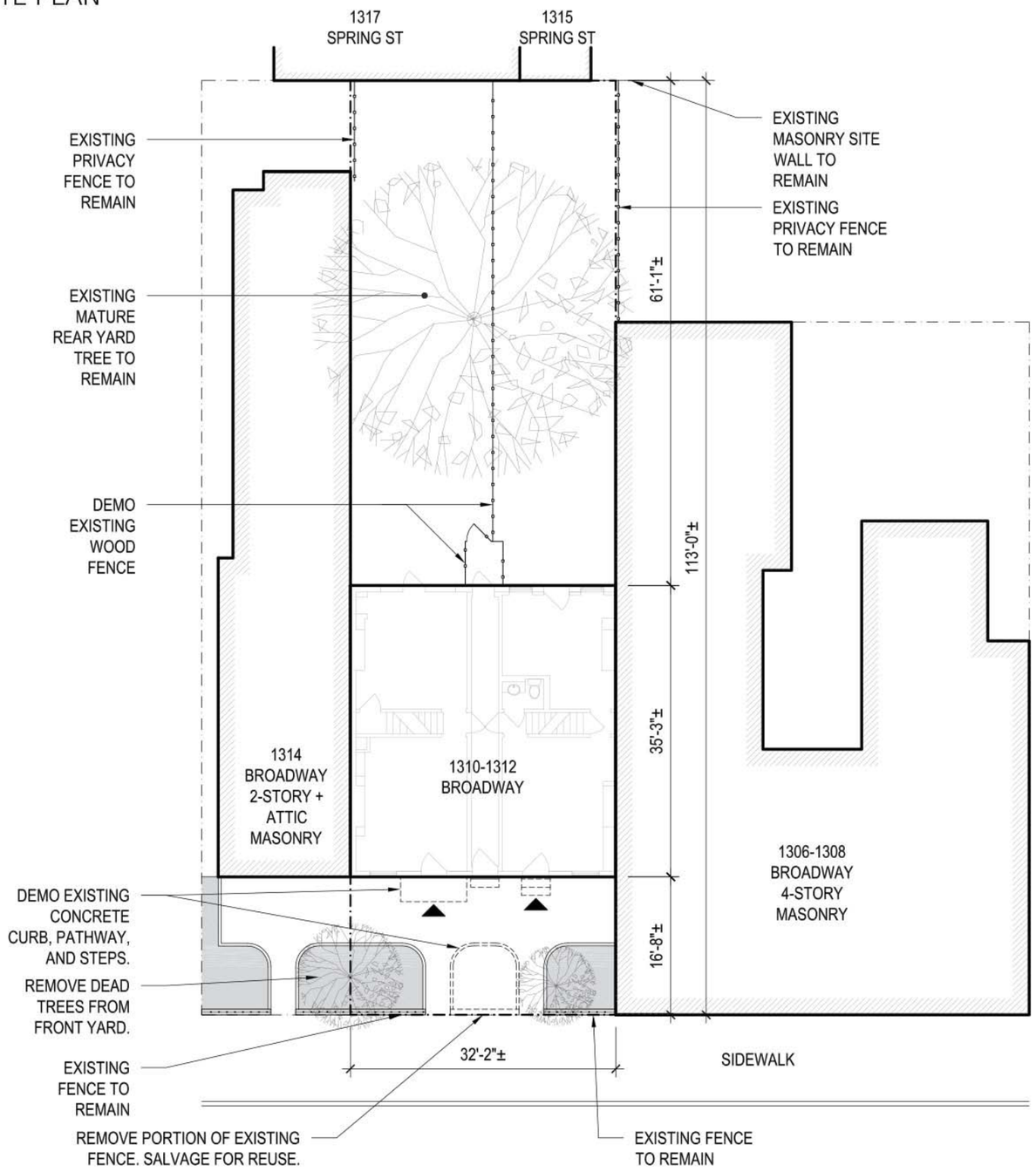
WEST ELEVATION (FRONT) FROM BROADWAY


AERIAL VIEW (FRONT)

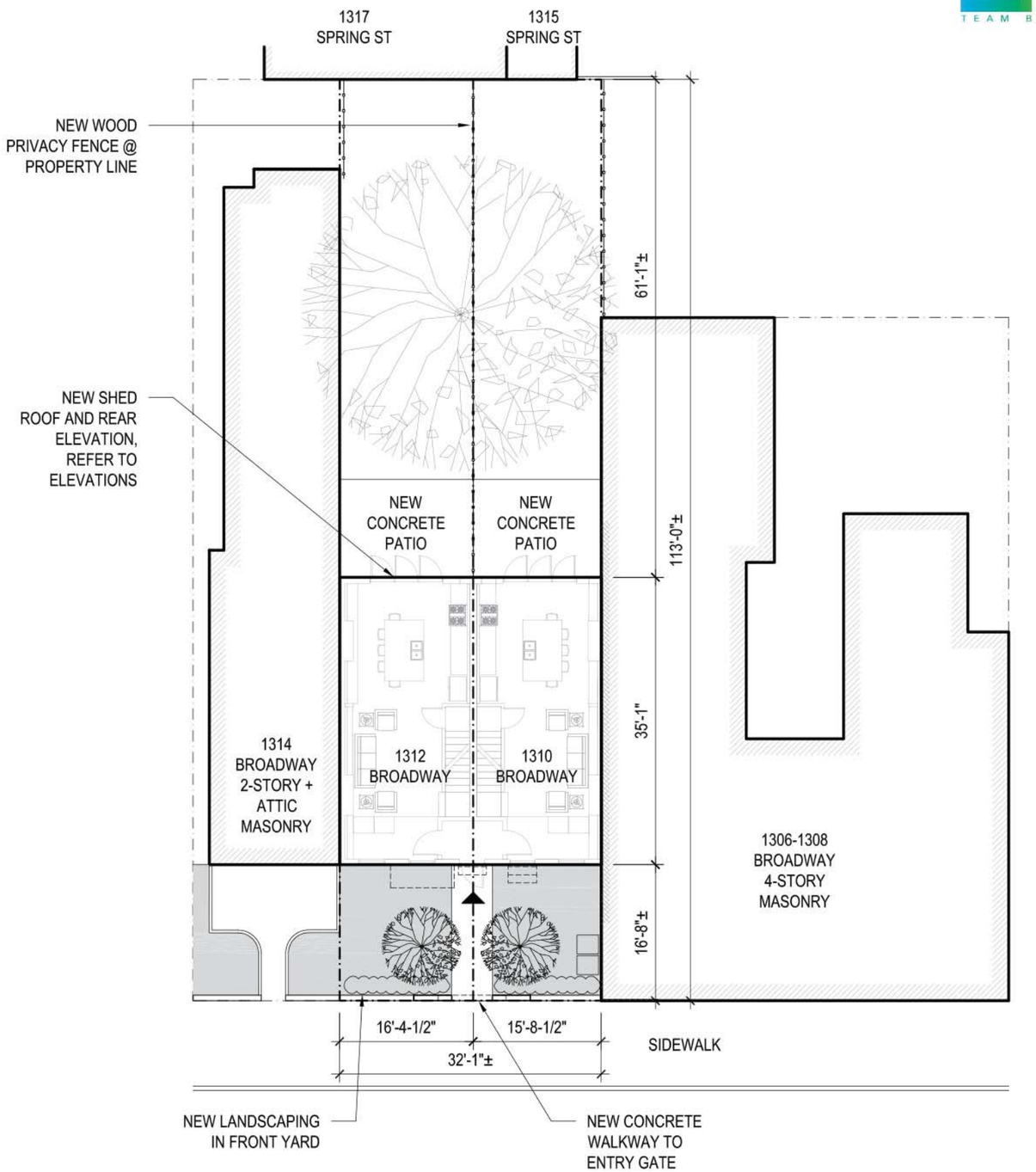
EAST ELEVATION (REAR) FROM BACKYARD


AERIAL VIEW (REAR)

1310-1312 BROADWAY
SITE PLAN

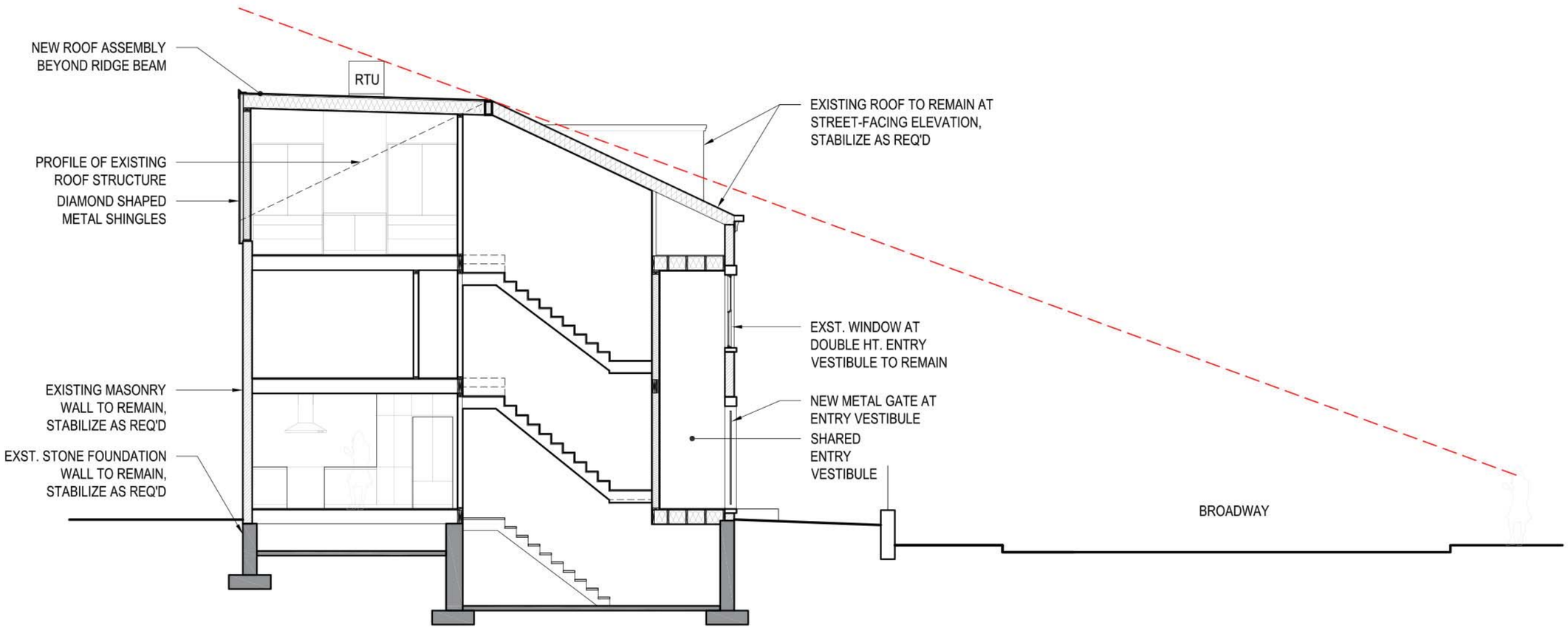


EXISTING



PROPOSED

1310-1312 BROADWAY
SITE SECTION THROUGH BROADWAY



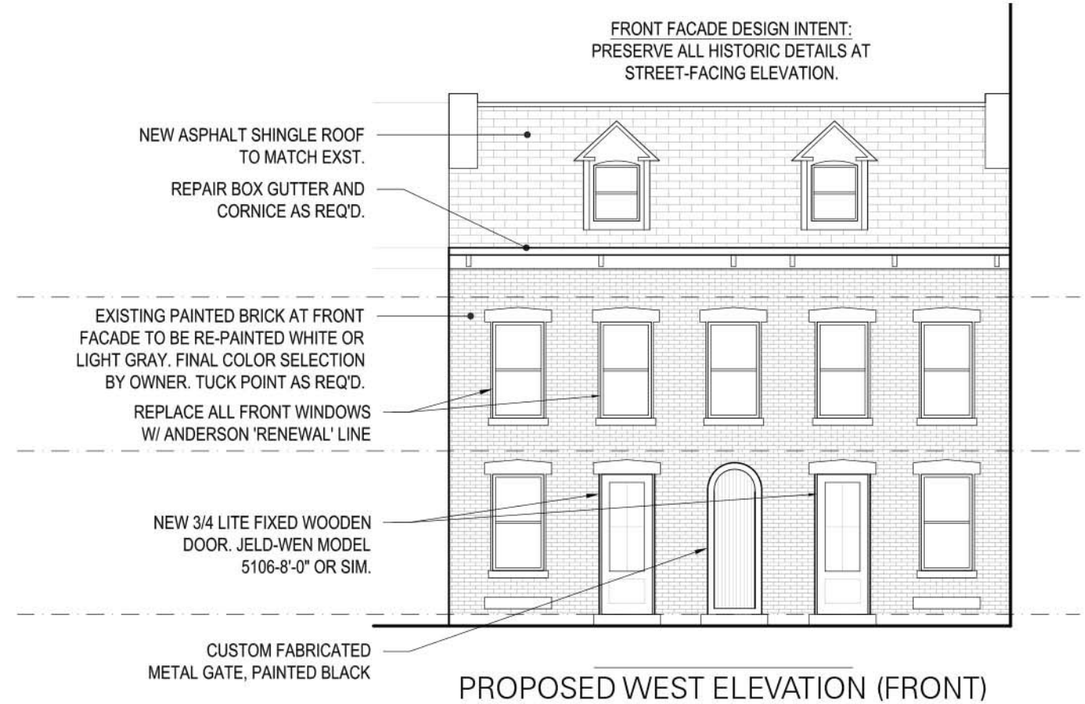
0 4' 8' 16'

SCALE: 1/8″ = 1′-0″

1310-1312 BROADWAY
BUILDING ELEVATIONS

EXISTING WEST ELEVATION (FRONT)

0 4' 8' 16'

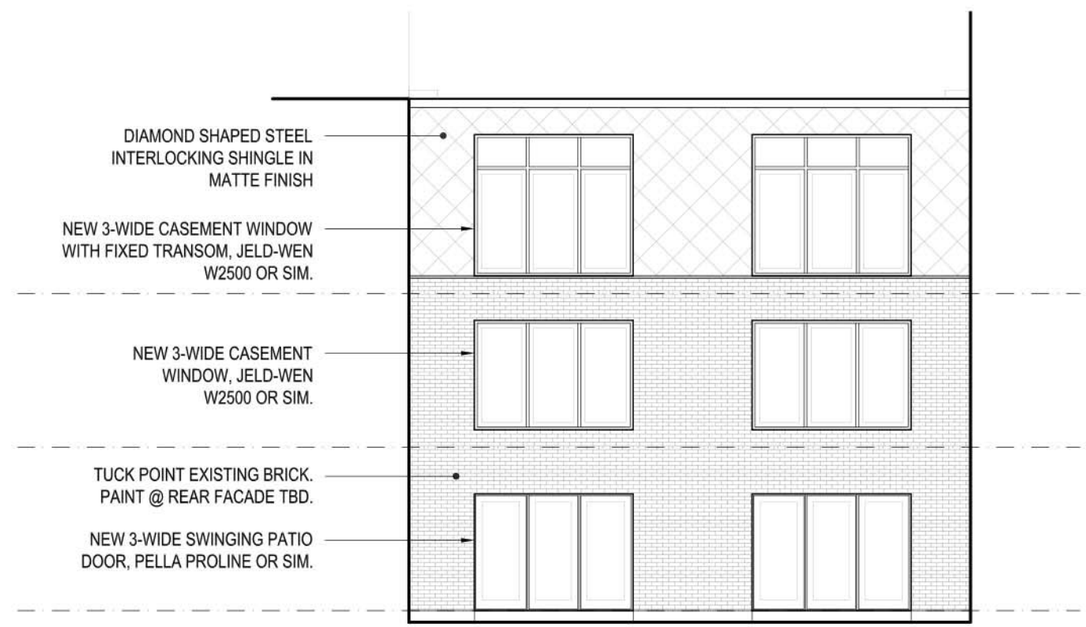


PROPOSED WEST ELEVATION (FRONT)

0 4' 8' 16'

EXISTING EAST ELEVATION (REAR)

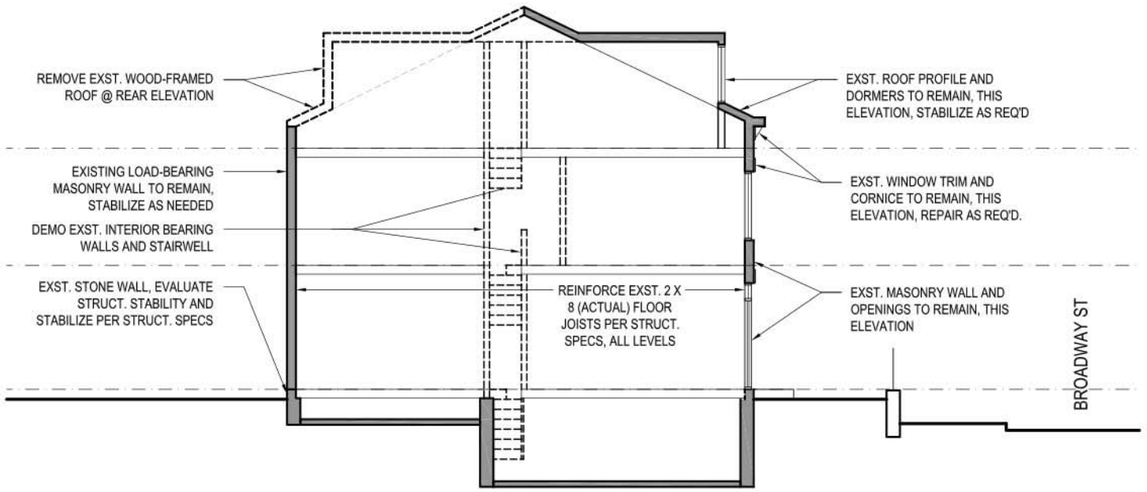
0 4' 8' 16'



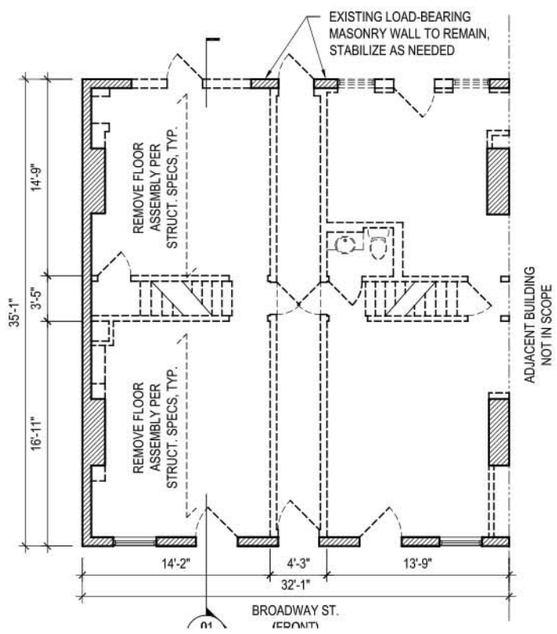
PROPOSED EAST ELEVATION (REAR)

0 4' 8' 16'

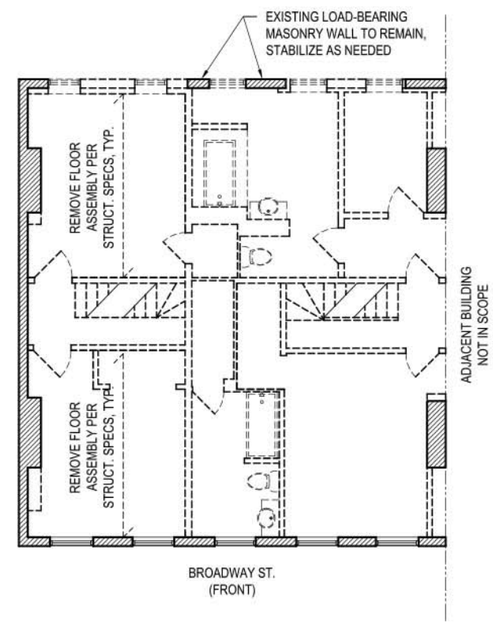
1310-1312 BROADWAY
EXISTING CONDITIONS



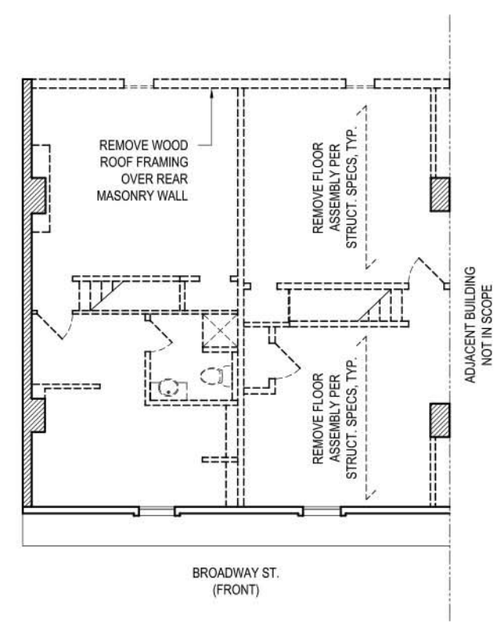
BUILDING SECTION - EXISTING
3/32" = 1'-0"



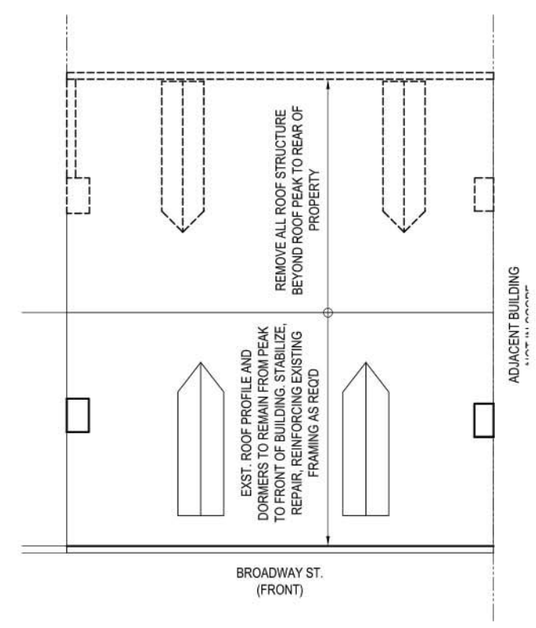
FIRST FLOOR PLAN - EXISTING
3/32" = 1'-0"



SECOND FLOOR PLAN - EXISTING
3/32" = 1'-0"

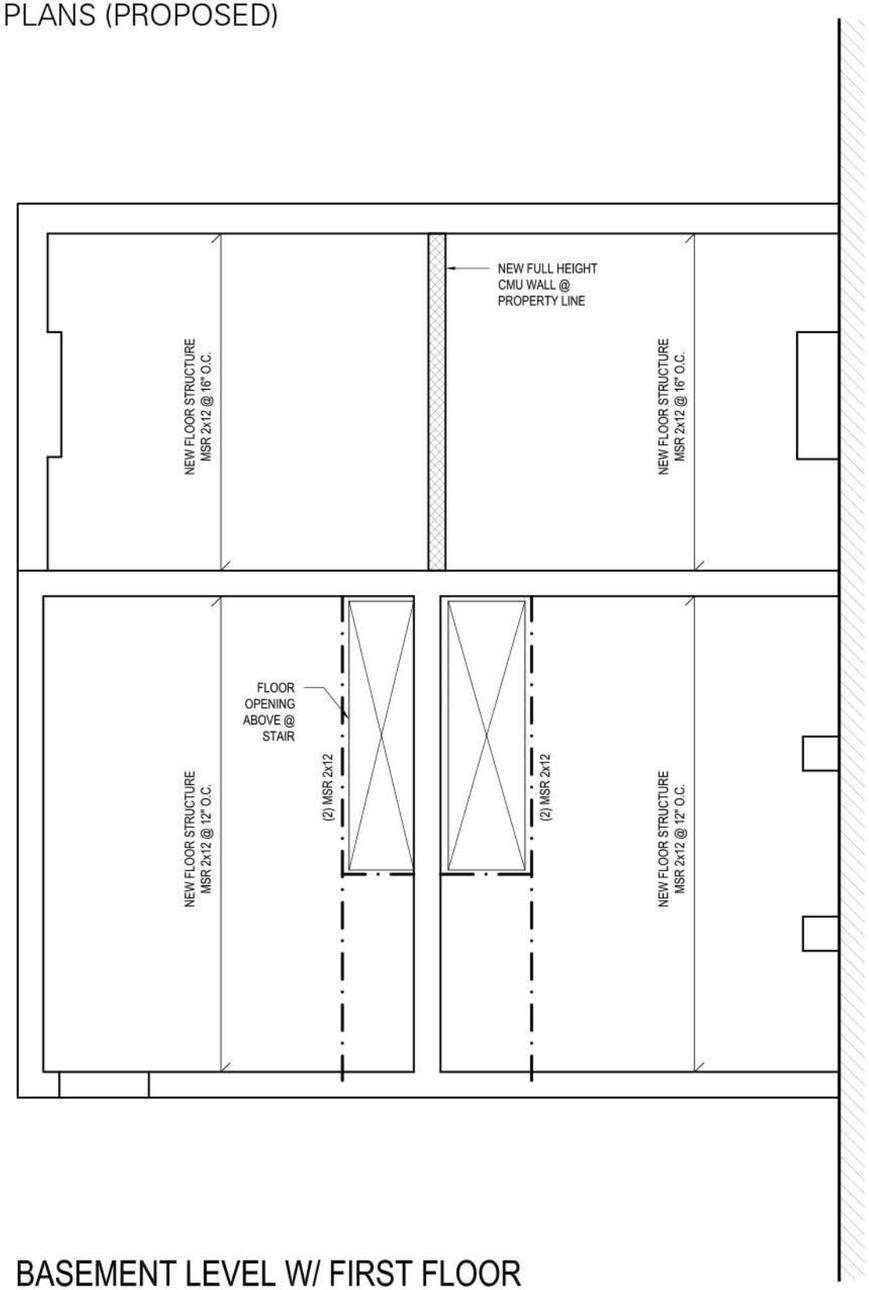


THIRD FLOOR PLAN - EXISTING
3/32" = 1'-0"



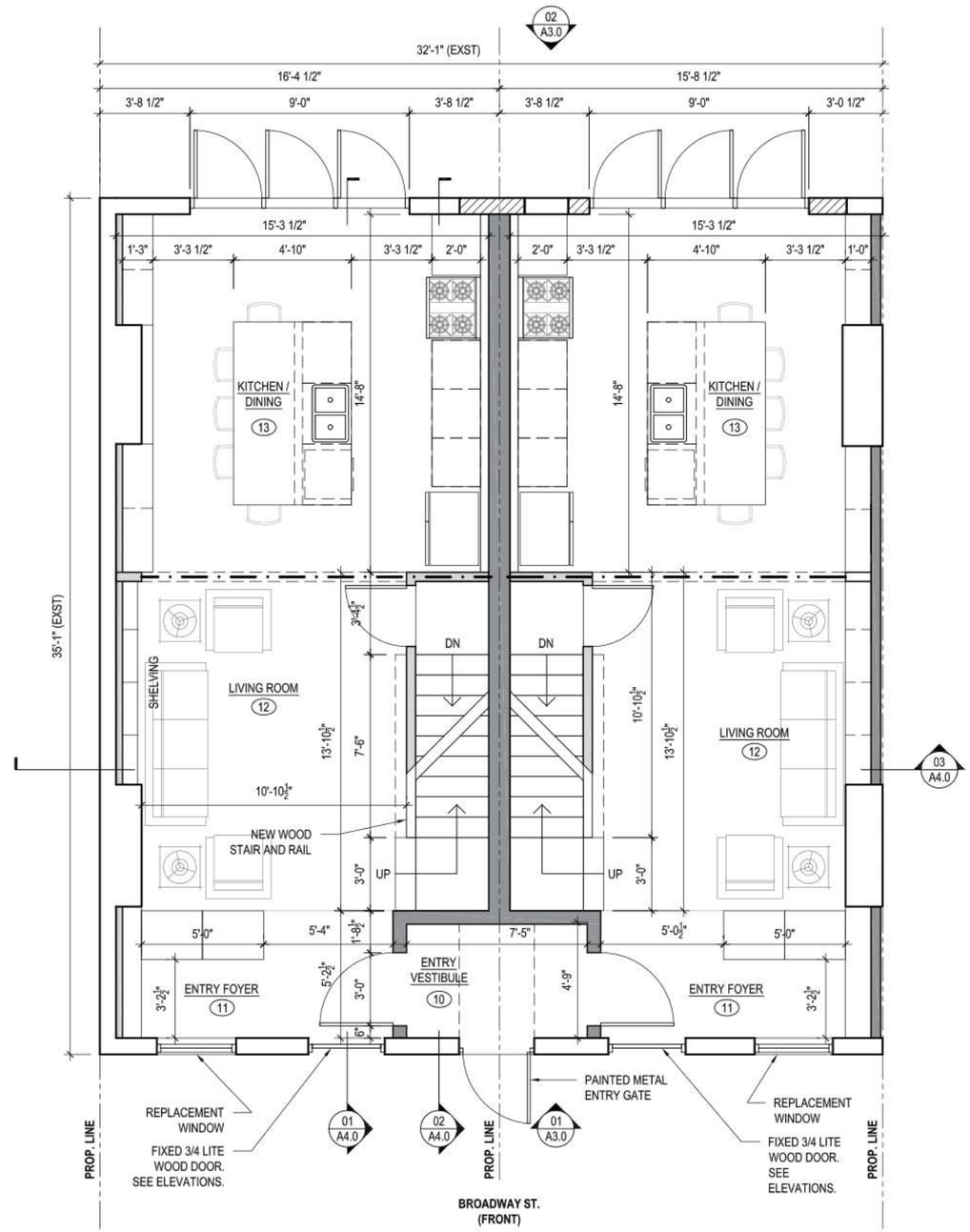
ROOF LEVEL PLAN - EXISTING
3/32" = 1'-0"

1310-1312 BROADWAY
BUILDING PLANS (PROPOSED)



BASEMENT LEVEL W/ FIRST FLOOR FRAMING PLAN OVERLAY

3/16" = 1'-0"



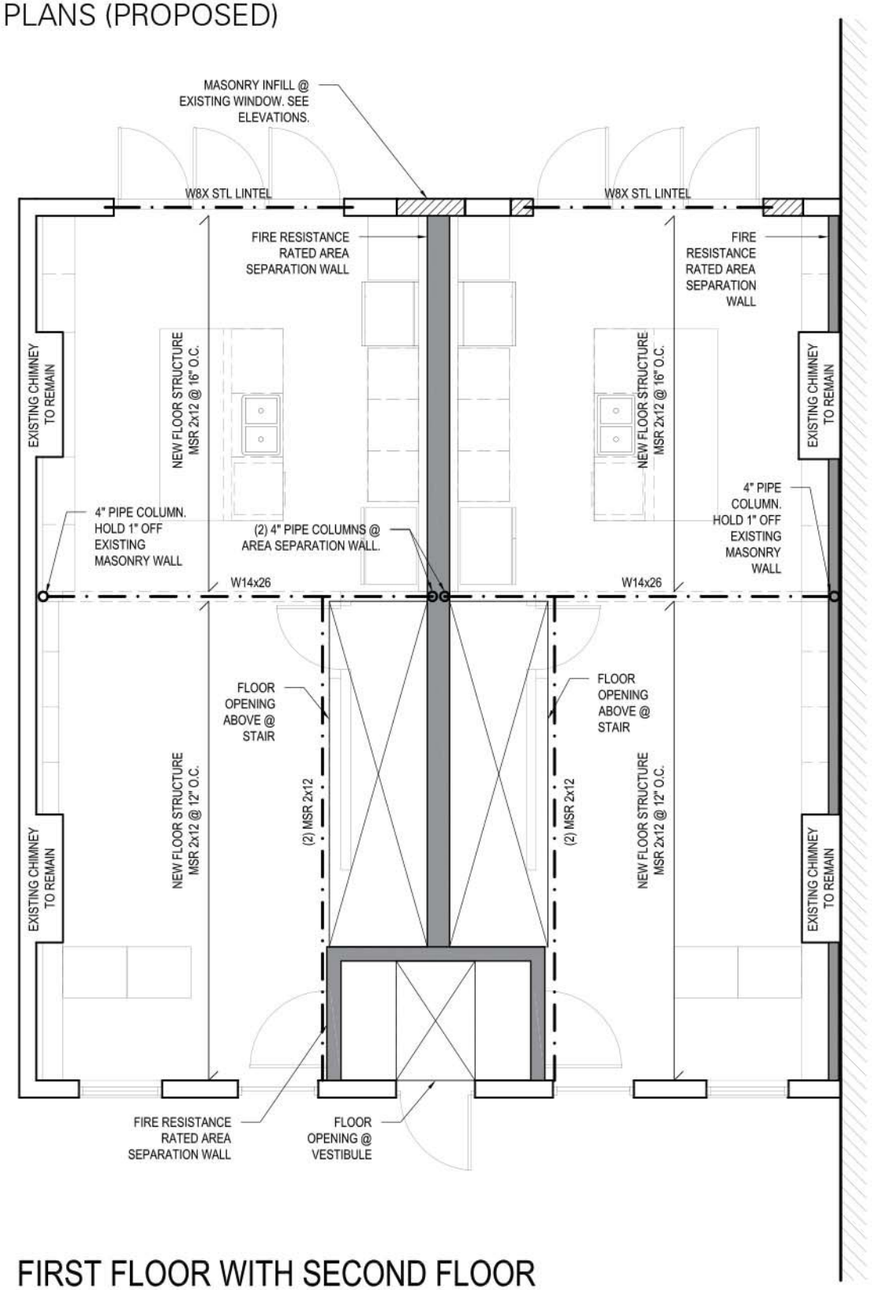
FIRST FLOOR PLAN

3/16" = 1'-0"

Wall Legend

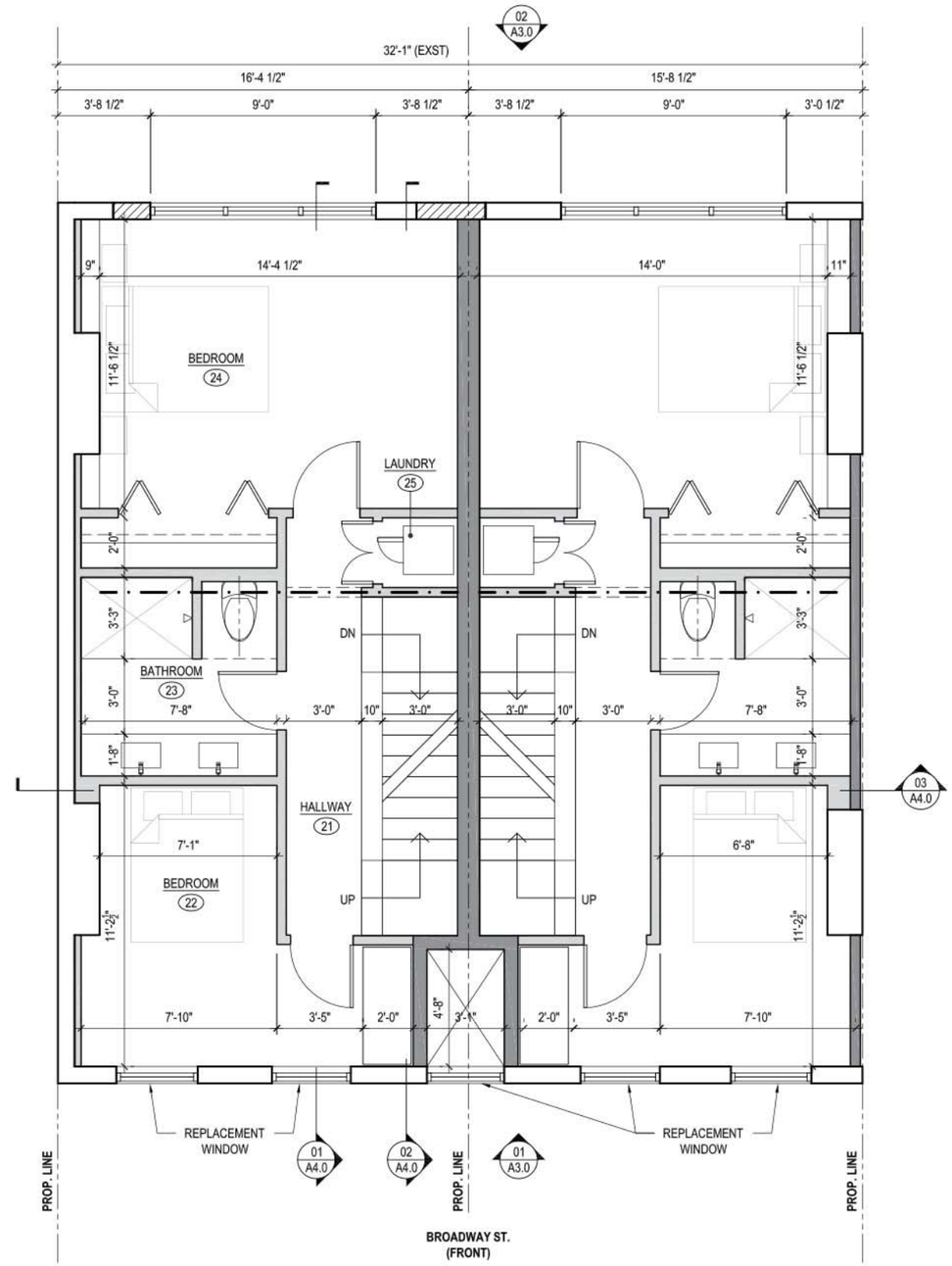
- EXISTING CONSTRUCTION
- NEW CMU WALL
- INFILL OPENING WITH FACE BRICK FLUSH WITH EXTERIOR FACE
- NEW FRAMED AREA SEPARATION WALL (FIRE RESISTANCE RATED)
- NEW FRAMED INTERIOR PARTITION

1310-1312 BROADWAY
BUILDING PLANS (PROPOSED)



FIRST FLOOR WITH SECOND FLOOR FRAMING PLAN OVERLAY

3/16" = 1'-0"



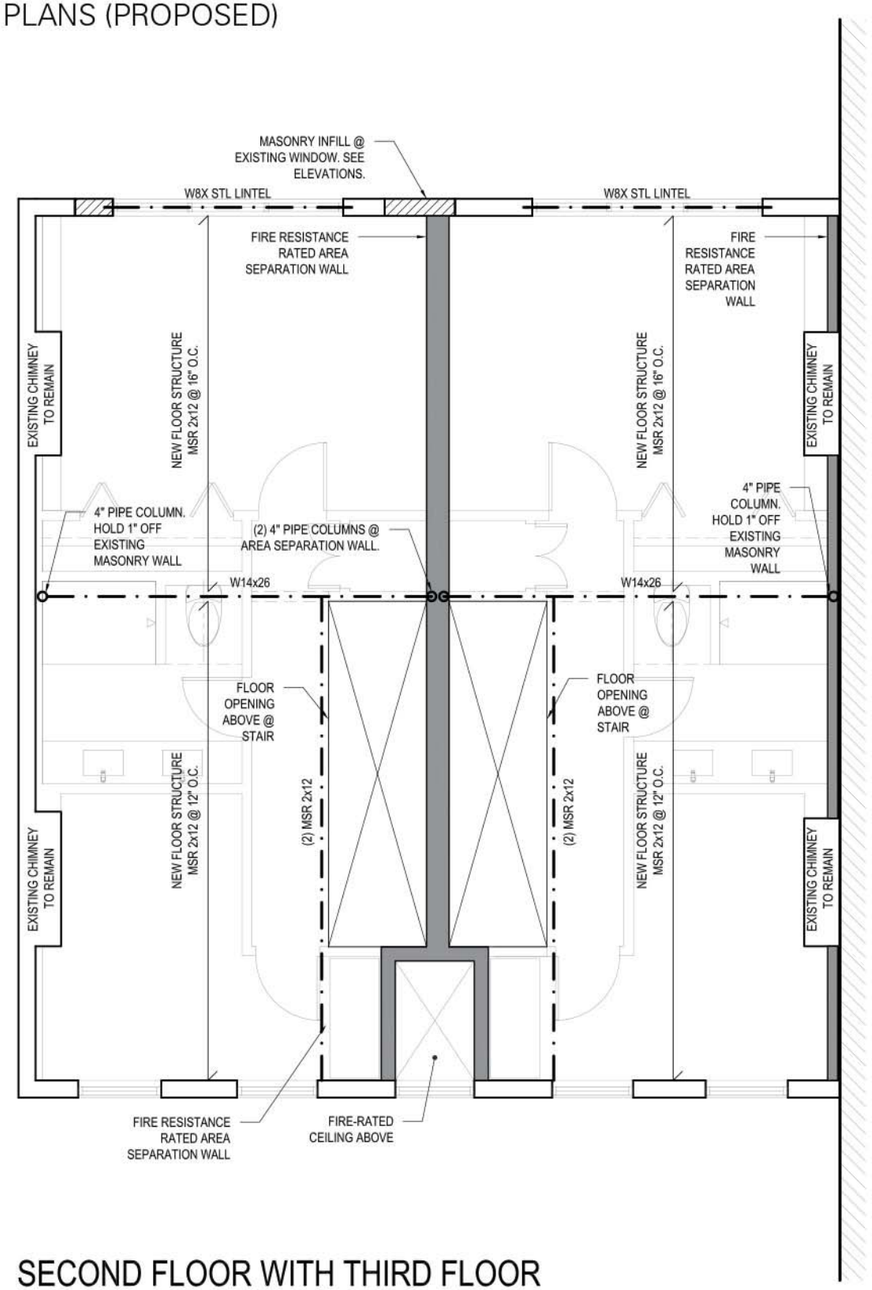
SECOND FLOOR PLAN

3/16" = 1'-0"

Wall Legend

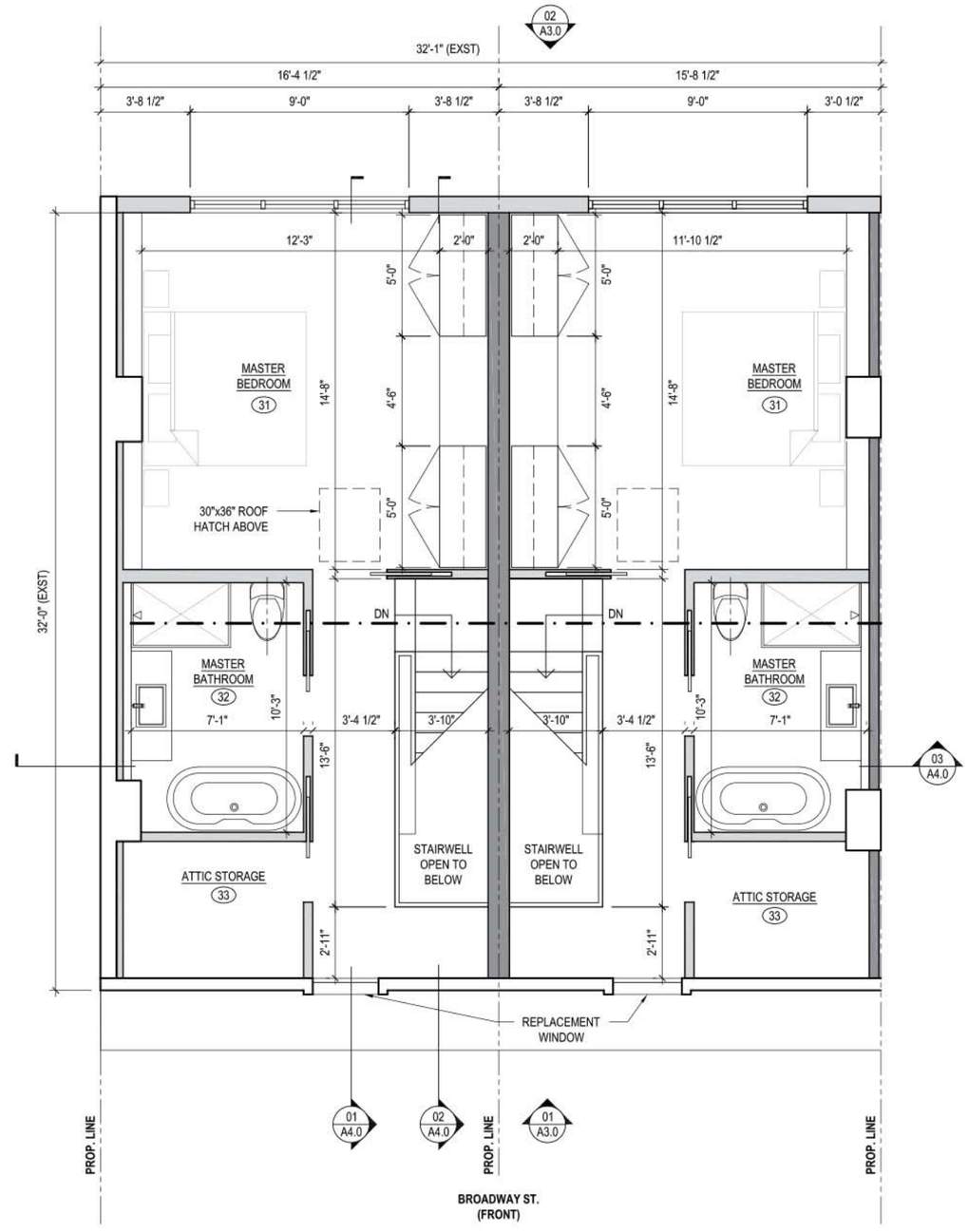
- EXISTING CONSTRUCTION
- NEW CMU WALL
- INFILL OPENING WITH FACE BRICK FLUSH WITH EXTERIOR FACE
- NEW FRAMED AREA SEPARATION WALL (FIRE RESISTANCE RATED)
- NEW FRAMED INTERIOR PARTITION

1310-1312 BROADWAY
BUILDING PLANS (PROPOSED)



SECOND FLOOR WITH THIRD FLOOR FRAMING PLAN OVERLAY

3/16" = 1'-0"



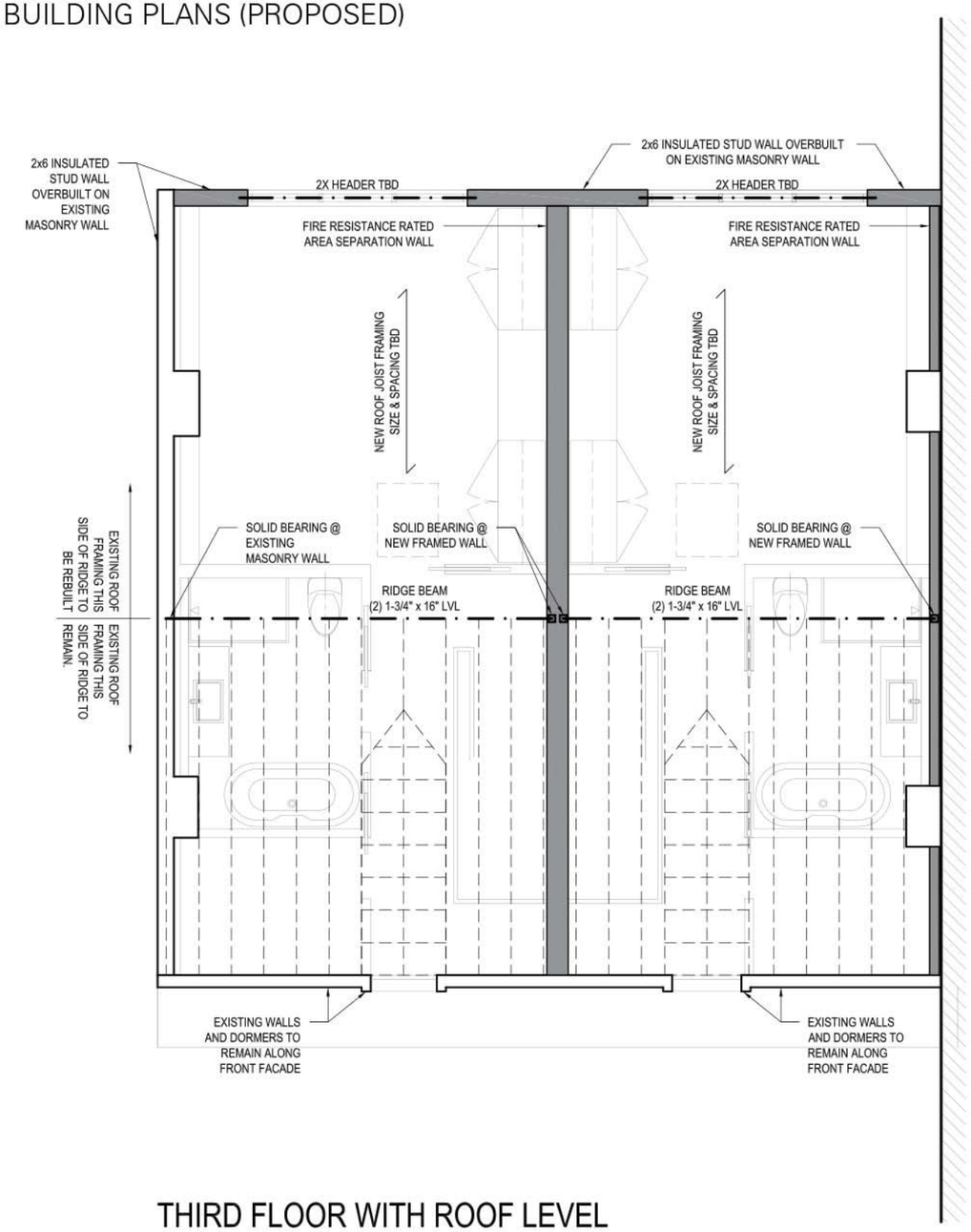
THIRD FLOOR PLAN

3/16" = 1'-0"

Wall Legend

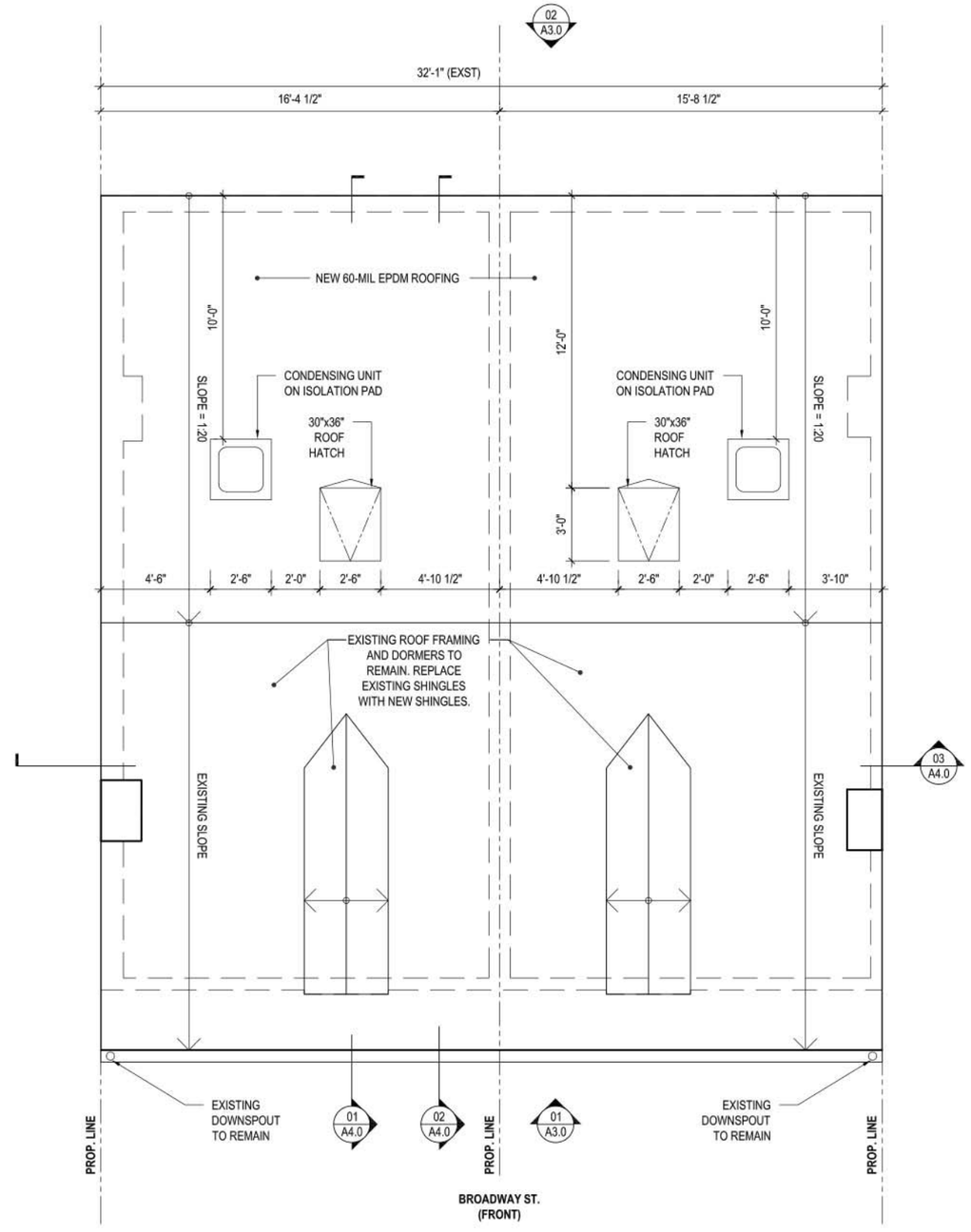
- EXISTING CONSTRUCTION
- NEW CMU WALL
- INFILL OPENING WITH FACE BRICK FLUSH WITH EXTERIOR FACE
- NEW FRAMED AREA SEPARATION WALL (FIRE RESISTANCE RATED)
- NEW FRAMED INTERIOR PARTITION

1310-1312 BROADWAY
BUILDING PLANS (PROPOSED)



THIRD FLOOR WITH ROOF LEVEL FRAMING PLAN OVERLAY

3/16" = 1'-0"



ROOF LEVEL PLAN

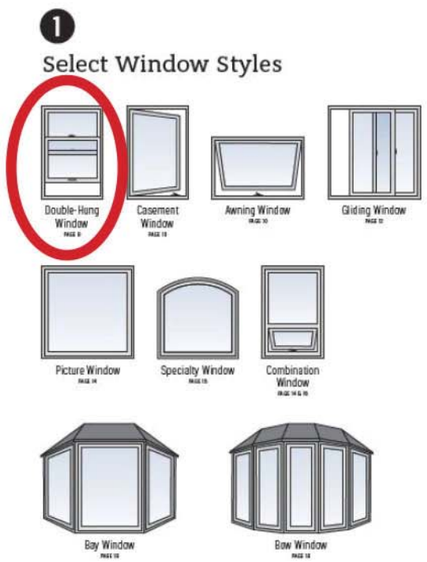
3/16" = 1'-0"

Wall Legend

- EXISTING CONSTRUCTION
- NEW CMU WALL
- INFILL OPENING WITH FACE BRICK FLUSH WITH EXTERIOR FACE
- NEW FRAMED AREA SEPARATION WALL (FIRE RESISTANCE RATED)
- NEW FRAMED INTERIOR PARTITION

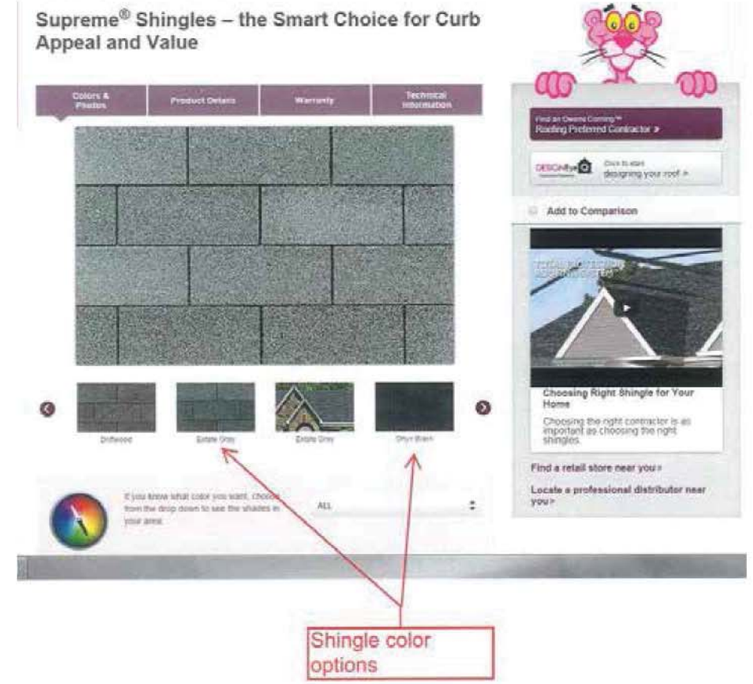
1310-1312 BROADWAY
PRODUCTS / MATERIALS (FRONT FACADE)

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency and beauty.



DOUBLE HUNG REPLACEMENT WINDOWS @ FRONT FACADE
ANDERSON 'RENEWAL' MODEL

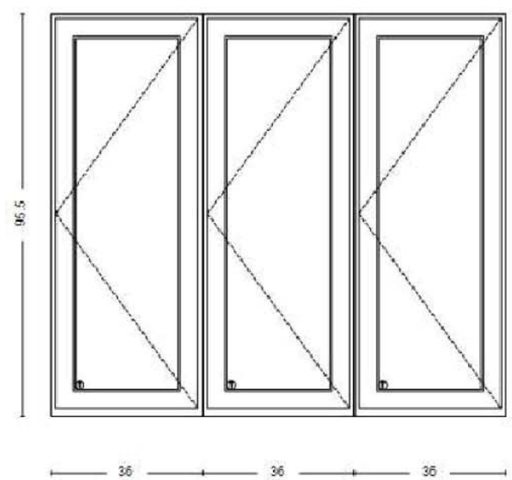
FIXED DOOR @ FRONT FACADE
JELD-WEN MODEL 5106-8'-0" OR SIM.



REPLACEMENT SHINGLES @
EXISTING PRIMARY FACADE ROOF

1310-1312 BROADWAY
PRODUCTS / MATERIALS (REAR FACADE)

CASEMENT WINDOW @ REAR FACADE
JELD-WEN W2500 LINE OR SIM.



3-WIDE SWINGING PATIO DOOR @ REAR FACADE
PELLA PROLINE LINE OR SIM.

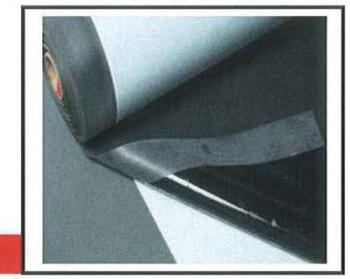
EPDM ROOFING @
NEW SHED ROOF →

TECHNICAL INFORMATION SHEET

Firestone BUILDING PRODUCTS

RubberGard™ EPDM SA

Item Description	Item Number
.060" x 5' x 100'	W56L60510SA
.060" x 10' x 100'	W56L61010SA



Product Information

Description:

Firestone RubberGard EPDM SA membrane with Secure Bond™ Technology is designed to be the next generation of self adhered roof system application. Secure Bond Technology is factory applied which ensures uniform adhesion across the entire membrane, creating a powerful bond with the substrate. This advanced technology not only significantly improves installation speed over traditional fully adhered applications, but also widens the installation window with the ability to be installed down to 20 °F (-7 °C). With no VOCs, RubberGard EPDM SA with Secure Bond Technology is the perfect solution for all your fully adhered roofing needs.

RubberGard EPDM SA membrane meets or exceeds all the requirements for ASTM D 4637 for Type I non-reinforced EPDM single-ply roofing membranes.

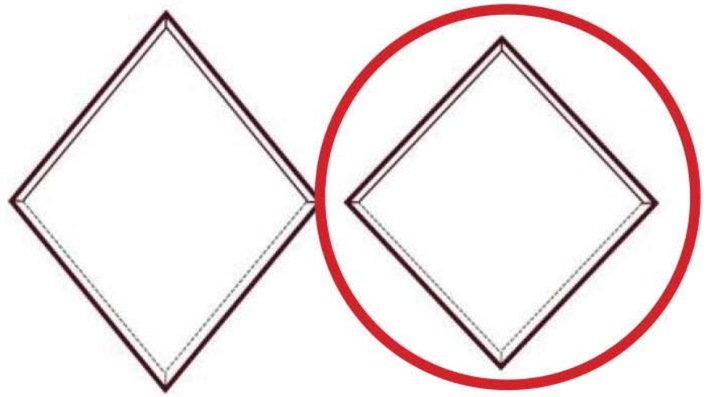
Method of Application:

RubberGard EPDM SA membrane is self adhering and does not require the use of a bonding adhesive. Eliminating bonding adhesives greatly reduces the presence of Volatile Organic Compounds (VOCs) and increases the speed of installation.

1. Substrates must be clean, dry and free of foreign material such as grease and any debris which could inhibit adhesion. This may require cleaning with a broom or blower.
2. Insulation must be fastened per current Firestone technical specifications to provide a proper substrate for application.
3. Install RubberGard EPDM SA membrane only when membrane, substrate and ambient temperatures are minimum 20 °F (-7° C) and rising. Do not install RubberGard EPDM SA membrane below this minimum temperature.
4. RubberGard EPDM SA membrane requires no primer.
5. Unroll and position the membrane over the substrate to achieve the desired alignment and overlaps. Allow the membrane to relax a minimum of 30 minutes before final positioning and adhering.
6. Fold back one side or ½ of the membrane to expose the release liner without disturbing the original position.
7. Remove the release liner from that section of membrane starting at one end, removing at a 45° angle in one continuous motion. Use caution not to disturb the alignment.
8. After the release liner has been removed, mate or push the exposed RubberGard EPDM SA membrane onto the substrate starting in the middle of the sheet and proceeding to the outer edges. This helps avoid membrane wrinkles.
9. Broom the installed membrane starting in the middle of the membrane and proceed towards the outer edges.
10. After brooming is complete, fold back the remaining half of membrane and repeat the steps outlined above.
11. After the panel is boomed, roll the installed RubberGard EPDM SA membrane completely with a weighted roller weighing at least 5 lb per lineal inch to ensure full contact with the substrate.
12. Repeat installation process for adjacent panels.

1310-1312 BROADWAY
PRODUCTS / MATERIALS
(REAR FACADE)

- INTERLOCKING METAL SHINGLE @ REAR FACADE BY "FINE METAL"
- ALL IMAGES THIS PAGE VIA FINE METAL ROOF TECH BROCHURE.
- COATED SOLID COLOR MATTE FINISH PER COLOR CHART BELOW



A diamond shape shingle consists of two acute and two obtuse angles. By far, our most popular is our standard diamond-shape with 72 degree angles. It looks great on almost any building and is generally our recommendation, but we can certainly create any angle you wish at no additional charge. We of course also offer standard "square" shingles with equal sides and 90 degree angles.

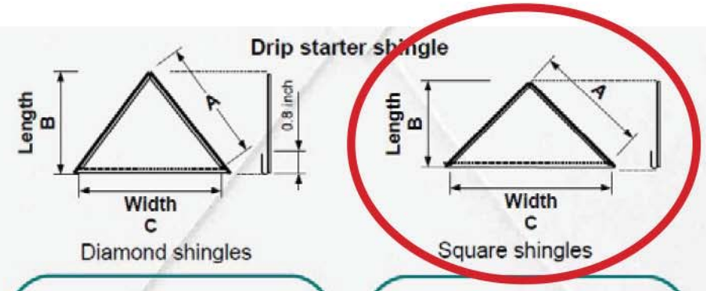
FINE METAL ROOF TECH

Colors for Steel Interlocking Shingles

Sandstone SR.54/TE.87	Bone White SR.67/TE.87	Regal White SR.70/TE.87	Terra Cotta SR.40/TE.87	Colonial Red SR.26/TE.87
Brilliance Red*SR.38/	Burgundy SR.28/TE.87	Pacific Blue SR.26/TE.87	Deep Blue Sea SR.26/TE.87	Slate Blue SR.35/TE.87
Aged Copper SR.41/TE.87	Patina Green SR.32/TE.87	Everglade Moss SR.29/TE.87	Hemlock SR.34/TE.87	Forest Green SR.28/TE.87
Teal Blue SR.28/TE.87	Hartford Green SR.25/TE.87	Charcoal Gray SR.25/TE.87	Slate Gray SR.41/TE.87	Dove Gray SR.38/TE.87
Island Blue SR.35/TE.87	Surrey Beige SR.47/TE.87	Sierra Tan SR.37/TE.87	Buckskin SR.25/TE.87	Med. Bronze SR.32/TE.87
Dark Bronze SR.26/TE.87	Mansard Brown SR.27/TE.87	Matte Black SR.26/TE.87		

801-462-5264
www.FineMetalrooffTech.com

Drip starter shingle



Diamond shingles | Square shingles

Measurements

Size	A	B	C
8	6.74"	5.45"	7.92"
10	8.74"	7.07"	10.27"
12	10.74"	8.69"	12.62"
14	12.74"	10.31"	14.97"
16	14.74"	12.00"	18.25"
18	16.74"	13.54"	19.68"
20	18.74"	15.16"	22.03"

Measurements

Size	A	B	C
8	6.74"	4.77"	9.53"
10	8.74"	6.18"	12.35"
12	10.74"	7.59"	15.19"
14	12.74"	9.01"	18.01"
18	16.74"	11.84"	23.67"

- Roof cover per shingle
- Shingle needed per linear feet

Size	Cover per shingle (Sq.Ft.)	Need per 10 linear feet (pieces)
8	0.14	15
10	0.24	12
12	0.37	10
14	0.53	8
16	0.83	7
18	0.95	6
20	1.20	5

- Roof cover per shingle
- Shingle needed per linear feet

Size	Cover per shingle (Sq.Ft.)	Need per 10 linear feet (pieces)
8	0.13	13
10	0.23	10
12	0.35	8
14	0.50	7
18	0.90	5

FINE METAL ROOF TECH

Roof and accents with zinc shingles

ITEM 5 July 24, 2017

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

APPLICATION #:	ZH20170110/COA2017045
APPLICANT:	Over-the-Rhine Community Housing
OWNER:	Over-the-Rhine Community Housing
ADDRESS:	**2000 Dunlap Street**
PARCEL:	096-0005-0116
ZONING:	UM
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	July 13, 2017
HEARING DATE:	July 12th- Pre-hearing
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness to build a parking lot. The parking lot is a conditional use in a UM district.

Details of Zoning Relief Required:
- §1410-05: Parking Facilities are a Conditional Use in the UM District. A Conditional Use must be approved by the Historic Conservation Board.

Existing Conditions:
2000 Dunlap Street is a vacant lot that has trees on the perimeter along Dunlap Street and Colby Alley. It curently has a 40” curb cut and a graveled area.

The buildings at this lot were demolished in 1993. The buildings were brick 4 story in height.

Proposed Conditions:
The proposal is create a 25 spot parking lot with pull in parking along the perimeter.
- They will be preserving and maintaining the trees along the alley and street.
- They will be reusing the 40’ existing curb cut.
- A 15’ light pole with two lights will be installed in the northeast corner of the site.
- A 6 foot decorative black aluminum fence will be installed along the property lines along Dunlap Street, Henry Street and Colby Alley.

Figure 1: Street view of 2000 Dunlap Street. Image provided by applicant

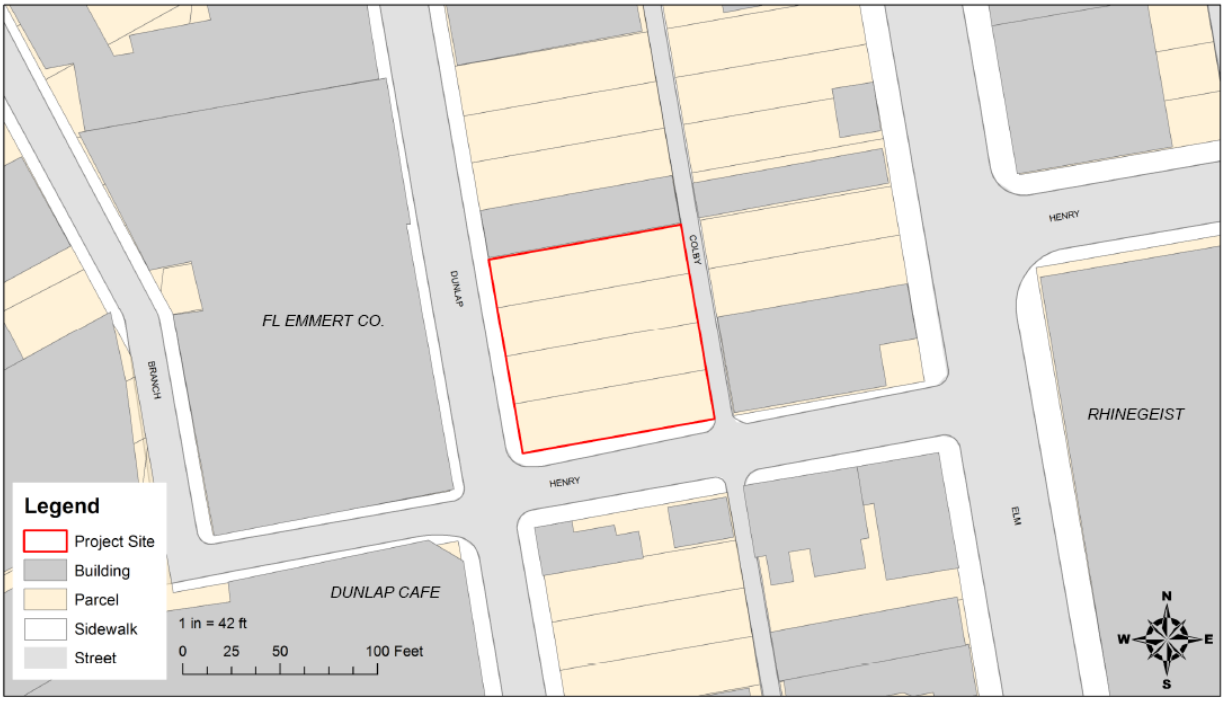


Figure 2: Map of 2000 Dunlap Street. Map provided by applicant.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1410	Urban Mix
Variance Requests:	Section 1410	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is requesting to build a parking lot which requires a Conditional Use permit in the UM zoning district. The applicant meets the requirements for the number of trees per Section 1425-29, which requires 1 tree per every 10 spaces. The applicants are providing 10 trees by maintaining the trees that are at the site. The applicants are only required to provide 2 trees for the number of spots they are providing.

The applicant is providing 3 foot landscaping along north and south edge of the property and 10 feet along the east and west edge of the property and large grassed areas at the northwest and northeast corners of the property. They are only required to have a 3 foot perimeter.

Staff is supportive of this design as the applicants have provided more landscaping and green area keeping about a quarter of the property landscaped while providing parking to an area that has increased development and therefore increased parking demand.

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

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

   The underlying zoning is UM. A parking lot needs a conditional use in the UM zone. The property is a vacant parcel and would not require the demolition of any existing buildings. There are also a couple of surface lots within the vicinity of this lot.

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

   The proposed work substantially conforms to the guidelines for the district. (Refer to Certificate of Appropriateness review below)

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

This project conforms to Plan Cincinnati in providing parking at the perimeter of a commercial district as the focus of commercial activity in this area is either industrial type uses or is focused onto Elm and McMicken streets.

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

Traffic will not be impacted by demolition or construction of the parking lot. The lot has adequate planned circulation and will provide needed parking to the area with the increased development of Rhinegeist as well as potential parking for existing residents and other businesses such as FL. Emmert.

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

The landscape buffering with existing trees, a 10 foot landscape buffer along the streets and 3 foot along the other sides is appropriate and goes above the required buffering.

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

The landscape buffering with existing trees, a 10 foot landscape buffer along the streets and 3 foot along the other sides is appropriate and goes above the required buffering

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

This is not applicable.

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

While parking lots are not a highly desirable visual use in urban neighborhoods, they are a necessity to be able to provide the parking for uses and residences. As Rhinegiest continues to expand and other existing business continue to operate and new business open in the vicinity, parking is needed. As this lot is not currently being used except for a small gravel area for illegal parking, creating a landscaped and maintained parking facility will add another option for residents and business patrons and workers.

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

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

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic

conditions; or the development, usefulness or value of neighboring land and buildings.

There are no anticipated adverse effects.

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

Not applicable

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

The proposed construction will provide more parking to an area that is in need of parking, which will provide the opportunity for more visitor capacity to the businesses as well as better options for parking for residents and employees. It also takes a lot that is not currently creating an income stream and support the efforts of the property owner.

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

The proposed project will create temporary jobs during construction and will create jobs for the parking lot maintenance and management company.

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

Property taxes will likely increase from the improvements on the property.

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

The owner has an economic benefit to the proposed establishment as paid parking will provide an income to the property owner.

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

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

Standards for Variances per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The proposed parking lot will create some improvements with a paved parking area and fencing that is designed to be appropriate to the neighborhood and in keeping with the design guidelines.

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

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

Certificate of Appropriateness Review

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

B. Specific Guidelines

1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

> *The parking lot is screened from the public streets with both 10 foot and 3 foot planting area and trees with 6 foot tall black metal decorative fence. There are trees spaces and appropriate distances to create a screen and buffer while still providing views in the parking lot for safety.*

Other Considerations:

Prehearing Results: July 12, 2017. The applicant various neighbors were present. The following issues were brought up and staff responses to those issues follows.

1. The site is a brownfield site - There is no confirmation that this site is a brownfield site. The City does not regulate brownfields as this is done through the State and Federal EPA. While in urban environments there is always the potential for contaminants on a property, this would be an issue that the property owners would need to approach with the EPA. In staff's experience in managing a brownfields program, a parking lot is often an easy solution for capping contaminants.
2. Running a parking lot is not part of the mission of the organization that owns the property or parking lots should be run/managed by a business association - This is not an issue that the zoning code addresses. A property owner, regardless of their business or organizational mission, can use their property as permitted by the zoning code and it is in the legal right of the property owner to seek this conditional use if constructed appropriately.
3. The parking lot is not going to be for use of the existing residents or will only be leased to certain companies - The applicants have stated they have no contract with any business or owner for leasing or use of spots in the lot. They have had interest shown but have not entered any agreements. The zoning code does not dictate who the owners of the lot have to lease to or let use the lot. The applicants will have to license the use of the parking lot with the city per Municipal Code Chapter 413.
4. The property will create too much drainage - The applicants will be required to get a building permit and meet storm water drainage standards. They have not produced construction documents yet but have had an engineer look at the preliminary site plan and they believe they will meet the requirements.

Comments Provided to Staff: 5 letters of support have been submitted for the parking lot.

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

I. **ZONING RELIEF**

A. **APPROVE** - §1410-05 - **Conditional Use -** per plans submitted by Over-the-Rhine Community Housing submitted 6/22/2017 to allow a landscaped surface parking lot with the following condition.
   a. The owners will obtain licenses the use of the parking lot with the city per Municipal Code Chapter 413.

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. The applicants have provided more than the required landscaping and buffering for the parking lot.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for the construction of a parking lot per plans submitted by plans submitted by Over-the-Rhine Community Housing submitted 6/22/2017.
   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.

F.L.
EMMERT
Company Quality Nutrition Since 1881

2007 Dunlap Street, Cincinnati, Ohio 45214
ph: 1-513-721-5808/1-800-441-3343 fx: 1-513-721-6087
www.emmert.com/info@emmert.com

May 22, 2017

Historic Conservation Board
II Centennial Plaza, 5th Floor
805 Central Ave
Cincinnati, OH 45202

To Whom It May Concern:

This letter is to express The F.L. Emmert Company support of Over-the-Rhine Community Housing's application to the Historic Conservation Board. It is our understanding that the project will bring a vacant lot at 2000 Dunlap Street back in use to better serve our community. The proposed parking lot will provide additional parking for employees and patrons of neighborhood businesses like ours. The additional parking will help meet the increased needs of the community while enhancing a vacant lot.

Since its inception in the late 1800s, the F.L. Emmert Company has been a staple in the Cincinnati area. For over 136 years, our business has served the surrounding businesses and community, becoming an important part of the local economy and serving as a living link to Cincinnati's brewing heritage.

We are pleased to support Over-the-Rhine Community Housing and their efforts to meet the needs of our community. We urge the Historic Conservation Board to look upon this application favorably and grant approval to this project.

Sincerely,

Ken Rod
General Manager
The F.L. Emmert Company

21 June 2017

Historic Conservation Board
II Centennial Plaza, 5th Floor
805 Central Ave
Cincinnati, OH 45202

RE: parking lot at 2000 Dunlap Street

To Whom It May Concern:

The Brewery District Community Urban Redevelopment Corporation (BDCURC) supports Over-the-Rhine Community Housing's (OTRCH) application to the Historic Conservation Board for the conversion of a vacant lot at 2000 Dunlap Street to a paved parking lot.

The BDCURC is a non-profit organization committed to making Cincinnati's Brewery District a healthy, balanced and supportive neighborhood economy by preserving, restoring and redeveloping our unique brewing history and historic urban fabric. The property is located within the Brewery District, actually on the former site of the pre-Prohibition Christian Moerlein Brewery stables.

We encourage development that is sensitive to our unique historic fabric while maintaining stewardship of our city-approved master plan initiatives. One of our city-approved 2013 master plan initiatives is *Parking & Placemaking*. This initiative assists in meeting the current and future parking demands of repopulating the Brewery District with residents and businesses. While the long-term goal should be dense mixed use development on vacant property, currently the need for parking justifies converting this unused vacant property into an asset for the new wave of visitors and workers in the neighborhood. The layout and landscaping plan that OTRCH has developed as provided to us on 06/21/17 and attached for reference, will be an asset to the neighborhood.

We are pleased to support Over-the-Rhine Community Housing and their efforts to meet the needs of our community. We urge the Historic Conservation Board to look upon this application favorably and grant approval to this project.

On behalf of the Board of Trustees,

Sincerely,

Steven T. Hampton
Executive Director
Brewery District CURC

June 26, 2017

Historic Conservation Board
II Centennial Plaza, 5th Floor
805 Central Ave
Cincinnati, OH 45202

To Whom It May Concern:

The Over-the-Rhine Foundation supports Over-the-Rhine Community Housing's application to the Historic Conservation Board. It is our understanding that the proposed project will bring a vacant lot at 2000 Dunlap Street back in use to better serve our community as a surface parking lot. The proposed parking lot will provide 25 additional parking spaces for employees and patrons of neighborhood businesses. The additional parking will help meet the increased needs of the growing community while enhancing a currently vacant lot. Over-the-Rhine Community Housing will meet all requirements for parking lot landscaping, preserve all trees on the lot, and install decorative fencing to protect and contribute to the overall aesthetic value of the area.

Founded in 1992, the Over-the-Rhine Foundation is a non-profit organization that helps preserve and revitalize the Over-the-Rhine community, Cincinnati's most historic, diverse, and architecturally rich community. Our organization works to preserve, protect, and celebrate Over-the-Rhine by encouraging community growth, sound planning, and responsible, sustainable development.

We are pleased to support Over-the-Rhine Community Housing and their efforts to meet the needs of our community. We urge the Historic Conservation Board to look upon this application favorably and grant approval to this project.

Respectfully yours,

W. Kevin Pape
President
OTR Foundation

Dunlap Cafe, LLC.

1926 Dunlap Street

Cincinnati, OH 45202

July 17, 2017

VIA E-MAIL
Ryan Dyson
Over-the-Rhine Community Housing
114 W. 14th Street
Cincinnati, OH 45202
rdyson@otrch.org

Dear Mr. Dyson,

Thank you very much for meeting with me.

I would like to confirm with you that I am in support of Over-the-Rhine Community Housing's plans involving the currently vacant lot on Dunlap Street for turning into a parking lot. I look forward to cooperating with you in working toward the bettering of Over-the-Rhine in the future.

Sincerely,

Bryan Vielhauer, Owner
Dunlap Cafe, LLC.

cc: Beth Johnson, Urban Conservator (via e-mail: beth.johnson@cincinnati-oh.gov)

Two G's and a J, LLC.

1926 Dunlap Street

Cincinnati, OH 45202

July 17, 2017

VIA E-MAIL
Ryan Dyson
Over-the-Rhine Community Housing
114 W. 14th Street
Cincinnati, OH 45202
rdyson@otrch.org

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Sincerely,

Bryan Vielhauer, Owner
Two G's and a J, LLC.

cc: Beth Johnson, Urban Conservator (via e-mail: beth.johnson@cincinnati-oh.gov)

Dunlap Cafe, LLC.

1926 Dunlap Street

Cincinnati, OH 45202

July 17, 2017

VIA E-MAIL
Ryan Dyson
Over-the-Rhine Community Housing
114 W. 14th Street
Cincinnati, OH 45202
rdyson@otrch.org

Dear Mr. Dyson,

Thank you very much for meeting with my partner.

I would like to confirm with you that I am in support of Over-the-Rhine Community Housing's plans involving the currently vacant lot on Dunlap Street for turning into a parking lot. I look forward to cooperating with you in working toward the bettering of Over-the-Rhine in the future.

Sincerely,

Timothy Pennington, Managing Owner
Dunlap Cafe, LLC.

cc: Beth Johnson, Urban Conservator (via e-mail: beth.johnson@cincinnati-oh.gov)

Two G's and a J, LLC.

1926 Dunlap Street

Cincinnati, OH 45202

July 17, 2017

VIA E-MAIL
Ryan Dyson
Over-the-Rhine Community Housing
114 W. 14th Street
Cincinnati, OH 45202
rdyson@otrch.org

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Sincerely,

Timothy Pennington, Managing Owner
Two G's and a J, LLC.

cc: Beth Johnson, Urban Conservator (via e-mail: beth.johnson@cincinnati-oh.gov)

June 23, 2017

Historic Conservation Board
II Centennial Plaza, 5th Floor
805 Central Ave
Cincinnati, OH 45202

SUBJECT: Conditional Use
2000 Dunlap Street
Over-the-Rhine Historic District

To whom it may concern:

Over-the-Rhine Community Housing is requesting a Conditional Use approval for a surface parking lot at 2000 Dunlap Street for zoning relief from CMC 1410-05, which discusses Urban Mix district land use regulations. Per CMC 1445-21, the conditional use being proposed must be "specifically listed in the applicable zoning district use regulation". The Urban Mix regulation (CMC 1410-05) specifically lists parking facilities as a conditional use, satisfying the requirement of CMC 1445-21.

The project will meet all landscaping requirements for parking lots indicated in CMC 1425-29, which describes parking lot landscaping regulations. These regulations are described below:

- *Perimeter landscape:* Per regulations, a perimeter landscape of "at least three-feet in width" must be provided. The proposed project will feature a ten-foot wide landscape on the east and west sides and a minimum three-foot wide landscape on the north and south sides.
- *Ground Cover:* Per the regulations, appropriate ground cover must be installed, with grass being the "default" ground cover. To satisfy this regulation, we will preserve the existing grass ground cover along the perimeter landscape.
- *Lighting and walkways:* The regulations permit lighting in all perimeter areas. We will install lighting along the northwest perimeter area.
- *Maintenance:* The regulations require all plantings to be "maintained in good growing condition". We will continue to maintain this lot to ensure that all landscaping remains in good growing condition and free of trash and debris.
- *Trees:* Per the recommendations of the urban conservator, one tree must be planted for every ten parking spaces. We will preserve all ten existing mature trees lining the perimeter of the lot, providing one tree for every 2.5 parking spaces. This will further preserve greenspace and contribute to the overall aesthetic beauty of the neighborhood.
- *Fencing:* Per the recommendations of the urban conservator, decorative fencing will be added to the lot to improve safety and aesthetics.

Per CMC 1445-05, the purpose of Conditional Use is to address any "adverse impacts and minimize them whenever possible" by reviewing location, design, configuration, and special impact of the project. This proposed project is at an ideal location to serve nearby businesses, within two blocks of several growing, locally-owned businesses (Rhinegeist Brewery and FL Emmert Co.) in the expanding Brewery District area. The project will significantly improve available parking for employees and patrons of these businesses, which is currently lacking in the area. The design and configuration of the proposed parking facility will utilize an existing curb cut to reduce adverse impact to local traffic and streetscape. Lighting will be installed no higher than 15' to minimize light pollution, while providing safety for parkers. The project's special impact will supplement available parking in the area, which will help local businesses grow and provide additional revenue for the owner and parking lot manager.

The proposed work will also serve the public interest per CMC 1445-13, which describes the general standards of public interest. The project will meet the following standards listed below:

- *Zoning:* Per the recommendations, this proposed work is "in harmony with the purposes and intent of the Cincinnati Zoning Code". The project will "foster convenient, harmonious and workable relationships among land uses" by complement the surrounding land uses (light industrial and multifamily residential) with convenient parking facilities.
- *Traffic:* The proposed work will utilize an existing curb cut to reduce the risk of overloading traffic on nearby streets. By increasing parking in the area, congestion and traffic in nearby streets will likely be reduced because fewer cars will be searching for parking.
- *Landscaping:* This project will meet the specific landscaping regulations for parking facilities described above in the second paragraph.
- *Blight:* This project will contribute to "the elimination and avoidance of blight" described in the regulations by activating a long-underutilized vacant lot and adding additional landscaping, lighting, and fencing.
- *Economic Benefits:* Per the recommendations, this project will "promote the Cincinnati economy" by supplementing additional parking to growing businesses like Rhinegeist Brewery and FL Emmert Co.
- *Private Interest:* The project will provide private economic benefits by increasing revenue for the independent parking lot manager. The project will also provide the non-profit owner, Over-the-Rhine Community Housing with additional income to fund our mission of developing and managing resident-centered affordable housing to build inclusive community and benefit low-income residents.

Please review the supporting attachments, which provide drawings and photos of the project and site area. Thank you for your time and consideration.

Sincerely,

Ryan Dyson
Asset Manager
Over-the-Rhine Community Housing

Application for Certificate of Appropriateness

2000 Dunlap Street

Over-the-Rhine Community Housing

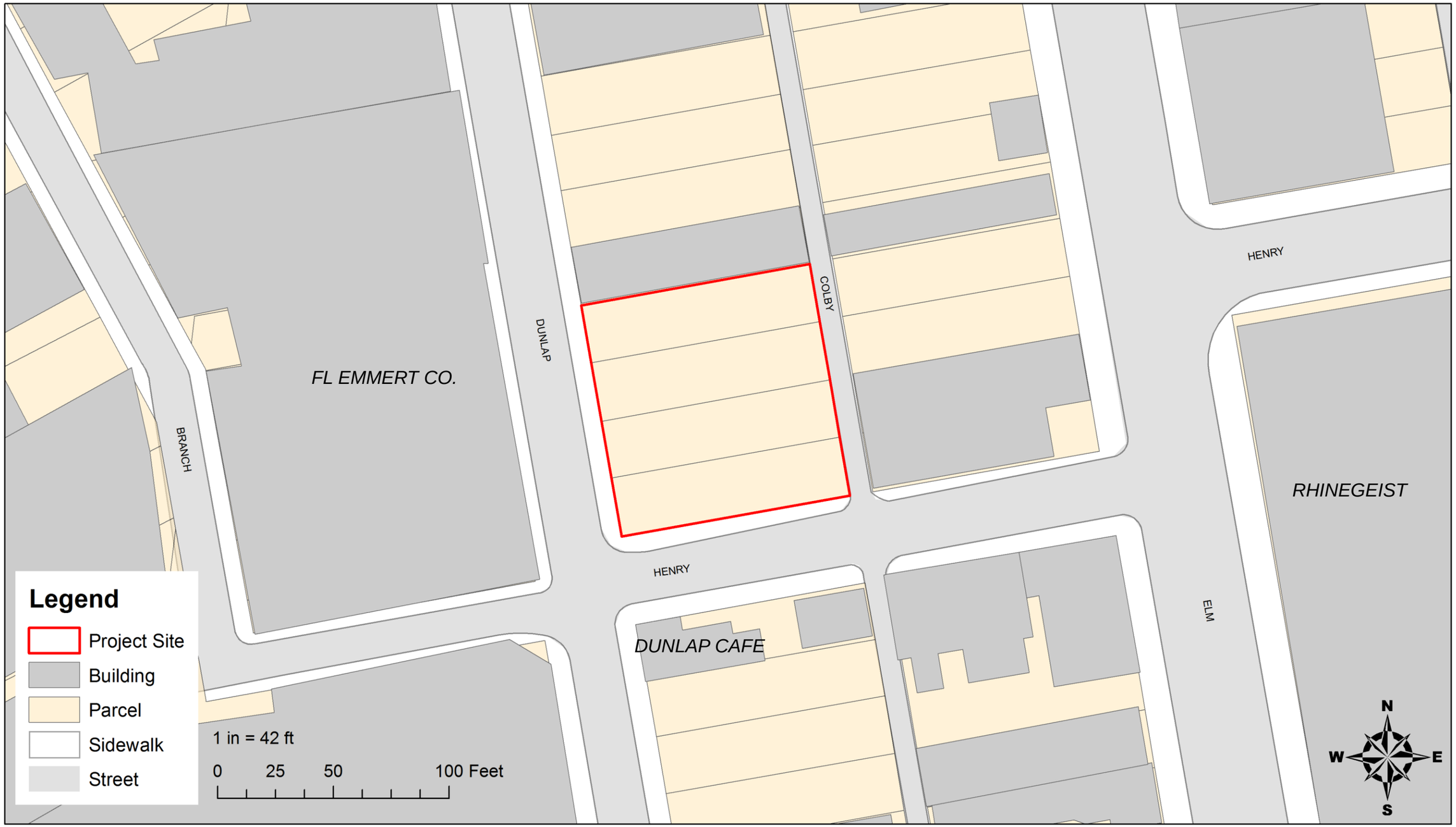
Index of Drawings

1. Context Map
2. Site Plan
3. Fencing Plan
4. Site Photos
5. Streetscape Photos
6. Proposed Fencing Style

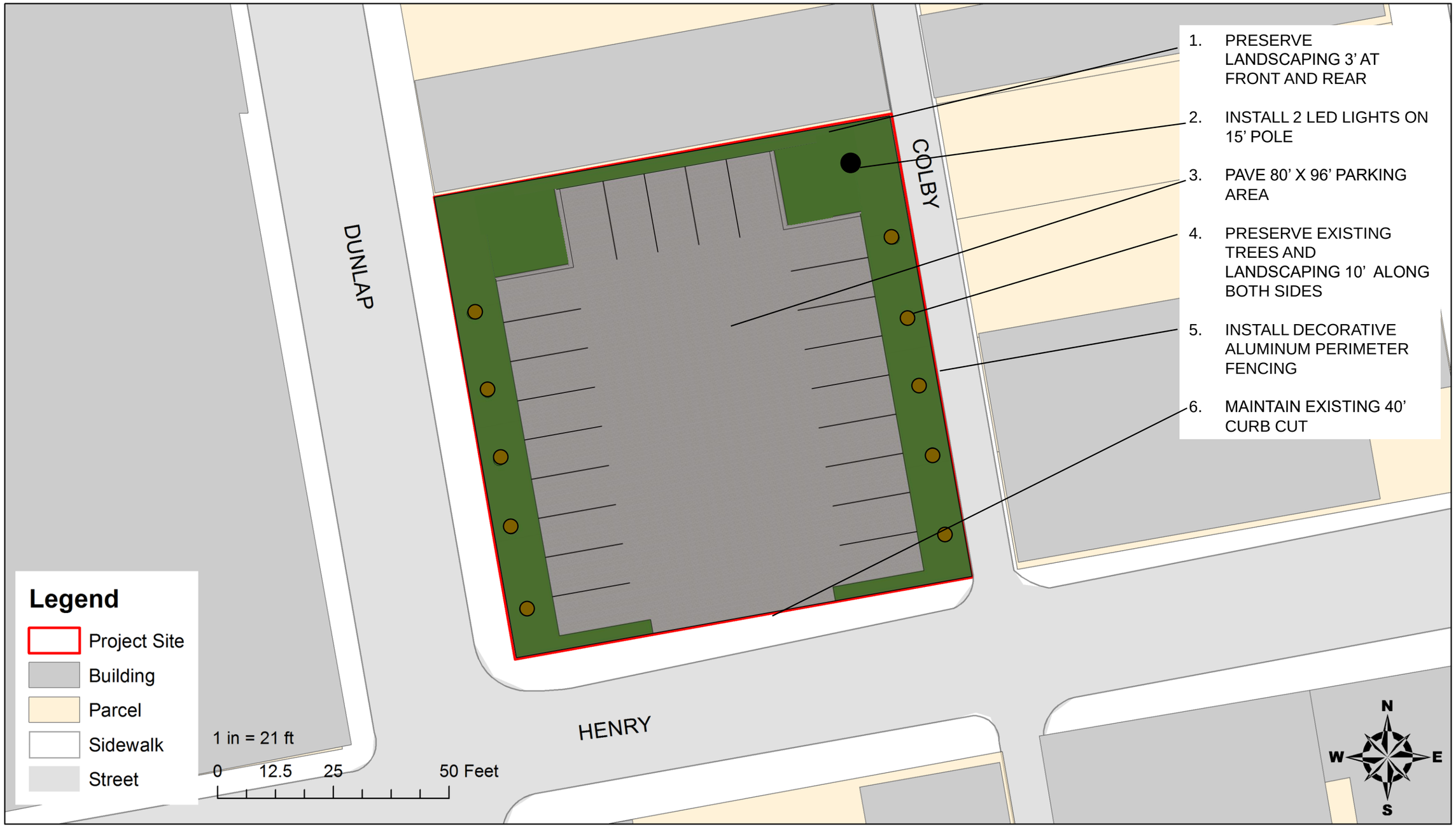
2000 DUNLAP STREET

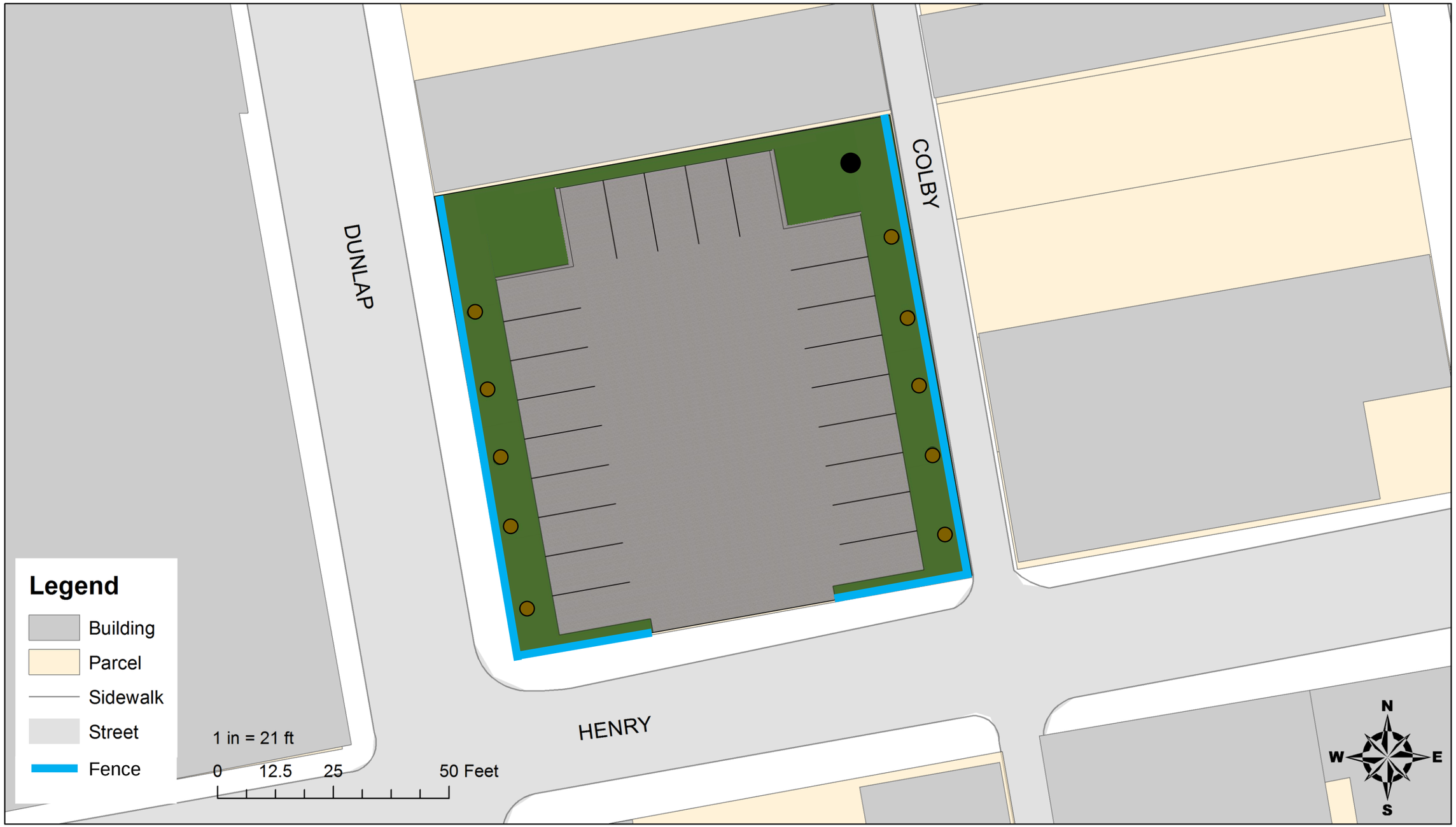
1. CONTEXT MAP

OVER-THE-RHINE COMMUNITY HOUSING



2. SITE PLAN


1. PRESERVE LANDSCAPING 3' AT FRONT AND REAR
2. INSTALL 2 LED LIGHTS ON 15' POLE
3. PAVE 80' X 96' PARKING AREA
4. PRESERVE EXISTING TREES AND LANDSCAPING 10' ALONG BOTH SIDES
5. INSTALL DECORATIVE ALUMINUM PERIMETER FENCING
6. MAINTAIN EXISTING 40' CURB CUT
DUNLAP
COLBY
HENRY
Legend
Project Site
Building
Parcel
Sidewalk
Street
1 in = 21 ft
0
12.5
25
50 Feet
N
W
E
S


DUNLAP
COLBY
HENRY
Legend
Building
Parcel
Sidewalk
Street
Fence
1 in = 21 ft
0
12.5
25
50 Feet
N
W
E
S

2000 Dunlap Street

4. Site Photos

Facing North

Facing East

Facing South

Facing West

Facing Northwest

2000 Dunlap Street

5. Streetscape Photos

Dunlap Street: Facing North

Dunlap Street: Facing South

Henry Street: Facing East

Henry Street: Facing West

Colby Alley: Facing North

Colby Alley: Facing South

6. Proposed Fence Style Photos

city of CINCINNATI LAW

ZONING HEARING EXAMINER
Application for Zoning Relief

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

Section 1. SUBJECT PROPERTY
ADDRESS 2000 DUNLAP STREET COMMUNITY OVER-THE-RHINE
PARCEL ID(S) 096-0005-0116-00
BASE ZONING CLASSIFICATION URBAN MIX ZONING OVERLAY (if applicable) HISTORIC DISTRICT
☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME OVER-THE-RHINE COMMUNITY HOUSING CONTACT PERSON (if legal entity) RYAN DYSON
ADDRESS 114 W 14TH ST CITY CINCINNATI STATE OH ZIP 45202
EMAIL RDYSON@OTRCH.ORG RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-381-1171

Section 3. OWNER
NAME OVER-THE-RHINE COMMUNITY HOUSING CONTACT PERSON (if legal entity) RYAN DYSON
ADDRESS 114 W 14TH ST CITY CINCINNATI STATE OH ZIP 45202
EMAIL RDYSON@OTRCH.ORG RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-381-1171

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)*
WE ARE REQUESTING CONDITIONAL USE APPROVAL FOR A SURFACE PARKING LOT AT 2000 DUNLAP ST. LOT IS CURRENTLY VACANT. WE WILL CONSTRUCT A PAVED LOT WITH PERIMETER LANDSCAPING AND TREES PER LIMITATIONS DESCRIBED IN CMC 1425-29. PROJECT WILL PROVIDE PARKING FOR EMPLOYEES AND PATRONS OF EXPANDING LOCAL BUSINESSES IN NEARBY AREA.

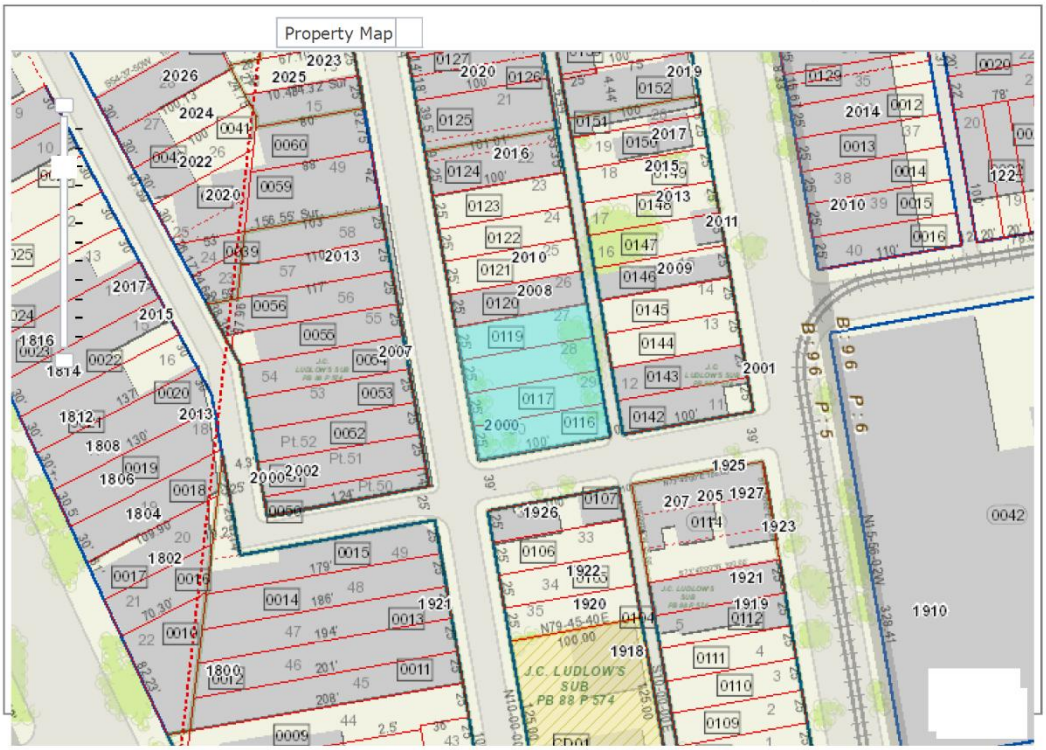
Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.
You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, 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 RYAN DYSON Signature Ryan Dyson Date 6 / 22 / 17

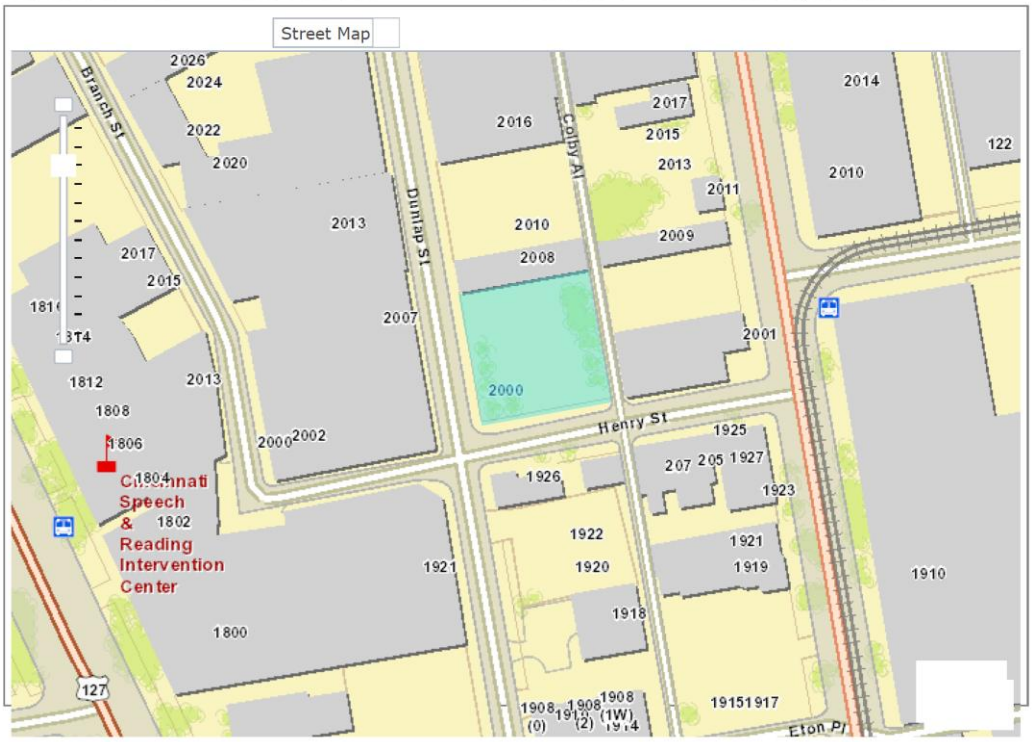
Property Map

Parcel ID	Address	Index Order	Tax Year
096-0005-0116-00	2000 DUNLAP ST	Parcel Number	2016 Payable 2017



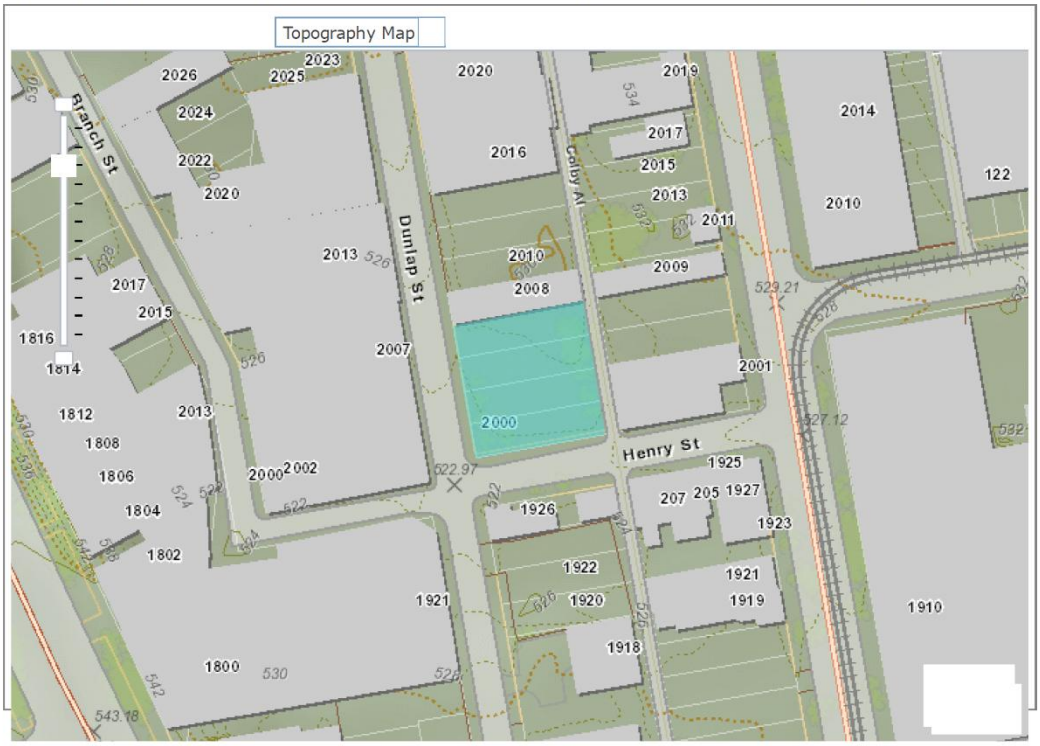
Street Map

Parcel ID	Address	Index Order	Tax Year
096-0005-0116-00	2000 DUNLAP ST	Parcel Number	2016 Payable 2017



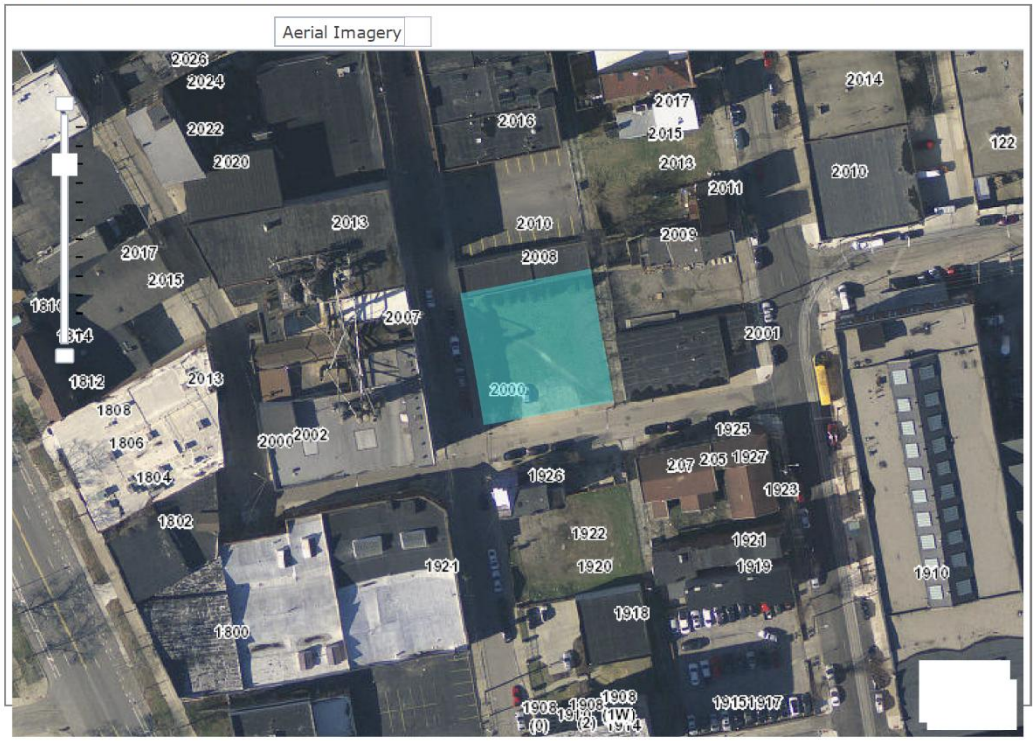
Topography Map

Parcel ID	Address	Index Order	Tax Year
096-0005-0116-00	2000 DUNLAP ST	Parcel Number	2016 Payable 2017



Aerial Imagery Map

Parcel ID	Address	Index Order	Tax Year
096-0005-0116-00	2000 DUNLAP ST	Parcel Number	2016 Payable 2017



Application for Certificate of Appropriateness

2000 Dunlap Street

Over-the-Rhine Community Housing

List of Witnesses

1. Ryan Dyson, Over-the-Rhine Community Housing
2. Dan Dell, Parking Lot Management of Cincinnati

ITEM 6 July 24, 2017

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

APPLICATION #:	ZH20170102/COA2017015
APPLICANT:	GBBN Architects Inc.
OWNER:	Nieman Investors Ltd
ADDRESS:	**100 W Court Street**
PARCELS:	079-0001-0116-00
ZONING:	DD subdistrict C
OVERLAYS:	Court Street Historic District
COMMUNITY:	Downtown
REPORT DATE:	July 13, 2017
HEARING DATE:	Prehearing July 12, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **1411-13:** Maximum Building Height. This location has a maximum building height of 750 ft. Above Sea Level (ASL). The top part of the building is between 753 at the parapet and 758 at the top of the elevator penthouse. As we do not consider elevator penthouse as part of the height as it is non-habitable space, a 3 foot height variance is required.
2. **1411-17:** Commercial Continuity: In this location the Main Street side and the Court Street side must have at least 60 percent of first-floor building frontage be devoted to commercial uses. The Main Street side has 0% commercial frontage as it is an entrance to the parking garage and a variance of 60% must be requested.

Nature of Request:

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for the construction of a new mixed use 19 story building to consist of a grocery store on the first two floors, a 555 space parking garage on floors 3-10 and 139 unit apartment complex on floors 11-18 and utilities on floor 19.

Existing Conditions:

100 E Court Street is currently a parking lot bounded by Court Street on the south, Walnut of the west, Central Parkway on the north and the Hamilton County Administration building on the West. The southern half of the site is within the Court Street historic district and the north part of the building is within just the DD zoning district.

Figure 1: Street view 100 E Court Street. Image provided by Applicant.

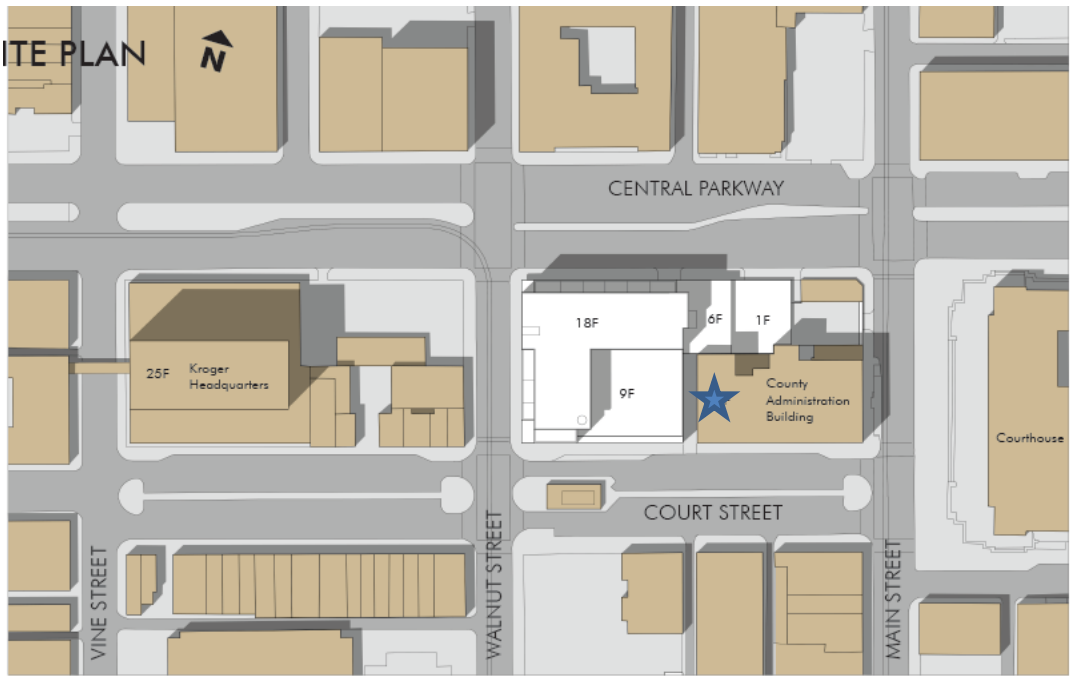


Figure 2: Site Plan/Context Map. Map provided by Applicant.

Proposed Conditions:

The proposal at 100 E Court Street - Construct a new 19 story mixed use building.

1. The new building will be sided in
   a. Stone masonry veneer and metal panels on the bottom two floors
   b. Pre-cast Concrete on floors 3-10
   c. Portion of the garage has no facing, only cable railings
   d. Metal Panels and glass on portions of floors 3-10 and on the majority on floors 11-19.
2. There will be a two-story storefront design along the first floor on all street fronts except for Main Street where there will be just access to loading and the parking garage provided behind a screen wall to create a facade. A portion along Central Parkway will be garage doors that will lead to loading docks for the grocery store.
3. The building has a range of heights to break up the building into different sections and to break up the mass.
   a. The Court Street side has: 1) a 100 foot portion next to the 135 foot tall Hamilton County Building setback less than 10 ft. for a proposed landscape area intended to shield the open-sided garage, 2) a mid-section that is the full 203 feet tall and 3) the corner tower at Court and Walnut is 60 feet tall.
   b. The Central Parkway side is the full height of the building, except for the loading dock area and screened 3 story parking ramp.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1411	Downtown Development
Variance Requests:	Section 1411	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

Staff is supportive of the zoning relief request for height. A 3 foot variance on a building that is 203 foot tall is not a significant request and is in keeping with the neighboring Kroger Headquarters that is 25 floors tall. The vast majority of the façade along Court Street is significantly less than 203 ft. and in keeping with the Historic District Guidelines on height requirements. Only the narrow width of the tall tower at its full height projects along the façade of Court Street.

Staff is also supportive on the zoning relief to the commercial continuity along Main Street. The site was both the most logical and most difficult in downtown to establish a mixed-use building accommodating a full-service grocery store. Loading dock and

parking garage access opportunity locations were limited, both by the nature of the streets and the importance of not locating such features on Court Street. The applicants have designed the access to the parking deck and the loading area to be consistent with materials to the remainder of the building and creating complete facades along all street frontages. However, in the end, the dock and garage accesses were critical and the final locations and designs probably the best overall solution for the site.

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

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

   The underlying zoning is DD. The proposed use of the subject property conforms to allowed uses. The project is self-parking and creates more parking than is required for the use. Loading docks are screened as required.

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

   The proposed work does substantially conform to the guidelines for the Court Street Conservation District. (Refer to Certificate of Appropriateness review below)

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

   This project conforms to Plan Cincinnati through creating a mixed-use development that supports a walkable community. Adding residential uses along with an urban grocery store in the downtown and Central Business district has been a desire for the community. A full-service grocery is probably the most important goal integral in continuing the momentum of growth and development of the Downtown and OTR communities.

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

   Traffic will be impacted by the construction of this project. Currently as the site is a parking lot, the demand for cars will increase with the increased residents as well as the customers for the grocery store. The deliveries from trucks will impact both Central Parkway and Main Street. While these are not related to the zoning relief request for an increase of 3 feet or for the Commercial Continuity along Main Street, it is an important feature and issue to resolve.

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

   This is not applicable.

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

This is not applicable.

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

This is not applicable

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

The proposed use as a mixed use development with residential on the upper stories and commercial on the first floor is compatible with the neighborhood. Staff also feels that the building design is compatible (see Certificate of Appropriateness review)

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

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

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

The adverse effects to an increase in traffic will be offset by providing much needed public parking onsite and providing more parking options in the downtown area, particularly expanding the acute needs for parking for the courts and the county administration complex.

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

The current properties are parking lots, a highly discouraged use within the DD District. While not blighted, a building at this location will fill in a significant void to the streetscape on both Central Parkway and Court Street and eliminate three legal nonconforming billboards constructed on the property.

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

The proposed work will increase the property value of the subject parcels and significantly benefit all residential uses in the vicinity. The lack of a downtown supermarket has been the biggest sticking point in accelerating the housing market within the basin area.

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

The proposed project will create temporary jobs during construction and will provide permanent jobs for the grocery store, parking garage and management of the apartment complex.

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

Property taxes will increase due to the improved value of the significantly larger structure on the property.

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

The owner has an economic benefit to the proposed project in creating income from both the commercial ventures of the grocery store and parking lot as well as from the apartment complex.

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

It has been the desire to have an urban grocery store in downtown. This has been a stated need in Plan Cincinnati and in other planning studies. Having a full service grocery store in downtown will provide access to fresh vegetables and fruits on a major public transit lines, immediate access to the streetcar and within walking distance of residents in the Central Business District and Over-the-Rhine neighborhoods.

Standards for Variances per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture and aesthetic integrity of the Historic District and the project conforms to the guidelines. The proposal fills in a vacant lot and creates a continuous streetscape generally meeting the design requirements of the district.

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

As this is an infill project, a denial of this project would not result in the deprivation of all economically viable use of the property.

<u>Certificate of Appropriateness Review</u>

Staff is supportive of the submission. The applicants have working with staff over the last year on the project and design taking into consideration and incorporating staffs comments and recommendations. Staff feels that the applicants have thoroughly considered the Court Street guidelines and have shown how their project meets these guidelines.

Below is a discussion of each guideline.

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. Infill construction is encouraged on vacant sites in the Court Street District. The strong sense of an architecturally cohesive district is weakened by several gaps along the street. New construction will fill these gaps and improve the physical quality and economic health of the district.

   The property is a vacant parcel that is currently just being used for parking. It will also eliminate 5 nonconforming billboard sign faces upon the property, bringing the area more into compliance.

2. Provision of parking within new structures on infill sites is strongly encouraged, but primary effort should be made to provide for automobile entry and egress at locations other than the Court Street side of the new structure wherever possible (e.g., the new Post building at 125 E. Court). Where this is not possible, frontage devoted to entry and egress should be minimized. Retail frontage is encouraged to reinforce the pedestrian-oriented "storefront" appearance.

   The project is entirely self-parking and creates more parking that required. This will help provide parking to surrounding uses and residents. The entry to the garage is not on the Court Street side but is on Main Street and Central Parkway on locations outside of the Historic District. This protects the visual integrity of the Court Street district

   The building also has a storefront appearance along Court Street, Walnut Street and a significant portion of its Central Parkway façade. This is very unusual and significant for a large format grocer to incorporate into its design and a significant architectural enhancement that was not anticipated from the uses being integrated into the project.

3. New construction should appear new. The intent of a historic district is not to "freeze" an area in time, but rather to encourage new, complementary buildings which allow for changing needs and tastes. The high quality of the older structures in the district demands excellence in design for new buildings there. New construction should not attempt to replicate the old or to introduce a false "historic" appearance.

   The building is not a replication of historic architecture. The applicants show in their presentation how the design of the building has taken its cues from surrounding architecture but through the use of new materials, style of windows and movement in the building creates a modern and contemporary design.

4. Historic Conservation Board review of new construction will focus on design compatibility with older structures. Proposals for new buildings will be reviewed within the context provided in the Streetscape Analysis attached as part of these guidelines.

   The appropriateness of design solutions will be based on the programmatic needs of the applicant with 1) how well the proposed design relates to neighboring buildings and 2) how closely the proposal meets the intent of the guidelines.
   Applicants should pay particular attention to the following features:
   a. Composition
   b. Openings
   c. Rhythm
   d. Height

Specific guidelines for judging compatibility are listed below. They should not be interpreted as hard-and-fast rules. Guidelines must adapt to specific site considerations, to each owner's individual needs, and to the particular design features of nearby buildings.

B. Specific Guidelines

1. **Composition**: Buildings in the district share common materials and common methods of organizing parts of the facades. These factors help shape the architectural character of the district.
   a. Three Parts in the Facade: The analysis shows that District buildings are generally divided into three parts: the top (similar to the capital on a column), the middle and the base.
      Guideline – New Buildings should respond to the three basic subdivisions found on the existing facades.

      The building incorporates a Top, Middle, and Base. The bottom is defined by the commercial 2-story portion of the building. The middle has three components; 1) the lower floors of garage, with its unique façade differentiated from the apartments on Walnut and Central Pkwy and typically set 0 ft. from the property lines, 2) the Court Street garage face, setback 10 ft. with no façade and only cable railings (A303), 3) the upper floor apartments, setback from the garages and harmonious and complimentary to the Court and Walnut garage faces. The top of the building is defined by the 19th floor which creates a thick band around the top.

   b. The Top or "Cornice": The analysis shows that District buildings are capped by a cornice, parapet or other visual ending where the building meets the sky.
      Guideline – New buildings should have a strong element which defines the top of the building. (See exception for taller buildings under height).

Taller buildings are exempt from a "cornice." While the Court Street garage has no roof plane, the building does create tops on the other shorter portions of the building including on the Court Street side and a Top at the storefront portion through a think horizontal band and a top at the corner tower through a thicker band of the metal coping.

c. The Roof: The analysis shows that District buildings have flat roofs or appear to have flat roofs when viewed from the street.
Guideline – New buildings should appear to have flat roofs when viewed from the street. (See exception for tall buildings in Height).

Taller building are exempt from a this guideline, but the roof is a flat roof and meets this guideline as well.

d. The Middle: The analysis shows that District buildings often have horizontal subdivisions on the facade other than at the cornice and the base. This intermediate banding sometimes occurs at floor levels or at sill and lintel height.
Guideline – New buildings should respond to banding on adjacent buildings through the use of changes in colors, textures, planes or materials.

The design of the building includes horizontal subdivisions across the middle at the storefront line and the top of the parking garage on its Walnut and Central Parkway faces. This is not true of the eastern Court Street façade since the façade is only the cable railings and no roof on the top parking level. These height divisions correspond to the surrounding buildings. The Court St. parking garage mass is at 100 feet and the neighboring Hamilton County Administration building is at 135 feet. The top of the entrance tower at the corner of Walnut and Court is at 60 feet and the building at the NW corner of Court and Walnut is at 60 feet as well. The storefront banding is at the same height as the first floor of the Hamilton County administration building at approximately 34 ft.

e. The Base: The analysis shows that District buildings generally have a well-defined base. The base is often differentiated from upper floors by a change in materials or by a lintel or other type of banding. Sometimes the base treatment extends above the first floor to include the lower two or three stories (especially on larger-scale buildings in the district).
Guideline – New buildings should have a well-defined base.

The two story commercial portion of the building creates a very well defined and strong base through the use of masonry, storefront openings and a strong storefront cornice band that wraps around the Court Street, Walnut Street and a portion of the Central Parkway faces.

f. Materials: The analysis shows that the primary building material in the district is masonry. Brick and stone are common facing materials with trim of tin or stone or terra cotta. Older storefronts are primarily cast iron which frames large expanses of glass.
Guideline – New construction materials should relate to the palette of materials found in the district in their color, texture, scale and composition.

Traditional materials such as masonry stone veneer, glass and precast concrete are all used and the contemporary metal material that is used is in a color to mimic the stone and concrete. No façade material or screening is proposed for the Court Street face of the parking garage while the other voids on the garage facades are open with only wire rail guards.

2. **Openings**: The design, scale, and placement of openings in buildings provide a rhythm to the district. Windows are like the "eyes" of a building. Storefronts are the lifeblood of the district and largely create the image of the street.
   a. Window Design: The analysis shows that windows are 1) contained in individual openings, 2) taller than they are wide, 3) set back from the surface of the wall giving the wall depth, and 4) have some form of definition such as sills, lintels or decorative surrounds.
   Guideline – New buildings should respond to the design characteristics of windows in the district.

   The two story commercial portion of the building creates a very well defined and strong base through the use of masonry, storefront openings and a strong storefront cornice band that wraps around the Court Street, Walnut Street and a portion of the Central Parkway faces. Garage voids are not windows and contain no glass or screens to diffuse the cars parked therein.

   b. Window Placement: The analysis shows that windows are generally placed symmetrically on the facade and stacked vertically above each other.
   Guideline – New buildings should respond to the pattern of window placement in the district.

   The applicants have supplied pictures of buildings in the direct vicinity of the building. There are a variety of windows that have grouped windows with divisions within a larger openings that extend two stories or more. The design incorporates window groupings in a similar pattern. The slight offset of the vertical metal panels creates breaks in the vertical grouping of the windows to create 2-3 story groupings of windows. Each window grouping at each story is contained within strong horizontal division as well. This responds to the minor and major subdivision of windows on the historic buildings.

c. Amount of Window Area: The analysis shows window openings generally occupy no less than 20% of the front facade wall area (exclusive of the first floor and cornice) and no more than 50%.
Guideline – New buildings should follow this range of solid-to-void relationships.

The building has between 20-50% window opening on the residential stories of the building. While the garage does not have window openings, but instead leaves unscreened openings within the façade, it replicates the pattern of void to solid that the residential portions of the façade have. The Court Street garage façade provides no solid massing and relies upon plantings to shield the lower 3 of 7 parking levels. Plants species have not been determined at this time nor has staff or horticulture experts determined if a suitable plant can exist at the proposed scale and in this location and height upon on the building. An evergreen species will be critical if the screening is to be successful and plants of significant scale will need to be installed and have a habit of being fast growing if this proposal is to be effective.

d. Storefront Character: The analysis shows that storefronts are 1) taller than any individual upper floor, 2) framed by piers or columns and have a lintel separating them from upper floors, 3) broken up visually into bays to achieve a vertical appearance and a pedestrian scale and rhythm and 4) have large expanses of clear, not mirrored or tinted glass.
Guideline – Storefronts on new buildings should follow district characteristics.

The design of the storefront follows the district characteristics.

1. *The first two floors are 32 feet together (approximately 17 ft. and 14.5 ft.) is taller than the upper stories which are between 10-11 feet each, but is comparable in scale to the adjacent Hamilton County Administration Building.*
2. *There is a strong horizontal cornice/lintel element at the top of the store that wraps around Court Street, Walnut Street and part of Central Parkway.*
3. *There are also piers on all three sides that break the façade up into bays and these vertical elements sit proud of the rest of the elements to emphasize the vertical.*
4. *There are large expanses of glass on these faces as well.*

e. Storefront Dimensions: The analysis shows that: 1) Storefront lintels are between 12 feet and 18 feet above grade and are 1 to 2 feet deep, 2) window sill height is between 18 inches and 3 feet above grade, and 3) storefront windows are set back up to 1 foot from the face of the building to expose structural elements.
Guideline – Storefronts on new buildings should respond to the dimensions of existing storefronts in the district.

The Storefront height at 32-34 feet responds to the base of the Hamilton County Administration Building. While this is taller than the 12-18 feet, as the building is a taller building a two story storefront element is an appropriate treatment for a taller building.

3. **Rhythm**: Consistent patterns of setback, window placement, and wall treatment establish an architectural rhythm to the street.
   a. Setback: The analysis shows that all buildings are built to front property lines.
   Guideline – All new construction should be built to front property lines.

      The entire building is at a zero property line and appropriately sets back above ground floor to provide appropriate massing on Court Street.

   b. Mass: The analysis shows that front facades are broken up into bays (subdivisions) of from 16 feet to 25 feet. This rhythm of bays is commonly achieved by grouping windows, varying wall planes, or using vertical elements like columns or piers.
   Guideline – The design of new buildings should avoid creating long, unrelieved expanses of wall along the street by maintaining the rhythm of bays in the district.

      A regular pattern of bays is created on the Court and Walnut sides of the building through the use of window openings and pillars. The Court Street garage appears horizontal with only parking decks and guard rails as an architectural feature. The corner entrance is about as wide as one of the buildings to the west along Court Street and the bay pattern on the Court Street face follows the bay pattern of the Hamilton County Administration Building.

   c. Emphasis: The analysis shows that building facades are generally taller than they are wide giving district buildings a vertical emphasis.
   Guideline – New construction should be vertical in emphasis.

      Being a 19 story tall building created an automatic vertical emphasis. At the pedestrianly scale, Strong Vertical Pillar that sits proud of the windows and horizontal elements create a strong vertical emphasis on the lower two floors. This is an important detail at the storefront as it is one continuous façade and the breaking up of this face with a simple detail by making this element in a different plane highlights the verticality. Throughout the upper stories the use of the metal panels with the glass and dark metal horizontal members creates a strong vertical emphasis to the building as well.

4. **Height**: The scale of buildings is an important contributor to the character of the historic district.

a. Basic Guideline for Height: The analysis shows that most District buildings are, with few exceptions, two to five stories tall. This low scale is an important district characteristic and distinguishes the district from its surroundings.
Guideline – New buildings should generally be no taller than the tallest building on the block or in the immediate vicinity.

While the building is overall 19 stories tall, along Court Street, the setbacks and divisions created in the façade, provide for context sensitive design next to the neighboring buildings along Court Street. Breaking the building into a series of masses creates a sense of movement in height that is found along Court Street. Creating the entrance at 60 feet to respond to the 60 foot tall building across Walnut Street and creating a 100 foot tall building next to the 135 foot tall Hamilton County Administration building, brings the proposed building into scale with the adjacent buildings in the historic district. The majority of the height of the building is set at the north part of the lot, which is outside of the historic district. This should additionally enhance daylight upon the street.

b. Guideline for Buildings which cannot Meet Basic Limits: Where project review by the Historic Conservation Board determines that a significantly taller building is appropriate (based on site, design and economic development considerations), the following guidelines shall apply.
Guideline – The new building should relate to its neighbors by responding to their banding or cornice lines. This may be achieved by upper-floor setback or detailing, for example.
Guideline Exceptions – For buildings which significantly exceed the height of neighboring buildings, the ROOF SHAPE and CORNICE Guidelines need not be followed.

The height of the building along Court Street first at 34 feet with the storefront and then at 100 feet respond to the storefront and then cornice height of the Hamilton County Administration Building.
The tallest portion of the building along Court Street is towards the center of the façade so that both corners relate to the neighbors.

<u>Other Considerations:</u>

Prehearing Results: A prehearing was held on July 12, 2017. The applicant was present.

Comments Provided to Staff: 6 letters of support submitted for the project.

Consistency with *Plan Cincinnati (2012)*:
Live- Integrate more housing into our neighborhood business districts and increase pedestrian activity.

Live- Approve only development proposals that are compatible with established residential and commercial districts.
Sustain- Provide access to fresh produce within a 0.5 mile or 15 minute walk or ride by car or public transit from all residential areas.

Recommendation:

For over a year the applicants have been working with staff on this project. The applicants studied the guidelines and staff feels that they have effectively created a new skyscraper that responds to the guidelines in a contemporary and modern design. Staff is pleased with the response to recommendations and concerns and finds the massing and storefront façade design exemplary. The only outstanding concern that has been expressed to the applicants is the landscaping attempting to screen the Court Street garage façade. The final proposal, unlike earlier renditions, provides no face to this façade and relies entirely on untested landscape screening. Landscaping and green elements are always a welcome addition to projects especially in an urban environment. However, without the landscaping, the garage façade does not mask the cars in any way, appears horizontal in its form, and will be quite visible if trees are not substantial or cannot be sustained within the 9' 8" width of the planter. Staff has requested certification by trained professionals as to the growth, heights and survival rate of such a screen. Staff has expressed the need for a landscaping maintenance plan which would be the responsibility of the garage's manager, 3CDC.

I. **ZONING VARIANCES**

A. APPROVE the application for Zoning Relief for a mixed use building at 100 E Court Street per the drawings submitted by GBBN Architecture dated 5/5/2017. The Zoning Relief requested includes

1. **§1411-13– Dimensional Variance** –Dimensional Variance of 3 feet to allow for building to be at 753 feet ASL.
2. **§1421-17-– Dimensional Variance** -Dimensional Variance of 60% to allow for 0% commercial continuity along the Main Street portion of the building to allow for the creation of a loading area and parking garage access and subject to the following conditions:
    a. Loading Dock doors off of Central Parkway shall be required to remain closed except when trucks are entering or exiting per 1411-37 of the Cincinnati Zoning Code which requires that loading spaces with in Sub district W and X be completely enclosed.

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

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

II. **CERTIFICATE OF APPROPRIATENESS**

A. APPROVE the application for Certificate of Appropriateness a new 19 Story mixed use building at 100 E Court Street per plans submitted by GBBN dated 5/5/2017 with the following conditions.

1. Pertaining to the Court Street garage façade, Applicant shall present a plan certified by an arborist/landscape architect proposing trees/landscape element(s) that can be installed at 12+ feet in height at planting and quickly grow to a 3-story height. If a viable landscape treatment on the Court Street garage façade cannot be obtained and insured to be maintainable, then another screening method (i.e. sculptural, artwork, or another means) shall be installed with approval through the Certificate of Appropriateness Process with the Board.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines, specifically for the portion of the building that is within the Court Street Historic District.
2. The proposal responds to the context of the building through breaking up the façade into different heights and different bays to properly respond the height and rhythm of existing historic buildings along Court Street.

Cincinnati USA
Regional Chamber

Jill P. Meyer
President & CEO

July 14, 2017

Dear Ms. Johnson,

I am writing on behalf of the Cincinnati USA Regional Chamber, the region's largest business advocacy organization, in support for the proposed mixed-use development at Court and Walnut Streets. The Chamber works every day to grow the economic prosperity and vibrancy of the region and this project fits perfectly with that mission.

This development will add to Cincinnati's thriving downtown by its addition of an urban grocer and a variety of high-quality residential units and parking. The project's placement along the streetcar route and replacement of a surface parking lot vastly improves the economic viability and potential of the site, now and in the future. Additionally, this project will help to knit together the Central Business District and Over-the-Rhine neighborhoods.

The Chamber recognizes the design of the building will help to animate Court Street, Walnut Street and Central Parkway, enhancing the pedestrian experience on all sides with views into the grocery store, and entry portals to the grocer, the apartment building, and the parking garage lobby. Additionally, the Chamber understands the proposed design meets the Court Street Historic Guidelines.

The Chamber is happy to support this catalytic project for the City of Cincinnati.

Sincerely,

Jill P. Meyer

Jill P. Meyer

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July 14, 2017

Mr. Tim Voss
Chair Historic Conservation Board
City of Cincinnati
Buildings & Inspections
Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Support for the Design of the Kroger Project on Court Street

Members of the Historic Conservation Board:

I write on behalf of the Board of Trustees of the Cincinnati Preservation Association to express our support for the Court Street Kroger project design. We believe it is in compliance with the new construction guidelines and thus meets the requirements for a Certificate of Appropriateness.

The building is clearly modern, as required in the guidelines, and it relates to the larger architectural context of the district. The staggered vertical elements of the facade derive their proportions from neighboring historic buildings and succeed in stitching the building into the texture of the district.

Historic districts are living parts of the city. They need new construction to thrive, especially in areas where large vacant lots have eroded the defining urban form. The Kroger project is an excellent example how a modern, large scale project can introduce a sense of the new while respecting and reinforce the existing qualities of a local historic district. The design is compatible with its surroundings while a delightful new addition

Thank you for your consideration of our analysis and for the important work you do to protect Cincinnati's historic resources.

Regards,

Paul Muller
Executive Director

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July 11th, 2017

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

RE: Court and Walnut Development

Dear Beth:

I'm writing this letter in support of the Court and Walnut Development.

The design balances the programmatic requirements of parking, retail, and residential units, intelligently differentiating them volumetrically and materially in a way that responds to the adjacent context. The scale of Central Parkway can support large buildings, and the size of the proposed design feels entirely appropriate. Similarly, the building's exterior cladding sits within the palette of materials visible along the street and elsewhere in the district. Even the metal paneling looks like stone, and doesn't seem out of place.

Cincinnati will benefit from projects like this that embrace modern design and detailing while respecting historic precedent and context.

Thank you for your consideration,

Ryan O'Malley

Platte Architecture + Design

UrbanFastForward

Making A Place In The Future

July 11, 2017

The Historic Conservation Board
C/O Beth Johnson
Urban Conservator
City of Cincinnati
801 Central Avenue
Cincinnati, OH 45202

Honorable Chair and Board,

I am writing in support of the Court and Walnut Project. Throughout my extensive career in commercial real estate I have found that strategic investment in urban neighborhoods can pay dividends. 3CDC has been doing this work from day one and this project is its biggest yet.

This 18-story building will house 140 apartments, a 55,000 square foot grocery store and 555 parking spaces and be built on what is today a surface parking lot. This development will add residential vibrancy to the urban core, connect Over-the-Rhine to Fountain Square and the rest of downtown and will help jump start the long-stalled revitalization of Court Street and beyond.

This project will add to the residential supply of the urban core, something we need more of to sustain and support continued investment in our city's retail corridors and anchor tenants. It will support the Cincinnati Bell Connector which was designed to attract this type of development to our city.

This project will bring much needed new residential housing, parking supply and most importantly a full-scale urban grocery to downtown. It will bridge the gap between two vibrant districts and spur residual investment in Court Street. I hope that you, the Historic Conservation Board, will support this project to help continue this renaissance. Thank you for your time.

Sincerely,

Kathleen Norris
Principal
Urban Fast Forward

modelgroup

July 10, 2017

Historic Conservation Board
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Re: 3CDC Court & Walnut Project

Dear Sirs:

Model Group would like to express its energetic support of the proposed Court & Walnut project that will be presented by 3CDC to the Board on July 24.

We feel strongly that this project will bring many positives, including, but not limited to: providing a critical link between the existing development in the Central Business District and Over-the-Rhine, provide additional parking for transient users which will also support future development in this area, and increase pedestrian activity and streetcar ridership and creating a new development on an existing surface parking lot. Most importantly, bringing a new large scale grocery store for Downtown and Over-the Rhine residents is an ingredient our downtown has long needed. It will be a monumental asset to strengthen existing downtown development as well as further catalyze planned and future redevelopment.

The Model Group is asking for your consideration of this project. Thank you in advance for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Robert L. Maly
Chief Operating Officer

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July 11, 2017

The Historic Conservation Board
C/O Beth Johnson
Urban Conservator
City of Cincinnati
801 Central Avenue
Cincinnati, OH 45202

Honorable Chair and Board,

My name is John Yung, I am a resident of downtown Cincinnati and a certified urban planning professional with over a decade of experience working on development issues in the Cincinnati region. I am writing today to voice my support for the proposed tower at Court and Walnut.

The proposal envisions an 18-story mixed use building with grocery store atop what is currently a parking lot. Many of these buildings had been demolished prior to the establishment of the Court Street Historic District in the 1980's. This development will add much needed residential vibrancy to the urban core and will help spur more development along Court Street and beyond.

The Court and Walnut project also fulfills the vision of our city's forefathers outlined in the Kessler Parks Plan in 1907. This plan proposed converting the Miami-Erie Canal into what is a grand boulevard we now call Central Parkway. The plan also intended for the parkway to be lined by grand buildings, a vision which eluded Cincinnati for many decades as buildings on this block were demolished for surface parking lots.

The building successfully articulates modern aesthetics in building architecture while also integrating the fundamental design characteristics of existing historic buildings within the Court Street Historic District and surrounding landmark historic buildings. Its scale is a nod to nearby architectural gems like the American Building and the Second National Bank Building.

As the urban renaissance continues in Cincinnati, this building will bring much needed new residential supply, parking supply and most importantly a full-scale urban grocery to downtown. I hope that you will support this project to help continue this renaissance. Thank you for your time.

Sincerely,

John M. Yung AICP
Downtown Resident

HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

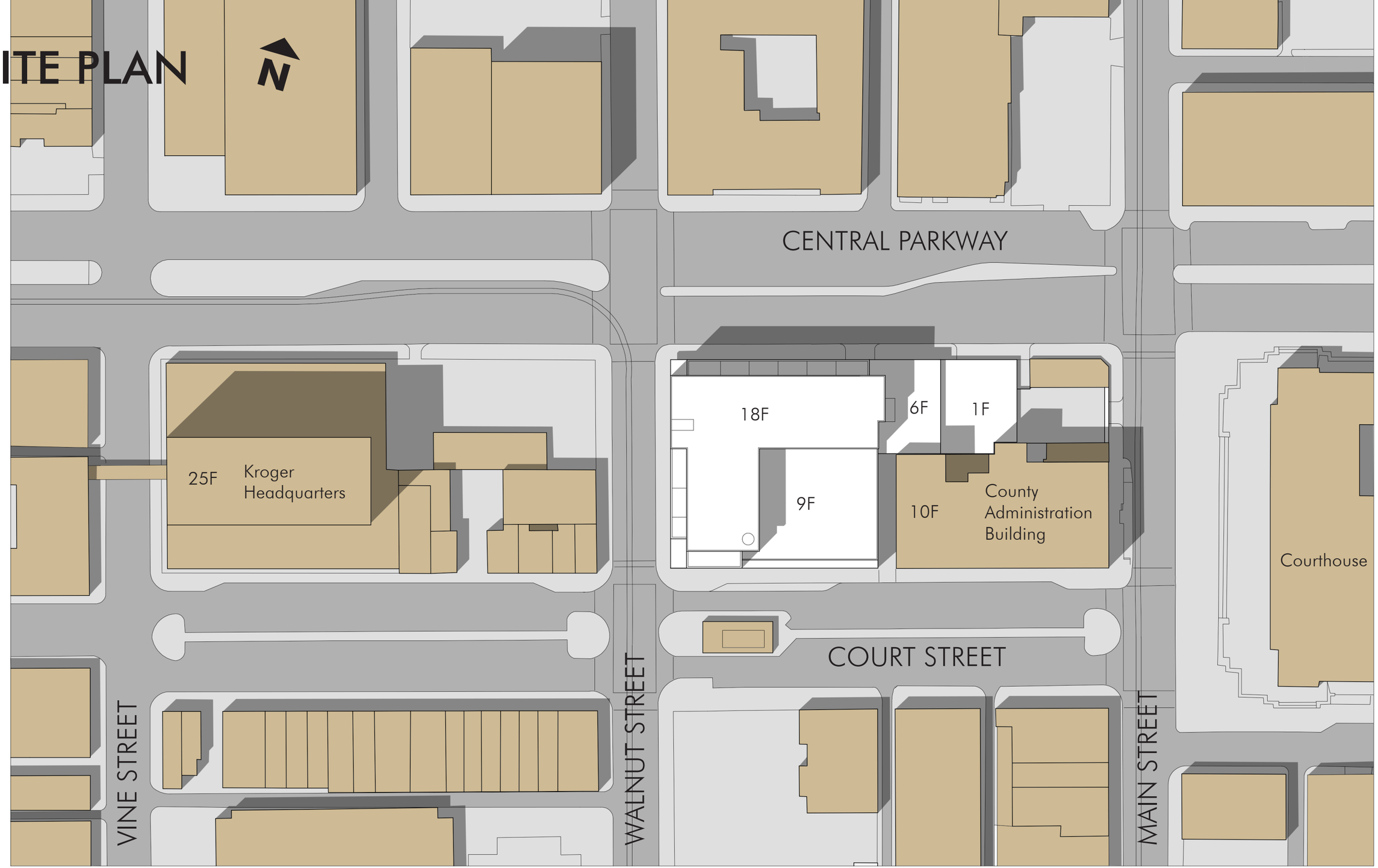
GBBN architects

HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

GBBN architects

SITE PLAN



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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CENTRAL PARKWAY VIEW

HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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COURT STREET VIEW

HISTORIC CONSERVATION BOARD REVIEW

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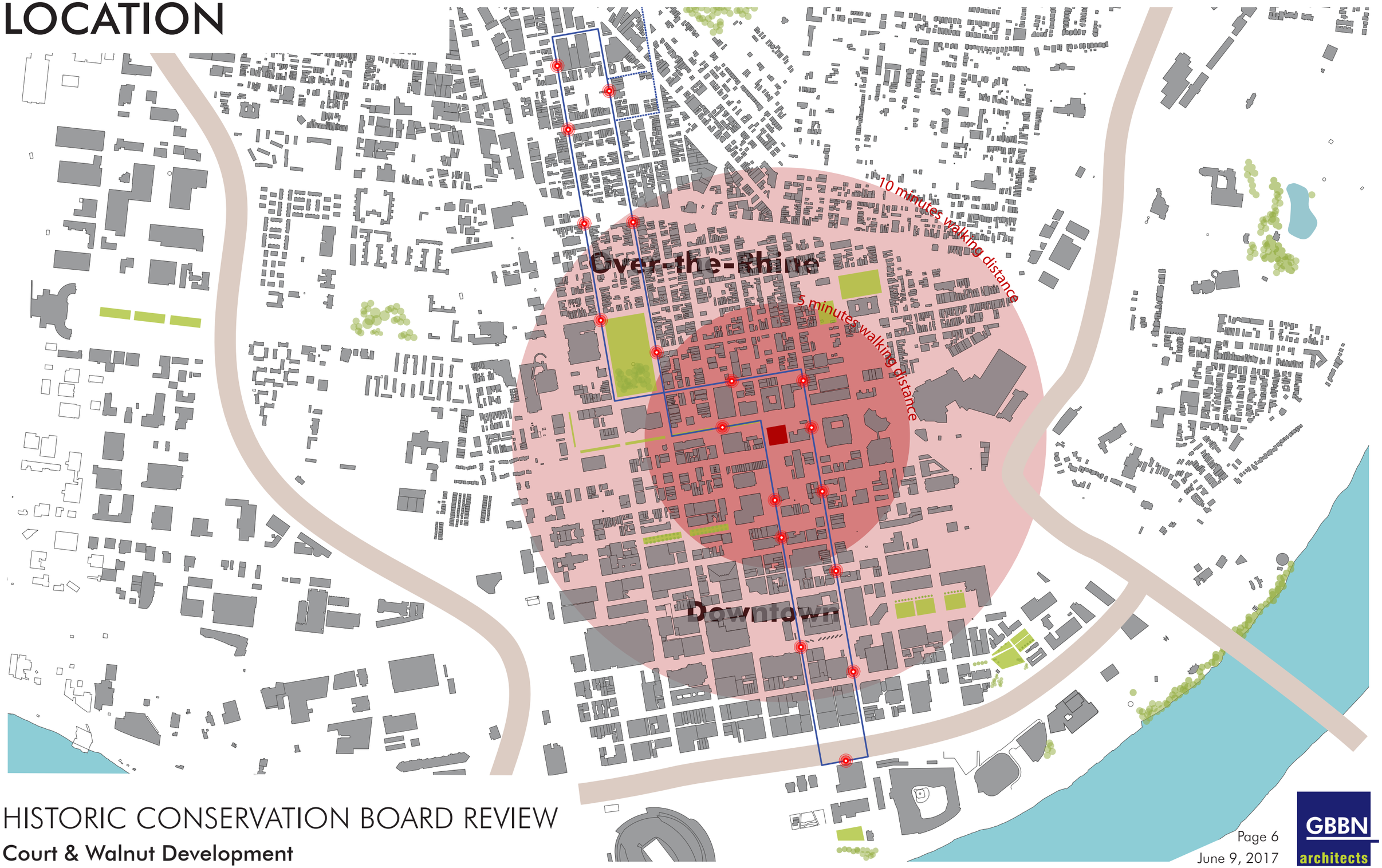
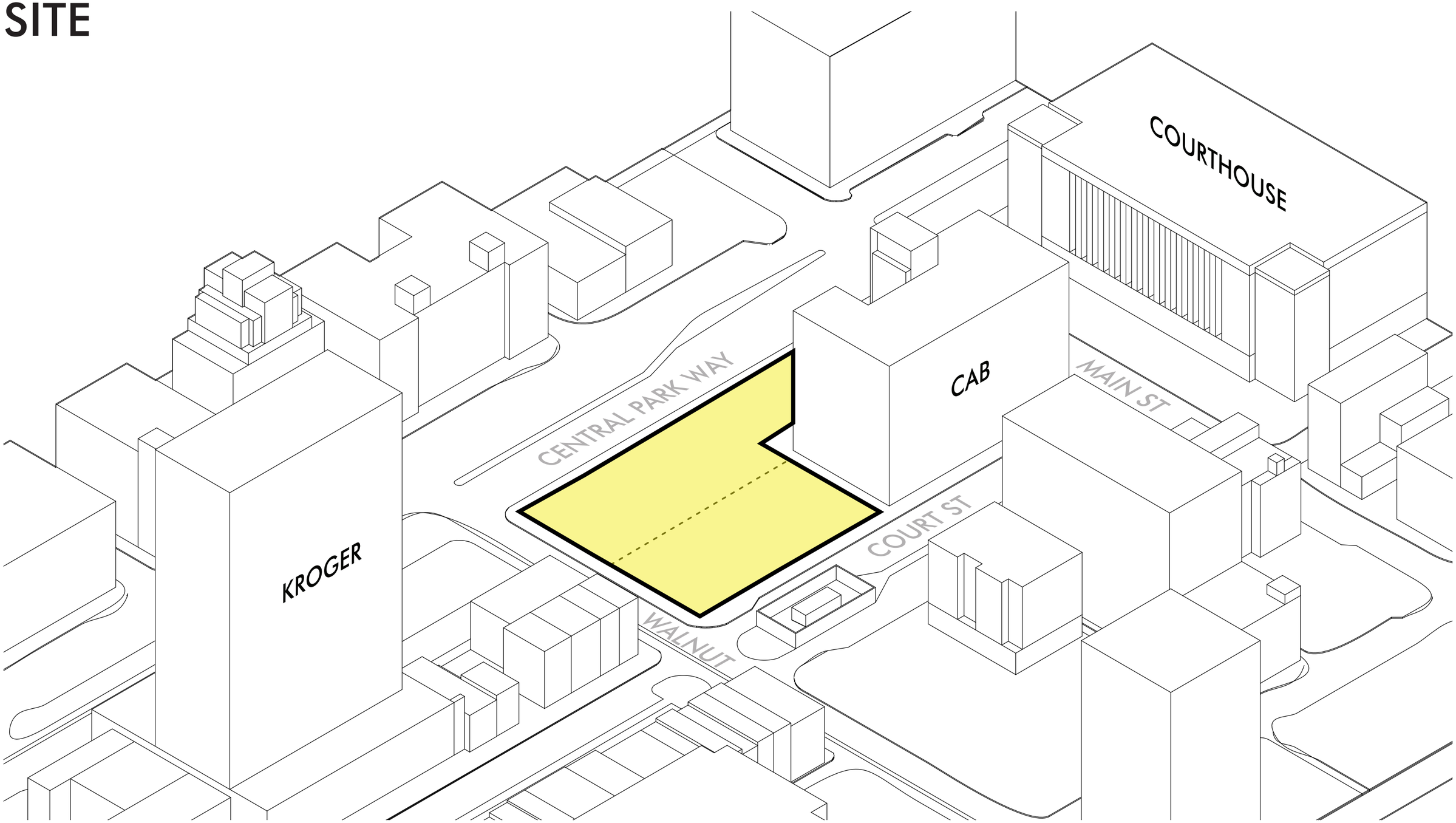
LOCATION


Over-the-Rhine
Downtown
10 minutes walking distance
5 minutes walking distance

SITE



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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EXISTING STREETSCAPE

Court Street at Vine
Kroger Headquarters

Court Street at Main
County Adminstration Building

Court Street at Walnut

EXISTING STREETSCAPE

Court Street at Walnut

Court Street at Main

Court Street at Walnut

GENERAL COURT ST. HISTORIC DISTRICT GUIDELINES

1. Infill construction - strong, cohesive block to improve physical quality and economic health of district.

2. Provision of parking encouraged.
   - Parking entry and egress not on Court Street side.
   - Retail frontage encouraged - pedestrian-oriented “Storefront”

3. New Construction should appear new. The quality context demands excellence in design for new buildings here. Do not attempt to replicate the old.

4. Programmatic needs of the applicant + design compatibility with neighboring building + meeting the intent of the guidelines above, specifically:
   - COMPOSITION
   - OPENINGS
   - RHYTHM
   - HEIGHT

INFILL CONSTRUCTION

"Infill Construction is encouraged on vacant sites in the Court Street District. The strong sense of an architecturally cohesive district is weakened by several gaps along the street. New construction will fill these gaps and improve the physical quality and economic health of the district."

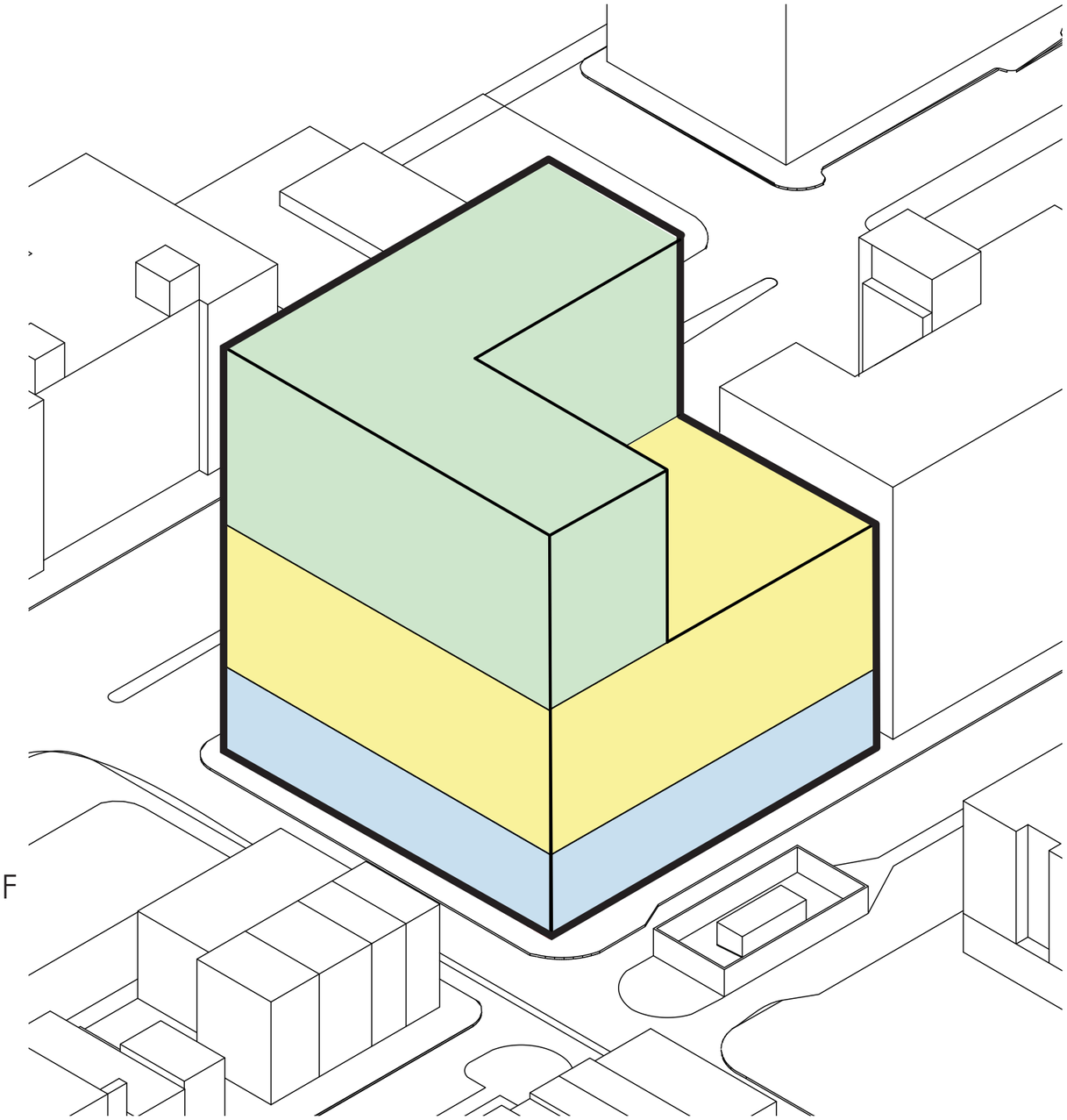
USES

LIVING
139 APARTMENTS - 8 STORIES

PARKING
555 PARKING SPACES - 8 STORIES

EATING
FOOD HALL - 2ND FLOOR - 18,716 SF

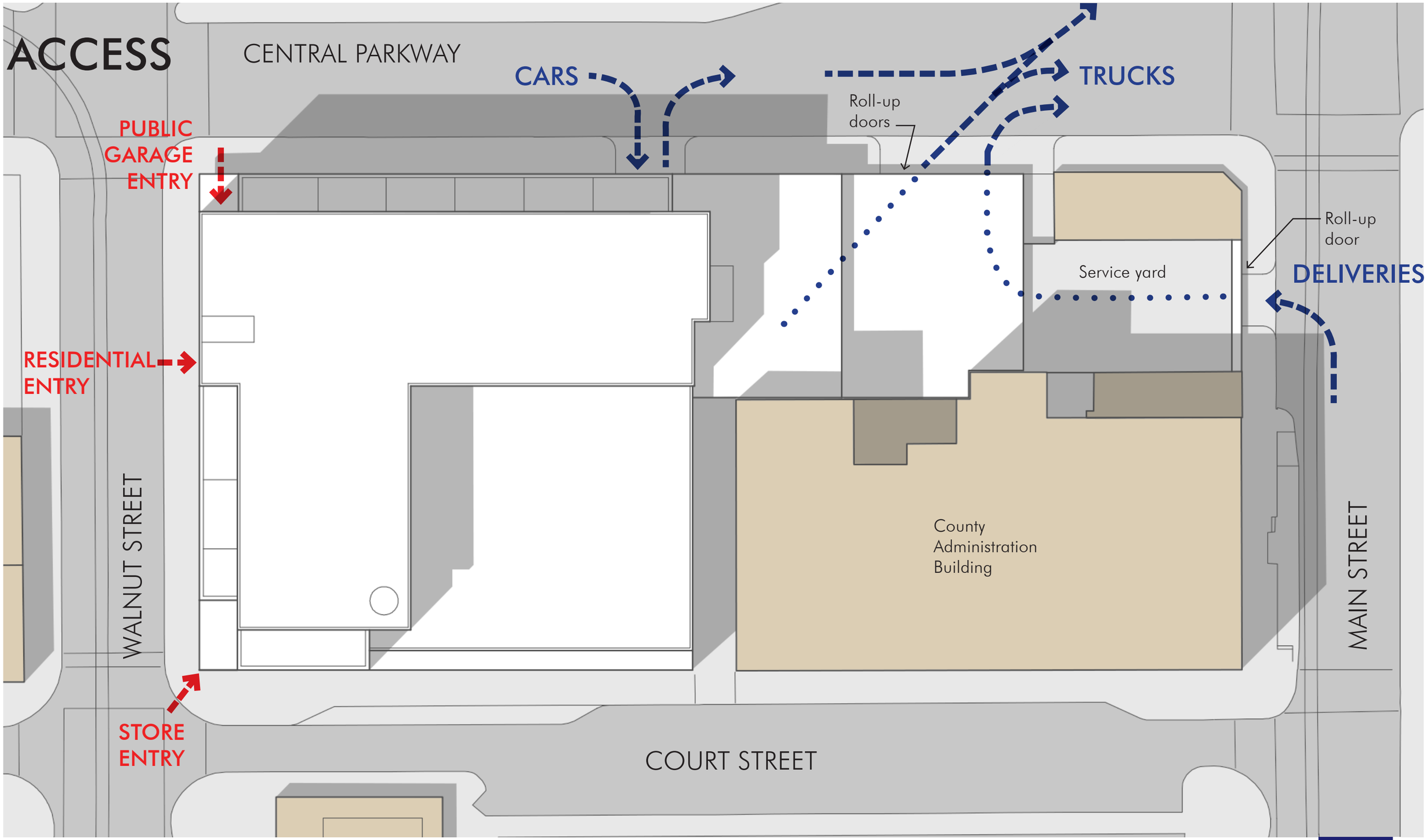
SHOPPING
GROCERY STORE - 1ST FLOOR - 35,243 SF



PARKING

"Provision of parking within new structures on infill sites is strongly encouraged, but primary effort should be made to provide for automobile entry and egress at locations other than the Court Street side of the new structure wherever possible (e.g. the new Post building at 125 E. Court). Where this is not possible, frontage devoted to entry and egress should be minimized."

"Retail frontage is encouraged to reinforce the pedestrian-oriented 'storefront' appearance."



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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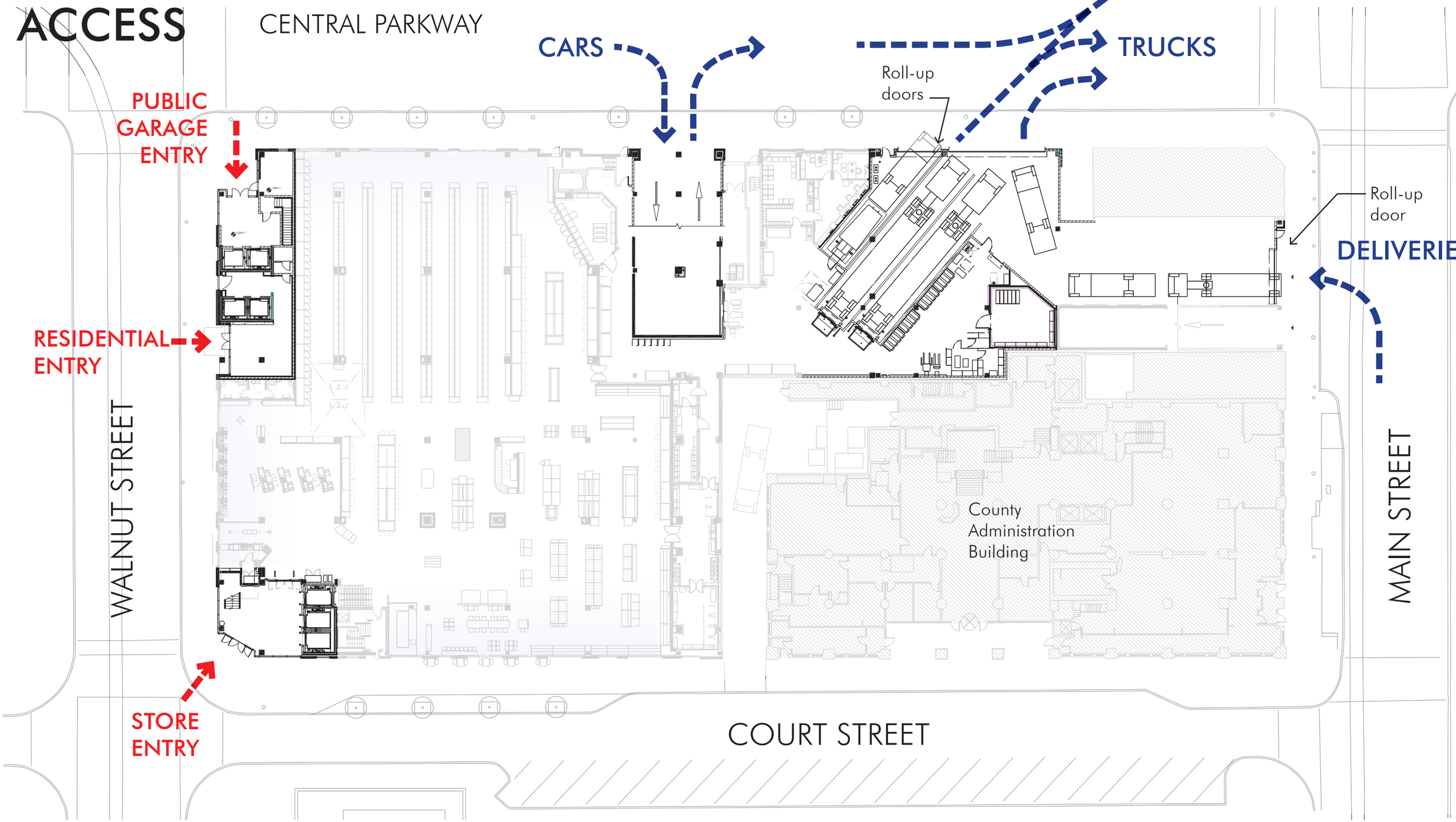
ACCESS



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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APPEAR NEW

" New construction should appear new. The intent of a historic district is not to "freeze" an area in time, but rather to encourage new, complementary buildings which allow for changing needs and tastes. The high quality of the older structures in the district demands excellence in design for new buildings there. New construction should not attempt to replicate the old or introduce a false "historic" appearance. "

HEIGHT

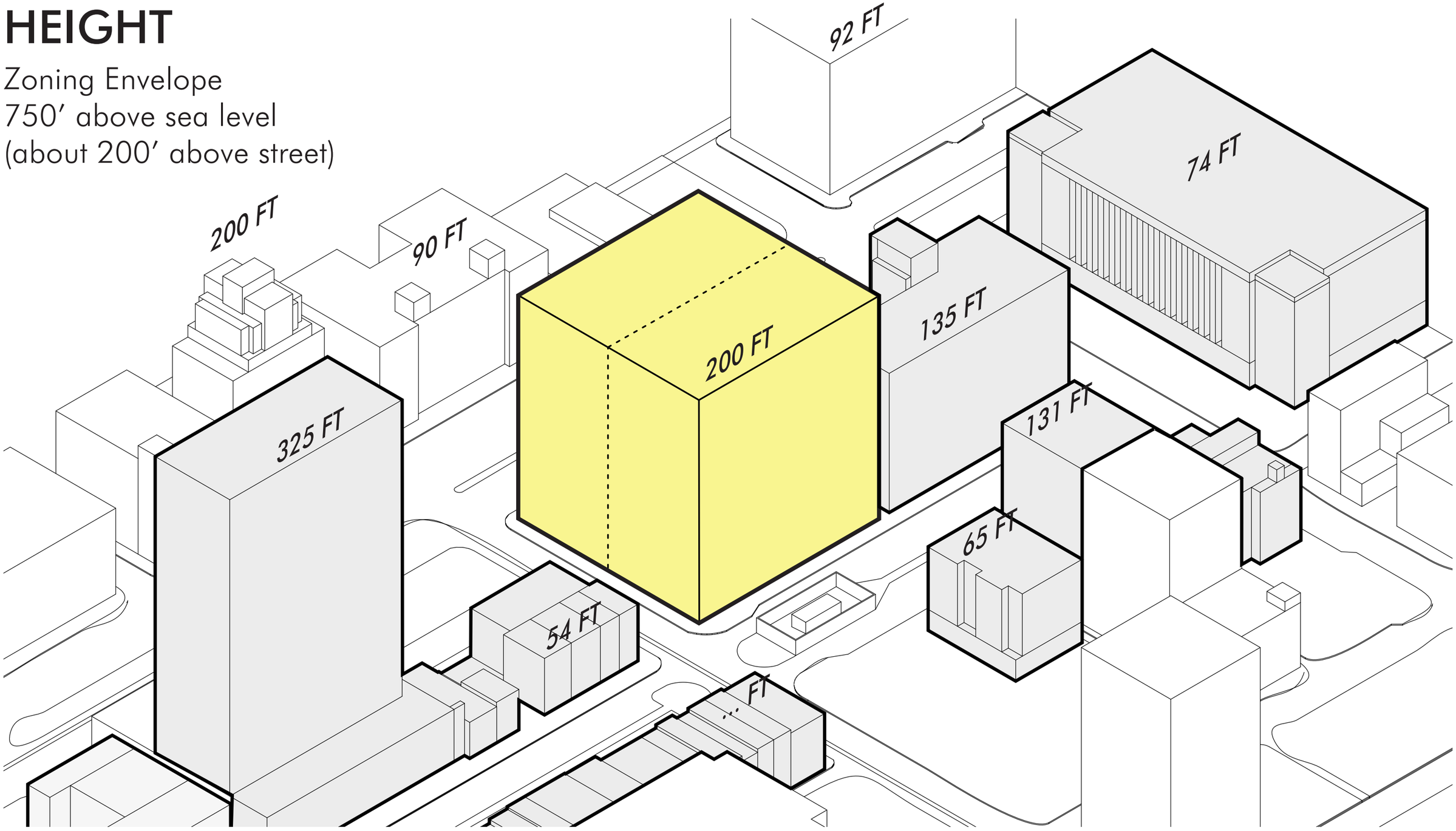
" New buildings should generally be no taller than the tallest building on the block or in the immediate vicinity."

" The new building should relate to its neighbors by responding to their banding or cornice lines. This may be achieved by upperfloor setback or detailing, for example"

"For buildings which significantly exceed the height of neighboring buildings, the roof shape and cornice guidelines need not be followed."

HEIGHT

Zoning Envelope
750′ above sea level
(about 200′ above street)



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

January 13th, 2016

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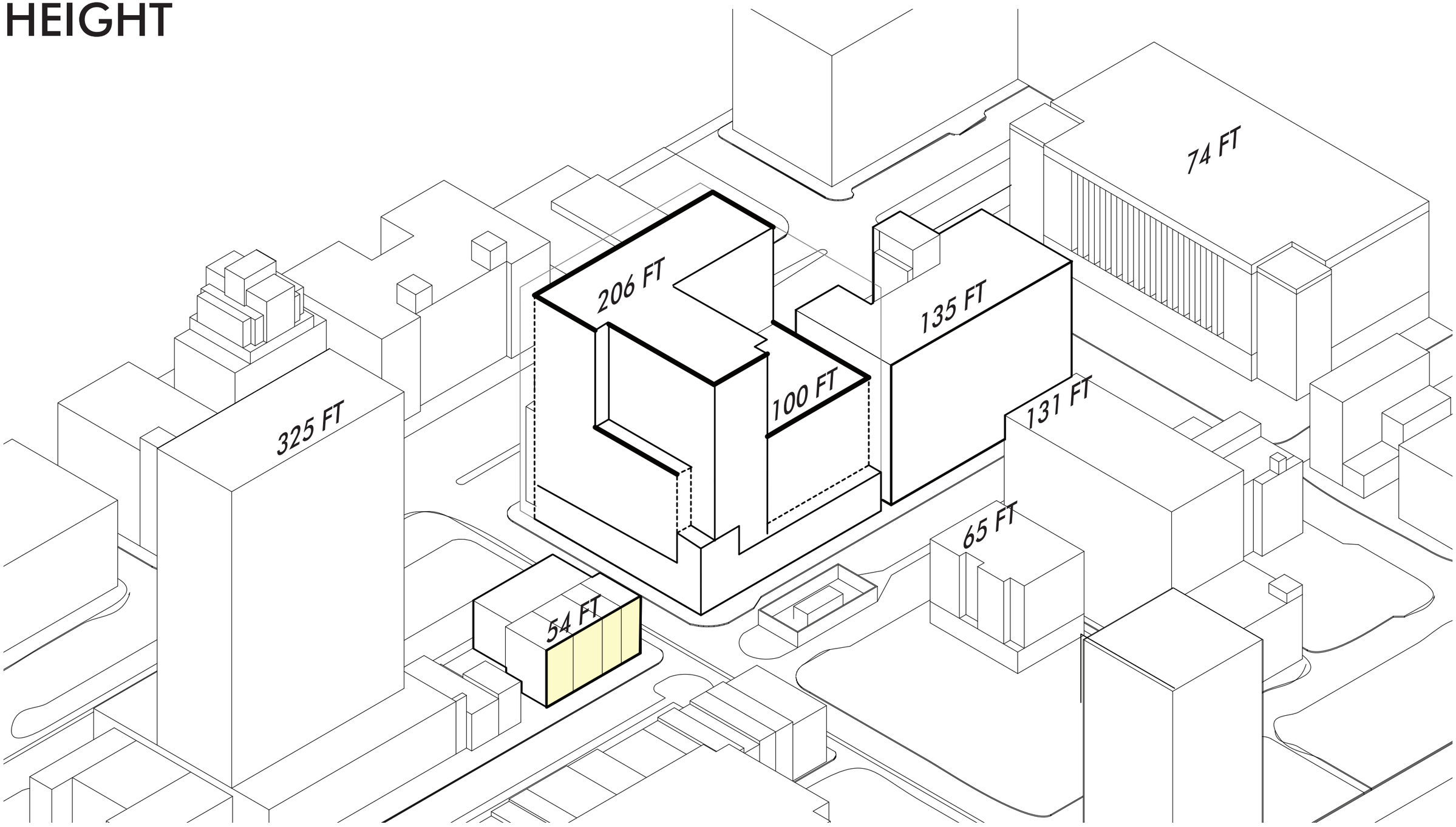
HEIGHT



COMPOSITION

" The building should respond to the three basic subdivisions: TOP - MIDDLE - BASE."

" The building should have a strong element which defines the top of the building (excluded for tall buildings)."

" The building should appear to have flat roofs when viewed from the street (excluded for tall buildings)."

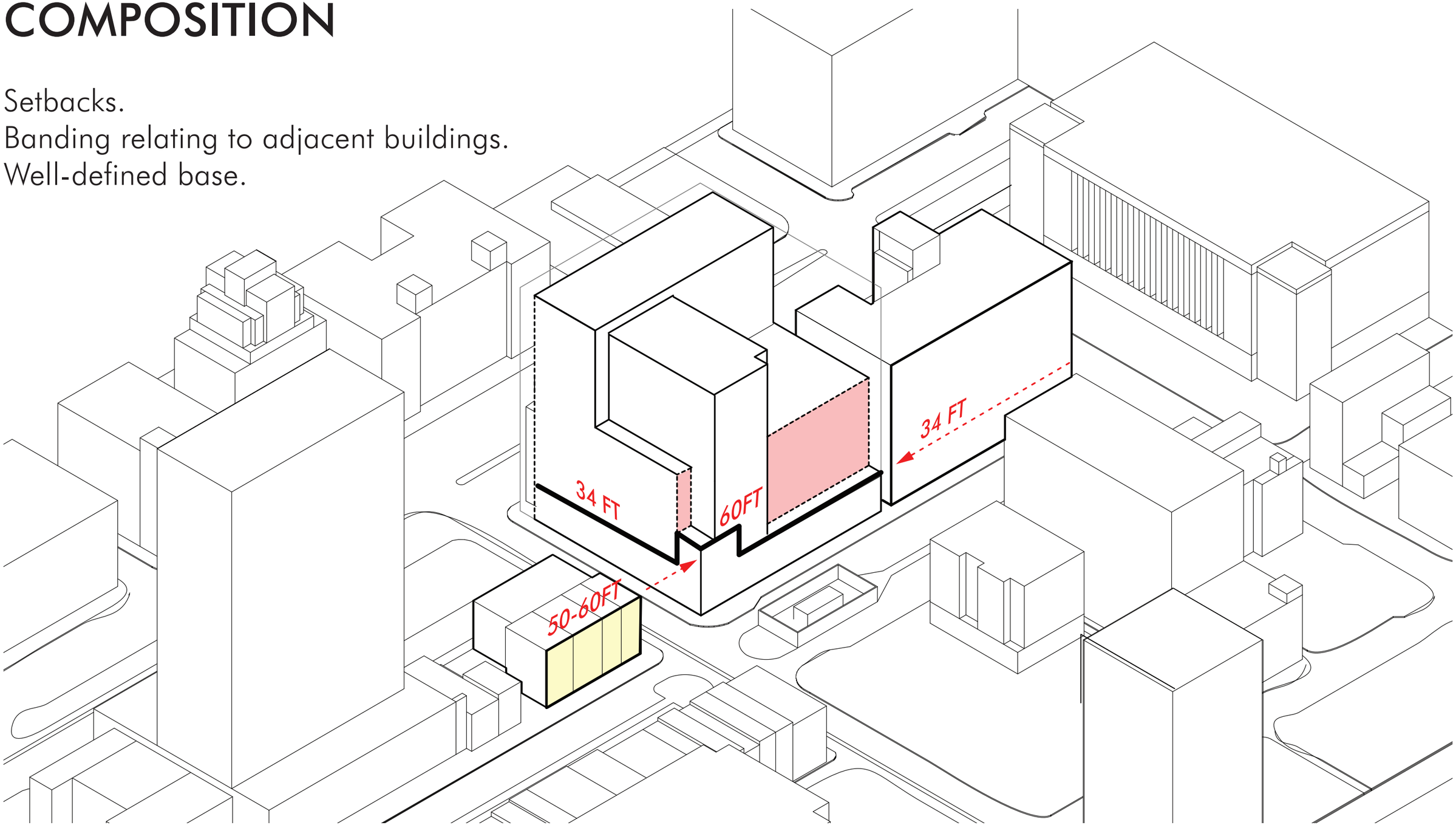
" The building should respond to the banding of adjacent buildings."

" The building should have a well-defined base."

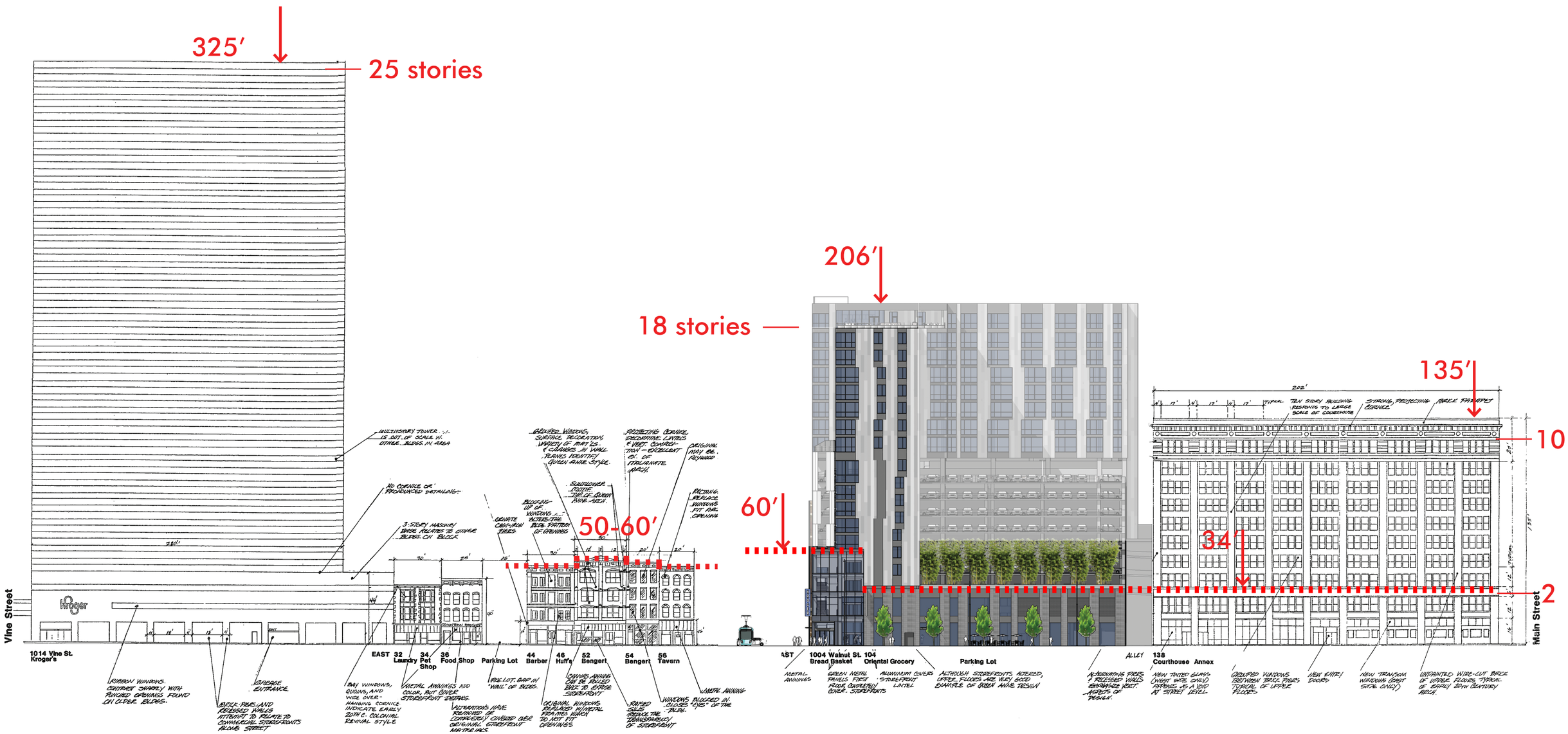
" The building should be built with materials that relate to the palette of the materials found in the district."

COMPOSITION

Setbacks.
Banding relating to adjacent buildings.
Well-defined base.

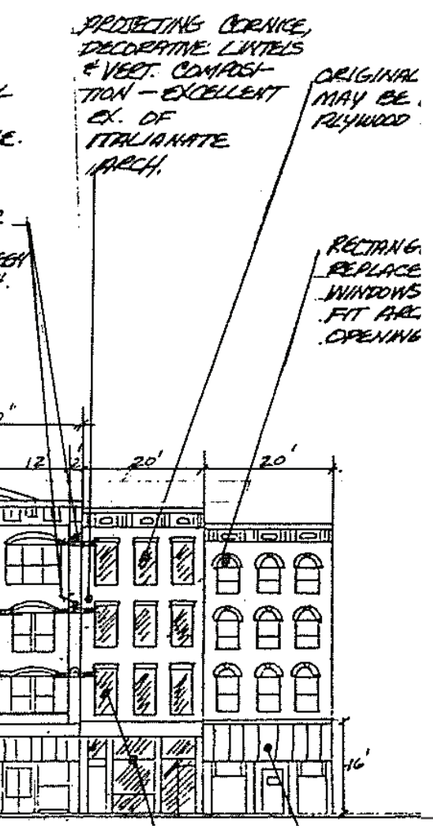


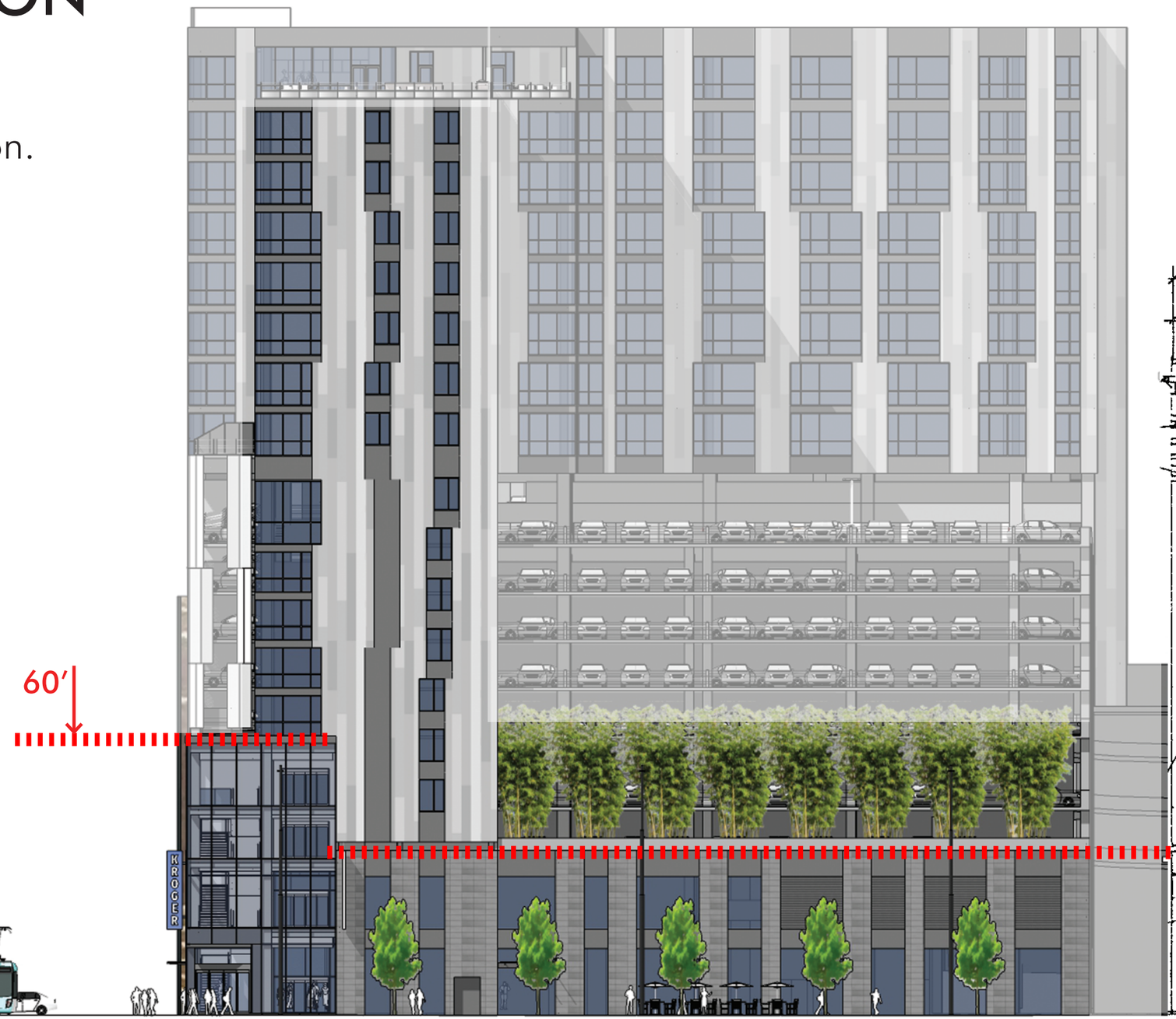
COMPOSITION

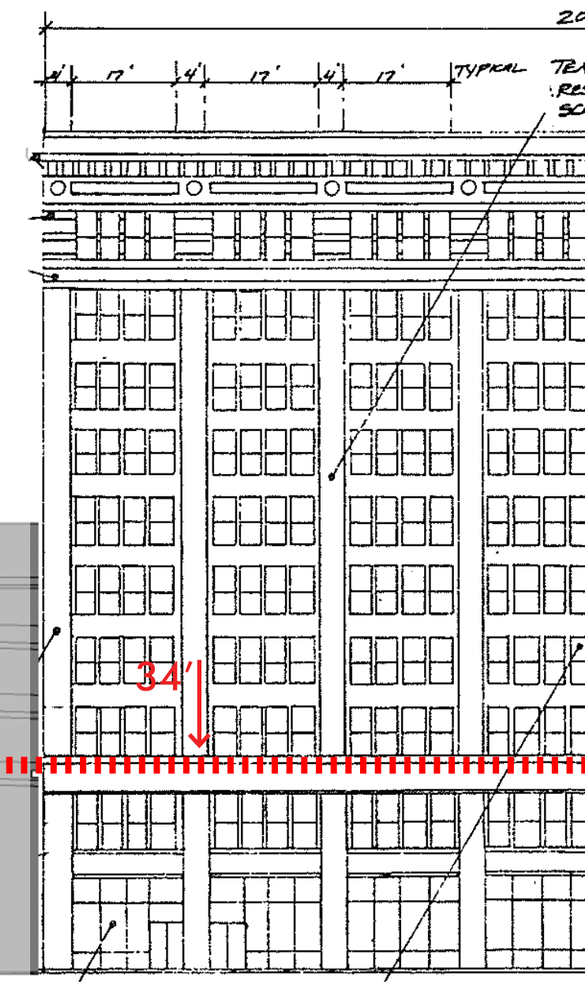


COMPOSITION

Well-defined base.
Court Street Elevation.

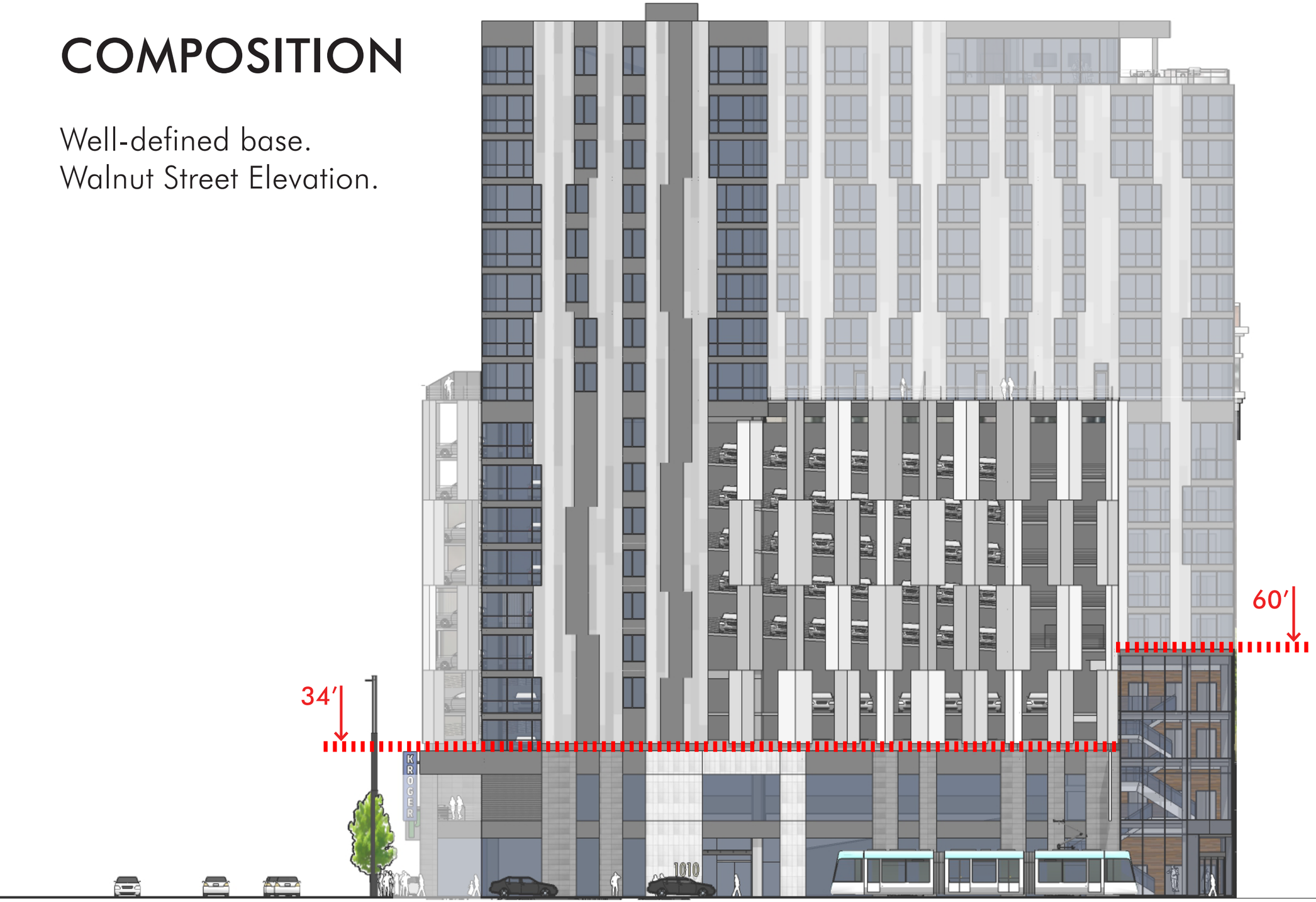






COMPOSITION

Well-defined base.
Walnut Street Elevation.



COMPOSITION - MATERIALS

" The primary building material in the district is masonry. Brick and stone are common facing materials with trim of tin or stone or terra cotta. Older store fronts are primarily cast iron with frames large expanses of glass"

" New construction materials should relate to the palette of materials found in the district in their color, texture, scale and composition."

EXISTING MATERIALS

EXISTING MATERIALS

EXISTING MATERIALS

MATERIALS

CENTRAL PARKWAY VIEW

MATERIALS

VERTICAL METAL PANEL
3 LIMESTONE TONES
CLEAR GLASS
EVERGREEN PLANTS
BAMBOO
METAL PANEL
DARK
PORCELAIN STONE VENEER
2 TONES
PRECAST CONCRETE
3 LIMESTONE TONES
2 FINISHES
CERAMIC TILE
STONE TONES
KROGER
KROGER
connector

RHYTHM

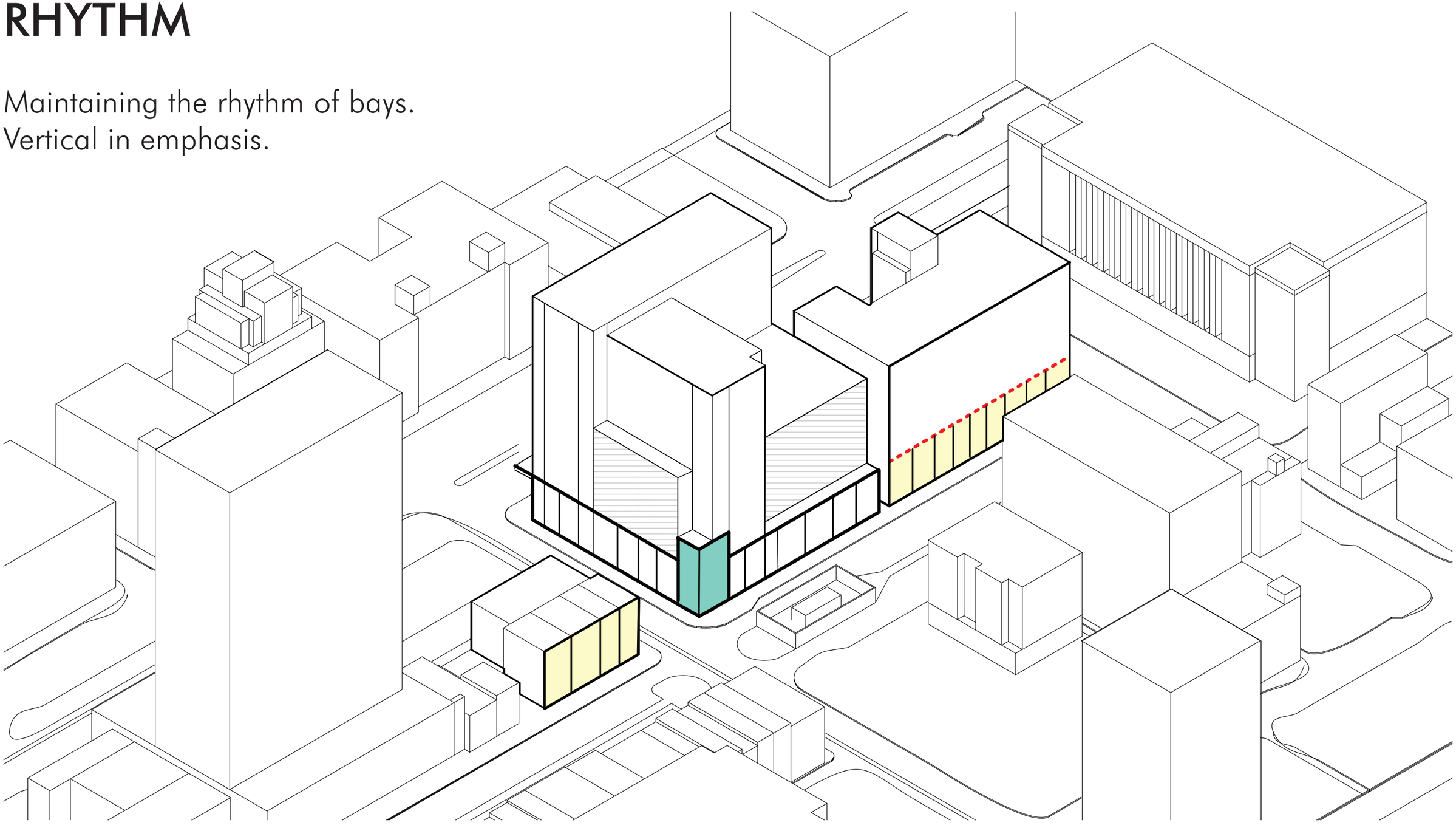
" *New construction should be* built to front property lines*.*"

" *New construction should avoid creating long, unrelieved expanses of wall along the street by* maintaining the rhythm of bays *in the district.* "

" *New construction should be* vertical in emphasis*.*"

RHYTHM

Maintaining the rhythm of bays.
Vertical in emphasis.



RHYTHM
KROGER
KROGER
SUBWAY
COURT STREET VIEW

OPENINGS

" New buildings should respond to the design characteristics of windows in the district. The analysis shows that windows are taller than wide, ... "

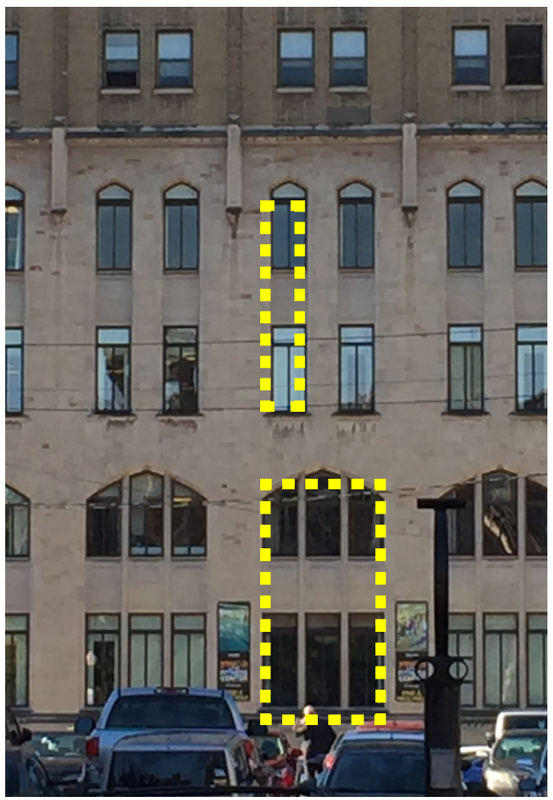
" New buildings should respond to the pattern of window placement in the district."

" New buildings should follow a range of solid-to-void relationship with glass between 20% and 50%"

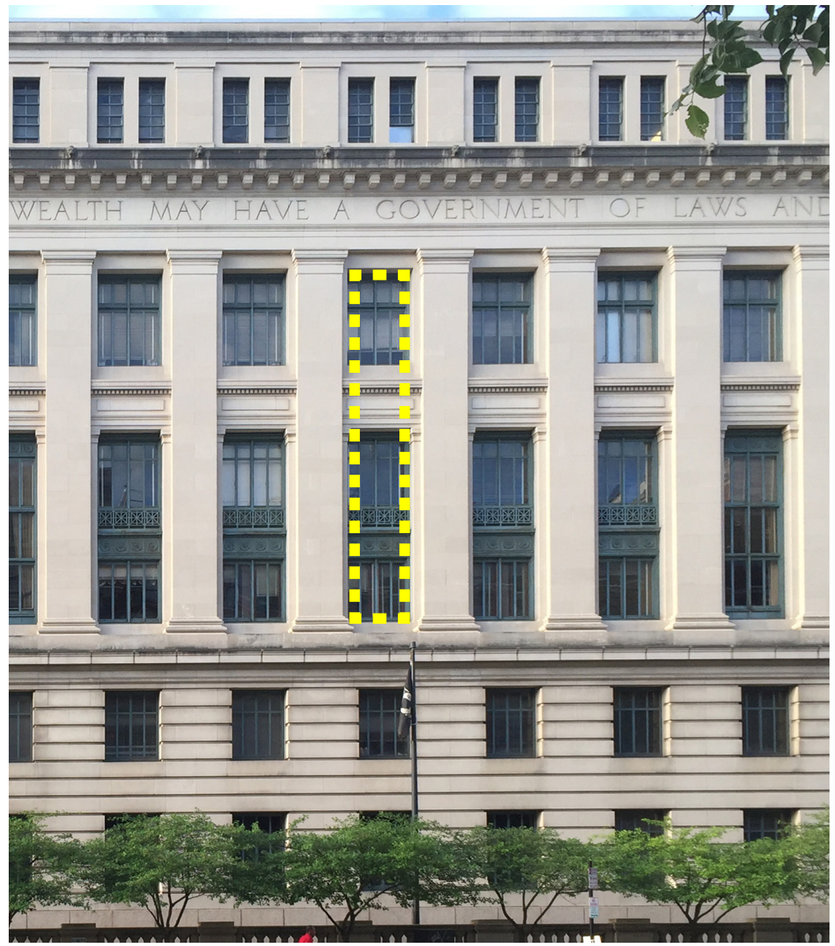
" Storefronts on new buildings should follow district charachteristics "

OPENINGS

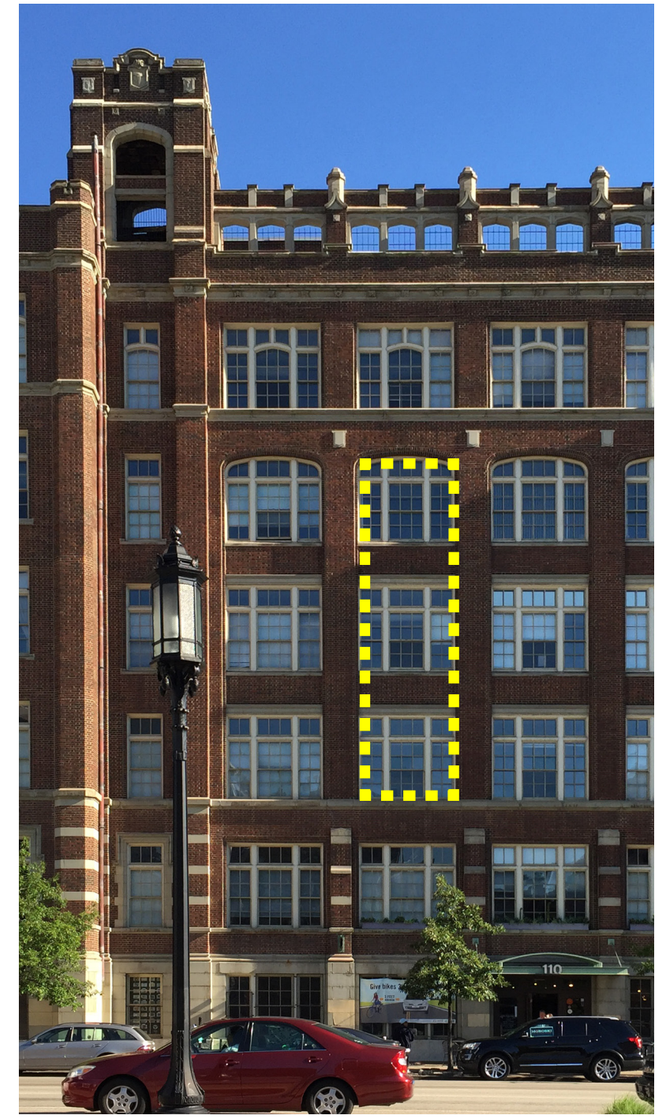
Grouped Windows: 2 and 3- stories



YWCA



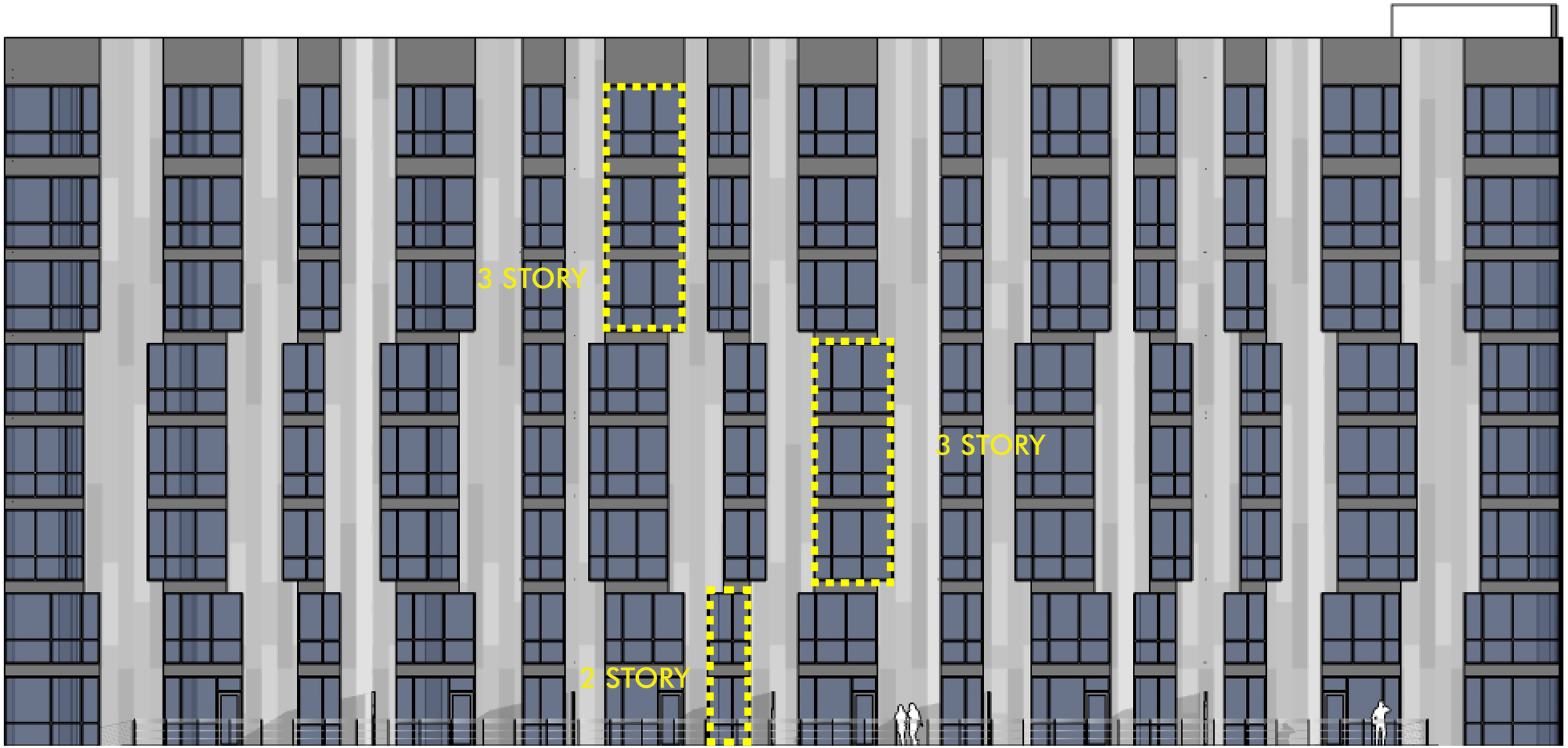
Courthouse



Emery

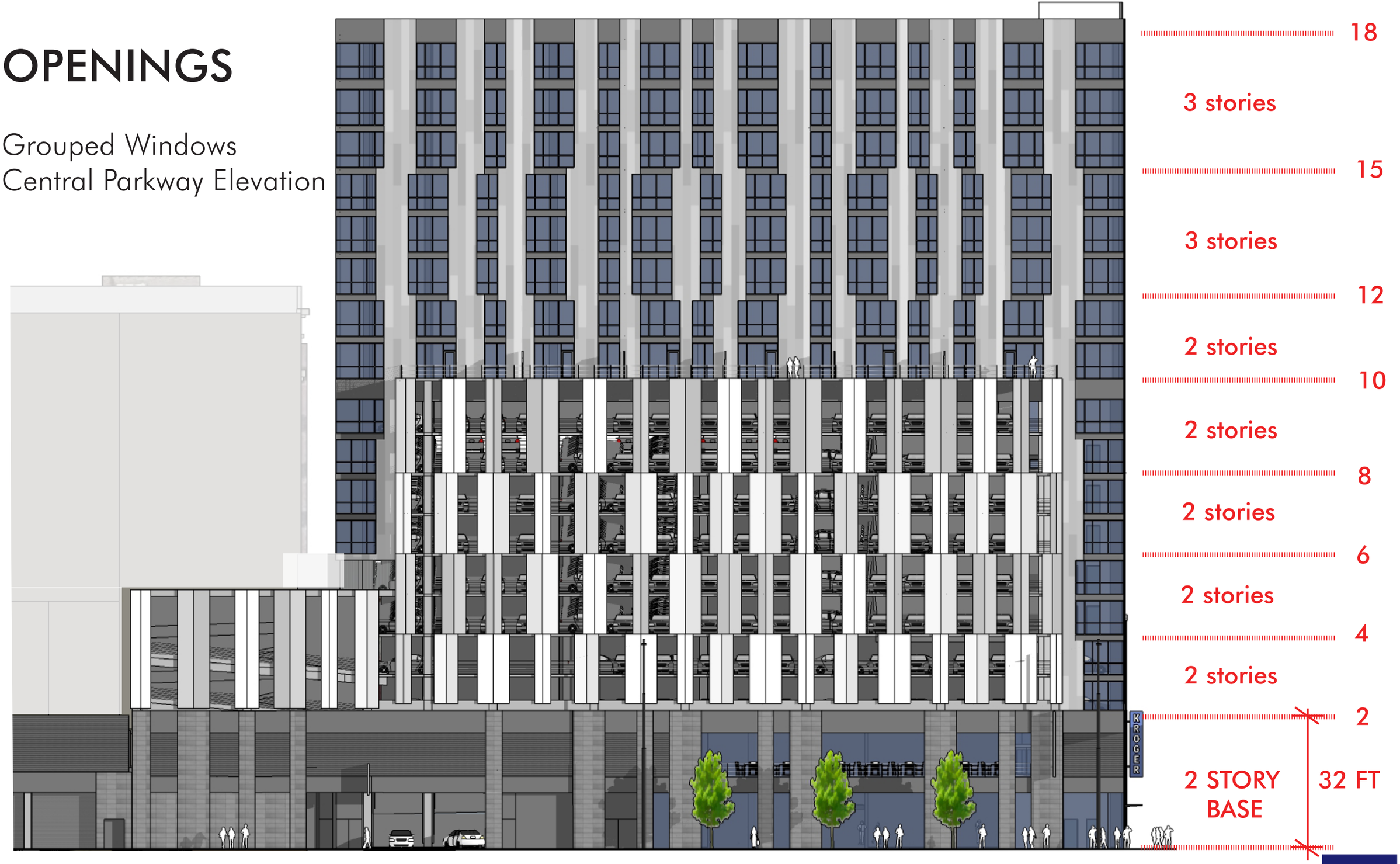
OPENINGS

Grouped Windows: 2 and 3- stories



OPENINGS

Grouped Windows
Central Parkway Elevation



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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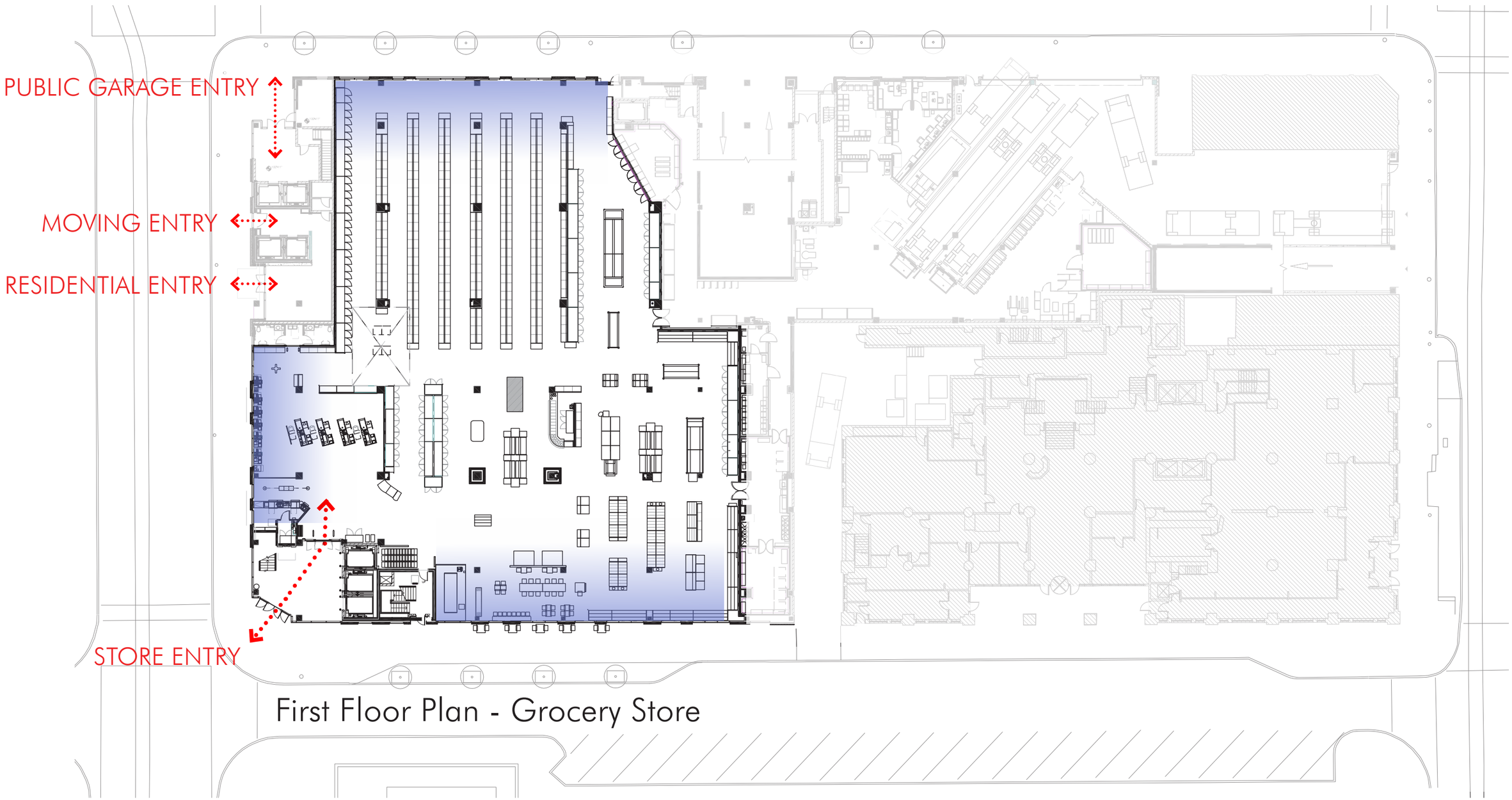
OPENINGS - STOREFRONT



HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

Store windows with clear glass

GBBN architects

OPENINGS - STOREFRONT

HISTORIC CONSERVATION BOARD REVIEW

Court & Walnut Development

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OPENINGS - STOREFRONT

WALNUT STREET VIEW

OPENINGS - STOREFRONT

CENTRAL PARKWAY VIEW

CENTRAL PARKWAY VIEW

KROGER
KROGER

Court and Walnut Development

Cincinnati, OH

PROJECT RELEASE: ISSUED FOR DD SET ; 5/2/17

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Dayton, Ohio 45409
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Civil Engineering
Bayer Becker
1404 Race Street Suite 204
Cincinnati, Ohio 45202
513.834.6151

LOCATION MAP

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H111	LEVEL 11 FLOOR PLAN
H112	LEVEL 12 FLOOR PLAN
H113	LEVEL 13 FLOOR PLAN
H114	LEVEL 14 FLOOR PLAN
H115	LEVEL 15 FLOOR PLAN
H116	LEVEL 16 FLOOR PLAN
H117	LEVEL 17 FLOOR PLAN
H118	LEVEL 18 FLOOR PLAN
H119	LEVEL 19 FLOOR PLAN
H201	ENLARGED FLOOR PLANS
H202	ENLARGED FLOOR PLANS
H401	DETAILS
H402	DETAILS
ELECTRICAL	
E001	LEGEND, INDEX AND GENERAL NOTES
E002	LUMINAIRE SCHEDULE
E003	MAIN ELECTRICAL SINGLE-LINE
E004	APARTMENTS ELECTRICAL SINGLE-LINE
E005	KROGER SINGLE-LINE
E006	DISTRIBUTION PANEL SCHEDULES
E007	PANEL SCHEDULES
E008	PANEL SCHEDULES
E009	KROGER EQUIPMENT SCHEDULE
E010	ENLARGED PARTIAL PLANS
E011	KROGER STANDARD DETAILS
E012	SECTIONS
E013	ENLARGED APARTMENT ELECTRICAL ROOMS
E014	MOTOR STARTER SCHEDULE
E015	DETAIL
E100A	BASEMENT - LIGHTING
E101A	LEVEL 1 - LIGHTING - AREA A
E101B	LEVEL 1 - LIGHTING - AREA B
E102A	LEVEL 2 - LIGHTING - AREA A
E102B	LEVEL 2 - LIGHTING - AREA B
E103	LEVEL 3 - LIGHTING
E104	LEVEL 4 - LIGHTING
E105	LEVEL 5 - LIGHTING
E106	LEVEL 6 - LIGHTING
E107	LEVEL 7 - LIGHTING
E108	LEVEL 8 - LIGHTING
E109	LEVEL 9 - LIGHTING
E110	LEVEL 10 - LIGHTING
E111	LEVEL 11 - LIGHTING
E112	LEVEL 12 - LIGHTING
E113	LEVEL 13 - LIGHTING
E114	LEVEL 14 - LIGHTING
E115	LEVEL 15 - LIGHTING
E116	LEVEL 16 - LIGHTING
E117	LEVEL 17 - LIGHTING
E118	LEVEL 18 - LIGHTING

SHEET NUMBER	SHEET NAME
ELECTRICAL (CONT'D.)	
E200	BASEMENT LEVEL - POWER
E201A	LEVEL 1 - POWER - AREA A
E201B	LEVEL 1 - POWER - AREA B
E202A	LEVEL 2 - POWER - AREA A
E202B	LEVEL 2 - POWER - AREA B
E203	LEVEL 3 - POWER
E204	LEVEL 4 - POWER
E205	LEVEL 5 - POWER
E206	LEVEL 6 - POWER
E207	LEVEL 7 - POWER
E208	LEVEL 8 - POWER
E209	LEVEL 9 - POWER
E209B	LEVEL 9.5 - POWER
E210	LEVEL 10 - POWER
E211	LEVEL 11 - POWER
E212	LEVEL 12 - POWER
E213	LEVEL 13 - POWER
E214	LEVEL 14 - POWER
E215	LEVEL 15 - POWER
E216	LEVEL 16 - POWER
E217	LEVEL 17 - POWER
E218	LEVEL 18 - POWER
E219	LEVEL 19 - POWER
E300	ENLARGED UNIT PLANS
E301	ENLARGED UNIT PLANS
E302	ENLARGED UNIT PLANS
EG100	LIGHTING PROTECTION
DETAILS	
EG101	LIGHTING PROTECTION PLAN
PLUMBING	
P001	PLUMBING LEGEND
P002	PLUMBING SCHEDULES
P003	PLUMBING DETAILS
P004	KROGER DETAILS
P005	KROGER DETAILS
P006	KROGER DETAILS
P100.A	BASEMENT AREA A
P100.B	BASEMENT AREA B
P101.A	LEVEL 1 AREA A FLOOR PLAN
P101.B	LEVEL 1 AREA B FLOOR PLAN
P102.A	LEVEL 2 AREA A FLOOR PLAN
P102.B	LEVEL 2 AREA B FLOOR PLAN
P103	LEVEL 3 FLOOR PLAN
P104	LEVEL 4 FLOOR PLAN
P105	LEVEL 5 FLOOR PLAN
P106	LEVEL 6 FLOOR PLAN
P107	LEVEL 7 FLOOR PLAN
P108	LEVEL 8 FLOOR PLAN
P109	LEVEL 9 FLOOR PLAN
P110	LEVEL 10 FLOOR PLAN
P111	LEVEL 11 FLOOR PLAN
P112	LEVEL 12 FLOOR PLAN
P113	LEVEL 13 FLOOR PLAN
P114	LEVEL 14 FLOOR PLAN
P115	LEVEL 15 FLOOR PLAN
P116	LEVEL 16 FLOOR PLAN
P117	LEVEL 17 FLOOR PLAN
P118	LEVEL 18 FLOOR PLAN
P119	ROOF PLAN

SHEET NUMBER	SHEET NAME
FIRE SUPPRESSION	
F001	LEGEND & NOTES
F100	BASEMENT LEVEL
F101	LEVEL 01 FLOOR PLAN
F102	LEVEL 02 FLOOR PLAN
F103	LEVEL 03 FLOOR PLAN
F104	LEVEL 04 FLOOR PLAN
F105	LEVEL 05 FLOOR PLAN
F106	LEVEL 06 FLOOR PLAN
F107	LEVEL 07 FLOOR PLAN
F108	LEVEL 08 FLOOR PLAN
F109	LEVEL 09 FLOOR PLAN
F110	LEVEL 10 FLOOR PLAN
F111	LEVEL 11 FLOOR PLAN
F112	LEVEL 12-17 FLOOR PLAN
F113	LEVEL 18 FLOOR PLAN
F201	ENLARGED FLOOR PLANS
F301	SECTIONS
F401	DETAILS
FIRE ALARM	
FA001	LEGEND & NOTES
FA100	LEVEL 00 FLOOR PLAN
FA101	LEVEL 01 FLOOR PLAN WEST
FA101.1	LEVEL 01 FLOOR PLAN EAST
FA102	LEVEL 02 FLOOR PLAN
FA103	LEVEL 03 FLOOR PLAN
FA104	LEVEL 04 FLOOR PLAN
FA105	LEVEL 05 FLOOR PLAN
FA106	LEVEL 06 FLOOR PLAN
FA107	LEVEL 07 FLOOR PLAN
FA108	LEVEL 08 FLOOR PLAN
FA109	LEVEL 09 FLOOR PLAN
FA110	LEVEL 10 FLOOR PLAN
FA111	LEVEL 11 FLOOR PLAN
FA112	LEVEL 12-17 FLOOR PLAN
FA113	LEVEL 18 FLOOR PLAN
FA201	ENLARGED FLOOR PLANS
FA401	DETAILS
FA501	RISER DIAGRAMS
TECHNOLOGY	
T001	TECHNOLOGY LEGEND, SHEET INDEX AND GENERAL NOTES
T002	TECHNOLOGY OUTLET DETAILS
T003	TECHNOLOGY ONE LINE DIAGRAMS
T004	TECHNOLOGY GROUNDING DIAGRAMS
T100	BASEMENT LEVEL - TECHNOLOGY
T101A	LEVEL 1 - TECHNOLOGY - AREA A
T101B	LEVEL 1 - TECHNOLOGY - AREA B
T102	LEVEL 2 - TECHNOLOGY
T103	LEVEL 3 - TECHNOLOGY
T104	LEVEL 4 - TECHNOLOGY
T105	LEVEL 5 - TECHNOLOGY
T110	LEVEL 10 - TECHNOLOGY
T112	LEVEL 12 - APARTMENTS - TECHNOLOGY
T118	LEVEL 18 - APARTMENTS - TECHNOLOGY
T301	ENLARGED ROOM PLANS

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Drawing Issue:

DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title

TITLE SHEET

Job Number: 13190.01

Scale: As indicated

Date: 12/23/16

Seal:

PRELIMINARY NOT FOR CONSTRUCTION

TS

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The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

The first 6 digits, refer to a Section of the Specifications. The following alpha character refers to the specific Bid Pack, i.e., in this example, Drawing Release "A". The suffix "004" is the specific indicator for a particular item, material, etc. Therefore, the suffix "004" would denote the same item in Section 09-2216, wherever indicated, regardless of referenced Bid Pack.

Various Condoc Keynotes occur on each sheet on which those specific notes are applicable. Where notes are missing from a specific drawing, refer to the Master List of Condoc Keynotes; All Condoc Keynotes applicable to the project are listed on the Master List.

KEYNOTE NUMBER	DESCRIPTION
03-3000-A001	CONCRETE SLAB ON GRADE. REFER TO STRUCTURAL DRAWINGS.
03-3000-A002	CONCRETE WALL. REFER TO STRUCTURAL DRAWINGS.
03-3000-A003	CONCRETE FOUNDATION WALL. REFER TO STRUCTURAL DRAWINGS.
03-3000-A005	CONCRETE SUPPORTED SLAB. REFER TO STRUCTURAL DRAWINGS.
03-3000-A006	CONCRETE BEAM. REFER TO STRUCTURAL DRAWINGS.
03-3000-A101	4" TOPPING SLAB
03-3000-A102	CONCRETE STEM WALL
03-3000-A103	EXPOSED CONCRETE
03-4500	PRECAST ARCHITECTURAL CONCRETE
03-4500-A101	GRAVITY CONNECTION FOR PRECAST CONCRETE PANEL
03-4500-A103	STEEL PLATE EMBEDDED IN CONCRETE
03-4500-A104	3 INCH PRE-STRESSED, PRECAST ARCHITECTURAL CONCRETE PANEL
04-2000-A004	CONCRETE MASONRY UNITS. NOMINAL 8-INCH THICK.
05-3100-A102	STEEL DECKING
05-4000-A008	6" METAL STUD.
05-4000-A025	7/8" HAT CHANNEL
05-4000-A101	STEEL STUD WALL ANCHORING CLIP
05-5000-A001	PREFABRICATED STEEL STAIR
05-5000-A101	ANODIZED ALUMINUM GUARD AND HANDRAIL
05-5000-A102	METAL ROOF SCREEN
05-5000-A103	STEEL CABLE CRASH AND GUARD RAIL
05-5000-A104	COMPOSITE PANEL ON STEEL FRAMING AS DIVIDING WALL
05-5000-A105	BOLLARD
05-5000-A106	STEEL FRAME FOR CANOPY, SEE STRUCTURAL DRAWINGS
05-7000-A101	1/2 INCH X 2 INCH VERTICAL STEEL POSTS
05-7000-A102	1/2 INCH DIAMETER ROD
05-7000-A103	HIGH PRESSURE LAMINATE PANEL, 10 MM THICK
05-7000-A104	2 INCH DIAMETER STEEL TUBE
05-7000-A105	1/2 INCH STEEL PLATE. EPOXY ANCHORS TO CONCRETE. STAINLESS STEEL CAP NUTS WHERE EXPOSED
05-7000-A106	METAL RAILING
05-7000-A107	GLASS RAILING
06-1050-A002	PRESERVATIVE TREATED WOOD BLOCKING/GROUND.
06-4000-A101	SOLID WOOD INTERIOR WALL CLADDING
07-1326	WATERPROOFING
07-2100-A004	PERIMETER INSULATION BOARD.
07-2100-A005	RIGID WALL INSULATION BOARD.
07-2100-A006	CURTAIN WALL RIGID INSULATION BOARD.
07-2100-A101	
07-2700	THERMAL AND AIR BARRIER SYSTEM
07-2700-A101	THERMAL AND AIR BARRIER SYSTEM
07-4213-A101	VERTICAL METAL PANEL
07-4213-A102	HORIZONTAL METAL PANEL
07-4213-A103	PREFINISHED METAL COVER PLATE
07-4213-A104	PREFINISHED METAL J-CHANNEL
07-4243	ALUCOBOND COMPOSITE BUILDING PANEL
07-4243-A101	ALUCOBOND WALL PANEL
07-4243-A102	ALUCOBOND CEILING PANEL
07-4243-A103	ALUCOBOND WALL COOPING
07-4243-A104	ALUCOBOND ATTACHMENT CLIP
07-4243-A105	ALUCOBOND COOPING PANEL
07-4243-A106	ALUCOBOND WINDOW SILL PANEL
07-4419-A101	EXTERIOR TILE ON CEMENT BACKER BOARD
07-5000-A101	SPLIT SLAB WATERPROOFING AND INSULATION
07-5000-A103	EPDM, 60 MILS, BLACK, FULLY-ADHERED
07-5000-A104	POLYISOCYANURATE INSULATION, R25 (ENERGY CODE PRESCRIPTIVE MINIMUM), 5" THICK MINIMUM TAPERED INSULATION
07-5000-A105	TRAFFIC SURFACE
07-5000-A106	POLYISOCYANURATE INSULATION, R25 (ENERGY CODE PRESCRIPTIVE MINIMUM), 5" THICK INSULATION (UNIFORM THICKNESS)
07-5000-A107	EPOXY COATING
07-5000-A108	CONCRETE PAVERS
07-5000-A109	ADJUSTABLE PEDESTALS
07-5000-A110	PROTECTION BOARD
07-5000-A111	EPDM, 145 MILS, BLACK, FLEECE-BACKED, ADHERED DIRECTLY TO CONCRETE
07-5000-A112	HOT FLUID-APPLIED MONOLITHIC MEMBRANE, FABRIC-REINFORCED, 215 MILS, APPLIED DIRECTLY TO CONCRETE.
07-5000-A113	PROTECTION/DRAINAGE COMPOSITE
07-5000-A114	GROWING MEDIUM (SOIL), ABOUT 2'-6" DEEP
07-5000-A115	COVER BOARD
07-6200-A101	PREFINISHED METAL FLASHING
07-6200-A102	PREFINISHED METAL COUNTER FLASHING
07-6200-A103	REGLET WITH LEAD WEDGE AND SEALANT
07-8400	FIRESTOPPING
07-9200-A002	BACKING ROD AND SEALANT.
08-4413-A101	6 9/16" ALUMINUM CURTAIN WALL SYSTEM WITH BUT GLAZING
08-4413-A102	5" WINDOW WALL SYSTEM
08-4413-A103	1" SPANDREL GLASS PANEL
08-4413-A104	ANCHORING PLATE
08-4413-A105	ALUMINUM COMPOSITE PANEL ON CURTAIN WALL FRAMING
08-4413-A106	ALUMINUM COMPOSITE PANEL ON WINDOW WALL FRAMING (WINDOW HEAD AND SILL)
08-4413-A107	STOREFRONT
08-8000-A101	GLASS GUARD RAIL WITH METAL HANDRAIL
08-8000-A102	GLASS CANOPY ON STEEL FRAME
08-8000-A103	CANOPY GLAZING
08-9100	LOUVERS
08-9100-A101	LOUVER
09-2900-A001	5/8-INCH GYPSUM BOARD.
09-2900-A101	GYPSUM CEILING AND COLD-FORMED METAL FRAMING
11-8226-A101	WASTE COMPACTOR
14-9182-A101	TRASH CHUTE
22-0000-A103	ROOF DRAIN
31-2000-A101	3 FOOT PLANTER WITH 20' TALL BAMBOO.
32-3116-A101	ORNAMENTAL STEEL FENCING SYSTEM
32-3913-A101	SURFACE MOUNT METAL BOLLARD

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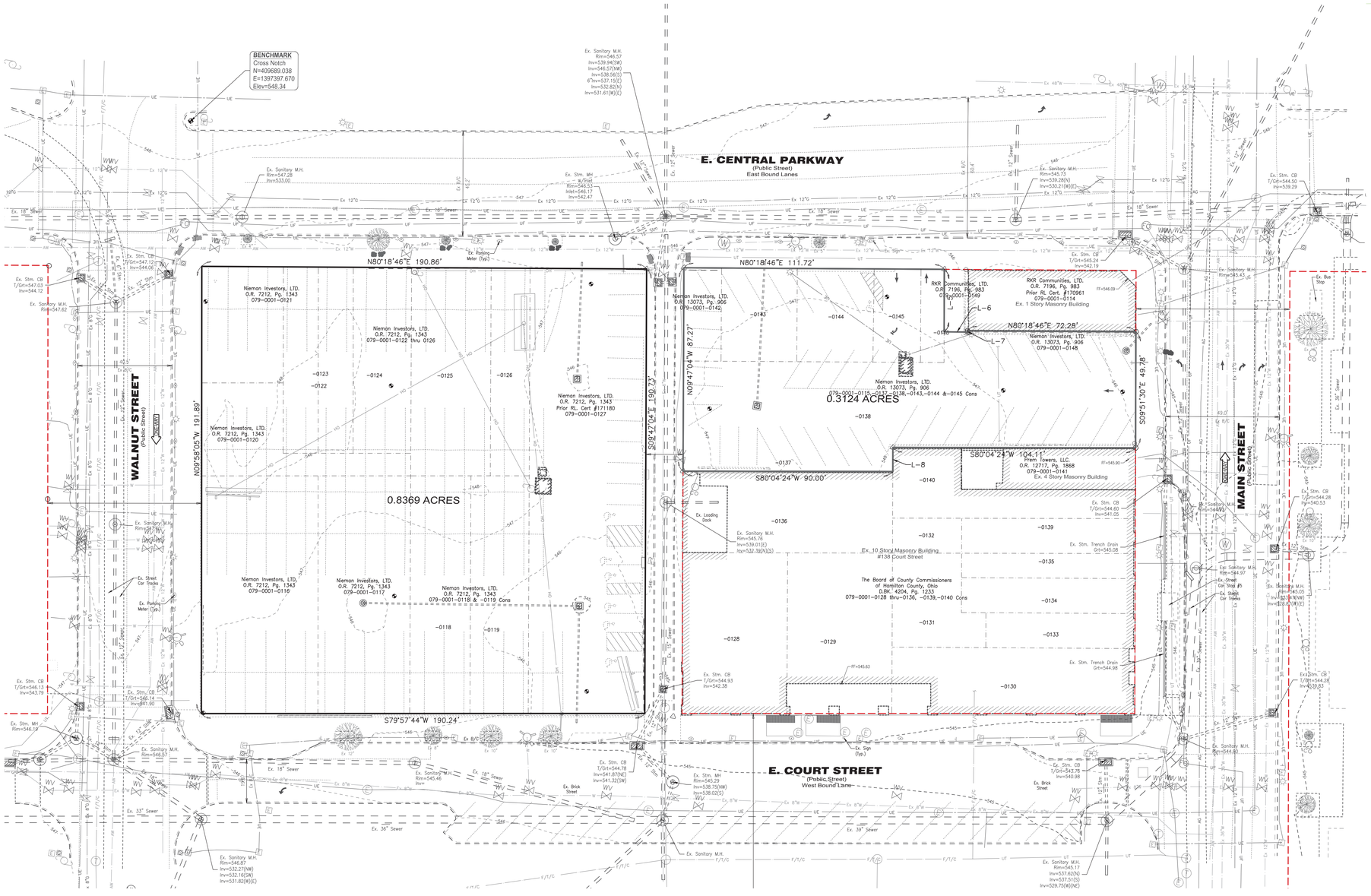
Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description

Drawing Title
CONDOC

Job Number: 13190.01
Scale: 12" = 1'-0"
Date: 01/17/08
Seal: PRELIMINARY NOT FOR CONSTRUCTION

CD



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GAS
DUKE ENERGY
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METROPOLITAN SEWER DISTRICT
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GREATER CINCINNATI WATER WORKS
BILL MORRIS
4747 SPRING GROVE AVENUE
CINCINNATI, OH 45232
PH: 513-591-7858

LINE TABLE

Line	Direction	Distance
L-5	S09°51'30"E	26.85'
L-6	N80°18'46"E	10.00'
L-7	N09°51'30"W	0.50'
L-8	S09°51'30"E	10.33'

811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

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Drawing Issue:
DESIGN DEVELOPMENT

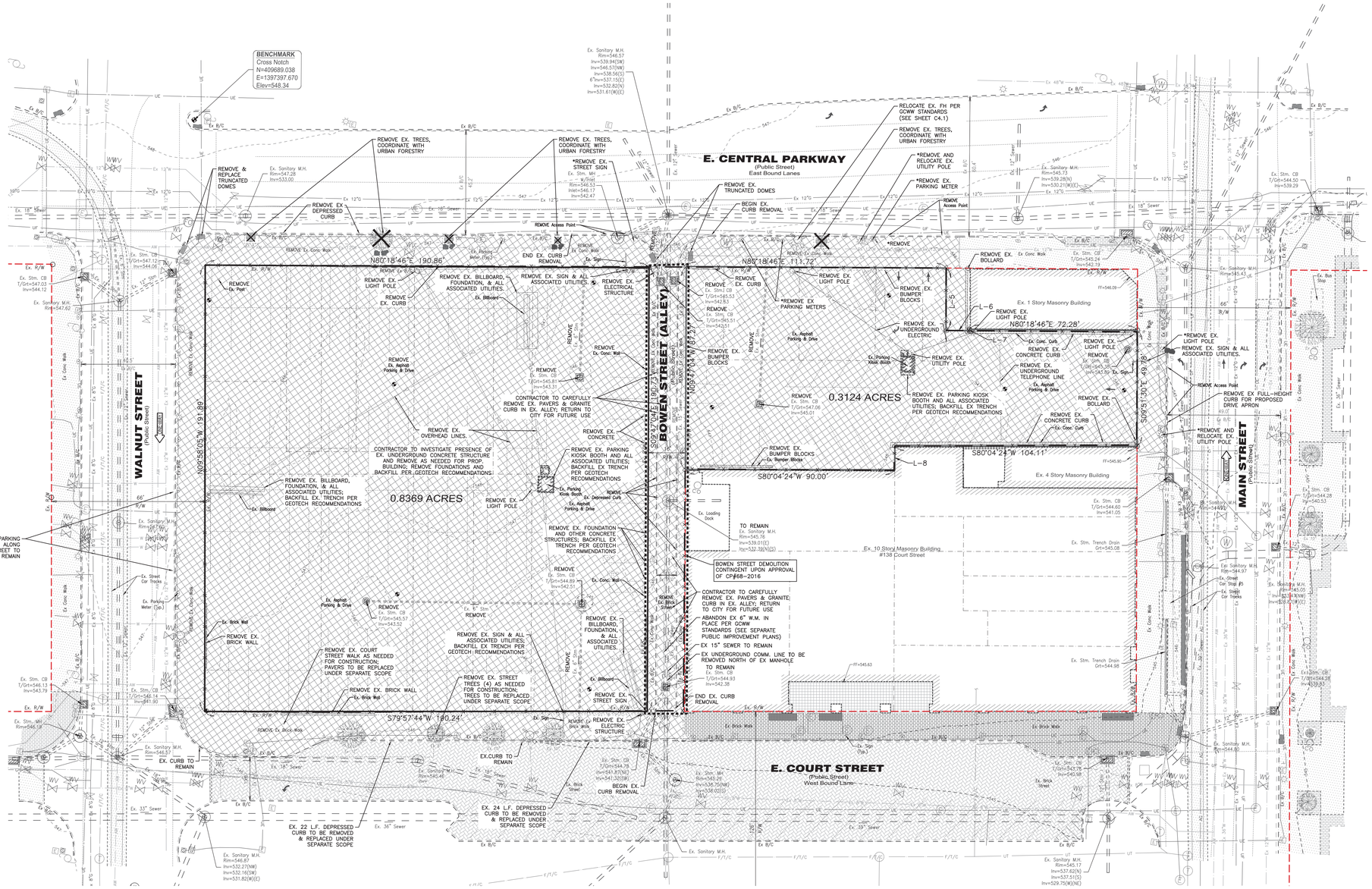
No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
EXISTING BASE MAP

Job Number: 13190.01
Scale: 1" = 20'
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

C2.0

Plot time: May 02, 2017 7:53am
Drawing name: J:\2016\16-0058\CVD\WG16-0058 CD.dwg - Layout Tab: C2.0 Existing Base Map



*NOTE COORDINATE REMOVAL AND/OR RELOCATION WITH CINCINNATI DOTE

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L-7	N09°51'30"W	0.50'
L-8	S09°51'30"E	10.33'

LEGEND

- REMOVE EX. PAVEMENT
- EX. CONCRETE WALK (TO REMAIN)
- EX. BRICK WALK (TO REMAIN)
- EX. BRICK STREET (TO REMAIN)
- REMOVE EX. TREE OR SHRUB
- CONSTRUCTION FENCE W/ SCREENING PER OWNER SPECIFICATIONS

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30
SCALE: 1" = 20'

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Drawing Issue:
DESIGN DEVELOPMENT

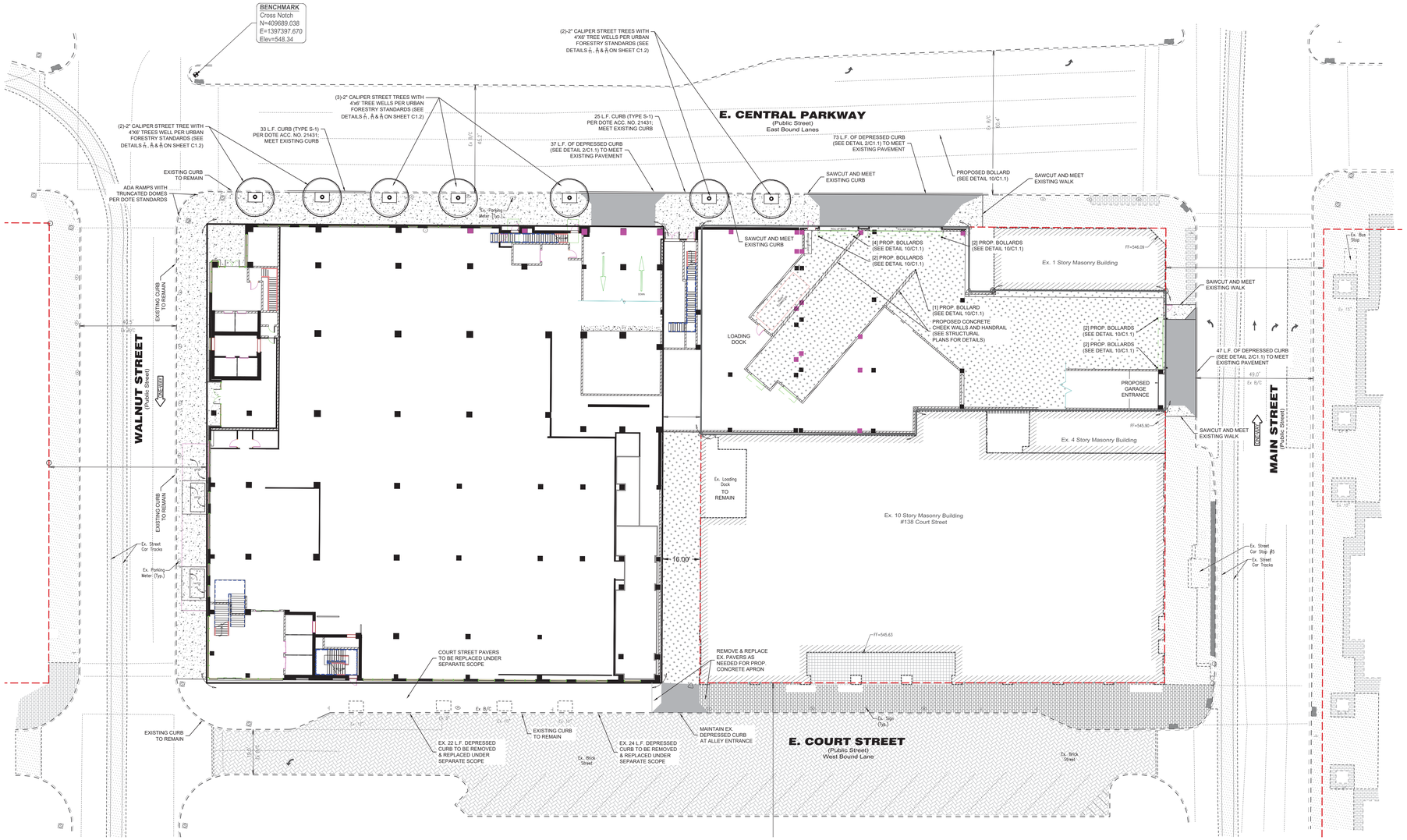
No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
SITE DEMOLITION PLAN

Job Number: 13190.01
Scale: 1" = 20'
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

C2.1

Plot time: May 02, 2017 - 7:54am
Drawing name: J:\2013\15-0058\CV\DWG\15-0058 CD.dwg - Layout Tab: C2.1 Demolition Plan



LEGEND

- EX. CONCRETE WALK (TO REMAIN)
- EX. BRICK WALK (TO REMAIN)
- EX. BRICK STREET (TO REMAIN)
- PROP. CONCRETE DRIVE (SEE DETAIL 3/C1.1)
- PROP. CONCRETE WALK (SEE DETAIL 1/C1.1)
- PROP. CONCRETE APRON (PER DOTE ACC NO. 21436)

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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

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Drawing Issue:

DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title

SITE LAYOUT PLAN

Job Number: 13190.01

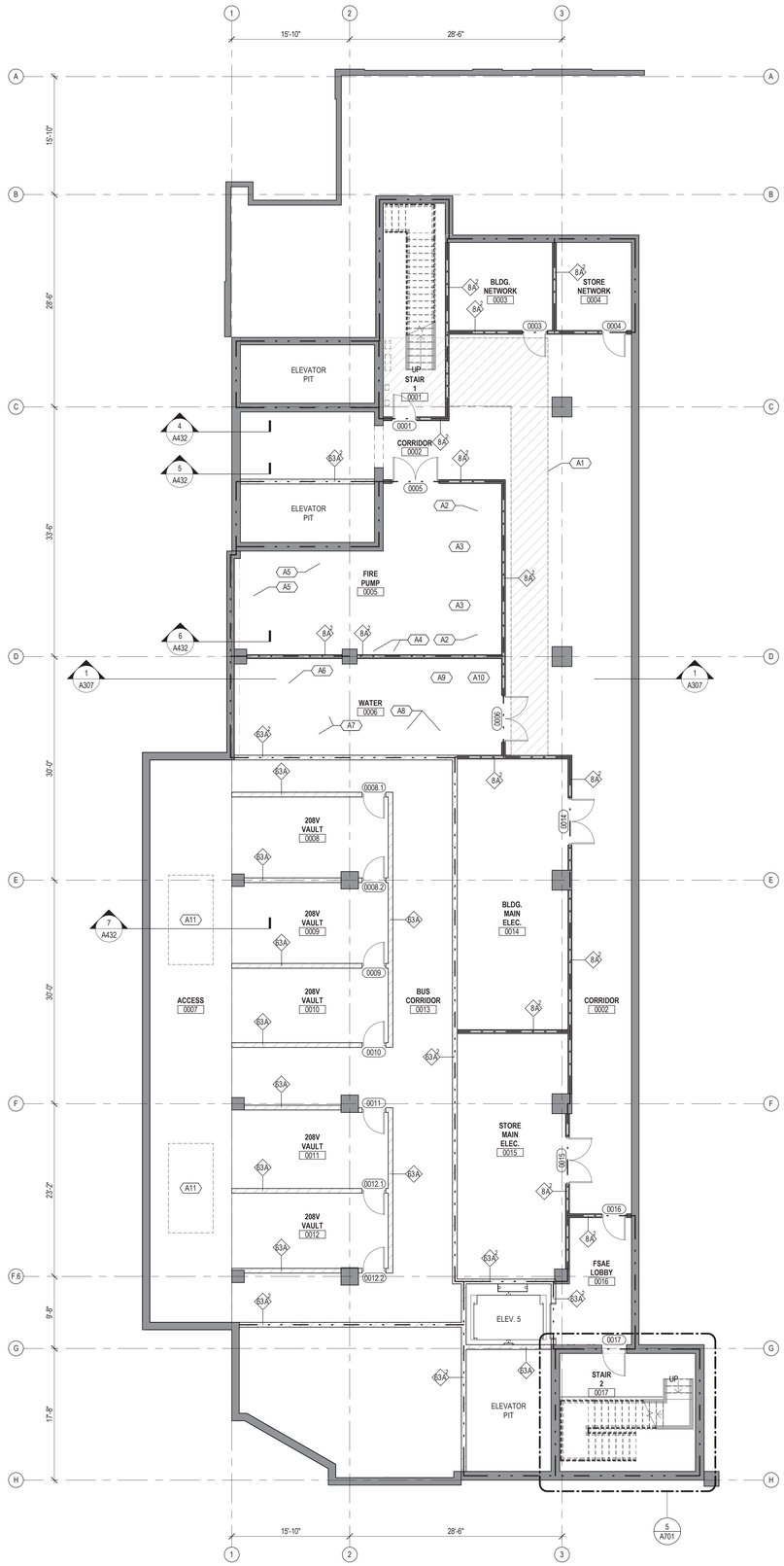
Scale: 1" = 20'

Date: 12/23/16

Seal: PRELIMINARY NOT FOR CONSTRUCTION

C3.0

Plot time: May 02, 2017 - 7:54am
Drawing name: J:\2013\16\0-0058\CVD\WG16-0058 CD.dwg - Layout Tab: C3.0 Site Layout Plan



GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

The first 6 digits, refer to a Section of the Specifications. The following alpha character refers to the specific Bid Pack, i.e., in this example, Drawing Release "A". The suffix "004" is the specific indicator for a particular item, material, etc. Therefore, the suffix "004" would denote the same item in Section 09-2216, wherever indicated, regardless of referenced Bid Pack.

Various Condoc Keynotes occur on each sheet on which those specific notes are applicable. Where notes are missing from a specific drawing, refer to the Master List of Condoc Keynotes; All Condoc Keynotes applicable to the project are listed on the Master List.

KEYNOTE NUMBER DESCRIPTION

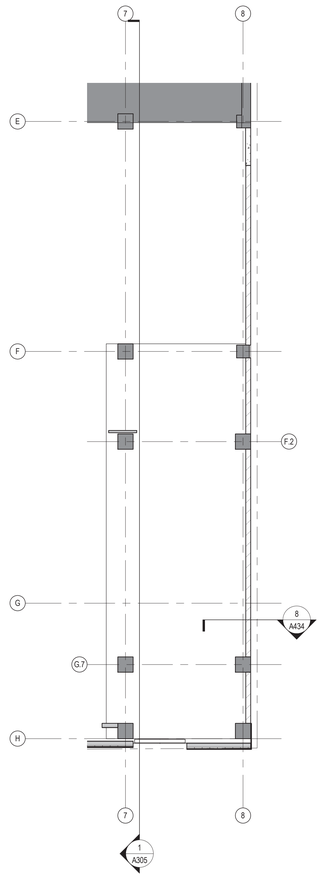
Hex (A) Floor Plan Notes

Key Value	Keynote Text
A1	MAIN ELECTRICAL BUS DUCT ROUTE OVERHEAD
A2	JOCKEY PUMP
A3	FIRE PUMP
A4	PUMP CONTROL PANELS
A5	FPI CONTROLLER
A6	DOUBLE CHECK VALVE
A7	BACKFLOW PREVENTER
A8	WATER BOOSTER PUMP
A9	SUMP PUMP
A10	SEWAGE EJECTOR
A11	HATCH ABOVE

FIRE RATING LEGEND

1 HR
1 HR WALLS
20-MIN DOORS
1 HR PENETRATIONS

2 HR
2 HR WALLS
1-1/2 HR DOORS
2 HR PENETRATIONS



N

1 A100.A **BASEMENT FLOOR PLAN**
SCALE: 1/8" = 1'-0"

2 A100.A **LEVEL 1.5 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
BASEMENT FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/2016
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A100.A

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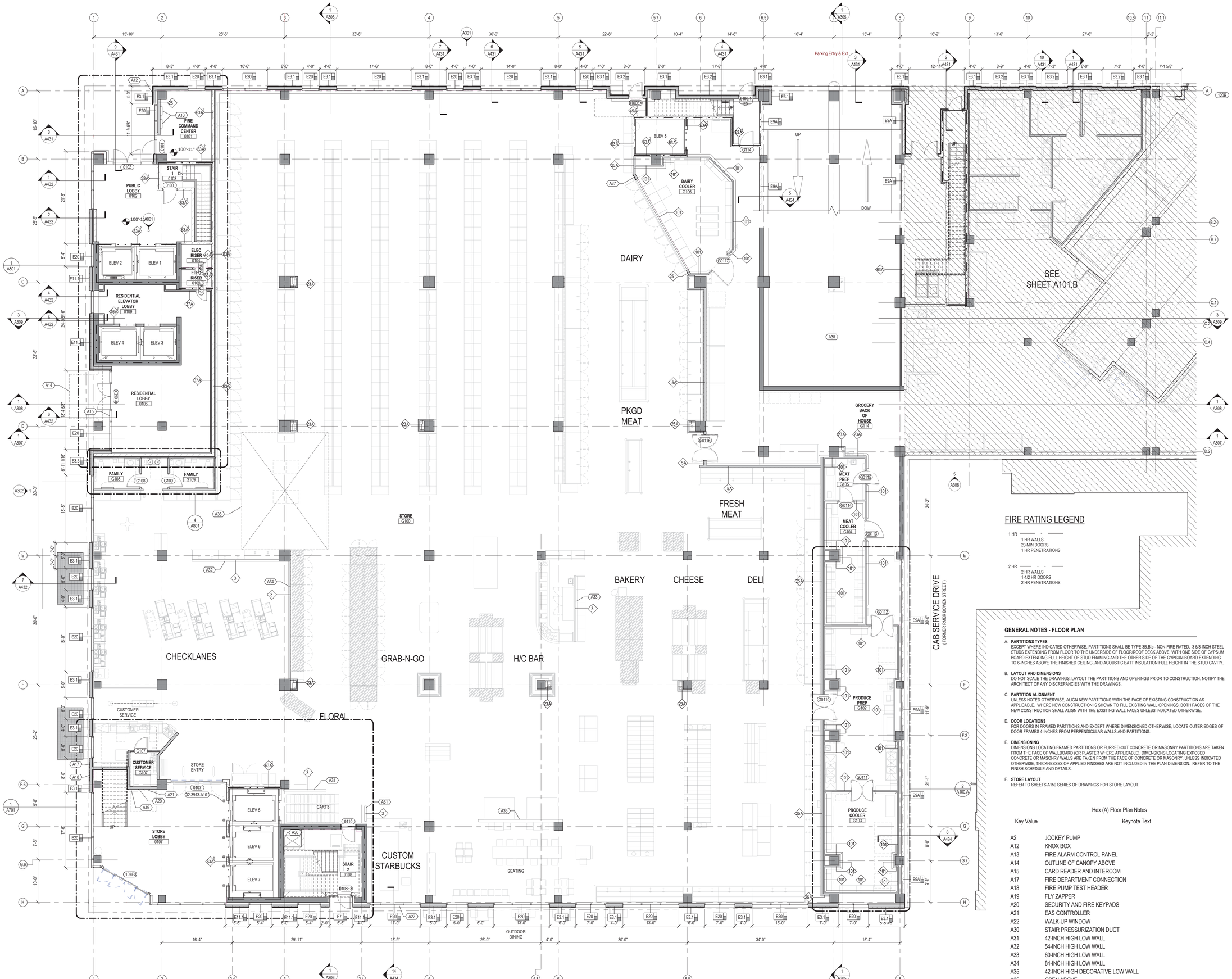

LEVEL 1 FLOOR PLAN

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

FIRE RATING LEGEND

1 HR
- 1 HR WALLS
- 20-MIN DOORS
- 1 HR PENETRATIONS

2 HR
- 2 HR WALLS
- 1-1/2 HR DOORS
- 2 HR PENETRATIONS

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A2	JOCKEY PUMP
A12	KNOX BOX
A13	FIRE ALARM CONTROL PANEL
A14	OUTLINE OF CANOPY ABOVE
A15	CARD READER AND INTERCOM
A17	FIRE DEPARTMENT CONNECTION
A18	FIRE PUMP TEST HEADER
A19	FLY ZAPPER
A20	SECURITY AND FIRE KEYPADS
A21	EAS CONTROLLER
A22	WALK-UP WINDOW
A30	STAIR PRESSURIZATION DUCT
A31	42-INCH HIGH LOW WALL
A32	54-INCH HIGH LOW WALL
A33	60-INCH HIGH LOW WALL
A34	84-INCH HIGH LOW WALL
A35	42-INCH HIGH DECORATIVE LOW WALL
A36	OPEN ABOVE.
A37	WALL OPENING TO BE COORDINATED WITH EQUIPMENT
A38	UNEXCAVATED

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 1 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 01/23/2017

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

A101.A

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FIRE RATING LEGEND

1 HR
1 HR WALLS
20-MIN DOORS
1 HR PENETRATIONS

2 HR
2 HR WALLS
1-1/2 HR DOORS
2 HR PENETRATIONS

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A23	GAS METER
A24	CHEEK WALL
A25	PARTIAL HEIGHT WALL, 8-FT TALL.
A26	LINE OF ROOF ABOVE
A27	LOW CLEARANCE BELOW RAMP.
A28	CURB
A29	WALL EXTENDS TO UNDERSIDE OF SPEED RAMP ABOVE.

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

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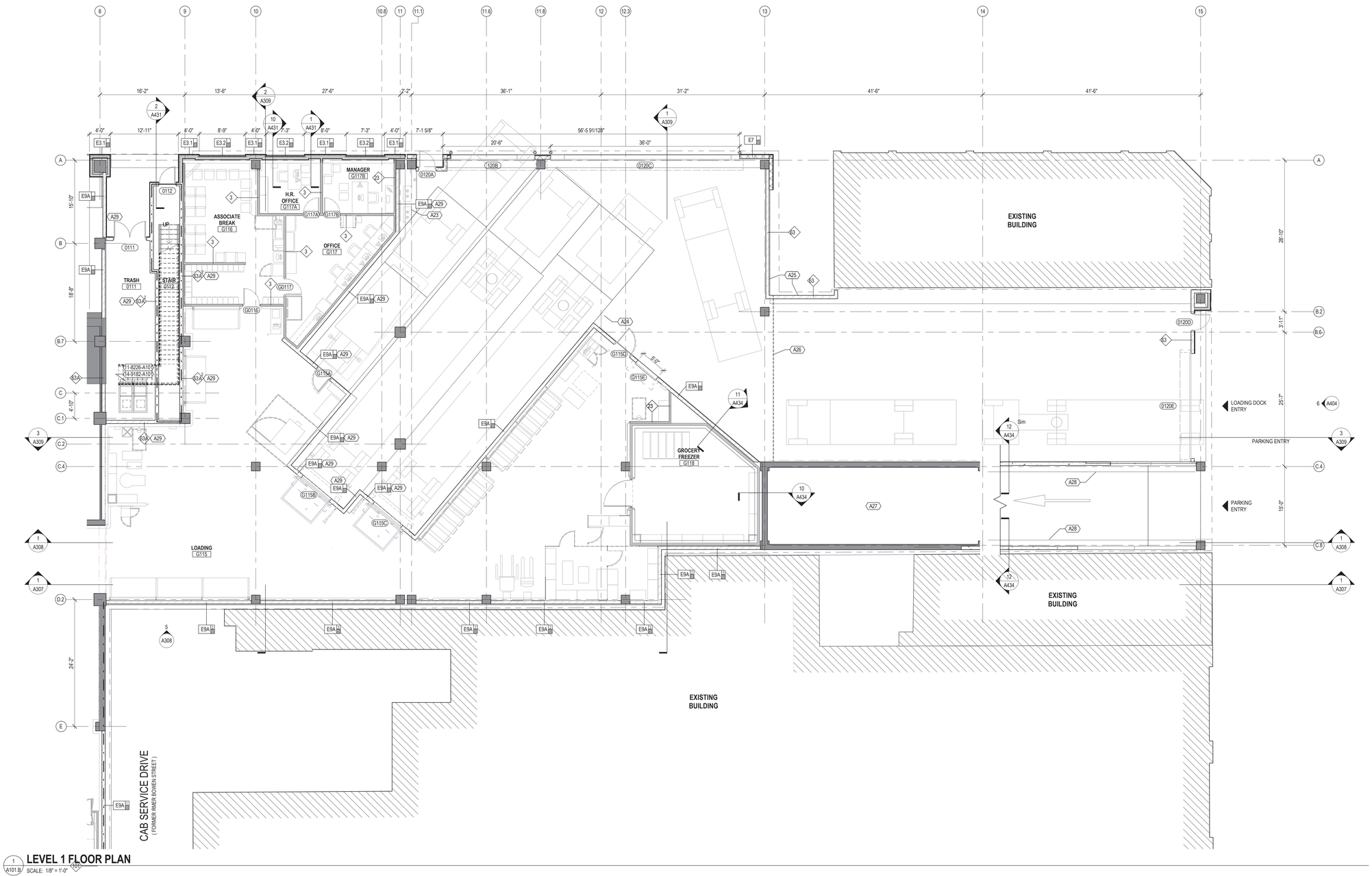
F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.



LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 1 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

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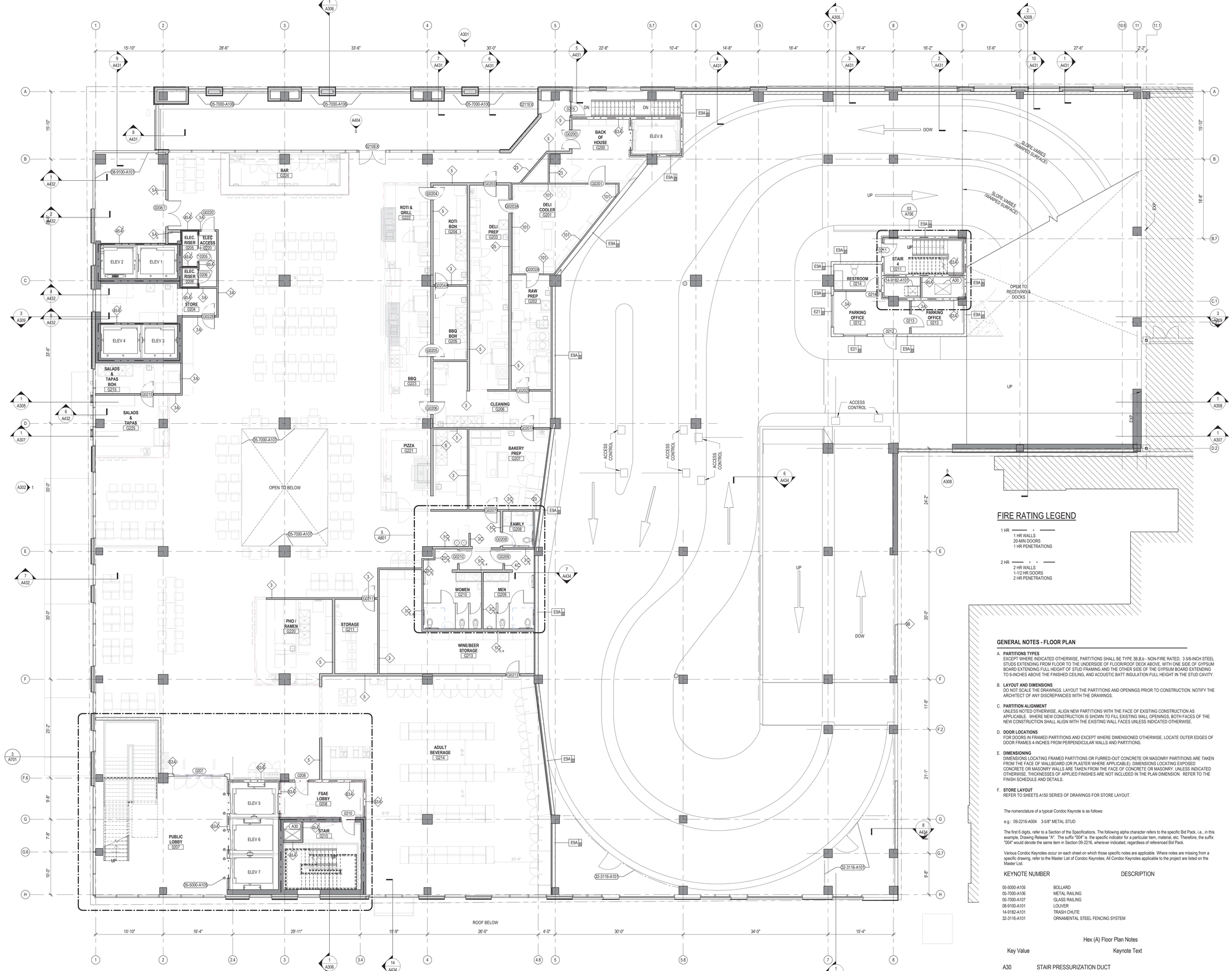

FIRE RATING LEGEND

1 HR — · —
1 HR WALLS
20-MIN DOORS
1 HR PENETRATIONS

2 HR — - - —
2 HR WALLS
1-1/2 HR DOORS
2 HR PENETRATIONS

GENERAL NOTES - FLOOR PLAN

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e.g.: 09-2216-A004 3-5/8" METAL STUD

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KEYNOTE NUMBER	DESCRIPTION
05-5000-A105	BOLLARD
05-7000-A106	METAL RAILING
05-7000-A107	GLASS RAILING
08-9100-A101	LOUVER
14-9182-A101	TRASH CHUTE
32-3116-A101	ORNAMENTAL STEEL FENCING SYSTEM

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

N

1 / A102.A **LEVEL 2 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 2 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

SAM

A102.A

FIRE RATING LEGEND

1 HR
1 HR WALLS
20-MIN DOORS
1 HR PENETRATIONS

2 HR
2 HR WALLS
1-1/2 HR DOORS
2 HR PENETRATIONS

GENERAL NOTES - FLOOR PLAN

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F. **STORE LAYOUT**
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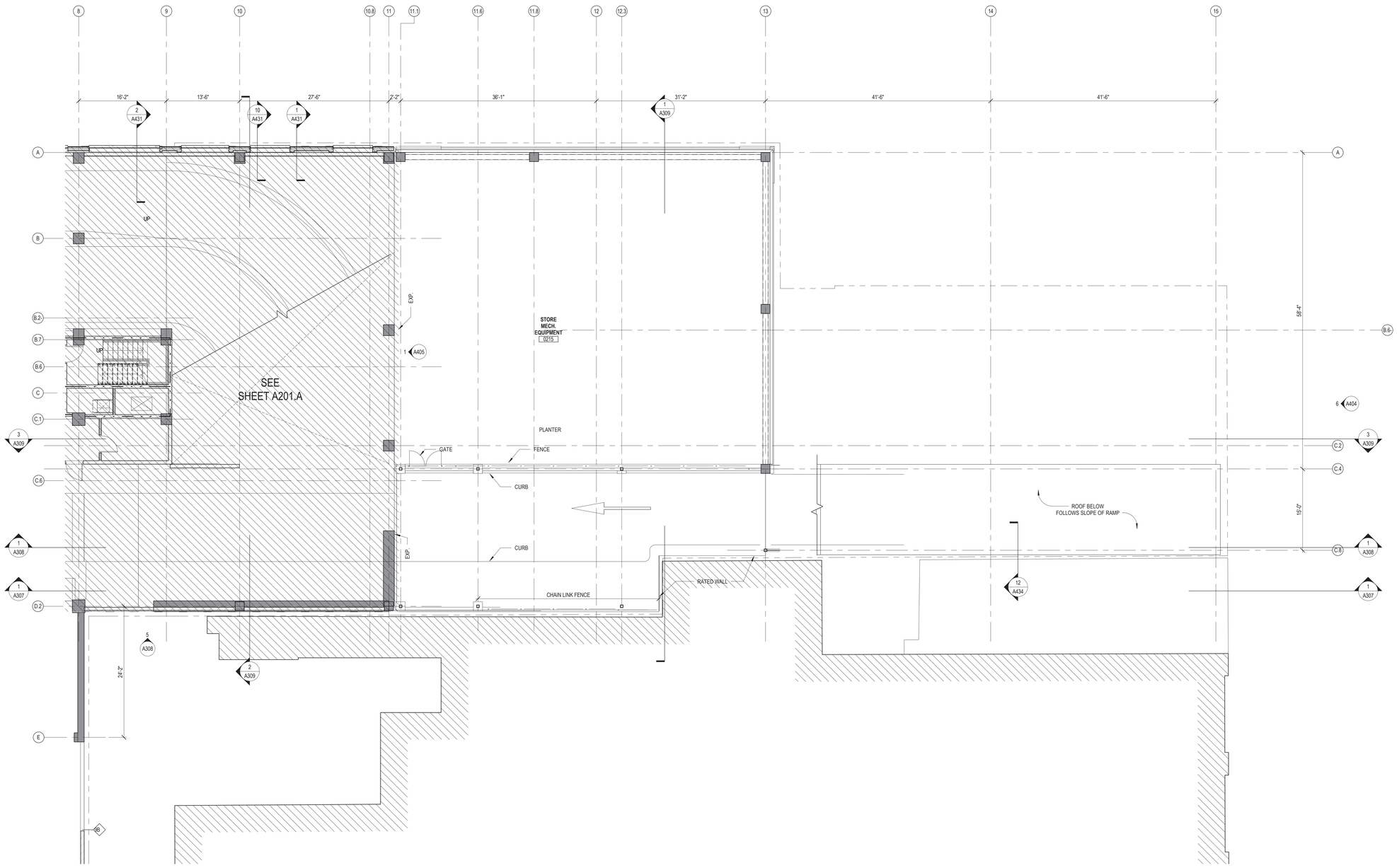

N

1 A102.B/ **LEVEL 2 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 2 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

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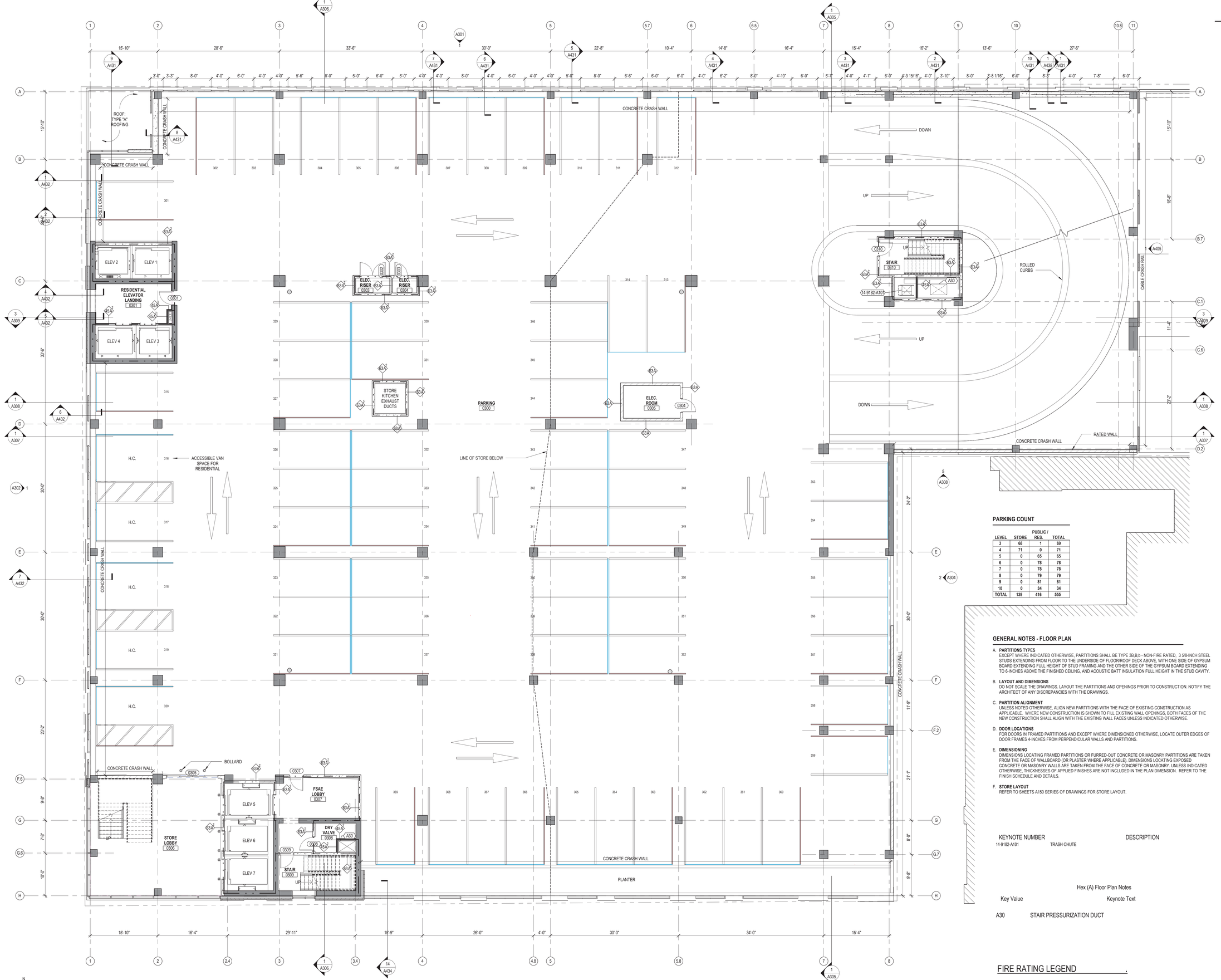

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1 A103 **LEVEL 3 FLOOR PLAN**

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

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

GENERAL NOTES - FLOOR PLAN

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F. **STORE LAYOUT**
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KEYNOTE NUMBER		DESCRIPTION
14-9182-A101	TRASH CHUTE	

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR — - — 2 HR — - - —

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 3 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A103

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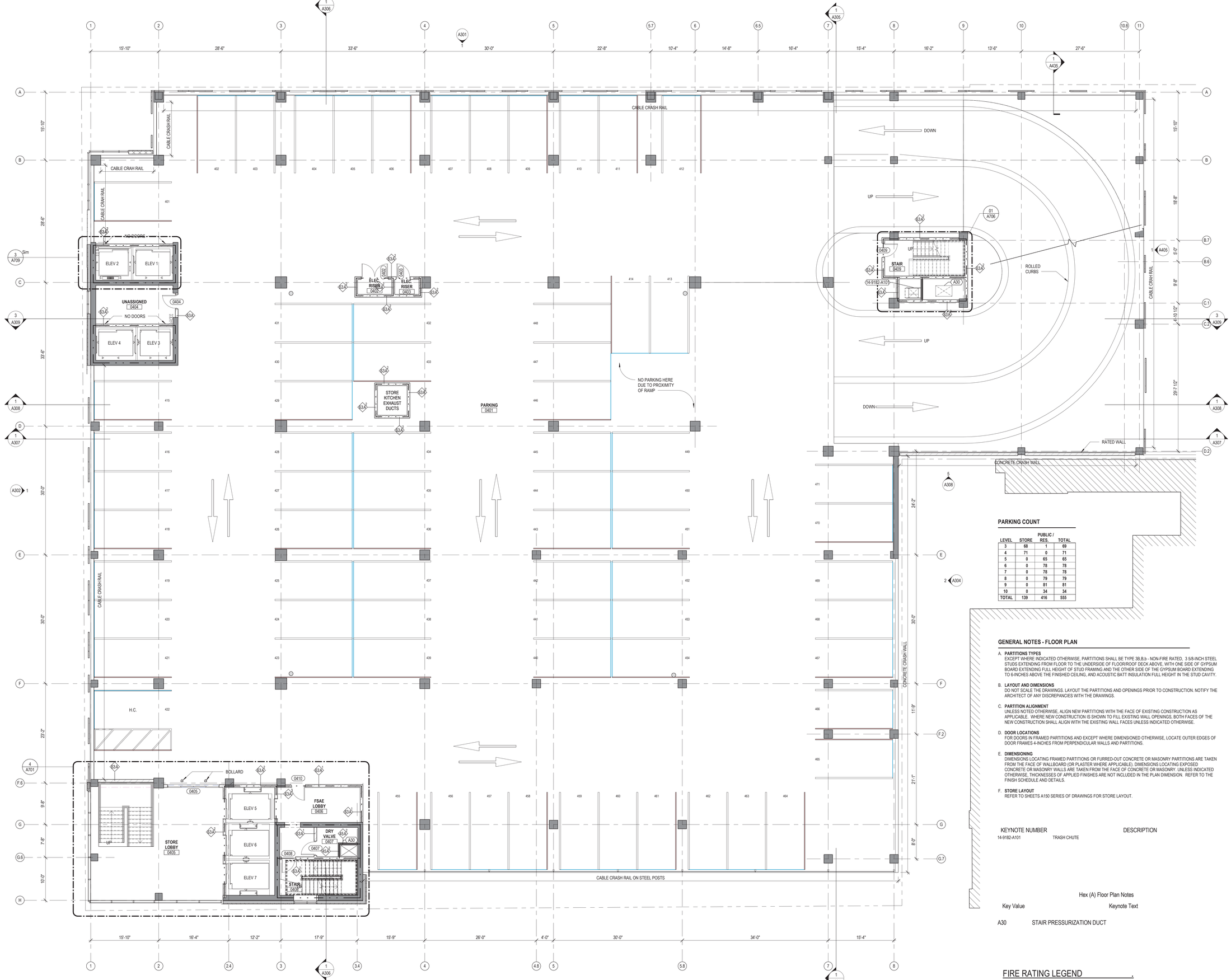

1 A104 **LEVEL 4 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED. 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

E. **DIMENSIONING**
DIMENSIONS LOCATING FRAMED PARTITIONS OR FURRED-OUT CONCRETE OR MASONRY PARTITIONS ARE TAKEN FROM THE FACE OF WALLBOARD (OR PLASTER WHERE APPLICABLE). DIMENSIONS LOCATING EXPOSED CONCRETE OR MASONRY WALLS ARE TAKEN FROM THE FACE OF CONCRETE OR MASONRY. UNLESS INDICATED OTHERWISE, THICKNESSES OF APPLIED FINISHES ARE NOT INCLUDED IN THE PLAN DIMENSION. REFER TO THE FINISH SCHEDULE AND DETAILS.

F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR — · — 1 HR WALLS, 20-MIN DOORS, 1 HR PENETRATIONS

2 HR — · · — 2 HR WALLS, 1-1/2 HR DOORS, 2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 4 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

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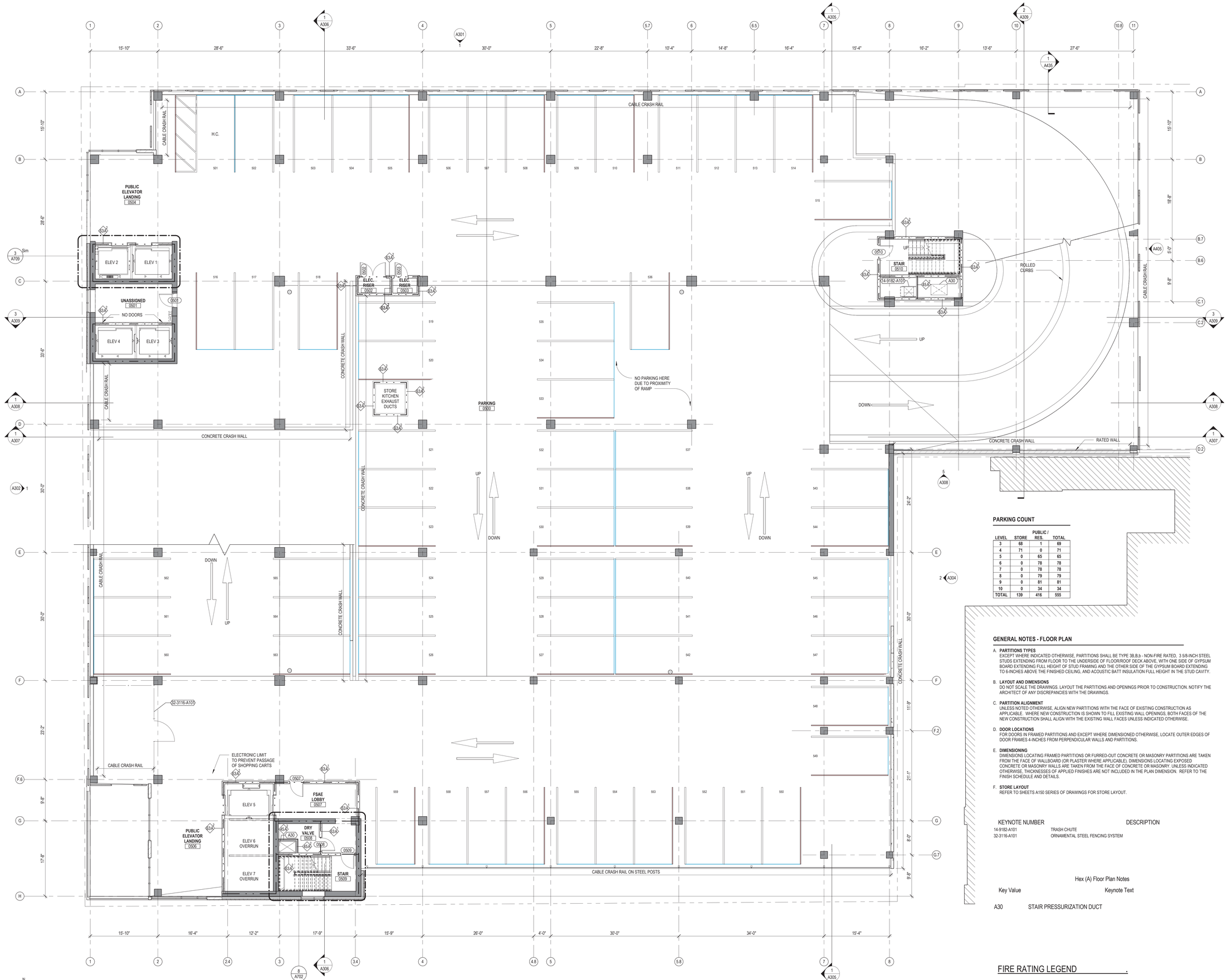

LEVEL 5 FLOOR PLAN

1 A105 SCALE: 1/8" = 1'-0"

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED. 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
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D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

E. **DIMENSIONING**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE
32-3116-A101	ORNAMENTAL STEEL FENCING SYSTEM

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR — · — 2 HR — · · —

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 5 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

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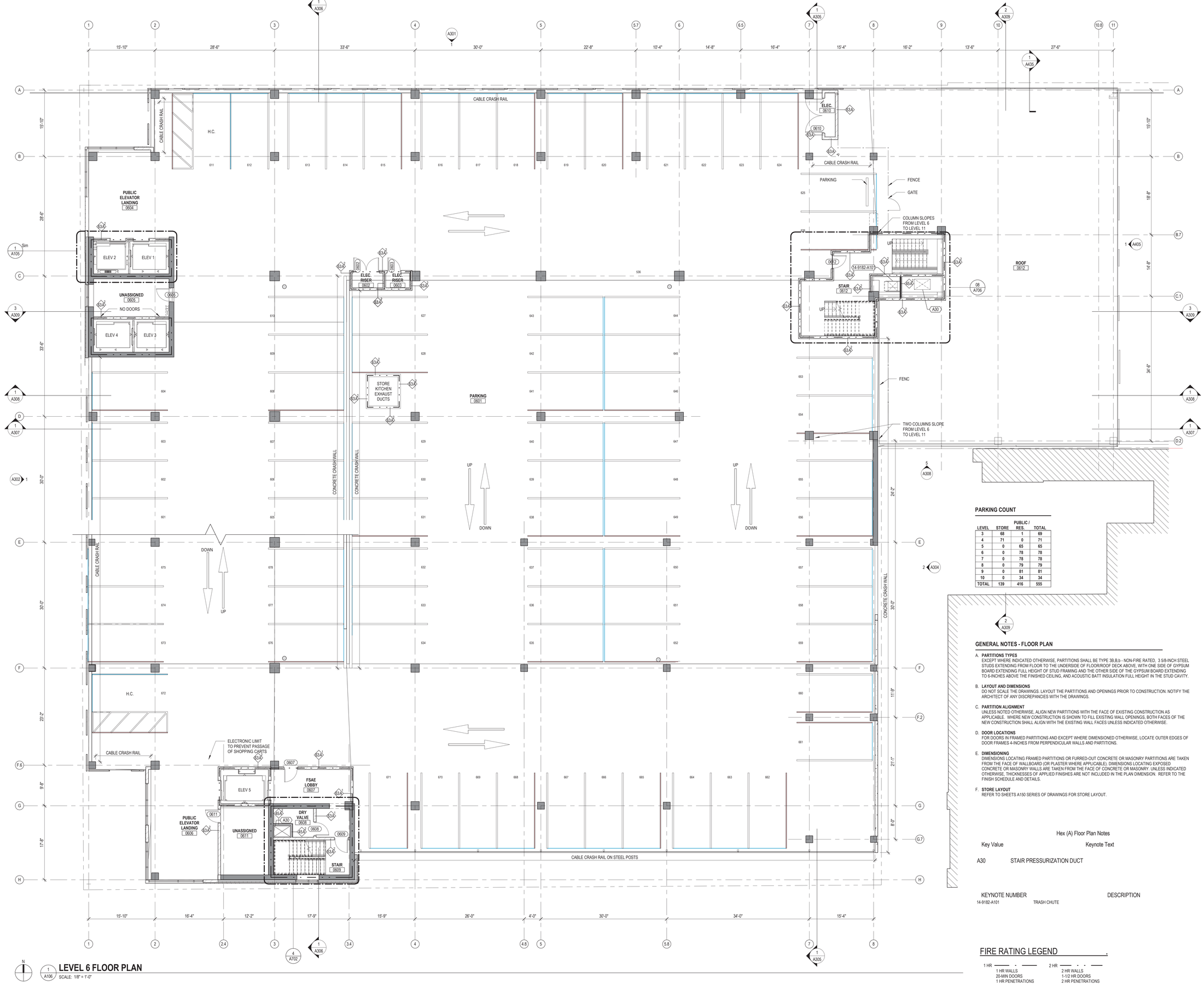

LEVEL 6 FLOOR PLAN

1 A106 SCALE: 1/8" = 1'-0"

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/RDOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
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D. **DOOR LOCATIONS**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

FIRE RATING LEGEND

1 HR — · — 1 HR WALLS, 20-MIN DOORS, 1 HR PENETRATIONS

2 HR — · · — 2 HR WALLS, 1-1/2 HR DOORS, 2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 6 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

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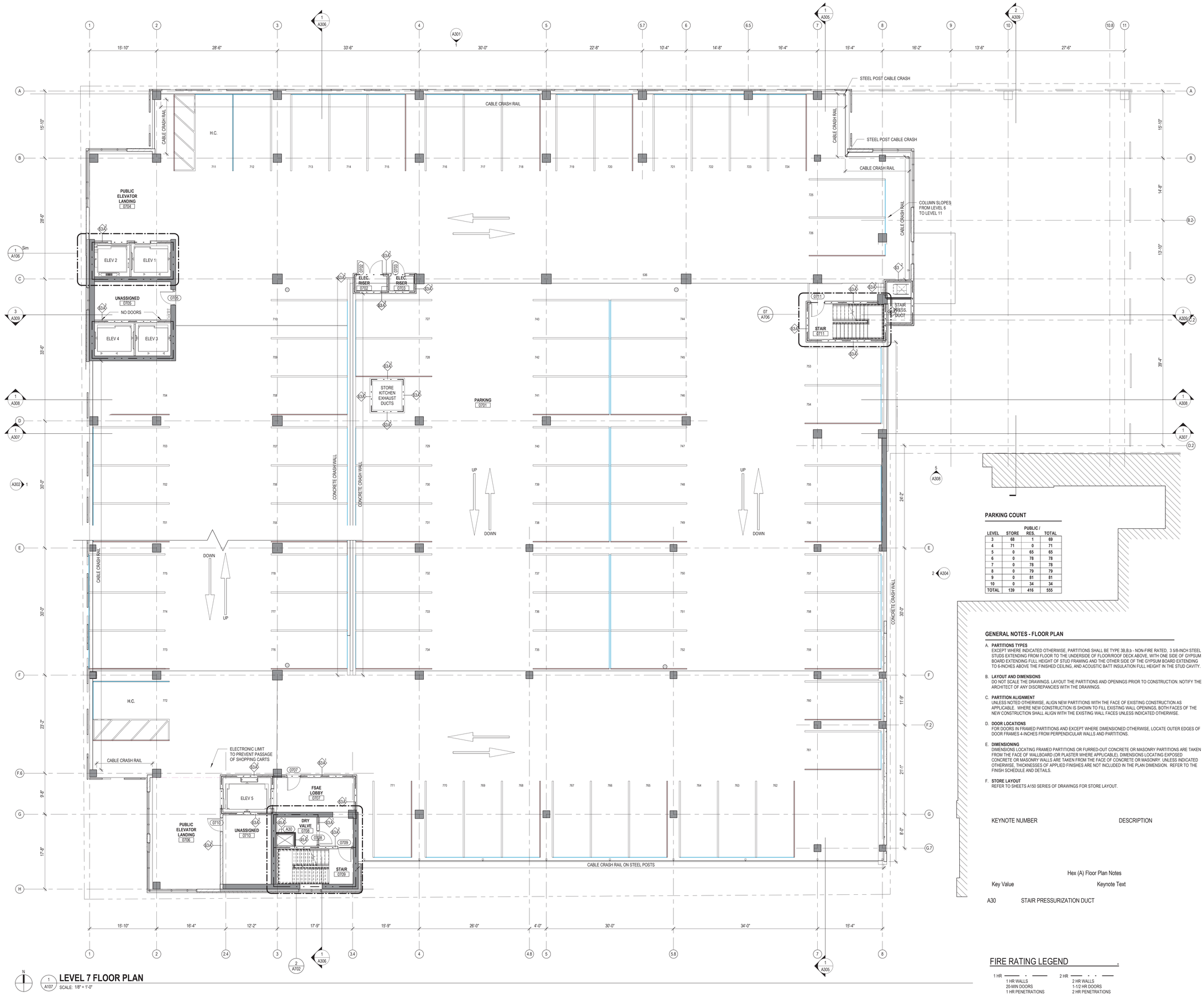

LEVEL 7 FLOOR PLAN

1 A107 SCALE: 1/8" = 1'-0"

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
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C. **PARTITION ALIGNMENT**
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D. **DOOR LOCATIONS**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER | DESCRIPTION

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR — · — 1 HR WALLS, 20-MIN DOORS, 1 HR PENETRATIONS

2 HR — · · — 2 HR WALLS, 1-1/2 HR DOORS, 2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 7 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

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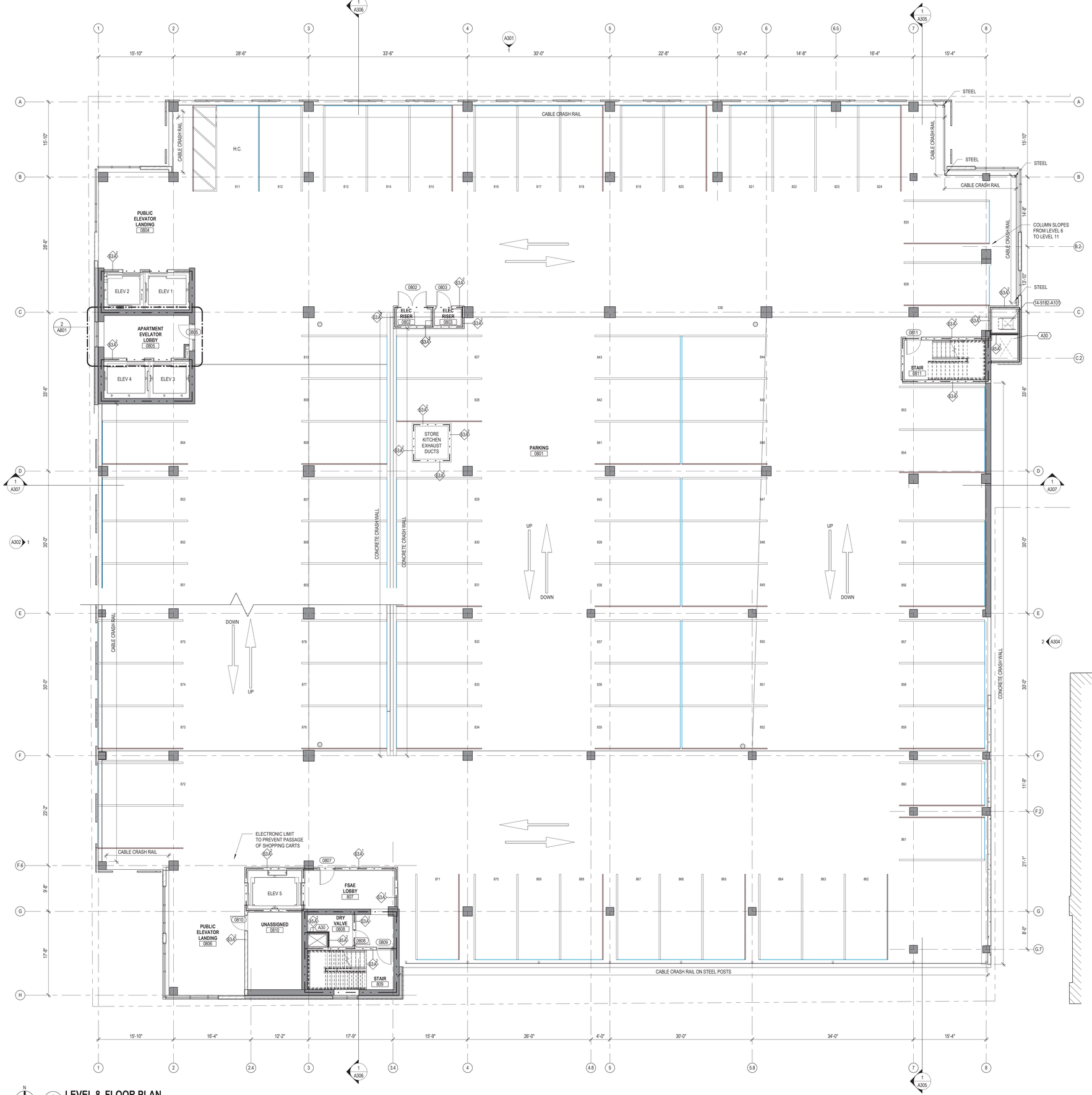

1 A108 **LEVEL 8 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

FIRE RATING LEGEND

1 HR — · — 1 HR WALLS, 20-MIN DOORS, 1 HR PENETRATIONS

2 HR — · · — 2 HR WALLS, 1-1/2 HR DOORS, 2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 8 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

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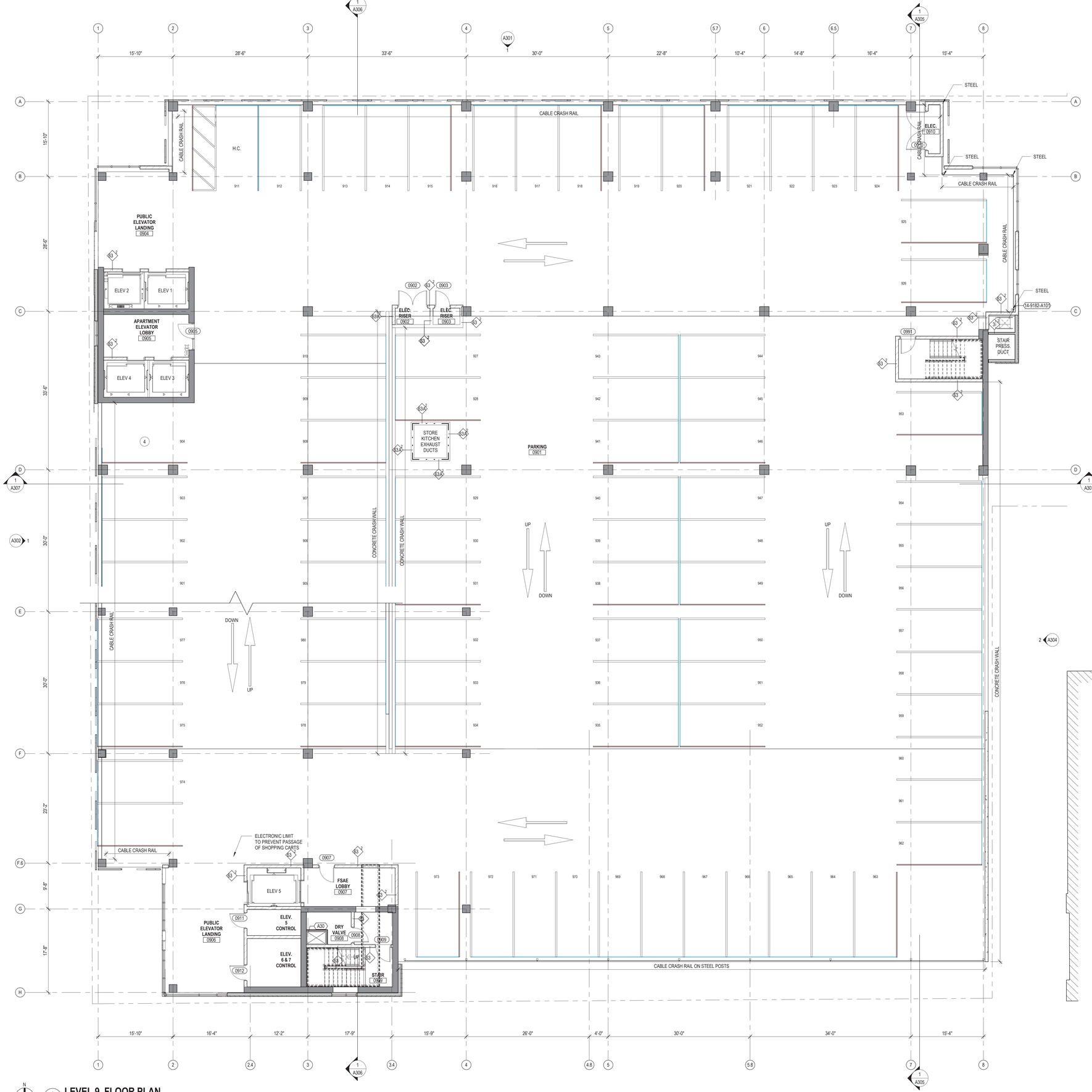

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101 TRASH CHUTE	

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

FIRE RATING LEGEND

1 HR — · — 1 HR WALLS, 20-MIN DOORS, 1 HR PENETRATIONS

2 HR — · · — 2 HR WALLS, 1-1/2 HR DOORS, 2 HR PENETRATIONS

LEVEL 9 FLOOR PLAN

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

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 9 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

A109

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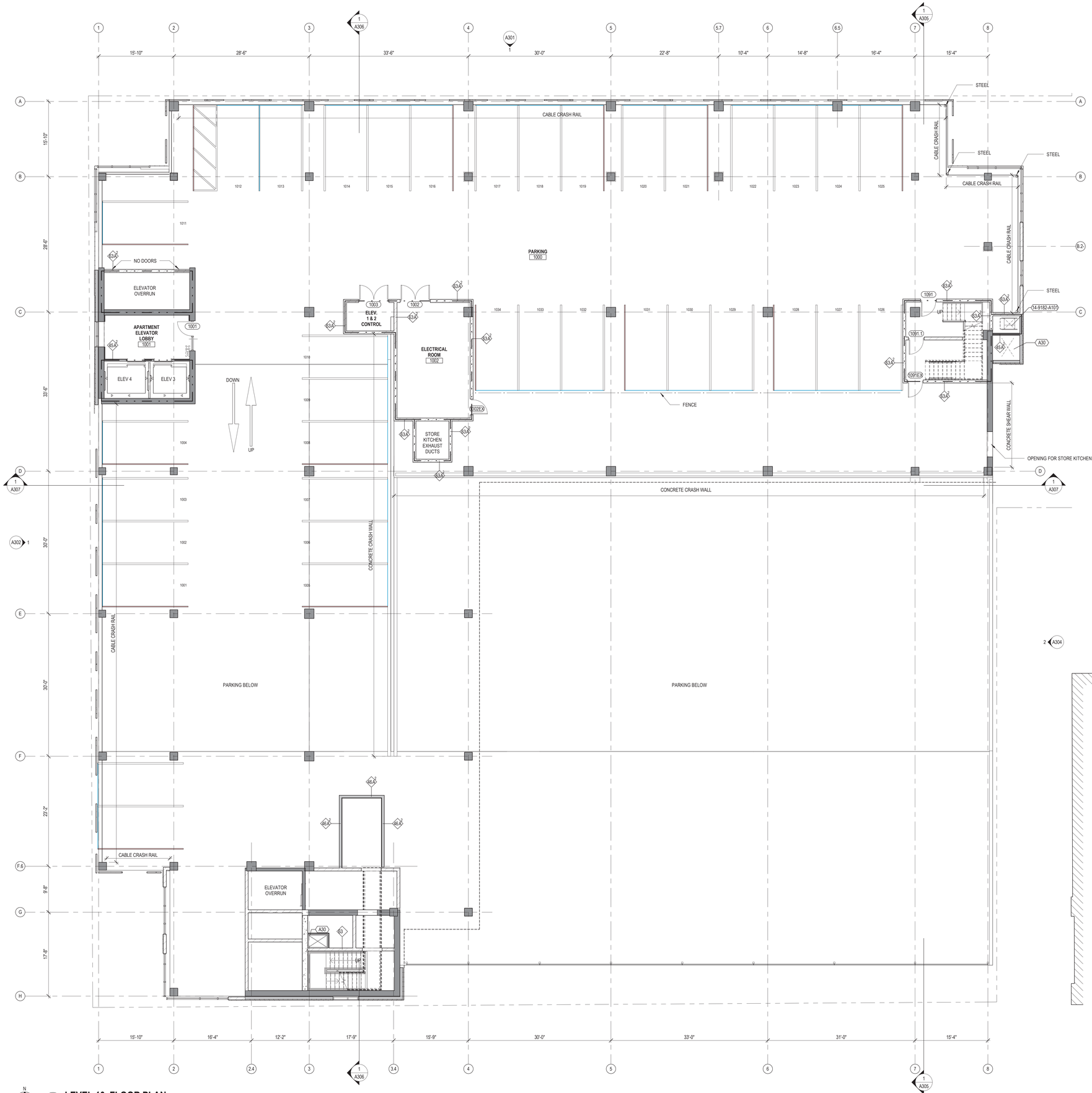

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

E. **DIMENSIONING**
DIMENSIONS LOCATING FRAMED PARTITIONS OR FURRED-OUT CONCRETE OR MASONRY PARTITIONS ARE TAKEN FROM THE FACE OF WALLBOARD (OR PLASTER WHERE APPLICABLE). DIMENSIONS LOCATING EXPOSED CONCRETE OR MASONRY WALLS ARE TAKEN FROM THE FACE OF CONCRETE OR MASONRY. UNLESS INDICATED OTHERWISE, THICKNESSES OF APPLIED FINISHES ARE NOT INCLUDED IN THE PLAN DIMENSION. REFER TO THE FINISH SCHEDULE AND DETAILS.

F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

PARKING COUNT

LEVEL	STORE	PUBLIC / RES.	TOTAL
3	68	1	69
4	71	0	71
5	0	65	65
6	0	78	78
7	0	78	78
8	0	79	79
9	0	81	81
10	0	34	34
TOTAL	139	416	555

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

1 A110 **LEVEL 10 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Civil Engineering
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513.834.6151

Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 10 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A110

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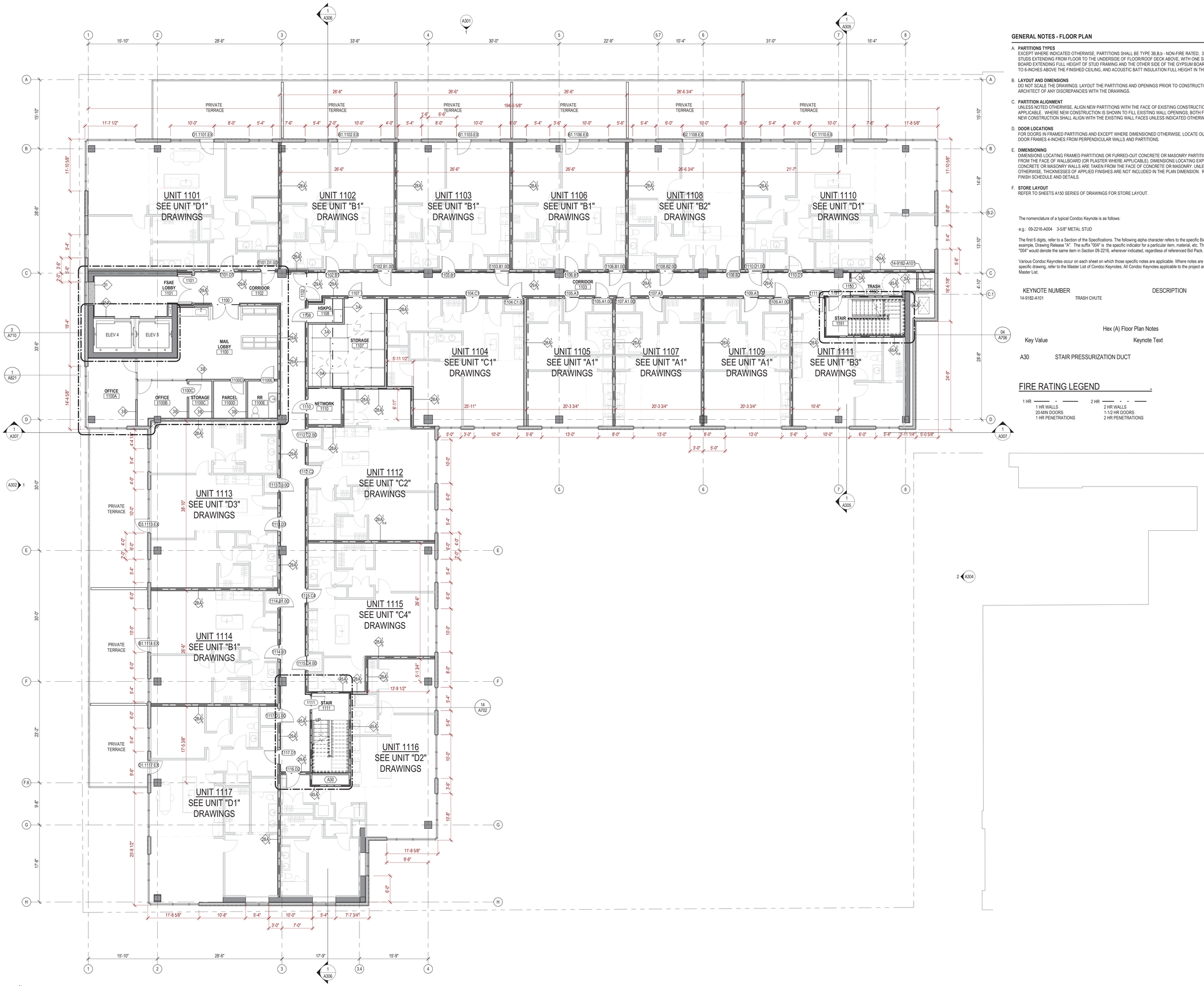

1 A111 LEVEL 11 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

E. **DIMENSIONING**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

The first 6 digits, refer to a Section of the Specifications. The following alpha character refers to the specific Bid Pack, i.e., in this example, Drawing Release "A". The suffix "004" is the specific indicator for a particular item, material, etc. Therefore, the suffix "004" would denote the same item in Section 09-2216, wherever indicated, regardless of referenced Bid Pack.

Various Condoc Keynotes occur on each sheet on which those specific notes are applicable. Where notes are missing from a specific drawing, refer to the Master List of Condoc Keynotes; All Condoc Keynotes applicable to the project are listed on the Master List.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 11 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 1/17/2017

PRELIMINARY NOT FOR CONSTRUCTION

A111

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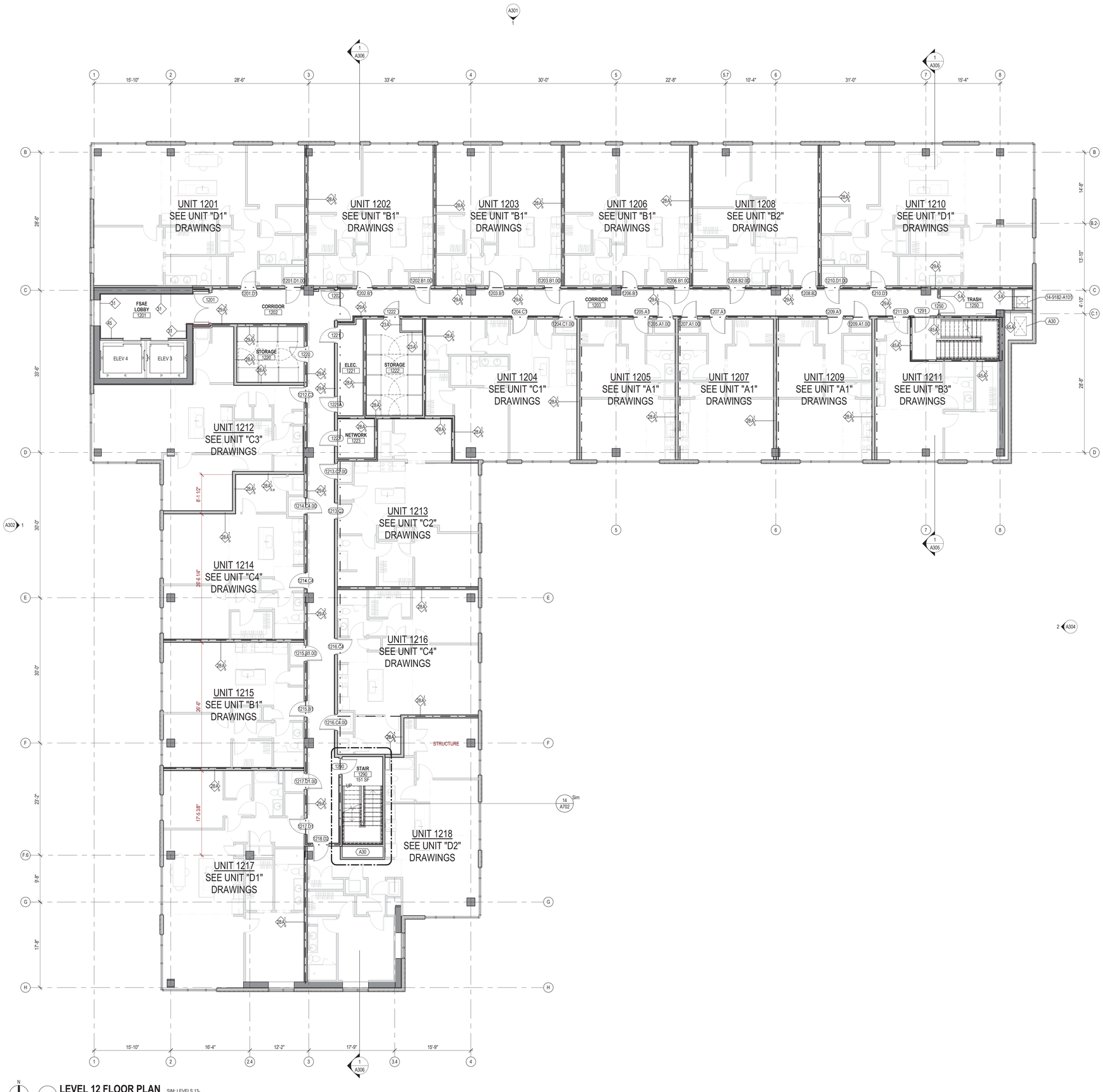

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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B. **LAYOUT AND DIMENSIONS**
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C. **PARTITION ALIGNMENT**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

The nomenclature of a typical Condoc Keynote is as follows:

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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

LEVEL 12 FLOOR PLAN SIM: LEVELS 13-
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 12 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 1/17/2017
Seal:
PRELIMINARY NOT FOR CONSTRUCTION

A112

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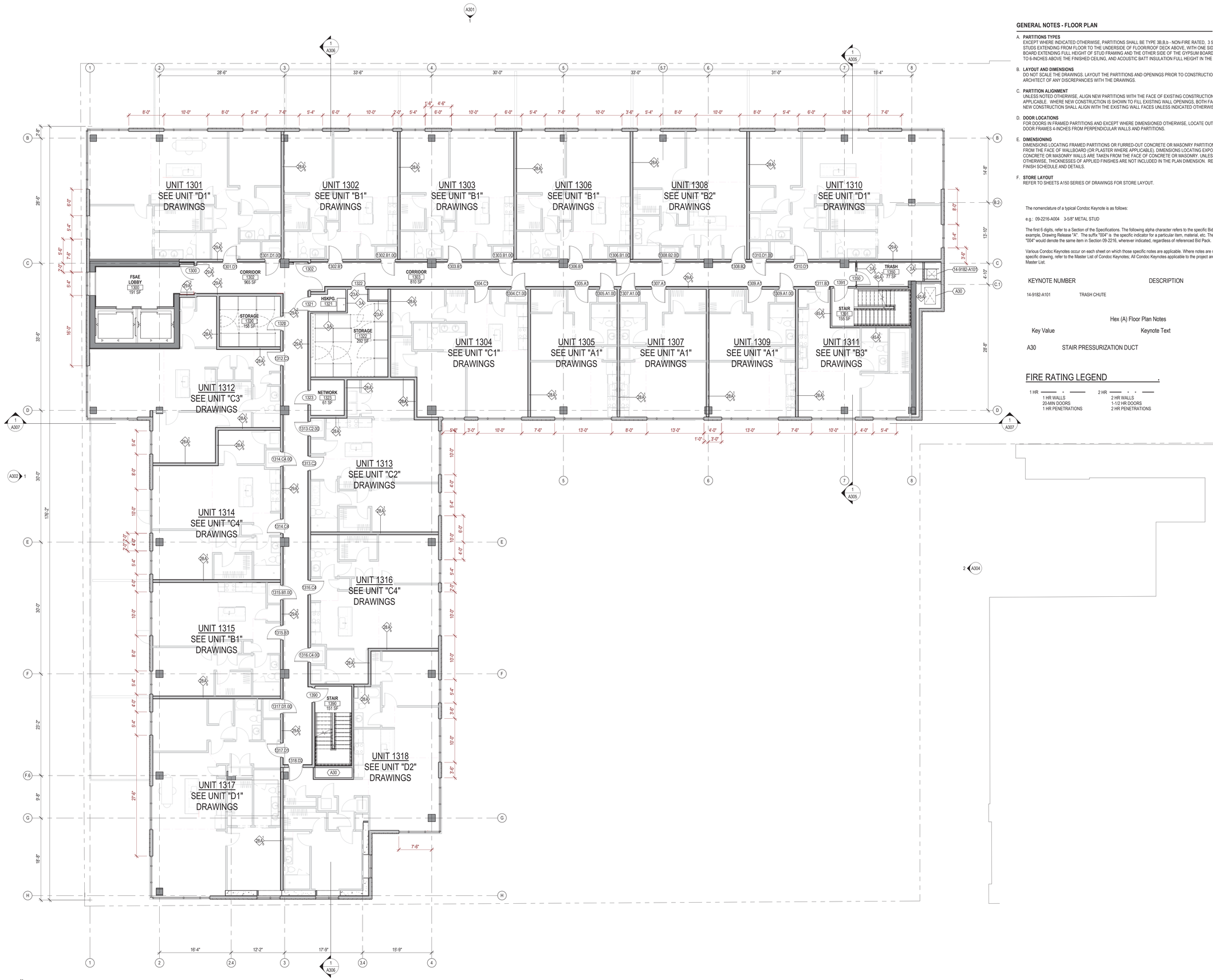

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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B. **LAYOUT AND DIMENSIONS**
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F. **STORE LAYOUT**
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The nomenclature of a typical Condoc Keynote is as follows:

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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

N

1 / A113 **LEVEL 13 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 13 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 04/14/2017
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A113

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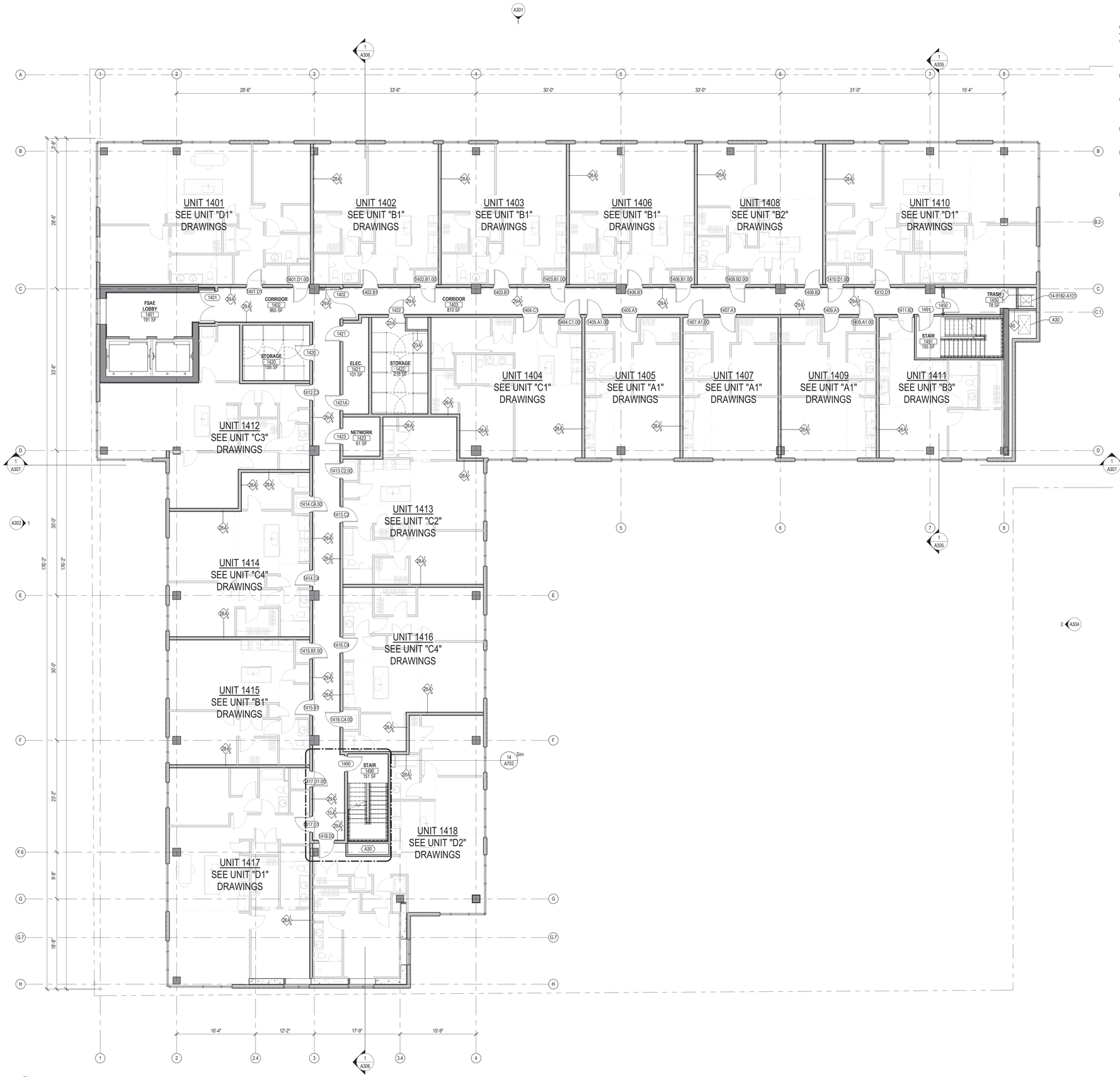

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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B. **LAYOUT AND DIMENSIONS**
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F. **STORE LAYOUT**
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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

N

1 / A114 **LEVEL 14 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 14 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 04/14/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A114

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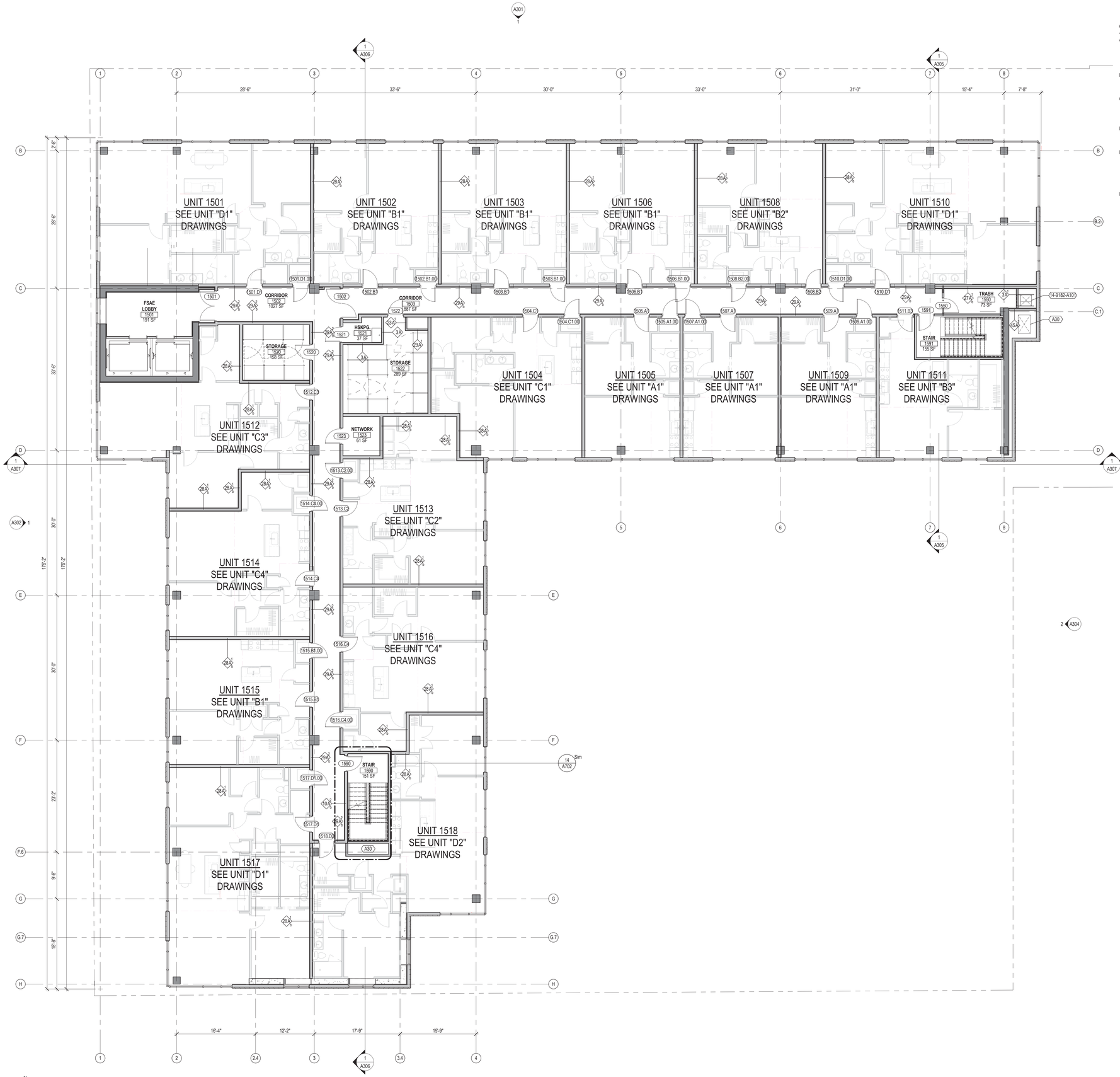

N

1 A115 **LEVEL 15 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
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C. **PARTITION ALIGNMENT**
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F. **STORE LAYOUT**
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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 15 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 04/14/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A115

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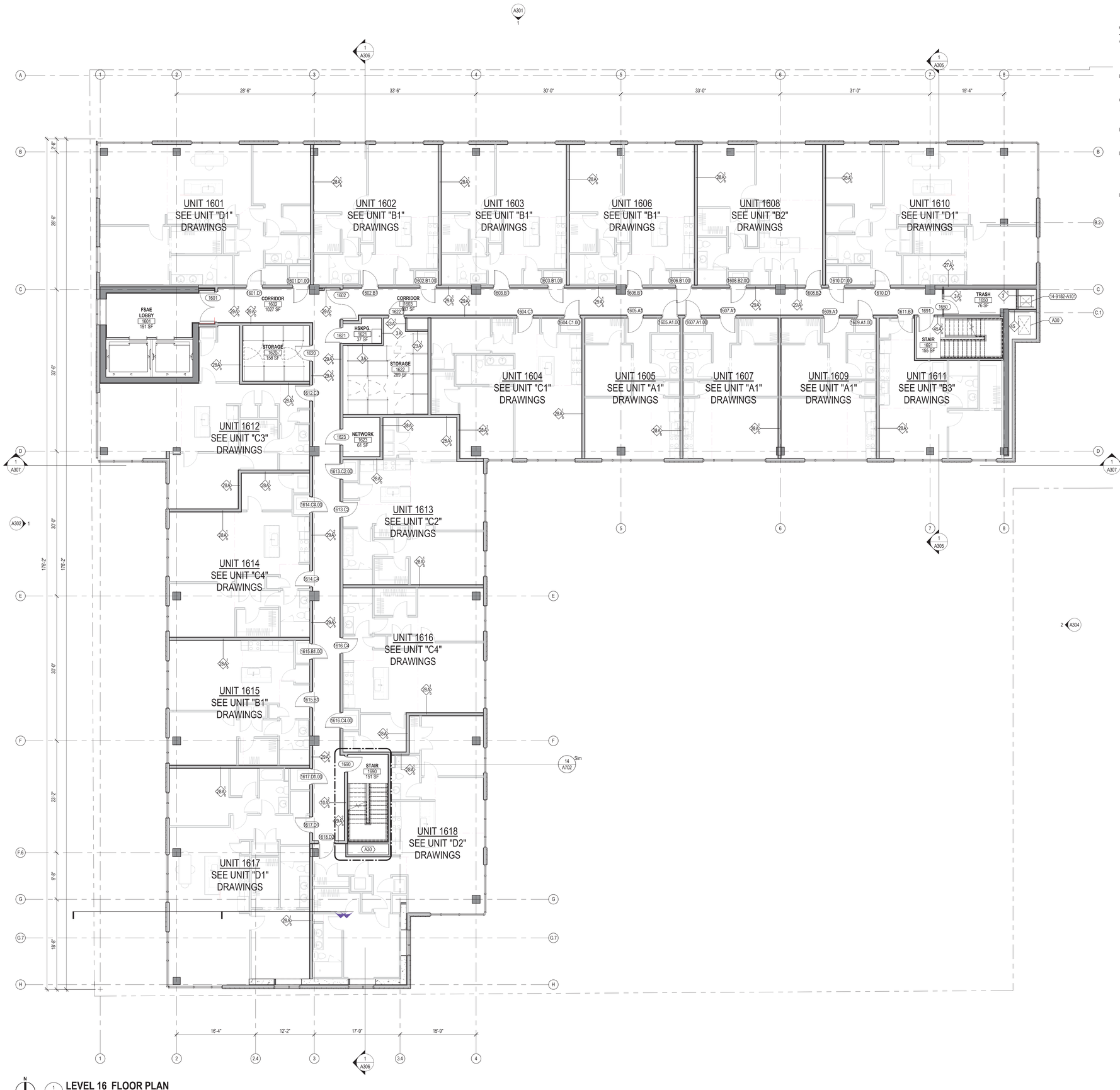

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

E. **DIMENSIONING**
DIMENSIONS LOCATING FRAMED PARTITIONS OR FURRED-OUT CONCRETE OR MASONRY PARTITIONS ARE TAKEN FROM THE FACE OF WALLBOARD (OR PLASTER WHERE APPLICABLE). DIMENSIONS LOCATING EXPOSED CONCRETE OR MASONRY WALLS ARE TAKEN FROM THE FACE OF CONCRETE OR MASONRY. UNLESS INDICATED OTHERWISE, THICKNESSES OF APPLIED FINISHES ARE NOT INCLUDED IN THE PLAN DIMENSION. REFER TO THE FINISH SCHEDULE AND DETAILS.

F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

The first 6 digits, refer to a Section of the Specifications. The following alpha character refers to the specific Bid Pack, i.e., in this example, Drawing Release "A". The suffix "004" is the specific indicator for a particular item, material, etc. Therefore, the suffix "004" would denote the same item in Section 09-2216, wherever indicated, regardless of referenced Bid Pack.

Various Condoc Keynotes occur on each sheet on which those specific notes are applicable. Where notes are missing from a specific drawing, refer to the Master List of Condoc Keynotes; All Condoc Keynotes applicable to the project are listed on the Master List.

KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

N

1 A116 **LEVEL 16 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 16 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 04/14/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A116

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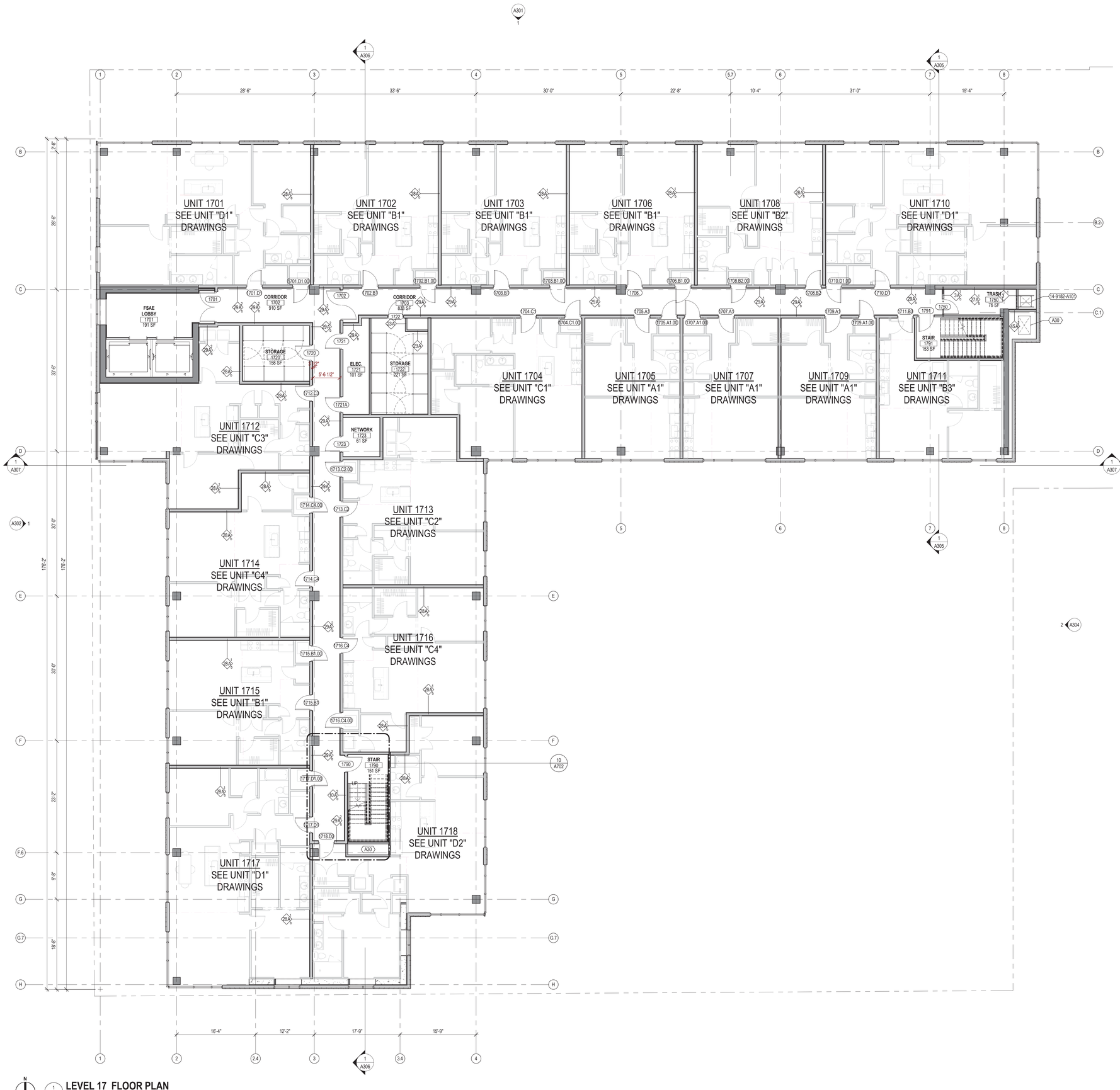

N

1 A117 **LEVEL 17 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 3B,B,b - NON-FIRE RATED, 3 5/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH ONE SIDE OF GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING AND THE OTHER SIDE OF THE GYPSUM BOARD EXTENDING TO 6-INCHES ABOVE THE FINISHED CEILING, AND ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.

B. **LAYOUT AND DIMENSIONS**
DO NOT SCALE THE DRAWINGS. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.

C. **PARTITION ALIGNMENT**
UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FILL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.

D. **DOOR LOCATIONS**
FOR DOORS IN FRAMED PARTITIONS AND EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4-INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.

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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 17 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 04/14/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A117

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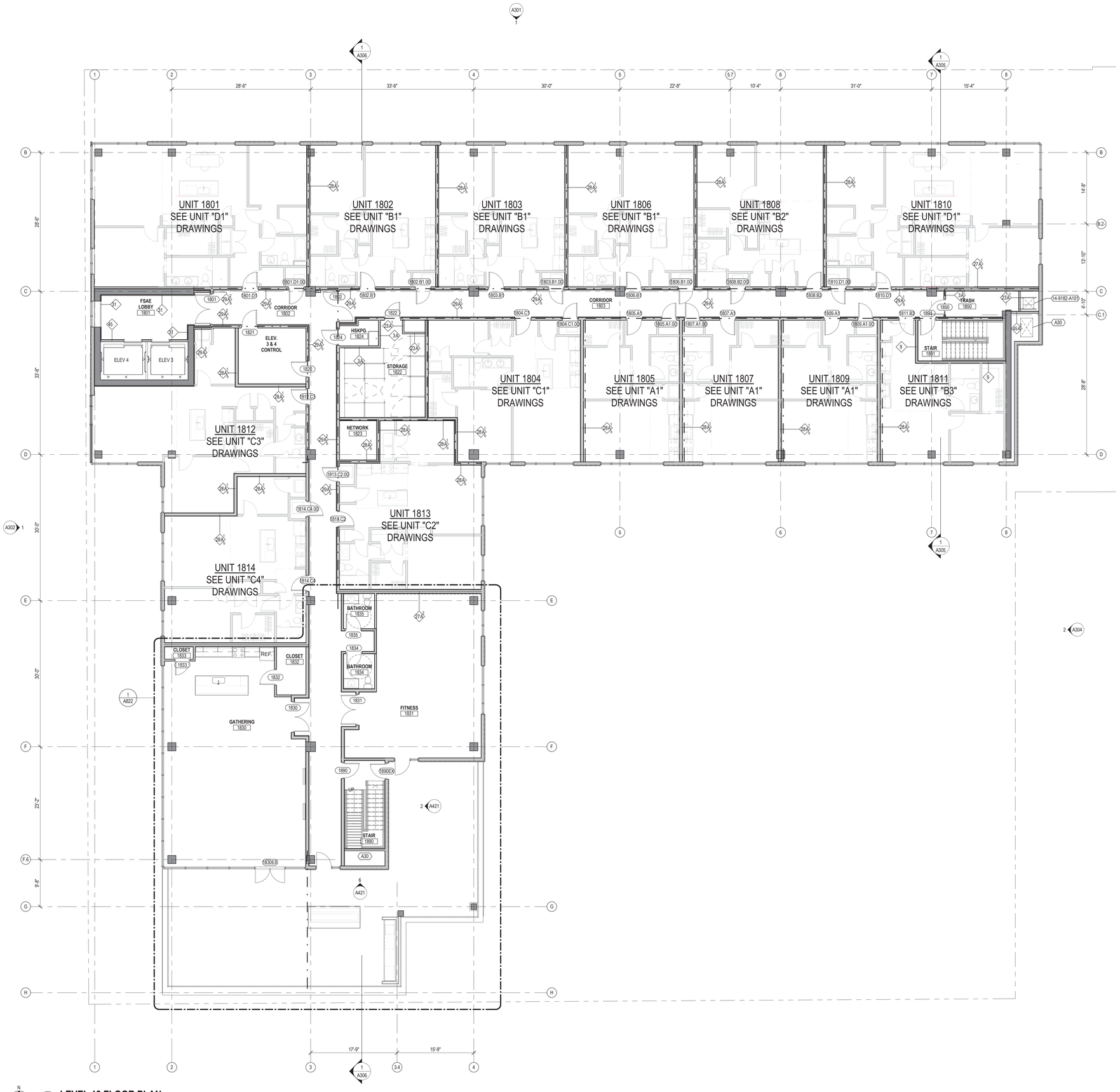

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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B. **LAYOUT AND DIMENSIONS**
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F. **STORE LAYOUT**
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e.g.: 09-2216-A004 3-5/8" METAL STUD

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KEYNOTE NUMBER	DESCRIPTION
14-9182-A101	TRASH CHUTE

Hex (A) Floor Plan Notes

Key Value	Keynote Text
A30	STAIR PRESSURIZATION DUCT

FIRE RATING LEGEND

1 HR	2 HR
1 HR WALLS	2 HR WALLS
20-MIN DOORS	1-1/2 HR DOORS
1 HR PENETRATIONS	2 HR PENETRATIONS

1 / A118 LEVEL 18 FLOOR PLAN

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

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 18 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

A118

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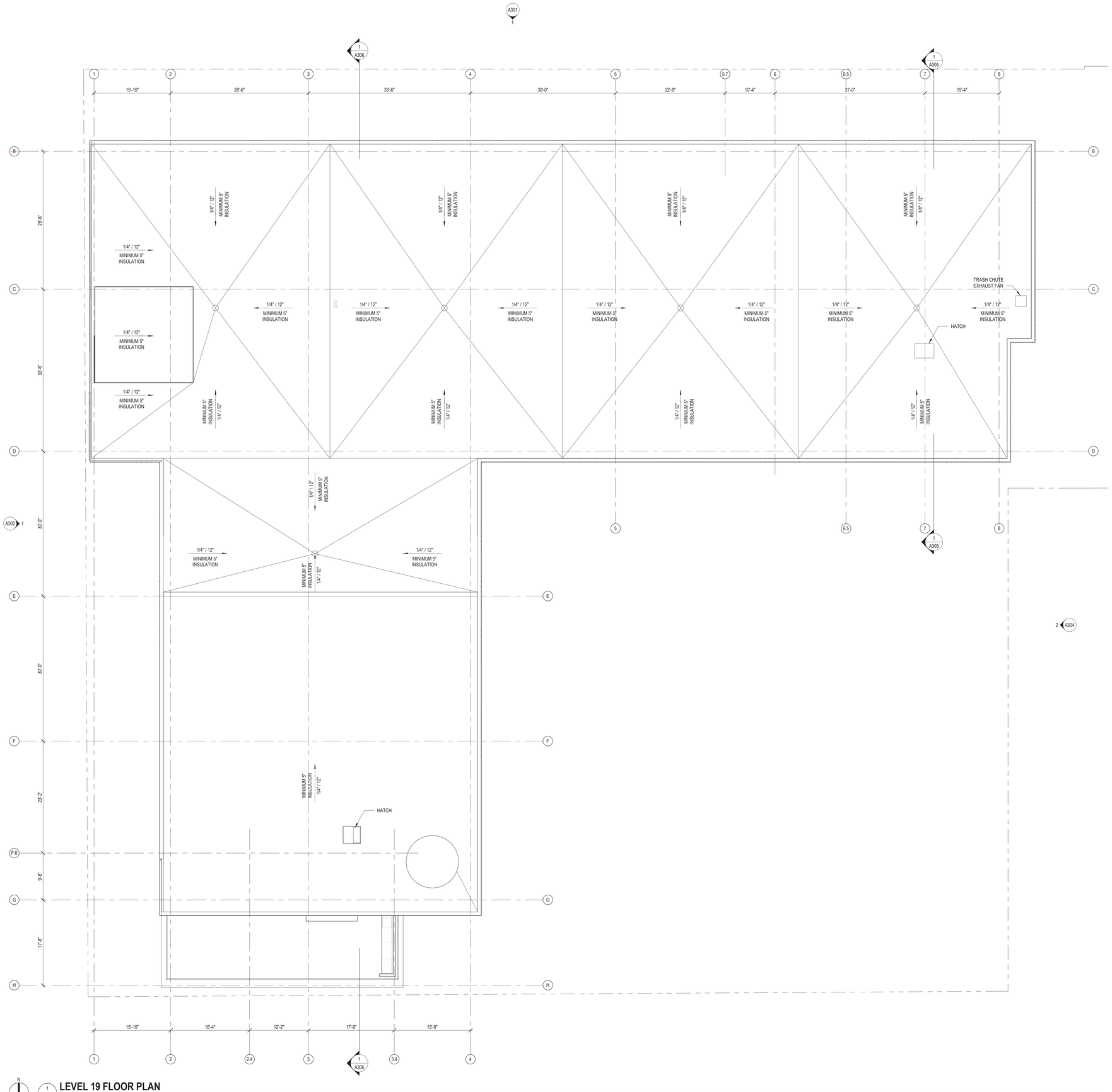

GENERAL NOTES - FLOOR PLAN

A. **PARTITIONS TYPES**
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F. **STORE LAYOUT**
REFER TO SHEETS A150 SERIES OF DRAWINGS FOR STORE LAYOUT.

1 A119 **LEVEL 19 FLOOR PLAN**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
LEVEL 19 FLOOR PLAN

Job Number: 13190.01
Scale: As indicated
Date: 12/23/16
Seal:
PRELIMINARY NOT FOR CONSTRUCTION

A119

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1 A301 **NORTH**
SCALE: 1/8" = 1'-0"

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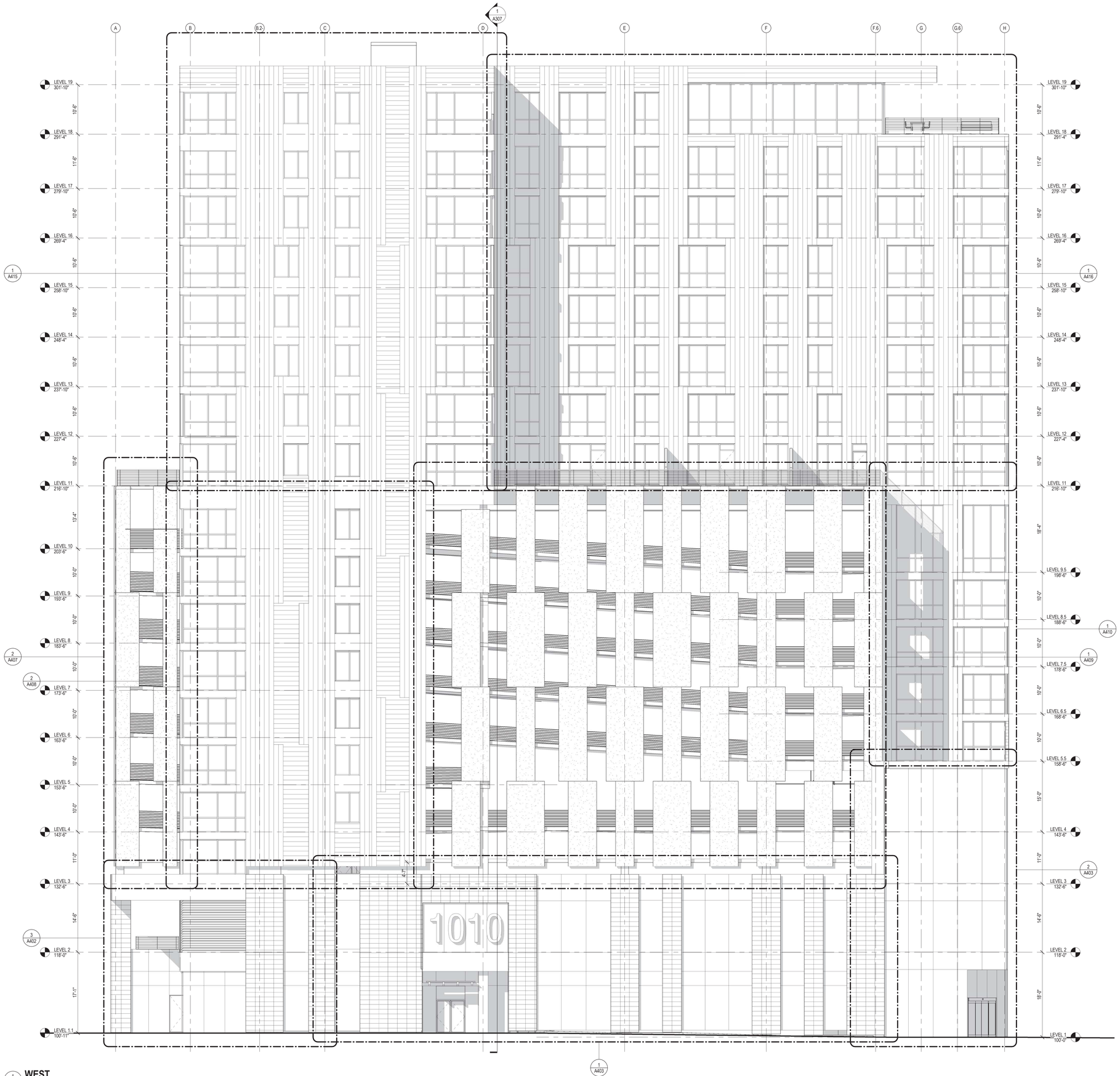
Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
BUILDING ELEVATION (NORTH)

Job Number: 13190.01
Scale: 1/8" = 1'-0"
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A301



1 A302 **WEST**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

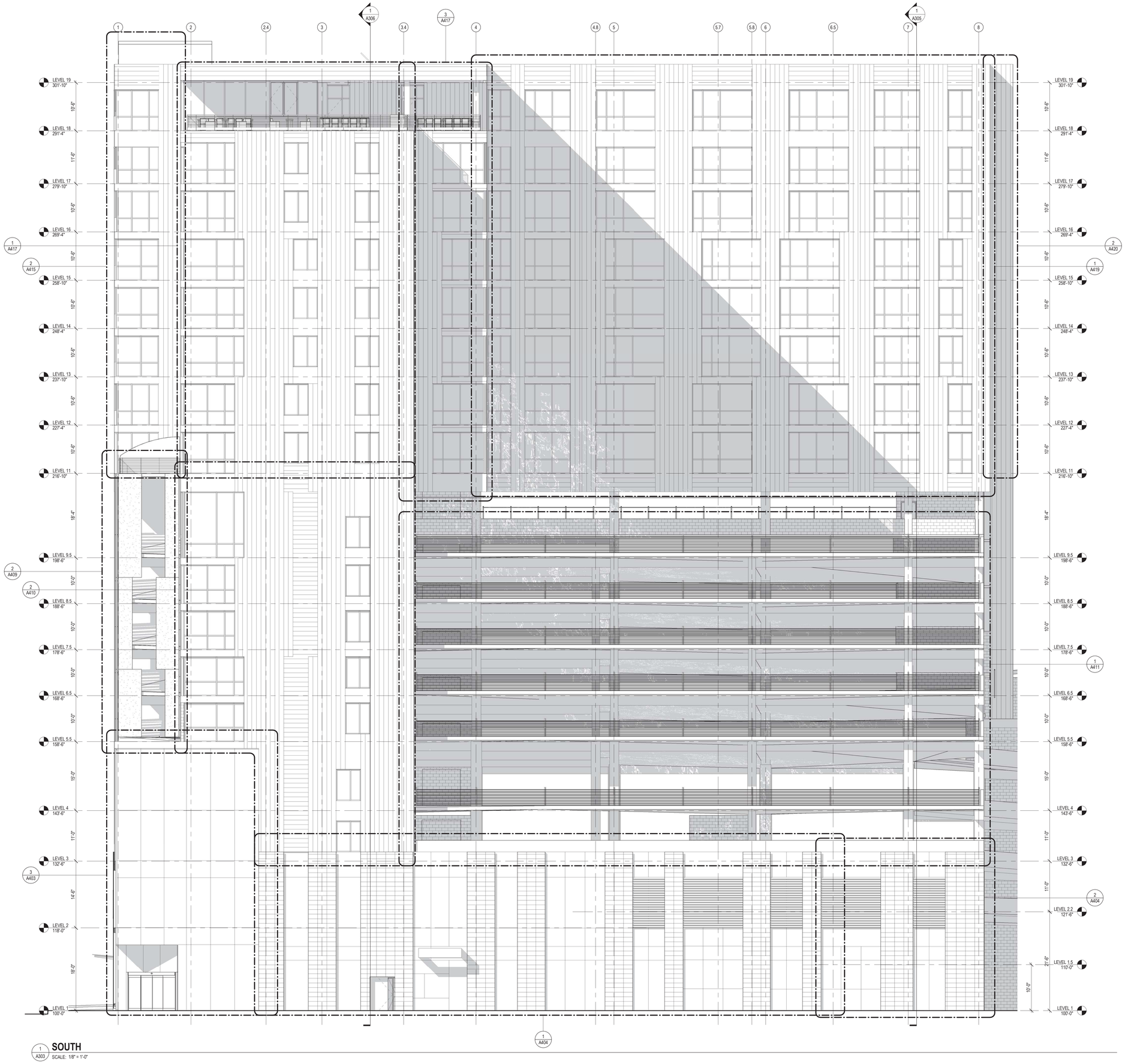
No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
BUILDING ELEVATION (WEST)

Job Number: 13190.01
Scale: 1/8" = 1'-0"
Date: 12/23/16

PRELIMINARY NOT FOR CONSTRUCTION

Sheet
A302



1 A303 **SOUTH**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
1	12/23/16	SCHEMATIC DESIGN
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
BUILDING ELEVATION (SOUTH)

Job Number: 13190.01
Scale: 1/8" = 1'-0"
Date: 12/23/16
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A303

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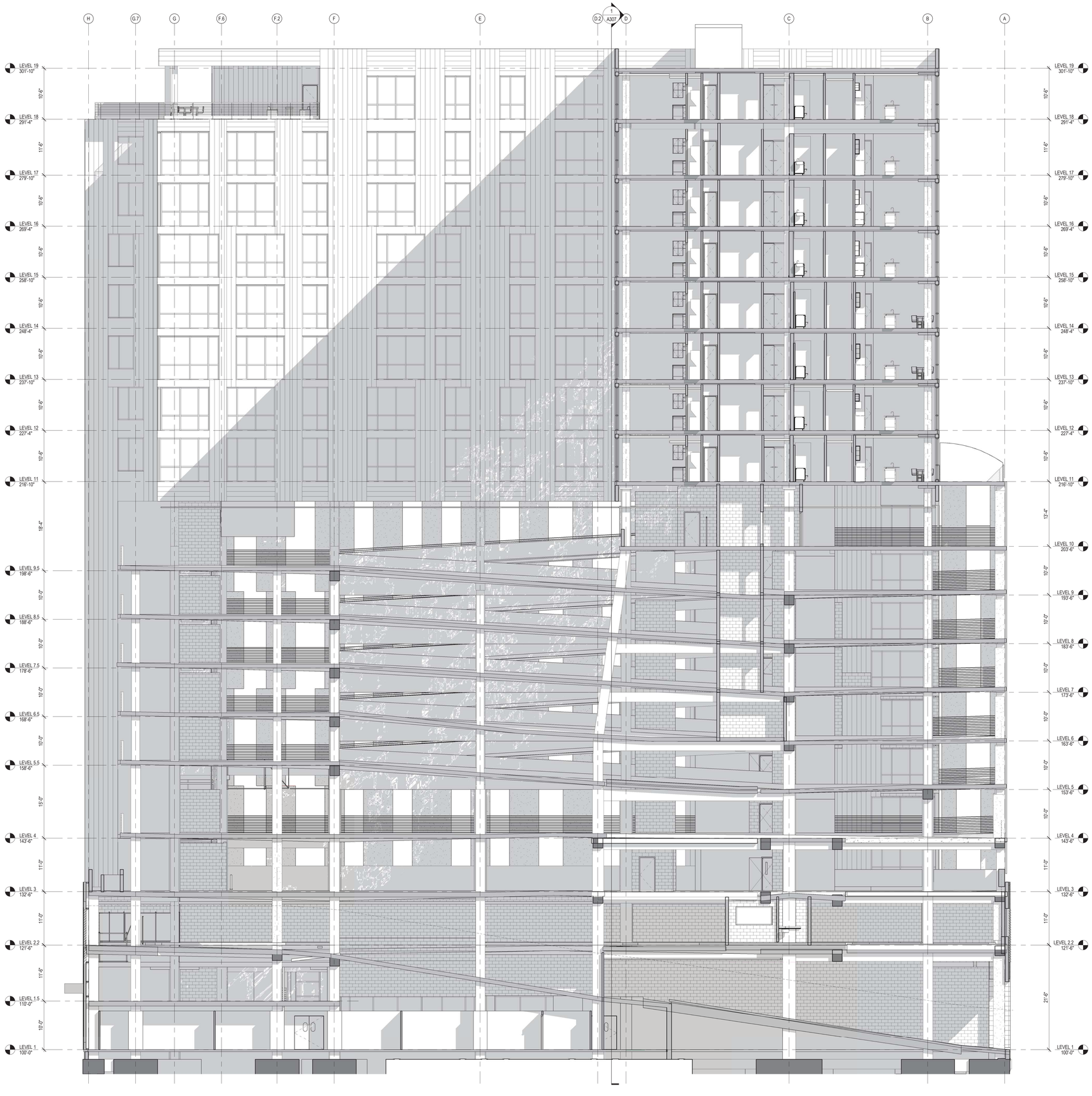

1 A305 **N/S LOOKING WEST - 2**
SCALE: 1/8" = 1'-0"

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
BUILDING ELEVATION/SECTION

Job Number: 13190.01
Scale: 1/8" = 1'-0"
Date: 04/14/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

A305

5/2/2017 6:08:19 PM C:\Revit Local CWD_ARCH_13190_R17_jmarthur@gbbn.com.rvt

1 / A310 **BIRDS EYE VIEW - CORNER COURT & WALNUT ST.**
SCALE: 1/4" = 1'-0"

The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

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KEYNOTE NUMBER	DESCRIPTION
05-5000-A101	ANODIZED ALUMINUM GUARD AND HANDRAIL
05-5000-A102	METAL ROOF SCREEN
06-4000-A101	SOLID WOOD INTERIOR WALL CLADDING
08-8000-A102	GLASS CANOPY ON STEEL FRAME
31-2000-A101	3 FOOT PLANTER WITH 20' TALL BAMBOO.

3 / A310 **EXTERIOR VIEW - CENTRAL PARKWAY 2**
SCALE: 1/4" = 1'-0"

2 / A310 **EXTERIOR VIEW - CENTRAL PARKWAY**
SCALE: 1/4" = 1'-0"

4 / A310 **EXTERIOR VIEW - CORNER CENTRAL PARKWAY & WALNUT ST.**
SCALE: 1/4" = 1'-0"

5 / A310 **EXTERIOR VIEW - CORNER COURT AND WALNUT**
SCALE: 1/4" = 1'-0"

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Court and Walnut Development
Cincinnati, OH

Construction Manager
Turner Construction
250 W Court Street
Cincinnati, OH 45202
513.721.4224

Structural Engineering
Schaefer
10411 Medallion Drive Suite 121
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513.542.3300

Mechanical Engineering
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1400 W Dorothy Lane
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Civil Engineering
Bayer Becker
1404 Race Street Suite 204
Cincinnati, Ohio 45202
513.834.6151

Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description
2	05/02/17	DESIGN DEVELOPMENT

Drawing Title
OVERALL EXTERIOR VIEWS

Job Number: 13190.01
Scale: As indicated
Date: 04/16/17
Seal:
PRELIMINARY NOT FOR CONSTRUCTION

A310

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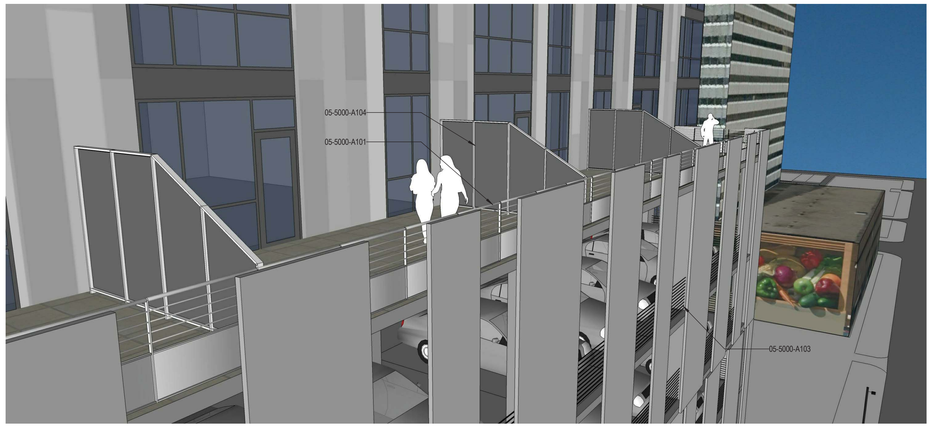
The nomenclature of a typical Condoc Keynote is as follows:

e.g.: 09-2216-A004 3-5/8" METAL STUD

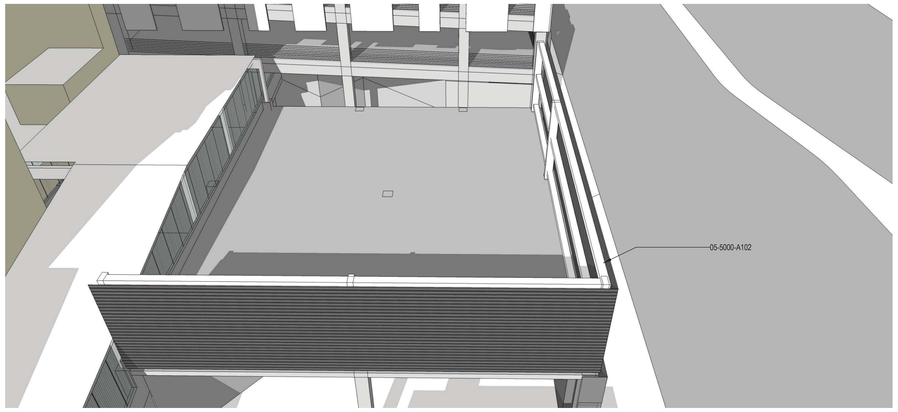
The first 6 digits, refer to a Section of the Specifications. The following alpha character refers to the specific Bid Pack, i.e., in this example, Drawing Release "A". The suffix "004" is the specific indicator for a particular item, material, etc. Therefore, the suffix "004" would denote the same item in Section 09-2216, wherever indicated, regardless of referenced Bid Pack.

Various Condoc Keynotes occur on each sheet on which those specific notes are applicable. Where notes are missing from a specific drawing, refer to the Master List of Condoc Keynotes; All Condoc Keynotes applicable to the project are listed on the Master List.

KEYNOTE NUMBER	DESCRIPTION
03-4500	PRECAST ARCHITECTURAL CONCRETE
05-5000-A101	ANODIZED ALUMINUM GUARD AND HANDRAIL
05-5000-A102	METAL ROOF SCREEN
05-5000-A103	STEEL CABLE CRASH AND GUARD RAIL
05-5000-A104	COMPOSITE PANEL ON STEEL FRAMING AS DIVIDING WALL
07-4213-A101	VERTICAL METAL PANEL
08-8000-A102	GLASS CANOPY ON STEEL FRAME
08-9100	LOUVERS



1 A422 **BIRDS EYE VIEW - 11TH FLOOR TERRACES**
SCALE: 1/4" = 1'-0"



7 A422 **EXTERIOR VIEW BASE - ROOF LOADING DOCK**
SCALE: 1/4" = 1'-0"

4 A422 **EXTERIOR VIEW BASE - CORNER CENTRAL PARKWAY & WALNUT ST.**
SCALE: 1/4" = 1'-0"

2 A422 **BIRDS EYE VIEW - CORNER CENTRAL PARKW. & MAIN STR.**
SCALE: 1/4" = 1'-0"

6 A422 **EXTERIOR VIEW BASE - MAIN STREET ELEVATION**
SCALE: 1/4" = 1'-0"

3 A422 **EXTERIOR VIEW BASE - CORNER CENTRAL PARKW. & MAIN STR.**
SCALE: 1/4" = 1'-0"

GBBN architects

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Drawing Issue:
DESIGN DEVELOPMENT

No.	Date	Description

Drawing Title
ENLARGED VIEWS

Job Number: 13190.01
Scale: As indicated
Date: 04/16/17
Seal: PRELIMINARY NOT FOR CONSTRUCTION

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GBBN architects

architecture.
interiors.
planning.
facilities.

beijing
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lexington
louisville

06.09.2017

Beth Johnson
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Re: Court & Walnut Development, 100 Court Street

Dear Ms. Johnson,

On behalf of the Court & Walnut Development Team, we are seeking the following reliefs for the proposed development at 100 Court Street, Cincinnati OH 45202:

- Variance; CZC 1411-13: Maximum Building Height.
- Special Exception; CZC 1411-17: Commercial Continuity

General Background

Court & Walnut is a new mixed-use development bounded by Court Street, Walnut Street, Central Parkway, and Main Street next to the Hamilton County Administration Building. The building will consist of a 53,000 SF grocery store, 555-space parking garage, and 139-unit apartment development. The project will transform over one acre of existing surface parking on the edge of Downtown and Over-the-Rhine into an active destination for living and shopping.

Specific Relief Requested

Per CZC 1411-13: Maximum Building Height. This location has a maximum permitted building height of 750 ASL. The highest portions of the proposed development are between 753 and 756 at the parapet and 758 at the top of the elevator penthouse. As the city does not consider elevator penthouse/overrun as part of the height, the project is required to obtain a small, 3 to 6 foot height variance.

Per CZC 1411-17: Commercial Continuity: In this location the Main Street and Court Street frontages must have at least 60 percent of first-floor building devoted to commercial uses. The proposed development exceeds the 60% requirement on the Court Street side. The proposed Main Street side, however, is a small infill façade to screen the back of house service area. It has 0% commercial frontage and a Special Exception of 60% must be requested.

Standards for a Variance & Special Exception:

1. *To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest". A list of factors considered by the*

Zoning Hearing Examiner to determine whether the project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

Answer: Out of the 16 items listed in CZC Section 1445-13 for use in determining whether a development is in the public interest, the Court & Walnut Development meets all 16 in providing a positive benefit for the public interest. We have highlighted a few of these here:

a) Zoning: The proposed development conforms to the general and specific purposes for the DD Subdistrict C outlined in Chapter 1411 of the CZC in that it provides "uses essential for the livelihood of businesses and neighborhoods".
k) Blight: The proposed development will eliminate a surface parking lot in the heart of Downtown and replace it with a building that creates activity and vibrancy.
l) Economic Benefits: The activity that the proposed development will bring to the site will have an overall positive impact on the surrounding properties, businesses and establishments throughout Downtown and Over-the-Rhine.
m) Job Creation: The proposed development will provide jobs during construction and the grocery store will provide permanent jobs once it is open.
p) Public Benefits: In addition to bringing more residents to the downtown area, the proposed development will be adding much needed public parking, and the grocery store component will undoubtedly be a public benefit as it provides healthy food options to an underserved part of the City.

Standards for a Variance (Maximum Building Height):

To meet the Standard outlined in Cincinnati Municipal Code 1445-15 an applicant must show:

a. *neither the owner nor any of its predecessors caused the condition requiring a variance;*

Answer: The variance request was not caused by the owner nor any of its predecessors. Rather, it is the result of a complicated program mix and a confined site in an urban setting.

b. *how the project meets any of the following conditions:*
   i. *special circumstances or conditions pertaining to the property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties;*

Answer: There are conditions on this site that limit our ability to provide all of the necessary program that make the proposed development economically viable. The proposed development's program mix is one that will greatly benefit the entire Downtown neighborhood, and the site is one of the few in downtown that comes close to fitting this unique mix. Even on this site, however, we are forced to provide a two-level grocery in order to make the program work financially. As a result, the first two levels are atypically tall, and drive the rest of the required program mix slightly beyond the allowed building height. The project team has studied many ways to reduce the overall height, but none of these options proved feasible. We are unable to remove a full floor from any of the programs and still have an economically feasible development. Furthermore, we have

already minimized the floor-to-floor heights for each program component. Further reducing interior heights would significantly compromise the leasability of the spaces and/or create overhead clearance issues that are not compatible with applicable building codes and standards.

Standards for Special Exceptions (Commercial Continuity):

To meet the standard outlined in Cincinnati Municipal Code 1445-19, an applicant must demonstrate **all** *of the following:*

a. the zoning code allows for a special exception in the district in which the property is located;

Answer: Per CZC Schedule 1445-07, Special Exceptions are allowed for Commercial Continuity in the DD District.

b. the proposed development meets any special standards for the specific special exception requested;

Answer: Per CZC 1411-17, there are no special standards listed for a Commercial Continuity Special Exception.

c. the proposed development will meet **all** *of the following standards:*

i. be consistent with the purposes of the zoning code and the district where the use is located.

Answer: Per CZC 1411-03, the purpose of the DD Subdistrict C *is to* "maintain and enhance the Downtown Development District by providing sites for offices, residential, commercial and public and semi-public uses essential for the livelihood of businesses and neighborhoods located in Cincinnati and residents living in the downtown area." The proposed development's mix of residential, commercial and parking uses will provide for the livelihood of the neighborhood and residents living in the downtown area.

ii. not substantially diminish or impair the value of property within the neighborhood in which it is located.

Answer: The proposed development will add significant value to the neighborhood. The site currently is an existing surface parking lot. The project is replacing it with more public parking spaces than currently exist, in addition to the new grocery and apartment units. It will be a destination for the area, and it will enhance the neighborhood along all its street fronts.

iii. not have an adverse effect on the character of the area or the public health, safety and general welfare, and be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.

Answer: The proposed development will enhance the character of the neighborhood as well as its health, safety and welfare. Again, the proposed development will replace an existing surface

parking lot. It will add life and activity to the sidewalk, creating a safer environment. The grocery in particular will also be an amenity that enhances public health by providing much needed access to healthy food choices.

iv. comply with all other standards imposed on it by this zoning code.

Answer: Other than the height variance and Commercial Continuity Exception, the proposed development will comply with all zoning regulations.

We trust that this memo provides everything you need to inform your decision. We appreciate your time in considering this matter. Please contact me directly if you have any questions. I would be happy to supply you with any additional information that you may need.

Sincerely,

Chad Burke, AIA, LEED AP
GBBN ARCHITECTS INC.

ITEM 7 July 24, 2017

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

APPLICATION #:	ZH20170033/COA2017015
APPLICANT:	Platte Architecture and Design, for R2 Investments
OWNER:	Fred Masters, Scott Masters
ADDRESS:	**1216-1218 Race Street**
PARCELS:	081-0004-0208, 207, 206
ZONING:	CC-P
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	July 14, 2017
HEARING DATE:	Prehearing March 22, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. §1409-07: Lot area/dwelling unit is 700 sf. The lot area (75 x 95.10) would allow 10 residential dwelling units. The proposal is for 22 dwelling units thus requiring a variance of 8267 sf to allow 324.22 sf/unit.
2. §1425-19: - Parking variance of 10 spaces from the parking requirement of the proposed mixed use project, to provide a total of 20 parking spaces, an approximately 35% reduction.
3. §1425-15(c)(3): Special Exception - To allow required parking to be established off-site through a lease agreement in lieu of ownership, covenant or easement.

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a demolition of two non-contributing structures and a Certificate of Appropriateness for the construction of a commercial-residential 5 story mixed-use building with 4540 sf of commercial on the first floor and 22 residential units on floors 2-5.

Existing Conditions:

1216-1218 Race Street are currently two separate lots with two one story masonry non-contributing commercial buildings. The lots are mid block facing Washington Park and are adjacent to a 4 story and 3 story contributing buildings.

Figure 1: Street view of 1216-1218 Race Street. Pictures provided by Google Street Views.

Figure 2: Map of 1216-1218 Race Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1216-1218 Race Street

1. Demolish the two non-contributing one-story buildings
2. Construct a new 5 story mixed use building.
    1. The new building will be sided in a dark gray brick on the front
    2. The rear will be a dark gray CMU and a metal panel system.
    3. The storefront will be recessed at an angle along the front with pillars at the corners and the center at the street line to accommodate a streetside Outdoor Area for the proposed restaurant.

4. The building will be massed with zero lot line setbacks at the front, south side and rear and provide a minor setback for fire exits and neighboring windows on the north side.
5. The front will have single, paired and tripled windows the tripled widows will be recessed and will have a glass balcony
6. The fifth floor will be recessed from the front with a projecting roof.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Regulations
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

Density:

UPDATE: The applicants have provided information and evidence pertaining to the density of surrounding projects as well as basic development costs of the site at the allowed 10 units versus the 22 units. The information that the applicants have provided show that the density they are proposing is within the median density of other surrounding developments. (page 2 of the Zoning Relief letter)

Parking:

UPDATE: The required parking for the project is 1 space per dwelling unit and 1 space per 150 sf. of Eating and Drinking Establishment including outdoor patio space. Proposed project would require 22 residential spaces and the commercial/eating drinking establishment would require 17 spaces (4520 sf – 2,000 sf for exempt). This would require a total of 39 spaces and the applicant is providing 0 parking spaces onsite. Applicant has requested a 50% reduction to provide 20 spots through a lease. The applicants have provided a copy of the lease template and provided that the lease can be amended to meet the terms of an initial 5 year sixty months with an addition two 5-year renewal periods, staff will be supportive of the parking lease as it is in keeping with other lease arrangements that have been recommended.

As in other projects, staff greatest concern is providing parking for the residents, particularly during the high parking demand periods of the Assembly, Eating & Drinking Establishments and the festivals, (nights and weekends). In other projects, such as the 15th and Race and/or the Pleasant Street developments, the HCB granted variances to the required parking provided the parking provided is for **all** of the residential units. The

applicants are requesting a 50% reduction which would then be able to provide 20 of the 22 residential units with parking.

As Staff has noted in the past, the Washington Park garage continues to tighten its capacity to accommodate more development within the immediate area, particularly for uses that compete for evening parking (Dwellings and Eating & Drinking Establishments). Staff's review of the capacities as provided by 3CDC illustrates as much and has been updated again for this review. Staff is inclined to believe that it will not be able to grant any future parking exceptions based on the availability of this garage if this case is approved.

Staff does feel at this time the applicants have meet the burden of proof to meet the hardship case as outlined in section 1435-15.

(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.

There is no special circumstance or conditions of this specific property that would make the strict application of the provisions or requirements of this Code unreasonable and that would result in practical difficulties of developing the site. The site is on flat land in an area that is already developed. There are no physical characteristics, such as lot shape or topography that would create hardships in developing the lot.

(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.

The applicant provided other nearby developments that have a similar density that they are requesting. All of the properties are within the CC-P zoning district and the majority of the projects are within historic buildings but one of the developments, 1331 Vine, was a new construction project in 2008. The comparisons of density within both historic and new buildings does show that other properties in the same district or vicinity are enjoying a higher density than the CC-P district does allow.

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

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

The underlying zoning is CC-P. The proposed use of the subject property does not conform to the zoning as it is more than doubling the density of the property that is permitted and therefore does not meet the intent of the CC-P zoning district. While the density is not in keeping with the underlying zoning, the density request is in line with other developments in

the vicinity as is provided in the Zoning Relief letter from the applicant dated July 5, 2017 within the submission.

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

The proposed work does not substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

This project conforms to the Over the Rhine Comprehensive Plan through creating a mixed-use development that supports a walkable community. However, it does not conform to the Plan as the proposed structure does not address the street in a consistent pattern that the historic buildings create.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review, the development does not substantially conform to the historic district guidelines, the development does not support the historic conservation efforts.

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

Traffic will be impacted by the construction of this infill project as it would double the allowed density on the lot as well as create a restaurant with over 4500 sf of space, which would make it one of the largest restaurants in the vicinity. The Anchor and Zulu, both along Washington Park are approximately 2,000 sf. Salazar a block off of Washington Park is approximately 1,200 sf. Most of the restaurants along the 1200 block of Vine are under 2,000 sf. The closest restaurant in size would likely be Kaze at 1400 Vine. The applicants are also asking for additional space to allow seating on City Right of Way. As the applicants have a larger space than the majority of restaurants in the direct vicinity they are already at an advantage of most other places and asking for additional space will add an increase in parking demand and an increase in traffic. The applicants are proposing to provide 20 spaces through a lease. Staff is supportive of providing parking through leases as this is a solution that has been used often. .

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

This is not applicable.

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

This is not applicable.

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

This is not applicable. The property is more than 500 feet from any residentially zoned area and therefore does not have limitations on the outdoor patio size, Outdoor Entertainment restrictions, or hours of operation other than what is required of all properties per the Cincinnati noise ordinance.

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

The proposed use of a mixed use development with residential on the upper stories and commercial on the first floor is compatible with the neighborhood. However, the building design is not compatible with the neighborhood. In the Certificate of Appropriateness Review below, staff will detail how the building is not compatible with the neighborhood.

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

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

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

The adverse effects to an increase in traffic and an increase in parking will be offset through providing parking in a lease in the Washington Park Garage. The increase in density is in line with other surrounding properties.

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

The current properties are in good condition and are not considered blighted properties.

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

The proposed work will increase the property value of the subject parcels.

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

The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.

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

Property taxes will increase due to the improved value of the significantly larger structure on the property.

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

The owner has an economic benefit to the proposed establishment and is maximizing it with twice the allowed density and seeking a high impact, high rent Eating and Drinking Use, uniquely positioned along the park, unlike nearly any other property surrounding the park.

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

- *As the design of the building does not meet the Over-the-Rhine Historic Conservation District Guidelines there will be a detriment to the public welfare of the neighborhood if a project that does not follow the guidelines is approved. When projects that do not substantially meet the guidelines are approved, this weakens the effectiveness of the guidelines and the integrity of the historic district.*
- *The increase in traffic and parking demand for the project will also be a detriment to the neighborhood. In a neighborhood where parking demand is increasing and density is increasing, being ever so true immediately in the vicinity of Washington Park, there needs to be a balance of development with the parking needs of the neighborhood, particularly for the proposed residential uses.*

Standards for Variances per Section 1435-05-4

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

The proposed work will have an adverse effect on the historic architecture and aesthetic integrity of the Historic District and the project does not conform to the Over-the-Rhine Historic Conservation Guidelines.

(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).

As this is an infill project and there are currently buildings on the lot that are able to be used, a denial of this project would not result in the deprivation of all economically viable use of the property.

Certificate of Appropriateness Review

DEMOLITION

Before consideration on an infill development on the lot, the question of the appropriateness of the demolition needs to be addressed.

In the supplemental Demolition Guidelines it states

2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the

streetscape or the district as determined by the Historic Conservation Board. A list of the non-contributing buildings is provided below.

Both of the buildings are listed as non-contributing buildings on the list. However the demolition of these buildings would adversely affect the character of the streetscape of the district if infill buildings are not immediately built and the site was left vacant. Therefore, staff is only supportive of the demolition when a new infill design that meets the Historic Conservation Guidelines have been approved and the demolition permits are issued concurrently with the building permits for the new building.

NEW CONSTRUCTION

Staff recommendation is that the proposed design substantially deviates from most of the guidelines for New Construction and Infill.

UPDATE: While staff is appreciative of the additional information and changes in the project to address the zoning issues as is discussed above, as no changes other than height have occurred to the design of the building staff recommendations in regards to the building design and incompatibility to the Over-the-Rhine Historic Conservation Guidelines have not changed as well.

Staff has made many recommendations to the applicant on elements that needed to be addressed to make the project more compatible, but those recommendations were not considered by the applicants in subsequent submissions of the designs that they have presented. It is staff opinion that applications should try to meet the majority of the guidelines and should request flexibility with only a few minor guidelines, rather than meet only a couple and ask for flexibility on the majority, which is where staff feels this design currently is.

There have been concerns raised that the guidelines are written such that modern and contemporary buildings cannot be designed to meet the guidelines but Staff rejects this concern. The Ensemble Theatre at 1127 Vine Street, 15th and Vine, 1618 Pleasant Street, 1613 Pleasant Street, and the Race Street Townhomes, are just some recent examples within the last 18 months that have been approved and were found to substantially meet the Historic Conservation Guidelines with a modern and contemporary design. The attention to details, a correct massing and the attention to how materials were used and placed were important aspects that made these buildings contextually sensitive.

While staff will go into detail below regarding the specific guidelines the major issues that need to be addressed are

1. Emphasis: The building reads very horizontally and lacks a strong vertical emphasis.
2. Articulation at the openings: the building is very flat and does not have articulation or detailing around the windows or openings.
3. Setback: The first floor is not set at the street line but has an angular setback that is very rarely seen in the neighborhood, but for mostly historic corner doorway entrances that are canted.

4. Materials: The rear building façade is painted CMU. While this is an alley and not a primary street façade the alleys are important aspect of the character of Over-The-Rhine and a better quality material should be proposed.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

> *The lot would be vacant once two non-contributing building are demolished. As staff states above, staff is only supportive of the demolition in the case an infill project is simultaneously approved by both the Historic Conservation Board and wrecking and building permits are issued concurrently.*

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

> *This infill development does not replicate the existing buildings, but staff does not feel that the building is contextually sensitive to the neighborhood and the historic architecture.*

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

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

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

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

B. Specific Guidelines

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

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

   The building is lacking a strong well-defined base. Most buildings within the neighborhood have a continuous base that runs the façade. The base consists of two large openings but does not have lintel or other types of horizontal banding. Only the corners and a central pier are at the street line and the rest of the base is set back from the street up to 6'6' from the property line. There are sign bands set back into the building but they are not at street face.

   The Base does not substantially conform to this guideline.

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

   The middle is defined by three stories of evenly spaced windows over the façade. The individual windows are taller than surrounding windows and appear to be skinnier due to the lack to detailing around the windows. There is not articulation at the windows which make the building appear very flat and the middle lacks any sort of changes in plane or architectural details. There are changes of the plan with the depth of the windows and balconies, but not having any detailing around the windows creates a flat façade.

   The Middle does not substantially conform to this guideline.

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

The top is created by a strong horizontal band at the 5th floor roof line with a projecting roof over the setback bay of windows. While this is a strong horizontal element, as the 5th floor is set back, it does not have a strong connection or communicate with the middle of the building. While this is a projecting roof, it does not sit over the line of the rest of the building and does not add dimension to the façade line of the building.

The Top does not substantially conform to this guideline.

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

The roofs are flat roofs, which are appropriate for roofs on buildings that are over three stories tall.

The Roof does substantially conform to this guideline.

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

acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

1. *The windows on the primary street façade are taller than they are wide however there are paired and tripled windows. There are several instances of paired windows along Race Street and the building to the south has paired windows, but triple window groups are not contextual to the block or the district.*
2. *The windows on the front also are solid panes of glass and do not have a division. There have been many other cases where we have approved more modern style windows that have a division within the glass to break the scale. This division often isn't at the midway point, but it gives a nod to the historic double hung window. Below are images from recent examples, approved by the HCB, where there are modern style windows that still have divisions in the glass.*

Figure 3: 15th and Race. HCB Approved 12-19-2016

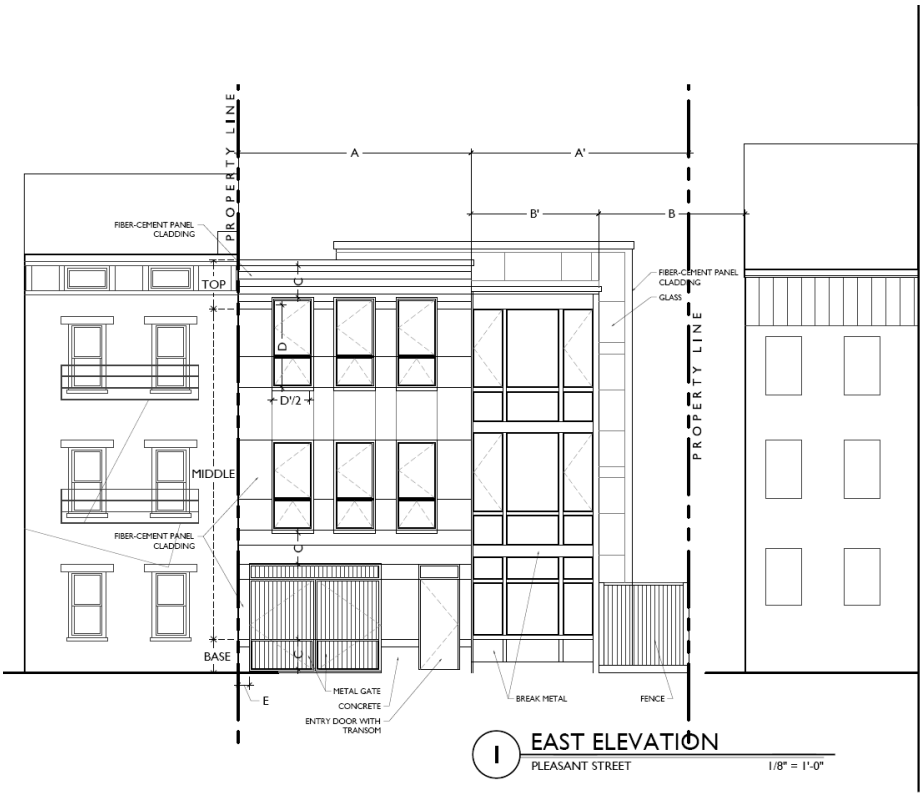

Figure 4: 1611-1613 Pleasant Street. HBC Approved 11-7-2016

Figure 5: 15th and Vine. HCB approved 2-8-2016

3. *The windows on the rear, while not visible from Race Street, will have visibility from the alley and other streets, particularly Vine Street, due to its height and the windows are not taller than they are wide and do not conform to the guidelines.*

The Windows do not substantially conform to this guideline.

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

1. *The first floor is a commercial space and should have a distinct storefront that relates to neighboring properties. However, the storefront is shorter and appears squat next to the taller storefronts on the two adjacent buildings.*
2. *There is a large sign band set back from the street. The large width of the sign band also contributes to the squatness of the storefront. The signs areas that they do have shown on the elevations would create signs that excessive and would not meet the guidelines as well.*
3. *The windows on the first floor are the same height as the windows on the stories above and are not taller than the upper stories. As the windows are setback from the façade line they are not framed by piers.*
4. *There is a lintel at the top of the two openings on the first floor that will provide room for signage but as this lintel does not extend across the entire base it does not create a strong separation from the top and it is set back into the recess. .*
5. *The glass windows that are provided at a set back to the street do not have a sill but they go straight to the ground and do not meet the guideline that the sill height should be between 18 inches- 3 feet above grade.*
6. *The windows are set back more than 12 inches as the façade is set back up to 6 feet from the façade.*

The Storefront does not substantially conform to this guideline.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings

are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

> *The setback is not consistent with the buildings of similar use on adjacent and nearby sites. As this is a commercial building is should be set up to the property line and while the middle of the building is set back at the property line the bottom and top floor are not. The setback on the bottom floor is also set at an angle which is not seen in the district on commercial buildings. Staff understands the desire to have outdoor seating and suggested other avenues to be able to create an outdoor seating area/feel while also meeting the intentions of the design guidelines. One such suggestion included accordion windows/doors to be able to open up the front to the park.*
>
> ***The Setback does not substantially conform to this guideline.***

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

> *While there is a rhythm to the building that is repeated over two bays, the rhythm isn't consistent within those bays due too many variations of window groupings. The only strong vertical element that helps to establish rhythm is the central pier, but as it is simply a wider portion of the wall, with no detailing or articulation, it does not create as strong of a division as it could. The lack of detailing and articulation of the façade adds to the lack of rhythm as with no articulation the wall reads very flat and while there are punched openings they are not as dynamic as neighboring buildings.*
>
> ***The Rhythm does not substantially conform to this guideline.***

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window

openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

It is staff's opinion that the building reads very horizontally. The building is wider than it is tall. Many of the typical elements that help to create a vertical emphasis are lacking in the design or as they are designed add to the horizontal nature of the building.

1. *The triple grouping of windows draw the eye side to side and while they are taller than they are narrow, they overpower the narrower single windows on the façade.*
2. *A storefront is shorter than neighboring buildings makes the storefront, and therefore the building, appear "squat".*
3. *The building has 5 stories with floor to ceiling heights that are much shorter than the neighboring floor to ceiling heights of the 3 story buildings causing the building to only be about 12 feet, which is about a story, taller than its neighbor, however this smaller floor to ceiling heights adds to the "squat appearance of the building.*
4. *The setback top story that does not communicate well with the floors below creates a very strong horizontal element that overpowers the buildings.*

The Emphasis does not substantially conform to this guideline.

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

The height of the 3.5 story building at the north is approximately 52 feet and the height of the building at the front is approximately 64 feet. In this instance, looking at merely stories does not provide a good comparison. While the proposed building is almost 2 stories above the neighboring building as the floor to ceiling heights are smaller than the historic building it only ends up being 12 feet taller, which is slightly smaller than the floor to ceiling heights of the historic building.

In comparison to the building at 1226 Race Street which is two buildings away from the proposed property, that building is approximately the same height at the portion of the proposed building that fronts onto Race Street and is 5 stories as well.

Staff does not feel that the 5 stories that fronts onto Race Street is out of character for the neighborhood and meets the design guidelines.

The Height of the building substantially conforms to this guideline.

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

1. *The main material that is along Race Street is a gray modular sized brick. Staff feels that this brick is acceptable*
2. *The windows on the front are Pella Architect Series windows and these windows have been approved many times within the district and the materials are acceptable, but as stated in the windows section, the proposed configuration is not acceptable as presented.*
3. *A cedar plank tongue and groove as a secondary material at the balconies, roof, and entrance is an acceptable material. While lap siding is more appropriate, as this is an accent and secondary material, staff feels it is acceptable.*
4. *Staff has major concerns with the CMU and metal siding on the rear. Painted CMU is not an appropriate material for visible wall materials. While this wall is an alley side wall, the alleys within Over-the-Rhine are part of its character and giving this entire wall an inappropriate material, highly detracts from the character of the alley. CMU, concrete masonry unit, while a strong and affordable option for construction, does not have the same finish or size of brick masonry. While there is a large selection of finishes, the applicants have not provided sample materials or specs for the staff to review. Staff assumes the CMU is a standard sized CMU block which is 16 inch by 8 inches, whereas a brick is 4 in. x 8 in. The finish of concrete is also much different than of a clay brick. The texture of CMU is not as fine as brick as brick is made primarily with clay whereas CMU is made with Portland cement. Staff feels that a different cladding material should be used for the exterior of the alley wall.*

Some of the materials used on the building are appropriate but materials along the alley are not appropriate

Other Considerations:

Prehearing Results

March 22, 2017: The applicant, representatives from the OTR Infill Committee and neighbors were present for the pre-hearing.

Comments Provided to Staff:

1. A letter from the OTR infill committee is attached. They are not in support of the proposed design and have 6 areas of concern.
2. An email from the Bremen Lofts Condo Association who neighbor the subject property to the east. They were not in support of the original design of the building. An updated response has not been submitted.
3. 22 Letters in support of the project.

Recommendation:

Staff recommends the Historic Conservation Board table the application.

- Staff feels that the zoning relief could be justified for the density upon additional comparable projects that are of a similar size and within the Over-the-Rhine neighborhood and further investigation by the Board.
- Staff is amenable of a parking lease special exception concept, with the standard considerations for such a lease typically afforded by the HCB and a specific caveat that the lease term shall include 5 years plus renewable for two, five year terms. The HCB has not to date granted less than a 15 year projected window.
- There are too many design issues that must be addressed to bring the building to conform to the OTR Historic District Guidelines and for the staff to recommend approval subject to a few verbal conditions. It would be of value to the Applicant that the Board weigh in on some of the Staff's determinations on the various design factors and allow the applicant to take such advice and return within 30 days. Otherwise, if ask to make a recommendation at this time, Staff would recommend denial of the Certificate of Appropriateness.

I. **ZONING VARIANCE**

A. TABLE the application for Zoning Relief for a mixed use building at 1216-1218 Race Street per the drawings submitted by Platte Architecture and Design dated July 5, 2017. The Zoning Relief requested includes

1. **§1409-07– Dimensional Variance** – **TABLE** - Dimensional Variance of 8,267 sq. ft. of lot area to allow for a 22 residential dwelling units at 324 sf/unit rather than the permitted 10 residential dwelling units at 700 sf/unit.
2. **§1425-15(c)(3): TABLE** - Special Exception- To allow required parking to be established off-site through a lease agreement in lieu of ownership, covenant or easement subject to the following conditions.
    a. Property owner shall control the rights to at least **20** parking spaces within 600 feet of the property for the life of the project. Property Owner shall maintain documentation of such rights in a form

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

b. Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
c. Such control shall be established prior to issuance of the first Certificate of Occupancy.
d. Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

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 its lack of conformance to the Over-the-Rhine Historic Conservation Guidelines; and

II. CERTIFICATE OF APPROPRIATENESS

A. TABLE the application for Certificate of Appropriateness for demolition of two non-contributing buildings and construction of a mixed use building at 1216-1218 Race Street per the drawings submitted by Platte Architecture and Design dated July 5, 2017.

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

1. It is not necessary and appropriate, in the interest of historic conservation, to demolish the two existing non-contributing structures currently on the property without an approvable proposal to replace them.
2. It is not necessary and appropriate, in the interest of historic conservation, as the design adversely affects the historic architectural or aesthetic integrity of the district.
3. That the property owner and applicant have not demonstrated by credible evidence that the proposal substantially conforms to the MAJORITY of the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District, and in particular:
    - B.1 Composition including Base, Middle and Height
    - B.3 Window Openings
    - B.4 Storefronts
    - B.5 Setbacks
    - B.6 Rhythm
    - B.7 Emphasis
    - B.9 Materials

July 17, 2017

Historic Conservation
Board
℅ Ms. Beth Johnson,
Urban Conservator
Two Centennial Plaza
805 Central Avenue, 5th Floor
Cincinnati, OH 45202

Re: COA Application for 1216-18 Race Street

Ms. Johnson,

The Over-the-Rhine Foundation has reviewed the drawings dated (7.05.17) for the project located at 1216-18 Race Street. We appreciate the applicant's additional submission material including detailed analysis of each guideline. Upon review, the Infill Committee remains unsupportive of this project. The committee has defined 6 major concerns about the design and offers suggestions for improvements below to supplement our original COA report submitted 4.04.17.

Attributes	Notes
Height	The total height of the building should be reduced to be at or below the height of the two corner buildings on the block. This can be achieved by reducing each floor-to-ceiling height by 4"-5".
Vertical Emphasis/Rhythm	The building is 75' wide. The division of the building into two bays should have greater articulation. This can be achieved by recessing or revealing a portion of brick along the centerline.
Window Openings/Rhythm	The 8" brick return adds some depth to the facade but it still reads as a flat surface. Further articulation should be added to create shadow detail along the facade as seen in adjacent buildings. The windows should be two over two divided light.
Composition	The stone parapet and brick reveal does not adequately terminate the middle zone or begin the top zone. Heavier definition should be applied to reflect weight of the top zone of the adjacent historic structure at 1218 Race.
Materials	The rear and side elevations will be visible from many parts of the district. Painted CMU is not appropriate. The rear and side elevations should be cladded with the same brick detailing as the primary facade.
Storefront	1) Setbacks of any kind are never seen on a non-corner storefront and should not be permitted here. The storefront, including the Bulkhead, should come all the way to the sidewalk. 2) The sign band should be transparent glazed glass, functioning as a transom window, to reinforce the composition and height of the storefront opening.

Respectfully Submitted,
Jennifer LeMasters Wirtz, AIA, LEED AP BD+C, ENV SP
Lead Architect
Co–Chair, OTR Foundation Infill Committee

4/3/2017

Beth & Danny,
I would like to thank you for including me in the Pre-Hearing Meeting that was held on March 22, 2017. As an adjacent property owner and member of the Bremen Lofts Condo Association, I was interested in the details of the pending development and I was pleased that you were open to hearing any concerns or questions that our group had.

I have had a chance to pass along some info and discuss the development with our members. The following are our concerns and suggestions, as they pertain to the Public Hearing to be held tomorrow, April 4th for the Platte Group Development:

- Construction of the 6th Floor
  - The residents of Bremen Lofts are adamantly against the allowance of the construction of the 6th floor of the development. Currently, the backyards of our buildings see minimal sunlight and we have a hard time growing grass. We believe that the construction of a 6th floor (and the 5th floor to a lesser extent) will adversely impact our ability to grow grass in our common areas.
  - In addition to the sunlight blockage, the 6th floor (and the 5th floor to a lesser extent) construction will obstruct views from 2 or more condos behind the development. The ability for these residences to see over the current building and have views of Washington Park and/or the Music Hall will adversely impact their currently living conditions and property value.
  - For these reasons, we request that you deny construction of a 6th floor and consider not allowing construction of the 5th floor.

- Parking Requirement Reduction
  - The residents of Bremen Lofts are adamantly against the allowance of the 50% parking requirement variance. We believe that this will have an adverse affect on the already problematic parking issues that we currently experience. As residents of Republic Street many of our members park their cars within a gated parking lot. The remainder of the residents must find on street parking on a daily basis. We have attempted to obtain residential parking passes for the area and have been denied.

  - As OTR has become more and more developed these parking spaces have become harder and harder to come by. Addition of a residential and commercial development on Race will undoubtedly increase the number of cars needing to park in the area. These additional trips will be drawn to park on Republic Street as it is the only remaining, free, on-street parking in the area. We request that this variance be denied or at the minimum, a reduced variance. We understand that the developer suggests that the residents and patrons of the development will use Washington Park Garage for the overflow. However, as our residents have seen first hand, these residents and patrons will first try to seek out free parking (on Republic) before giving up and parking in the garage. We understand that a full parking requirement for the development may be hard to enforce so we ask that you consider a smaller percentage of variance, perhaps 30% or less. This would change the required parking spaces from 30 (required) to 21 spaces (30% variance) instead of the 15 spaces (50% variance) that are currently proposed. While this would still adversely affect our situation, we believe that it is a more reasonable amount.

- Architectural Integrity/Vertical Emphasis
  - We have reviewed some of the renderings and we feel that the proposed design does not "blend in" well with the surrounding properties. We understand that new construction cannot exactly match the old, historic buildings surrounding the area, but we do believe that architectural styles can be mirrored. The proposed development will be taking up two lots and will therefore be a wider building. We would suggest (consistent with the comments from the Pre-Hearing Meeting) that the architectural style be slightly altered to give a more vertical emphasis. This vertical emphasis can be seen with many of the old and new developments and building in the area.

- Noise Concerns
  - The residents of Bremen Lofts are concerned that the new development proposed by the Platte Group will increase the noise that is experienced by our residents. We know first hand that Garbage Collection areas and outdoor dining spaces substantially increase noise levels during all hours (either City collection or during business hours). We believe that the proposed development will adversely affect our property value from that perspective. We would like the City to require the development to provide a design that would promote noise reduction from their development.

While we understand that the proposed development will bring additional tax base and retail/commercial revenue to the OTR district, we would like our concerns to be heard and understood so that the benefits brought by the development do not come at the expense of the residents that have enjoyed living in the area for 8+ years.

Sincerely,
Brad Clark and the Bremen Lofts Condo Association

Received VIA email 4/3/2017 to Beth.Johnson@cincinnati-oh.gov

Ted Leavitt

1514 Race St., #3• Cincinnati OH 45202
Phone: +1 843 338 0750• E-Mail: tleavitt@me.com

Date: 3 April 2017

Ms. Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Proposed Design for 1216-1218 Race St.

Dear Ms. Johnson:

I am writing in support of this project. My wife Vicky and I are in the closing stages of completing 1514 Race St., which is a 3-unit, owner-occupied multi-unit dwelling. I remember going through the urban conservation process as well, and certainly hope that we can add another building that combines the best of modern within an historic setting.

My main comment would be the mentions we get from people interested in commenting, in that folks tend to tell us they like the look of the building, how it doesn't attempt to ape the original design of the neighborhood, yet fits within the overall spirit of the area. This is what Platte seems to be trying to be doing as well.

Thanks for your consideration.

Sincerely,

Ted Leavitt

To Whom It May Concern,

My name is Chris Rogers and I am currently working on a new, single family home project with Platte Architecture & Design. My project is located on Pleasant Street near Findlay Market and I have been very pleased with Platte and the way they have translated my thoughts into a design that fits with what the City wants as well as incorporates my personal, modern tastes and preferences.

I have seen their design for 1216-1218 Race Street and I think it the building would make a wonderful addition to the neighborhood. What they have drawn up seems to be a much more appropriate layout (than the current occupying buildings) and I would think it will continue to increase desirability of the area. As a future resident of the area I would like to express my support for the upcoming project at 1216-1218 Race. I would very much like to see the project move forward using Platte's design.

Regards,

Chris Rogers (future resident of 1628 Pleasant St)

NEW REPUBLIC

March 28, 2017

Historic Conservation Board Members
c/o Beth Johnson, Urban Conservator
805 Central Avenue, Suite 500
Cincinnati, OH 45206

architecture
planning
urbanism

RE: **Letter Subject**

COA -1216-1218 Race
Cincinnati, OH 45202

Dear Honorable Board Members:

I am writing you to express our support for the Project at 1216-1218 Race Street, as designed by Platte Architecture + Design. As a practicing architect and planner here in Over the Rhine, it is refreshing to see a design that pushes the bounds of the guidelines through thoughtful, contemporary architecture. This building both stands out as a quality example of contemporary design, and blends in as a background building within the district. The design does an admirable job of articulating a base, middle and top, per the guidelines, while conveying this in a modern architectural language. As designers, architects, and planners practicing in OTR, we should continually push the limits of design as a means of expressing the spirit of our times. This Project does that. Please grant it a COA with all due speed.

Kind regards,

New Republic Architecture

Graham Kalbli, AIA, LEED AP

Principal

513.800.8075

newrepublicarchitecture.com
cincinnati, ohio

March 31, 2017

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

RE: COA for 1216-1218 Race

Dear Beth:

As long time and committed residents of Over-the-Rhine, we are submitting this letter in support of the design presented by Platte architecture + design for 1216-1218 Race Street.

Tim and I believe the design represents an exceptional compliment to Race Street with its modern architecture that adheres to the rhythm of the block and the neighborhood. The design, with the mixed-use street-facing building, the residential rear building, and a courtyard in between, creates a wonderful combination of public and private vitality that will be a welcome addition to OTR.

The current structures at 1216-1218 Race Street are noticeably out of character with their neighboring structures. Compared to the rest of the block, the current structures look like they were cut off at the knees. The proposed design remedies this visual gap by adding a strong vertical presence and simple elegance.

There are too many examples in OTR where verbatim adherence to the guidelines has resulted in structures that look like they are part of a movie set or Disneyland. Mimicry of the past is rarely successful. However, this design adheres to the guidelines without trying to convince anyone it is 100+ years old.

This is a perfect location for a restaurant – on the streetcar line, within eyesight of a streetcar stop, and with excellent views of Washington Park, Music Hall, and Memorial Hall. The angled setup creates ample room for outdoor seating without impeding sidewalk traffic and concurrently creates a definite distinction between the restaurant entrance and the residential entrance.

We look forward to seeing this design come to fruition to continue the renaissance of Over-the-Rhine.

Sincerely,

Karen Wittenberg & Tim Huffner
1406 Pleasant St.
Over-the-Rhine

April 2, 2017

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

Re: COA 1216-1218 Race St.

Dear Ms. Johnson:

I am writing in support of the conceptual design for a mixed-use building at 1216-1218 Race Street as prepared by Platte Architecture. The designers shared their design drawings with me for my review with hopes of gaining support.

I've been involved in several recent major renovations to our City's iconic architecture and historic urban fabric. While at John Senhauser Architects, I led the office's conceptual design for Eighth and Sycamore and Eighth and Main, two major new mixed-use buildings in downtown Cincinnati. I also helped execute the renovation to Memorial Hall. In my current position, I am the on-site Architect for Music Hall, Project Architect for Ziegler Park Garage, and Project Architect for the phased mixed-use development at Race and 15th Street. Through these projects, I have learned the value of place and the challenge of designing in an historic context.

The conceptual design for 1216-1218 Race is contemporary, yet appears sensitive to the neighborhood context in its massing and basic architectural organization. The division of the primary facade into symmetrical halves containing a syncopated rhythm of tall, narrow openings is particularly successful. The recessed base and top is a modern interpretation of the traditional tripartite facade. The inclusion of the a lightcourt is very intriguing, both as interpretation and as functional space.

As the design process moves forward, I urge you to work with Platte Architects to refine any secondary design details, but to maintain the overall architectural concept for this new, bold building. It will be a great addition to the neighborhood.

With kind regards,

Andreas Lange, AIA
Architect, Perfido, Weiskopf, Wagstaff + Goettel
Director, AIA Cincinnati

STORIED HOMES

March 28, 2017

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

RE: COA for 1216-1218 Race

Dear Beth,

I am a resident of the Washington Park area, living at 216 W 14th Street, across from Music Hall and next to the Symphony Hotel. I am also COO of Storied Homes, a rehab company concentrated on preserving older-and-historic homes' character with projects in Madisonville and Over-the-Rhine.

I support the proposed project at 1216-1218 Race Street. The project's proposed facade fits within the community's guidelines for design by using a roofline at-or-below neighboring buildings, using appropriate materials & window openings and differentiating from historic buildings in a way which contributes to neighborhood aesthetic. The contribution of a new dining space and additional residents will greatly benefit Washington Park and OTR.

Please support this project to replace two non-contributing buildings with one which will contribute.

Regards,

Josh Jansen
COO, Storied Homes
216 W 14th Street
Cincinnati, Ohio 45202
513-235-9466

Letter of Support

Attention: Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202
Date 3/28/17

1400 Elm Street
Cincinnati, OH 45202
T 513-616-0409
bdraznik@gmail.com

RE: COA for 1216-1218 Race

Dear Beth:

This serves as my Letter of Support for the proposed project at 1216-1218 Race. Based on my review of the narrative and architectural plans, I believe that this infill project will historically fit the fabric of the surrounding buildings, and Over the Rhine as a whole. I also believe that the design has gone above and beyond other infill projects in regards to the facade, construction materials, roofline and affiliated parapet walls, and sight lines to block the rear section of the building. The setback promotes outdoor seating and vibrancy along the street level, which fits with the proximity to the Cincinnati Bell Connector and Washington Park. Please feel free to call or email me with any other questions regarding my support of the project.

Sincerely yours,

Bill Draznik

TEAM B

Team B Architecture & Design
1319 Main Street
Cincinnati, OH 45202

+1 513 417 3154

www.**team-b**.co

03 April 2017

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

Dear Ms. Johnson,

On behalf of Team B Architecture & Design, a small business located in Over-the-Rhine, I would like to share out enthusiastic support for the proposed design of new infill construction at 1216-18 Race Street. I can offer the following insights, drawn from professional knowledge and expertise, as a registered architect practicing in the district.

Our profession works to, in the words of David De Long (Professor Emeritus of Architecture focused on historic preservation at UPENN), "effect change responsive to the historical environment." We match experience concerning program, engineering, and code compliance with sensibility towards the historic and aesthetic fabric of an existing context.

There is something very challenging about building in a place that has a lot of meaning already. The issue for us is how to find meaning in the buildings of our own era by maintaining authenticity while concurrently producing a design that is harmonious with its neighboring buildings.

We believe the proposed building at 1216-1218 Race Street acknowledges these issues. The design is composed of two planes: a traditional layer of brick set outboard from a recessed layer of glass. The two work together to produce a visual depth and rhythm that is inspired by the district.

The brick facade is articulated through precisely sharp returns at punched openings, giving definition and depth to the facade composition. This material extends downward to the ground level which helps resolve the composition and introduces brick materiality to pedestrian eye level. Several buildings in the vicinity incorporate brick as load-bearing support for the storefront opening.

Also, the influence of Washington Park and it's surrounding civic architecture on this proposed building is not lost. Glass at the storefront and residential units above orients toward the park's center while dynamic social space of the park is encouraged to extend beyond its perimeter into the neighborhood by means of a recessed ground level and cafe-style seating. These contextual cues are important.

The space between these two planes is trimmed with wood analogous to doorway and vestibule paneling that serves as an added accent to highlight the depth of the facade.

The question about Over-the-Rhine is: do you admire it for its unity, or for its diversity? If you ask is Over-the-Rhine beautiful and lively because of its consistency or inconsistency, I vote for the latter. Within view of this site, we can see the postmodernism of SCPA, German brick detailing of Music Hall, Memorial Hall's neoclassical monumental adornments, the triangulated form of Shakespeare Theater, and sleek minimalism of Washington Park's glass pavilions.

Yes, much of the architectural aesthetic of this historic neighborhood is based on a vocabulary of proportions, details, and symbols. But its essential quality derives from the variety that works within these bounds often from transgressing the rules not through ignorance, but sometimes playfulness, and always from a profound yet easy understanding of the neighborhood as a whole – creating in the end the vitality and tension that make this place a joy to be in.

Sincerely,

John Stoughton, RA, NCARB
Owner, Team B Architecture & Design

April 2, 2017

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

RE: Letter of Support for 1216-1218 Race Street

Dear Beth,

I am a local architect who has worked on many rehabilitation and new construction projects in Over the Rhine. I appreciate new construction that revitalizes the neighborhood by not only replicating the style of existing buildings, but also by elevating the design to make people think about and appreciate the architecture of this neighborhood.

I'm writing to express support for the project at 1216-1218 Race Street. This design is a modern and appropriate addition to the neighborhood. The façade is contextual, replicating the rhythm and stratification of typical OTR buildings, but also is clearly modern, responding to its context in a thoughtful way. This building will fit in without mimicking its neighbors, and is unique and deserving of its prominent location across from Washington Park. Additionally, I think that the steps the designers took to activate the sidewalk will have a positive impact on the neighborhood. This is a well-designed project that satisfies the historic guidelines, and I feel that it is a valuable contribution to the built environment in OTR.

Sincerely,

Sarah Cornell
RA, LEED AP
Tangent Architectural Group, LLC
317 Mount Hope Avenue
Cincinnati, Ohio 45204

2 April 2017

Historic Conservation Board
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Proposed Design for **1216-1218 Race Street**

To whom it may concern:

This letter is in support of the design proposed by Platte Architecture + Design and Steiner + Associates for the mixed-use development at 1216-1218 Race Street.

The proposed project is appropriately scaled for its context at the southeastern edge of Washington Park. It is well-designed, compatible with, and complementary to the surrounding structures, while NOT trying to replicate the existing buildings in the district.

We have to stop mimicking the buildings of the past and get away from the prescriptive approach to architectural design of new structures in the district. Passers-by should be able to walk down the street and know which buildings were built in the 1800's, and which buildings were built in the 2000's. New infill buildings should be modest enough to respect the historic architecture in the area, but they should also be bold enough to represent the construction methods and design values of our time. The proposed design is an example of a project that accomplishes these goals.

Sincerely,

Eric Stear, RA, NCARB
508 Liberty Hill
Cincinnati, OH 45202

Catherine Richards

216-513-5862 catherine.e.richards@gmail.com 1333 Main street #3 Cincinnati OH 45202

March 30, 2017

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

Dear Beth,

I am an architect and artist. I have worked in OTR since 2009- implementing various design projects, founding the Future Blooms program, designing murals, art installations, and organizing and implementing numerous events. I also did the Interior design for the award winning Bakery Lofts. I live in OTR on Main street and am an active member of the neighborhood.

This letter is to support the Platte Architecture project at 1216-1218 Race Street. I believe the project is a fantastic addition to the neighborhood. Platte is dedicated to the urban fabric of OTR and did excellent historical and contextual research for the project. The design fits into the architectural lexicon of historic OTR, with appropriate sequencing and proportion across all facades, in terms of scale and material choice. While the building is modern, it fits into the existing structures incredibly well. I can't wait to see it built.

Thank you for your time and support,

Catherine

April 1.2017

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

Re: 1216-1218 Race Street

Dear Beth,

I am writing a letter of support for Platte Architecture +Design to work on 1216-1218 Race, east of Washington Park. I am the owner and operator of The Anchor, a restaurant located at 1401 Race. I have seen the drawings for 1216-1218 Race and feel that it is well designed and is context appropriate for the neighborhood. I do not hesitate to highly recommend Platte Architecture + Design to carry out this work. It will ad much value to the neighborhood.

Thank you,

Derek dos Anjos
The Anchor-otr
1401 Race St
Cincinnati OH 45202
C: 917-414-0607
W: 513-421-8111

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We Build Families℠

1404 RACE STREET | SUITE 302 | CINCINNATI, OH | 45202
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Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: COA for 1216-1218 Race

Dear Beth:

Please accept this letter as my full support of the Platte Architecture project slated for 1216-1218 Race Street. I have known Kurt Platte and a few of his architects for just over two years. In that time, I have been fortunate to see many of their "visions" become a reality. This firm never ceases to amaze me in the way that they can create space for a new era but still maintain respect for the design of great creators before them.

I am looking forward to seeing another Platte project heighten our community. I have no doubt that it will be another structure that people have to stop for a moment and take in. And I would be remiss if I did not add that it gives me a little pleasure in saying to those same people, "I know the architects who did this one."

Please feel invited to reach me for further comment or questions.

Sincerely,

Iris Kelley

Iris Kelley
Social Media Manager
Necco

JEANNE
MAM•LUFT m.f.a.
b.arch
leed ap

jeannemam@alumni.cmu.edu
c *513*.580.4338
2911 temple avenue, cincinnati, oh 45211

April 3, 2017

To Whom it May Concern:

I write this letter of support for Platte Architecture + Design's proposed project at 1216-1218 Race Street as a 10-year resident of Cincinnati, a professional member of the arts community (as the Director/Founder of the non-profit Modern Dance organization MamLuft&Co. Dance), and as a designer with an architectural background and Leadership in Energy and Environmental Design Accredited Professional certification.

I find Platte's proposed design to be respectful of the surrounding neighborhood's characteristics, charm, and historical appearance. While the design gently pushes toward a more simple aesthetic, its materials, proportions, and line are – in my opinion – unobtrusive. I believe that this design will be a beautiful gesture in the neighborhood and will contribute to value and appreciation of the site.

I hope that this design will be able to come to fruition without further delay or obstruction.

Thank you for your time,

Jeanne Mam-Luft

Tender Mercies transforms the lives of homeless adults with mental illness by providing security, dignity, & community in a place they call home.

tender mercies
Security • Dignity • Community

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Frank Harkavy
(1926 – 2003)

March 31, 2017

Ryan O'Malley, LEED AP
Platte Architecture and Design
202 W. Elder St., 4th Floor
Cincinnati, OH 45202

Dear Ryan,

We are pleased to provide this letter of support for your proposed project at 1216-1218 Race Street. Tender Mercies owns and operates the adjacent property at 1214 Race Street, providing housing for 12 formerly homeless women with histories of mental illness.

It is our understanding that the proposed project will replace the existing buildings at 1216-1218 Race with a project that is more contextual, and better meets the cultural, economic, and architectural ambitions appropriate to its unique location.

Tender Mercies has a history of being a good neighbor and collaborating with those who live, work, and play in Over the Rhine. We are glad that you reached out to us about your project and we are glad to offer our support.

Sincerely,

Russell L. Winters, LISW-S
Chief Executive Officer

Marcia A. Banker
Jeffrey S. Schloemer
1506 Race Street
Cincinnati, Ohio 45202

April 3, 2017

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

Re: Proposed design for 1216-1218 Race Street

Dear Ms. Johnson:

We recently completed our new urban infill construction of our single family residence at 1506 Race Street and have now been residents of Over-the-Rhine for a few months. We are writing in support of the Platte Architecture and Design project at 1216-1218 Race Street for Steiner + Associates. The proposed project is well-designed and context appropriate and will be a good addition to the neighborhood as is.

We continue to be at a loss why well-designed projects that look as though they were created and built in the 21st century receive push back while new construction that is little more than a not very good copy of a 19th century design that is more fit for Main Street USA at Disneyworld encounters little resistance. We would hope that the Historic Conservation Board would start to show more forward thinking in its openness to 21st century materials and designs. Approving the 1216-1218 Race Street design would be a good start.

Very truly yours,

Marcia A. Banker

Marcia A. Banker

Jeffrey S. Schloemer

18867244.1

theyogabar®
15 W. 14th Street, Fl 2
Cincinnati, OH 45202
513.800.8159

April 3, 2017

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

RE: COA for 1216-1218 Race

Dear Beth:

We are writing this letter in support of the 1216-1218 Race Street Project by Platte Architecture + Design.
As owners of The Yoga Bar (15 W. 14th Street) and longstanding supporters of the OTR community, we feel the proposed design for Race Street will be a welcome addition to our ever-evolving neighborhood.

Although this is a very modern building, we feel it not only responsible for the OTR community to introduce modern architecture, but critical for the relevancy and future success of this burgeoning neighborhood of ours. As a Creative Director for almost two decades, I have had an opportunity to travel to and spend long periods of time in most major cities of Europe and Asia, and what I have noticed is their ability to combine old and new successfully – ensuring that new design honors the past and welcomes the future in equal measure.

Having spent the last 20 years in historic neighborhoods, both in Ohio and Northern Kentucky, we understand the importance of historical preservation, that said, we have also witnessed and experienced the dangers of an overly homogeneous approach – specifically how poorly Victorian styles translate to modern building methods and codes.

Sincerely,
Mike Skrzelowski + Rachel Catherine Roberts
Owners – The Yoga Bar

April 3rd, 2017.

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
Historic Conservation Office
805 Central Ave., Suite 500
Cincinnati, OH 45202

Regarding: Support letter for project on 1216-1218 Race Street.

Dear Ms. Johnson,

As a resident of the OTR community and professionally active in the architectural field in the city, I would like to express my support for the design of the 5-story mixed-used project located on the 1216 and 1218 Race Street proposed by Platte Design.

In a clean and contemporary way, the design integrates subtly and quietly in the rhythm and scale of the context of the adjacent buildings. The design has a strong and appropriate vertical emphasis by the shape of the windows, their rhythm and alignment, and the introduction of the bays vertically extending to the ground floor. The material palette seems very appropriate and typical to the neighborhood. The use of texture-rich materials as brick and wood, in combination with the large percentage of openings with a minimalistic approach in the detailing of the windows, will provide a clean and contemporary look on Race Street that fits in the urban fabric of OTR.

Regards,

Stefan Cornelis
1621 Mansfield Street
Cincinnati, Ohio 45202

Megan Mershman
332 E. 8th Street
Cincinnati, OH 45202
513.241.8700
mmershman@gbbn.com
April 1, 2017

Beth Johnson
Urban Conservator
City of Cincinnati Building and Inspections
805 Central Ave. Suite 500
Cincinnati OH 45202

Dear Beth Johnson:

I am writing to you regarding the project being undertaken at 1216-1218 Race st. I would like to share with you my support as a designer for the project that Kurt Platte and his team are designing on behalf of Steiner and Associates.

I quite understand your concern with such an unapologetically modern building being proposed for the site. But, it's clear to me upon reviewing this project with the Platte team, the care and consideration they put into designing a building that expresses their point of view, achieves the goals of their client, activates the street front, and still respects the intent of the historic conservation guidelines.

I believe their efforts to control the read of the building massing, the thought put into dividing the façade into the retail base, middle elevation, and top level to respond to other building and the vertical organization are all respectful to, and meet the intent of the historic guidelines. Not only will this building bring much more visual activation to these two parcels, but the building's programmatic contribution to the neighborhood will be valuable along Race street.

When I compare the drawings and intent of this project to other developer driven efforts in the neighborhood, I see an attention to detail and a quality of craftsmanship that will exceed many of those other projects. Ultimately, I feel this project is more respectful of its context when considered with the high level of detail and craft that we have preserved on many of the Italianate structures throughout the neighborhood.

I urge to you take the time to further engage with the Platte team to understand how their vision will contribute to the future spatial and economic vitality of the neighborhood, without undermining the urban conservancy efforts that you have put forth to maintain the one of a kind historic fabric we are privileged to have in OTR.

Regards,

Megan Mershman

Megan Mershman, NCIDQ, IIDA, LEED AP ID+C

March 28, 2017

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

Re: COA for 1216-1218 Race

Dear Beth,

As a resident of Cincinnati for the last 16 year, I have seen a huge revitalization of the urban core, and specifically OTR. As a resident of Prospect Hill, I have a huge respect for the work done to ensure historic homes and neighborhoods are saved and improved.

It is with both of these sentiments that I applaud the wonderful plans created for the sites at 1216-1218 Race and would like these brought to life and become part of the broader Cincinnati neighborhood.

They are more modern than their surroundings. However, I have no concerns as there are wonderful examples within Prospect Hill of newly built modern homes that fit within the fabric of the neighborhood. If anything, I think it is a testament that we build new structures resembling the era of which we are living as a reminder of this time. We cannot afford, nor would we ever do it justice, to try to replicate the past.

Furthermore, the renderings for 1216-1218 Race are vibrant, elegant, and fit within the space as well as the street façade.

Thank you for your consideration,

Jon Powell
1623 Mansfield St.
Cincinnati, OH 45202

Johnson, Beth

From: Kevin Kluender <kevin@drawingdept.com>
Sent: Sunday, April 02, 2017 10:27 AM
To: Johnson, Beth
Subject: Race Street Project

Beth,
Drawing Dept was asked by Platte Architects to opine on Platte's proposed facade treatment for a project on Race Street fronting Washington Park. Having read their thorough analysis of existing Over the Rhine buildings and their application of that analysis to their facade, I find that their design is in accord with guideline recommendations. I am interested in seeing a facade without resorting to imitative applied decoration.

Furthermore, I am excited to see high density, mixed use, vehicle free development on such a prominent site.

Thank for your consideration and I look forward to seeing the project come to life.

Kevin Kluender
Architect
Drawing Dept

--

Kevin Kluender
architect

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

city of CINCINNATI
BUILDINGS & INSPECTIONS

Date: 2-06-2017
Location: 1216-12-18 Race Street
Request: Demolition of existing buildings and Infill
Zoning District: CC-P- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Platte Architecture
Address: 202 W Elder Street

Dear: Ryan O'Malley

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. 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):

- 1409-07: Lot area/unit is 700 sf. The lot area (75 x 95.10) would allow 10 residential units. The proposal is for 20 units thus requiring a variance of 6967.5 sf.
- 1409-07: Rear yard setback required 25 feet for new residential development. Proposed setback 0, 25 foot variance required.
- 1425-19: The required parking is 1 space per unit and 1 space per 150sf of eating and drinking establishment including outdoor patio space. Proposed would require 20 residential spaces and the commercial/eating drinking establishment would require 18 spaces (4707 sf-2000sf for exempt). This would be a required total of 38 spaces that would require a numerical variance or a special exemption on how they are obtained through a lease (example attached).

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 - 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

- ☒ 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

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

city of CINCINNATI

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

*008100040208
008100040206
008100040207

Office Use Only	
Application #:	
Date Accepted:	
Staff Review	Board Review
Paid:	
Date Perfected:	
Hearing Date:	

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1216/1218 Race Street
Hamilton Co. Parcel ID No.: * Zoning District: CC-P
Historic District: Over-the-Rhine Overlay District:

APPLICANT INFO ☐ PROPERTY OWNER ☒ OTHER Architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Ryan O'Malley (PLATTE ARCHITECTURE & DESIGN)
Contact Person (if legal entity):
Address: 202 W. Elder St., 4th Floor
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-871-1850 x1018 E-mail: ryan@platteDesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: R2 INVESTMENTS
Contact Person (if legal entity): BARRY ROSENBERG
Address: 4016 TOWNSFAIR WAY SUITE 201
City: COLUMBUS State: OH Zip Code: 43219
Phone: 614-414-7300 E-mail:

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☒ New Construction ☐ Alteration ☒ Demolition

Provide a very brief summary of the project:
Mixed-use construction. Commercial at 1st floor, residential above.

ZONING RELIEF ☒ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
- Additional residential units
- Zero rear yard setback
- 50% reduction in parking required

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: R. O'Malley Date: 2.24.2017

PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

July 5th, 2017

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

RE: COA for 1216-1218 Race

Dear Beth:

Just east of Washington Park, two non-conforming buildings occupy 1216-1218 Race Street. The development arm of Steiner & Associates seeks to replace those buildings with a project that is more contextual, and better meets the cultural, economic, and architectural ambitions appropriate to its unique location.

Our proposal is for a five-story mixed-use building with a restaurant at grade and seating spilling out into the sidewalk. Residential apartments will overlook the park from above.

Washington Park is the neighborhood's front yard and cultural center. New performance venues sit beside cherished restored bastions. Repurposed edifices sit next to enduring and evolving institutions. This new development follows a smooth trajectory within the neighborhood, elevating the site from lowly non-contributing existing facades to an elegant modern homage to the rhythm and order of the OTR fabric. The new project aims to be a well-dressed observer of the life and activity of Washington Park, not assuming a false-historic costume, but adorned with subtle modern nods to the built history that we are here to protect and enjoy.

The project complies with the specific guidelines of the Over-the-Rhine Historic District in the following ways:

1. **Composition:** Per the guidelines, the primary façade at 1216-1218 Race Street demonstrates a careful "arrangement of openings" and an "overall vertical emphasis". The elevation is broken up into three zones:
    a. Base – The retail storefront and breezeway entry is at the first floor, partially recessed from the street.
    b. Middle – Vertically aligned punched openings in the masonry from floors 2-4. The upper edge of the masonry is capped with a simple stone coping.
    c. Top – The fifth floor is set back from the middle zone to differentiate itself from below. The wall of glass neutralizes its presence, further

backgrounding the top in relation to the lower floors. The top is capped by an overhanging plane that shades the balcony and accentuates the upper edge of the front façade.

2. **Roofs:** The proposed roofs are low-slope, behind parapets. Per the guidelines, this approach is "similar to roofs of adjacent and nearby buildings of similar size and use." The roofs will not be visible.

3. **Window Openings:** As recommended in the guidelines, the window openings reflect the size and placement found on similar buildings in the district. They are tall, and vertically aligned. The windows themselves are set back 8" from the face of the elevation, with metal sills. The percentage of punched openings at the façade is 39%, which falls within the 20%-50% that is typical for historic buildings in this neighborhood. A portion of the openings lead to balconies that are recessed behind those punctures in the brick façade. The sliding and swing doors to the rear of the balconies are detailed similarly to the windows in adjacent punched openings, thus reinforcing the consistent sequence of tall, narrow rectangles. While there are projecting balconies in some historic OTR buildings (see the building next door), these are recessed to minimize their presence and present a more uniform, uncluttered appearance.

4. **Storefronts:** The storefront is where the building meets the street. At 1216-1218 Race, the storefront is articulated as a consistent plane of glass, shifted diagonally in plan and highly transparent to draw pedestrian traffic towards the restaurant entrance. The breezeway entry—clad in wood—is to the south corner. While modern, the overall storefront aligns with other historic storefronts in the following ways:
    a. **Height.** The base zone is fully 18' tall, from grade to the second floor. The height of the storefront openings are 15'. The glass is 10' high.
    b. **Framing.** The storefront is framed by two large openings in the masonry that reinforce the two major bays composing the front façade.
    c. **Bays.** The 4' spacing of vertical mullions is a modern version of the bays that historically were articulated with cast iron columns.
    d. **Glass.** The storefront itself is primarily glass.

5. **Setback:** Taking its cue from the park across the street, the project proposes a shallow recess at the ground level to allow outdoor seating. We believe this is appropriate, given the location of the restaurant and the limited width of sidewalk adjacent to the streetcar. More sidewalk seating will help activate the public space, enhancing safety and creating a more interesting streetscape. It also helps promote its location, which is not along a previously established stretch of eateries/bars.

   The majority of the façade holds the line of the street. The masonry façade continues down as structural elements that flank either side of the two first floor openings. The transparent space within the framed openings is devised to "invite the sidewalk in". The glass and metal storefront plane will be recessed behind these openings at a slant between 3'-0" and 6'-6" from the building face.

Recessing the storefront addresses several technical constraints. The recess allows for outdoor seating that does not encroach upon the right-of-way, it creates covered space at the apartment entry for residents coming and going, and it allows space for out-swinging egress from both the restaurant and apartment entry to occur within the property line.

6. **Rhythm:** The front façade is divided in half, creating two bays 37'-6" each. Each primary bay is further subdivided into 12 roughly equal bays of windows and masonry, punctuating a sequence of solids and openings. This pattern reinforces a sense of order and clear composition, while reflecting the rhythm of openings found elsewhere along Race Street and in the district.

7. **Emphasis:** The proportion of the punched window openings, as well as the mullion patterns at the first floor glazing and the orientation of metal paneling at the fifth floor balcony all reinforce the front façade's strong vertical orientation. Although modern, the building has a vertical emphasis.

8. **Height:** The proposed building is five stories, but the fifth floor is set back nearly 6'-0" to foreground the first four stories. This is within one story of the adjacent building to the north.

9. **Materials:** All the materials selected are approved in the guidelines. The front façade, through the fourth story, will be clad with dark brick masonry. The storefront will be glass and metal, with stained wood cladding at the breezeway entry. There will be a similar wood treatment at the interior of the balconies, and the canopy of the fifth floor. The sides and rear of the building are clad in painted CMU block and metal panel. The gray metal cladding appears at the 5th floor, and descends to grade at the interior of the north and south lightwells. The remaining secondary elevations will be CMU block, painted to match the dark brick masonry at the primary elevation.

This is very much a modern building, but at the same time we believe it fits the neighborhood context as spelled out in the 9 guidelines. We look forward to discussing this further.

Thank you for your consideration,

Ryan O'Malley

Platte Architecture + Design

Ryan O'Malley

From: Ryan O'Malley
Sent: Thursday, February 23, 2017 2:14 PM
To: 'Scott Masters'
Cc: 'Johnson, Beth'
Subject: RE: Owner's consent letter - 1216-1218 Race Street

Thanks, Scott. I will print out this email and submit it with the COA application.

Ryan O'Malley, LEED AP

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CINCINNATI, OH 45202
www.plattedesign.com
T: 513.871.1850 x1012
F: 513.871.1829

From: Scott Masters [mailto:scott@allscreen.co]
Sent: Thursday, February 23, 2017 1:53 PM
To: Ryan O'Malley <ryan@plattedesign.com>
Subject: Re: Owner's consent letter - 1216-1218 Race Street

This is to confirm that I am the owner of 1216-1218 Race Street and have retained Platte Architecture & Design to submit a Certificate of Appropriateness application on behalf of Steiner & Associates, my development partner and myself.

Scott K. Masters
513.284.3563

On Thu, Feb 23, 2017 at 1:14 PM, Ryan O'Malley <ryan@plattedesign.com> wrote:

Scott,

Please confirm for Beth Johnson, the Urban Conservator, that you are the owner of 1216-1218 Race Street and you're okay with Platte Architecture & Design submitting a Certificate of Appropriateness application on behalf of Steiner & Associates, your development partner.

Thanks,

Ryan

Ryan O'Malley, LEED AP

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July 5th, 2017

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

RE: COA and Zoning Variance Application – List of Witnesses

Dear Beth:

As of this date, the project at 1216-1218 Race will be represented by the following persons:

- Barry Rosenberg, Steiner + Associates
- Paul Schirmer, Commercial Development Properties Group
- Scott Masters (property owner)
- Kurt Platte, Platte Architecture & Design
- Ryan O'Malley, Platte Architecture & Design

Thank you,

Ryan O'Malley

Platte Architecture + Design

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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

February 24, 2017

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

RE: Demolition Case Sheet

Dear Beth:

I am writing on behalf of the developers of 1216-1218 Race Street who seek to demolish the current buildings on the site. Section 1 of the Demolition Case Sheet requires the owner to demonstrate the following:

A. That the buildings are listed in the applicable guidelines as non-contributing.
They are—see attached list showing buildings 126-127.

B. That the demolition will not adversely affect the streetscape.
It will not—this demolition is conditioned on the approval of a new multi-use structure that more closely resembles the adjacent 3-story buildings and will reinforce the eastern edge of Washington Park.

Thank you,

Ryan O'Malley

Platte Architecture + Design

100	115-129 W McMicken Ave (116-122 Henry St)	
101	112-138 W McMicken Ave	Oral T. Carter & Assoc.
102	203 W McMicken Ave	
103	1608 Moore St	
104	1621 Moore St	Husman's Potato Chips
105	31-33 Mulberry St	
106	S of 73 Mulberry St	
107	127 Mulberry St	Church in the City
108	138 Mulberry St	
109	322 Mulberry St	
110	19 Peete St	
111	75 Peete St (rear)	garage Note: Building fronts on E Clifton Avenue and may have an address of 68 and/or 70 E Clifton Avenue.
112	106 Peete St	
113	107 Peete St	
114	114 Peete St	
115	119-121 Peete St	
116	124 Peete St	church
117	127-129 Peete St	
118	1301 Pendleton St	
119	1413 Pleasant St	
120	1440 Pleasant St (113-115 W 15th St)	shelter
121	1511-1519 Pleasant St	
122	1553-1561 Pleasant St	Kentucky Fried Chicken
123	1615-1617 Pleasant St	
124	1618 Pleasant St	
125	1914 Pleasant St	
126	1216 Race St	
127	1218-1220 Race St	
128	Bounded by Race St, Elm St, & E 12th St	Washington Park Comfort Station
129	1530 Race St	addition only
130	1538 Race St	laundry
131	1702 Race St (26-34 Green St)	
132	1715 Race St	Hub Center
133	1722-1724 Race St	Over-the-Rhine Senior Center
134	1723 Race St	
135	1725 Race St (13-19 W Elder; 13-17 Republic St)	
136	1730-1738 Race St	former IGA grocery store
137	1812 Race St (rear)	garage
138	1814 Race St (rear)	garage
139	1826-1828 Race St	
140	1910-1916 Race St	Catanzaro Produce
141	315-319 Reading Rd	addition to Sun Furniture Building
142	SW corner of Reading Rd & Liberty St	Over-the-Rhine Carillon
143	1332 Republic St	
144	1413 Republic St	
145	1308 Spring St	
146	1322-1326 Spring St	
147	NW corner Sycamore St & E 13th St (1301 Sycamore; 218-230 E 13th St)	Sycamore Park (pool, comfort station, picnic table and playground)
148	1123 Sycamore St (208-224 Reading Rd)	Alms & Doepke Park Haus
149	1203 Sycamore St (226 E 12th St)	The Diner on Sycamore

city of CINCINNATI LAW

ZONING HEARING EXAMINER
Application for Zoning Relief

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

Section 1. SUBJECT PROPERTY
ADDRESS 1216/1218 RACE STREET COMMUNITY OVER THE RHINE
PARCEL ID(S) 0108100040208, 0081000040206, 0081000040207
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable)
☐ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME PLATTE ARCHITECTURE + DESIGN CONTACT PERSON (if legal entity) RYAN O'MALLEY
ADDRESS 202 W. ELDER ST, 4TH FLOOR CITY CINCINNATI STATE OH ZIP 45202
EMAIL ryan@plattedesign.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT
TELEPHONE 513.871.1850

Section 3. OWNER
NAME R2 INVESTMENTS CONTACT PERSON (if legal entity) BARRY ROSENBERG
ADDRESS 4016 TOWNSFAIR WAY, SUITE 201 CITY COLUMBUS STATE OH ZIP 43219
EMAIL brosenberg@steiner.com RELATIONSHIP TO OWNER (if not owner) DEVELOPER
TELEPHONE 614-414-7300

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)*
MIXED-USE NEW CONSTRUCTION
COMMERCIAL AT FIRST FLOOR, RESIDENTIAL ON UPPER FLOORS

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 Ryan O'Malley Signature [signature] Date 2/24/2017

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202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

July 5th, 2017

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

RE: Zoning Relief for New Project at 1216-1218 Race Street

Dear Beth:

We are requesting relief in the form of variances for a proposed mixed-use development at 1216-1218 Race Street. The project will include restaurant space on the first floor and residential units on the upper floors.

1. <u>1409-09: Development Regulations (CC-P) – Lot area/ dwelling unit</u>

The proposed plans include 22 residential units. Section 1409-09 of the Cincinnati Municipal Code allows for one unit per 700 sf of lot area. Our lot area is 7133 square feet, which would allow only 10 units. In order to have 22 units, we are requesting a *numerical variance of 8267 sf*. We believe this request is justified based on the following hardship:

- **Neighboring properties enjoy a high unit density.**
  For comparison, our proposed project is included within a list of nearby properties whose unit density ratios exceed 1/700 sf. All of these properties reside in the same Zoning District (CC-P).

Address	# units	lot sf	sf / unit
1401 Republic	10	2625	263
31 W. 13th St.	17	4660	274
1405 Republic	13	4125	317
1216-1218 Race	**22**	**7132**	**324**
20-22 W. 12th	8	2995	374
1221-1223 Republic	20	8625	431
21 W. 13th	11	4750	432
1331 Vine	10	5450	545
1200-1213 Race	25	14409	576

- As indicated in the table above, our request for density does not fall outside the range of what has been approved for comparable projects.

2. 1409-09: Development Regulations (CC-P) – 25-foot rear yard setback

We request a *21'-0" dimensional variance* here to allow a 4'-0" rear yard setback, which matches the context along Baldwin Alley and is appropriate in this neighborhood.

3. 1409-19: Outdoor Eating Areas – *no variance required*

The project proposes an outdoor eating area at grade, to the front of the building. This area would be set back from the property line between 3'-0" and 6'-6". The zoning code restricts the total area provided by setbacks, but there is an exception for outdoor eating areas. It states that the build-to line may be altered, provided the building is setback no more than 12' from the street lot line. Because our setback is less than 12' from the street lot line, we do not need to apply for a variance.

4. 1425-19: Off-Street Parking and Loading Requirements (CC-P)
   1425-23: Reduced Parking

Following the requirements of Section 1425-19, the residential portion of this project will require 22 spaces, and the commercial restaurant use will require 17 spaces. This makes 39 spaces total. Per 1425-23a, which allows the Zoning Administrator to grant a reduction in the number of spaces required where a use is located within 600' of a public parking facility, we are requesting a *50% reduction in required parking*. This would result in 20 required spaces.

1216-1218 Race is located within 600' of the following public parking facilities:

- Washington Park Garage
- Gateway Garage
- Mercer Commons Garage
- 12th and Vine Surface Lot
- 1217-1223 Vine Street Surface Lot

Further, many more public parking facilities are accessible by streetcar, and there is a streetcar stop immediately adjacent to this site. The Over-The-Rhine neighborhood is becoming increasingly walkable. Improved public transit, namely the streetcar, along with car-sharing and ride-sharing programs have allowed residents to be mobile without car ownership. Developer research confirms that fewer prospective residents wish to own cars in this neighborhood.

Preliminary investigations into providing onsite parking were unworkable. The rear alley is 8 feet wide curb to curb and currently gated, under lease by another developer, and provides no turning radius for cars to enter onto the site. Entry from the front of the building would compromise the integrity of the storefront design, and squeeze the retail space and pedestrian entries. Moreover the site is not large enough to provide parking on grade without completely reconfiguring the ground floor. Below-grade parking is cost prohibitive. Therefore, the owner has secured off-site parking for the resultant 20 required spaces (see Exhibit 1, parking lease agreement).

Lastly, it is worth noting that two additional street parking spaces will be made available to the city due to the paving over of existing curb cuts.

The requested variances and calculations are summarized below.

Zoning Code of the City of Cincinnati	**Relief Requested**
1409-09 Development Regulations. (CC-P)	
• Residential Regulations:	
Lot Area/unit: 700 sf	22 units @ 700 sf = 14,000 sf needed
	75' x 95.10' lot = 7133 sf lot area
	8267 sf variance
Rear yard: 25 feet setback	**21'-0" variance** (4'-0" setback)
1425-19 Off-Street Parking and Loading Requirements	
• Residential Uses: 1 per unit	22 units = *22 spaces*
• Commercial Uses: Restaurant	4,540 sf including outdoor seating
First 2000 sf exempt	-2,000 sf = 2,540 sf
1 per 150 sf of Restaurant	2,540 sf / 150 = *17 spaces*
• TOTAL SPACES REQUIRED	22 (resid.) + 17 (restaurant) = *39 spaces*
1425-23 Reduced Parking	
(a) Proximity to Public Parking Facilities	**50% reduction requested**
	39 spaces (.5) = ***20 spaces***

Thank you,

Ryan O'Malley

Platte Architecture + Design

[Exhibit 1]

BULK PURCHASE AGREEMENT

This Bulk Purchase Agreement (hereinafter "**BPA**") is made and entered into by and between Washington Park Restoration, LLC, an Ohio nonprofit limited liability company ("**Manager**"), and R2 Partnership, LLC ("**Purchaser**") to provide parking at the Washington Park Garage located at 1310 Elm Street, Cincinnati, Ohio 45202.

WITNESSETH:

In consideration of the monthly parking fees to be paid, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Manager does hereby grant Purchaser the right to access such number of parking spaces for purposes of contracted monthly parking as Purchaser may from time to time request, according to the conditions of this BPA as follows:

1. **Premises**: The monthly spaces being purchased consist of up to Twenty (20) unreserved parking spaces within the Washington Park Garage located at 1310 Elm Street, Cincinnati, Ohio 45202 ("**Premises**"), to be used by Purchaser as parking for Purchaser's apartments located at _____("**Apartments**").

2. **Base Term**: This BPA shall commence as of the earlier of (i) _____or (ii) the date Purchaser begins to conduct business in the Office ("**Commencement Date**"). The initial term ("**Base Term**") of the BPA shall commence on the Commencement Date and continue for a period of sixty (12) months, unless terminated earlier or extended further as provided in this BPA.

3. **Rent:**

(a) The monthly rate for use of one parking space ("**Space Rent**") is _____ and No/100 Dollars ($__) per month, subject to escalation as follows:

(i) On January 1 of each year, provided that Manager gives Purchaser no less than thirty (30) days' prior written notice, Manager may increase the monthly Space Rent charged. Any annual rate increase shall not exceed Five Percent (5%) of the prior calendar year's Space Rent.

(b) The Space Rent for any parking spaces that Purchaser requests for no more than one-half (1/2) of a month shall be equal to fifty percent (50%) of the Space Rent for a full month. For example, if the Space Rent for a full month is Ninety-Five and No/100 Dollars ($95.00), then the Space Rent for one-half (1/2) of a month is Forty-Seven and 50/100 Dollars ($47.50).

(c) Purchaser shall notify Manager regarding the number of parking spaces Purchaser will require in any given month on or before the first day of the preceding month. For example, Purchaser will provide to Manager its designated number of spaces for the month of August on or before July 1.

In the event that Purchaser does not provide notice to Manager of its parking space requirements for a particular month, the monthly requirement from the previous month shall remain in effect.

(d) Purchaser's monthly rental ("**Rent**") payment to Manager shall be the product of the then-current Space Rent multiplied by the total number of parking spaces that Purchaser requests for a particular month.

(e) Manager shall send an invoice to Purchaser for Purchaser's upcoming Rent on or about the fifteenth (15th) day of each calendar month. Purchaser shall send payment to Manager within fifteen (15) days after Purchaser's receipt of such invoice.

4. **Issuance of Keycards**:

(a) Purchaser shall submit a list to Manager containing the name of each parking keycard recipient, along with the make and model of each recipient's primary vehicle. Manager shall, upon receipt of Purchaser's list, issue a parking keycard for each such recipient.

(b) The parking keycards shall be "all access passes." All access passes are keycards that grant access to the Premises twenty-four (24) hours a day, seven (7) days a week.

(c) Purchaser shall deliver a list of the initial keycard recipients to Manager on or before the date that is thirty (30) days prior to the Commencement Date. Purchaser anticipates that it will initially require sixteen (16) parking spaces.

5. **Relocation**: Effective as of the first day of the Base Term Manager may relocate all the parking spaces assigned to Purchaser to another structured parking facility operated by an affiliate of the Manager within a 1/2-mile of radius of the apartments, provided that Manager must notify Purchaser of such intended relocation no less than thirty (30) days prior to the commencement of the First Renewal Term ("**Relocation Notice**").

6. **Termination**: At any time during the term of this BPA, Manager may terminate this BPA, for any reason, by providing written notice to Purchaser at least thirty (30) days prior to the cancellation date.

7. **Third-Party Parking Management and Payment**: Manager may, at its sole discretion, enter into a management agreement with a third-party parking management company ("**Parking Manager**") to manage the Premises. If Manager chooses to enter into any such agreement, Manager shall require the third-party management company to honor the terms set forth in this BPA. Purchaser agrees to enter into a separate agreement with Parking Manager and pay the Parking Manager directly for the leased spaces, and such separate agreement shall be identical to this BPA, except that the Parking Manager shall take the place of Manager therein.

8. **Purchaser's Indemnification**: Purchaser hereby indemnifies, defends, and holds harmless Manager and its affiliates, owners, partners, directors, officers, agents, and employees (**"Manager Indemnified Parties"**) from and against any and all Losses (defined below) to the extent same arise from or in connection with (a) any act, omission or negligence of any or all of Purchaser or Purchaser Indemnified Parties; (b) any breach by Purchaser of any of its warranties and representations under this BPA or any breach or default on the part of Purchaser in the performance of any covenant contained in this BPA, including but not limited to covenants pertaining to compliance with Laws; and (c) claims for work or labor performed or materials supplies furnished to or at the request of any or all of Purchaser or Purchaser Indemnified Parties. The term **"Losses"** shall mean all claims, demands, expenses, actions, judgments, damages (excluding consequential and other indirect damages, such as lost profits, as well as punitive damages, penalties, fines, liabilities, suits, administrative proceedings, costs and fees, including, without limitation, reasonable attorneys' and consultants' fees and expenses, and the costs of cleanup, remediation, removal and restoration, that are in any way related to any matter covered by the foregoing indemnity. The provisions of this paragraph shall survive the expiration or termination of this BPA.

9. **Manager's Indemnification**: Manager hereby indemnifies, defends and holds harmless Purchaser and its respective affiliates, owners, partners, directors, officers, agents and employees (collectively **"Purchaser Indemnified Parties"**) from and against any and all Losses to the extent arising from or in connection with (a) any act, omission, or negligence of any or all of Manager, Manager Indemnified Parities, or Manager's invitees; (b) any breach by Manager of any of its warranties and representations under this BPA or any breach or default on the part of Manager in the performance of any covenant contained in this BPA, including but not limited to covenants pertaining to compliance with Laws; and (c) any liability for environmental contamination or non-compliance with environmental Laws which is not caused by or contributed to by Purchaser or its officers, directors, agents or employees. The provisions of this paragraph shall survive the expiration or termination of this BPA.

10. **Default:**

(a) Default by Purchaser: Purchaser shall be deemed to be in breach of this BPA if (i) Purchaser fails to make any payment of Rent required to be made to Manager hereunder, as and when due, and such failure shall continue for a period of ten (10) business days after Manager notifies Purchaser in writing of such failure; or (ii) Purchaser fails to observe or perform any of the covenants, conditions, or provisions of this BPA to be observed or performed by Purchaser, other than the payment of sums due hereunder, and such failure shall continue for a period of thirty (30) days after written notice thereof from Manager to Purchaser; provided, however, that if the nature of Purchaser's default is such that more than thirty (30) days are reasonably required for its cure, then Purchaser shall not be deemed to be in default if Purchaser commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion.

(b) Default by Manager: Manager shall be deemed to be in breach of this BPA if Manager fails to observe or perform any of the covenants, conditions, or provisions of this BPA to be observed or performed by Manager, and such failure shall continue for a period of thirty (30) days after written notice thereof from Purchaser to Manager; provided, however, that if the nature of Manager's default is such that more than thirty (30) days are reasonably required for its cure, then Manager shall not be deemed to be in default if Manager commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion.

11. **Remedies**:

(a) Cure Remedies Upon Default: If Purchaser is in breach of this BPA, Manager may (but shall not be obligated to) cure such breach at the expense of Purchaser, upon compliance with any notice requirements and cure periods set forth herein, and such expense incurred shall be deemed additional Rent. If Manager is in breach of this BPA, Purchaser may (but shall not be obligated to) cure such breach at the expense of Manager, upon compliance with any notice requirements and cure periods set forth herein, and Purchaser may deduct such expense incurred from the next installment of Rent.

(b) Manager's Remedies Upon Breach: In the event Purchaser is in default of this BPA beyond any applicable notice and cure period, Manager, at its option, in addition to all other rights and remedies provided in this BPA, terminate this BPA and Purchaser's right of possession of the Premises. Manager shall be entitled to recover from Purchaser such sums as have accrued under this BPA along with such other amounts and damages as may be available at law or in equity.

(c) Purchaser's Remedies Upon Breach: In the event Manager is in breach of this BPA beyond any applicable notice and cure period, Purchaser, at its option, in addition to all other rights and remedies provided in this BPA, terminate this BPA and exercise and pursue all rights and remedies available at law or in equity.

12. **Manager's Covenants**: Manager represents and covenants that (a) it has full right and authority to execute this BPA for the Term and upon the conditions herein contained, (b) there are no restrictive covenants, zoning or other ordinances or regulations prohibiting Purchaser's use of the Premises and (c) Purchaser, upon performing all of its obligations hereunder, shall peacefully and quietly have, hold and enjoy the Premises for the Term. Manager warrants that the Premises comply with all applicable laws as of the date of this BPA.

13. **Holdover**: In the event Purchaser holds over after the expiration of the Term, a month-to-month purchase contract subject to all other terms and conditions hereof shall be created, which may be terminated by either party with thirty (30) days prior written notice.

14. **Non-Recourse to Manager's Sole Member**: This BPA is and shall be, in the absence of fraud or willful misconduct by Manager, non-recourse to the sole member of Manager, Cincinnati Center City Development Corporation ("**3CDC**"), and to the managers, members, directors, officers, agents and representatives of 3CDC. This section is of the essence of this BPA and Manager would not have entered into this BPA but for its inclusion.

15. **Applicable Law**: This BPA and the rights and obligations of the parties hereunder shall be governed by the laws of the State of Ohio.

16. **Notices**: Any notice required to be given in writing by either party pursuant to this BPA shall be deemed to have been properly given only if (a) sent by the United States Postal Service, certified mail, postage prepaid, or (b) sent by FedEx or other comparable commercial overnight delivery service, and, in the case of any of the foregoing, addressed to the other party at the addresses set forth below or to such other address as Manager or Purchaser may designate to each other from time to time by written notice. Notices shall be deemed to have been given on the day sent or deposited; provided, however, that any time period for a response or responsive action to such notice shall be measured from the date such notice is actually received:

If to Manager: Washington Park Restoration, LLC
1203 Walnut Street
Cincinnati, Ohio 45202
Attn: President

If to Purchaser: _____

With a copy to: _____

Waiver: A failure or delay of either party to require strict performance or to enforce a provision of this BPA shall not be construed as a waiver or continuing waiver of any provision of this BPA.

17. **Entire Agreement**: This BPA constitutes the entire agreement of the parties and shall supersede any previously executed agreements, whether oral or written, with respect to the subject matter set forth herein.

18. **Attorneys' Fees**: Should either party employ attorneys to enforce any of the provisions hereof, the party losing in any final judgment agrees to pay the prevailing party all reasonable costs, charges and expenses, including reasonable attorneys' fees, expended or incurred in connection therewith.

19. **Parties Bound**: Except as otherwise expressly provided for in this BPA, this BPA shall be binding upon, and inure to the benefit of, the successors and assignees of the parties hereto. No obligation of Manager or Purchaser shall arise under this BPA until the instrument is signed by, and delivered to, both Manager and Purchaser.

20. **Survival**: Upon the expiration or other termination of this BPA, neither party shall have any further obligation or liability to the other except as otherwise expressly provided in this BPA and except for such obligations as, by their nature or under the circumstances can only be, or by the provisions of this BPA, may be performed after such expiration or other termination.

21. **Severability; Construction; Counterparts**: Each provision of this BPA shall be severable from all other provisions, and if any provision of this BPA shall be invalid or unenforceable, the remainder of this BPA shall not be affected but shall be enforced to the extent permitted by law. The captions, headings and titles in this BPA are solely for convenience or reference and shall not affect its interpretation. Both Manager and Purchaser have had the opportunity to be represented by legal counsel in negotiating this BPA, and this BPA shall be construed without regard to any presumption or other rule requiring construction against the party causing this BPA to be drafted. All terms and words used in this BPA, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require. This BPA may be executed in counterparts and, when all counterparts are executed, the counterparts shall constitute a single binding instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, this Bulk Purchase Agreement has been duly executed in two (2) counterparts, each of which constitutes a separate and binding agreement.

MANAGER:

Washington Park Restoration, LLC, an Ohio nonprofit limited liability company

By: _____
Name:
Title:

PURCHASER:

By: _____
Name:
Title:

DRAWING INDEX

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- Revised/Added for 07/24/2017 HCB Hearing

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FRONT RENDERING - Looking SE

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AERIAL VIEW - Looking SE

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CONTEXT MAP

Not to scale

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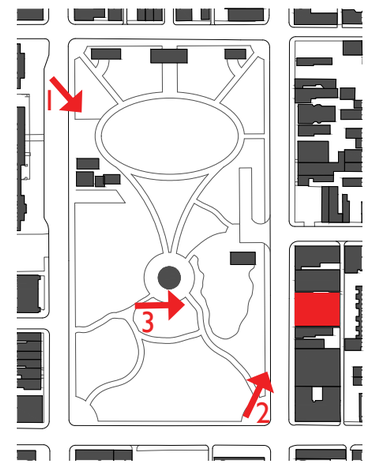
View 1

View 2

View 3



VIEWS FROM PARK

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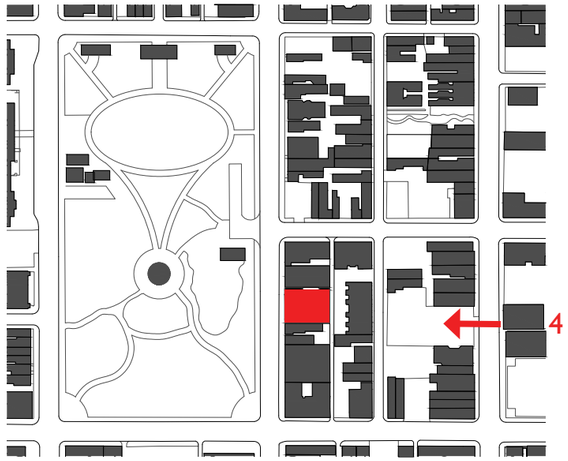
View 4



VIEW FROM VINE STREET

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STREETSCAPE CONTEXT PHOTOS

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REAR-OF-SITE PHOTO COLLAGE - Looking N

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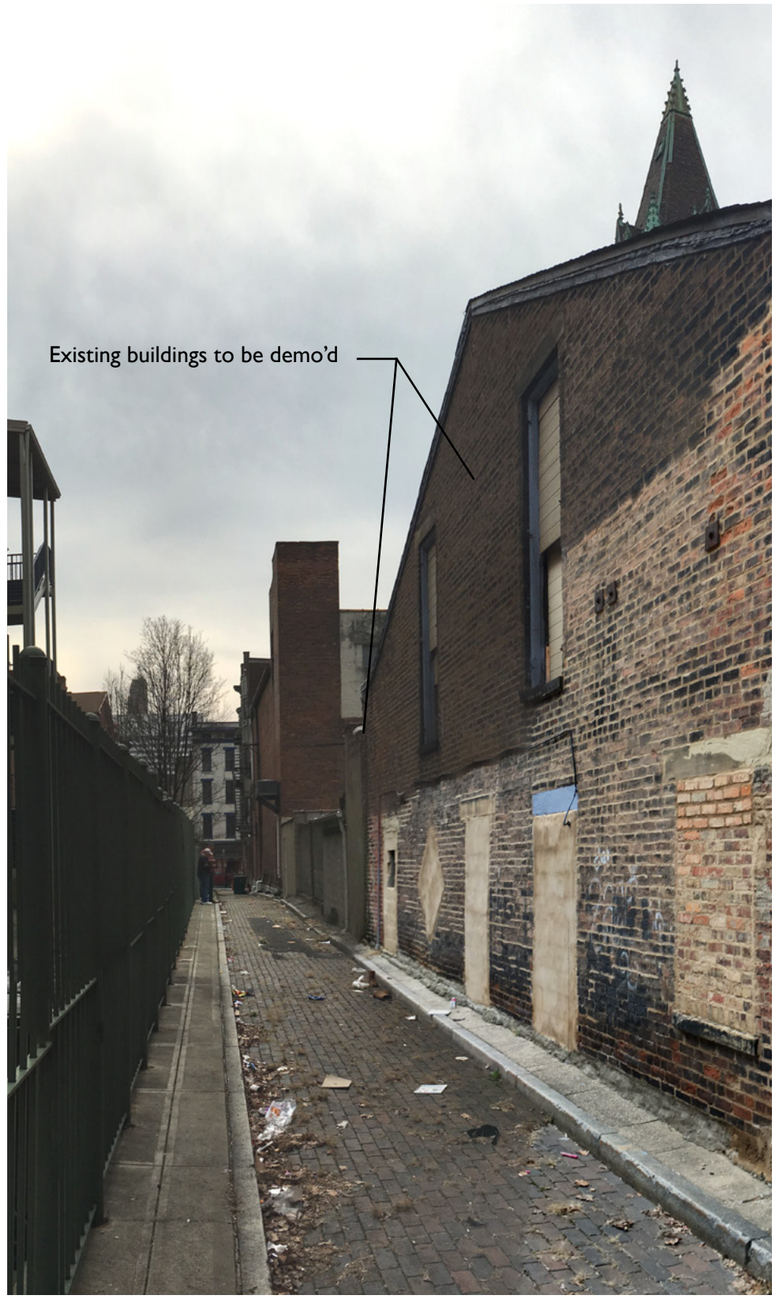

REAR-OF-SITE PHOTO - Looking S

REAR-OF-SITE PHOTO - Looking S

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FRONT-OF-SITE PHOTO - Looking S

FRONT-OF-SITE PHOTO COLLAGE - Looking SE

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FRONT-OF-SITE PHOTO COLLAGE - Looking NE

FRONT-OF-SITE PHOTO - Looking N

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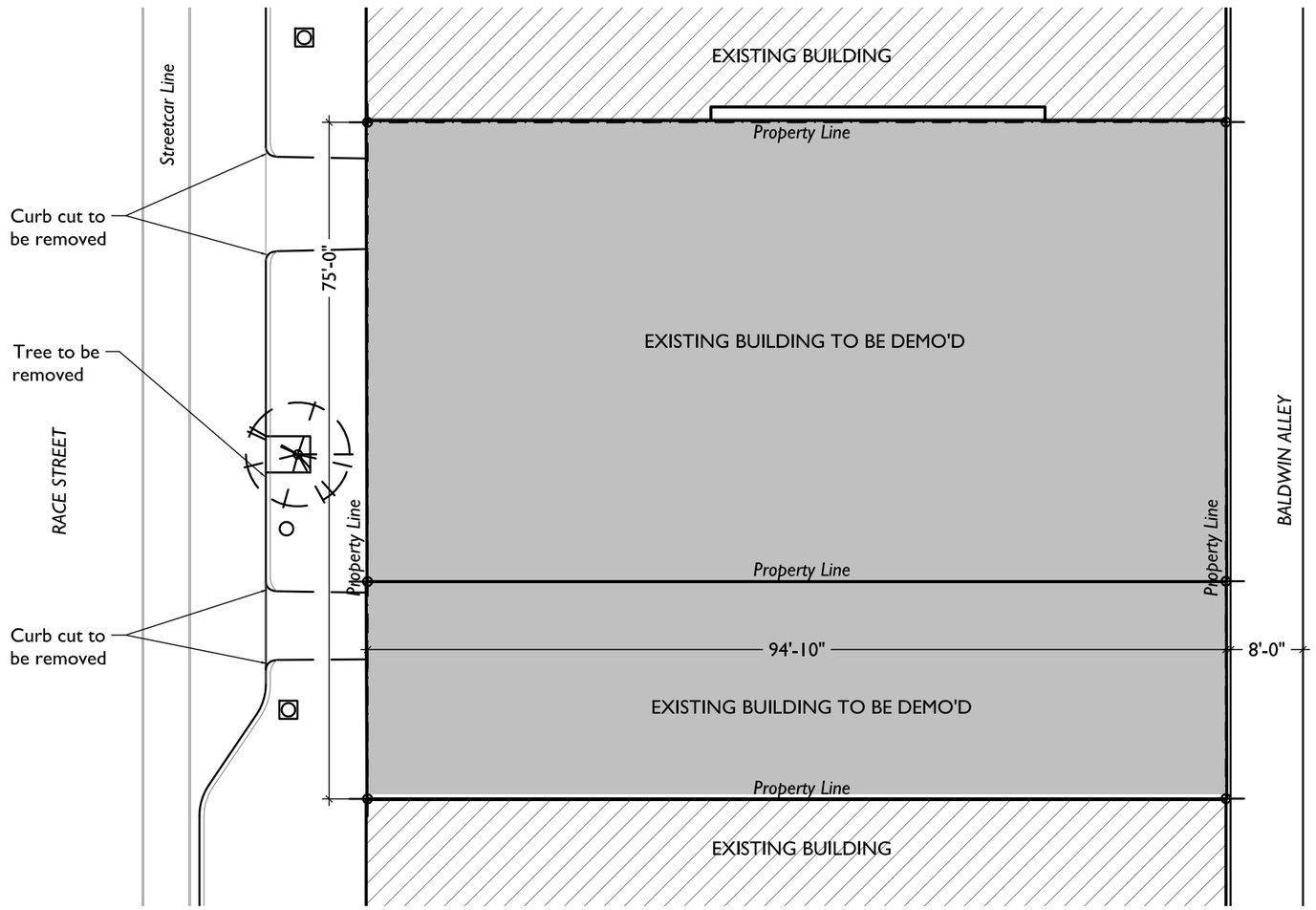
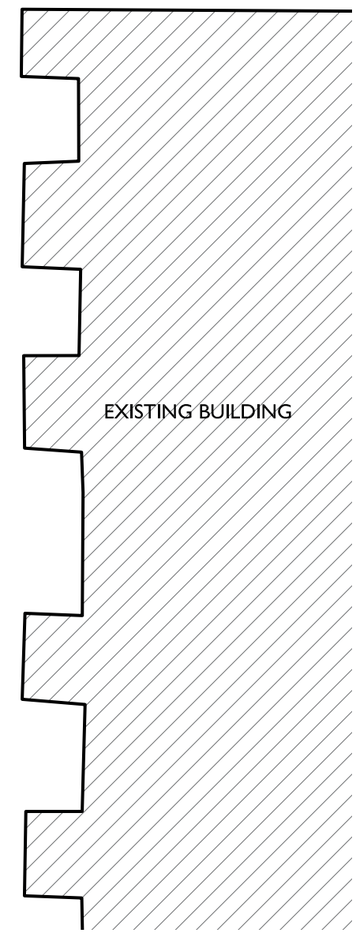
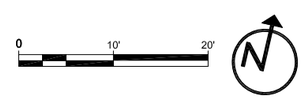




SITE PLAN - Existing

1/16" = 1'-0"



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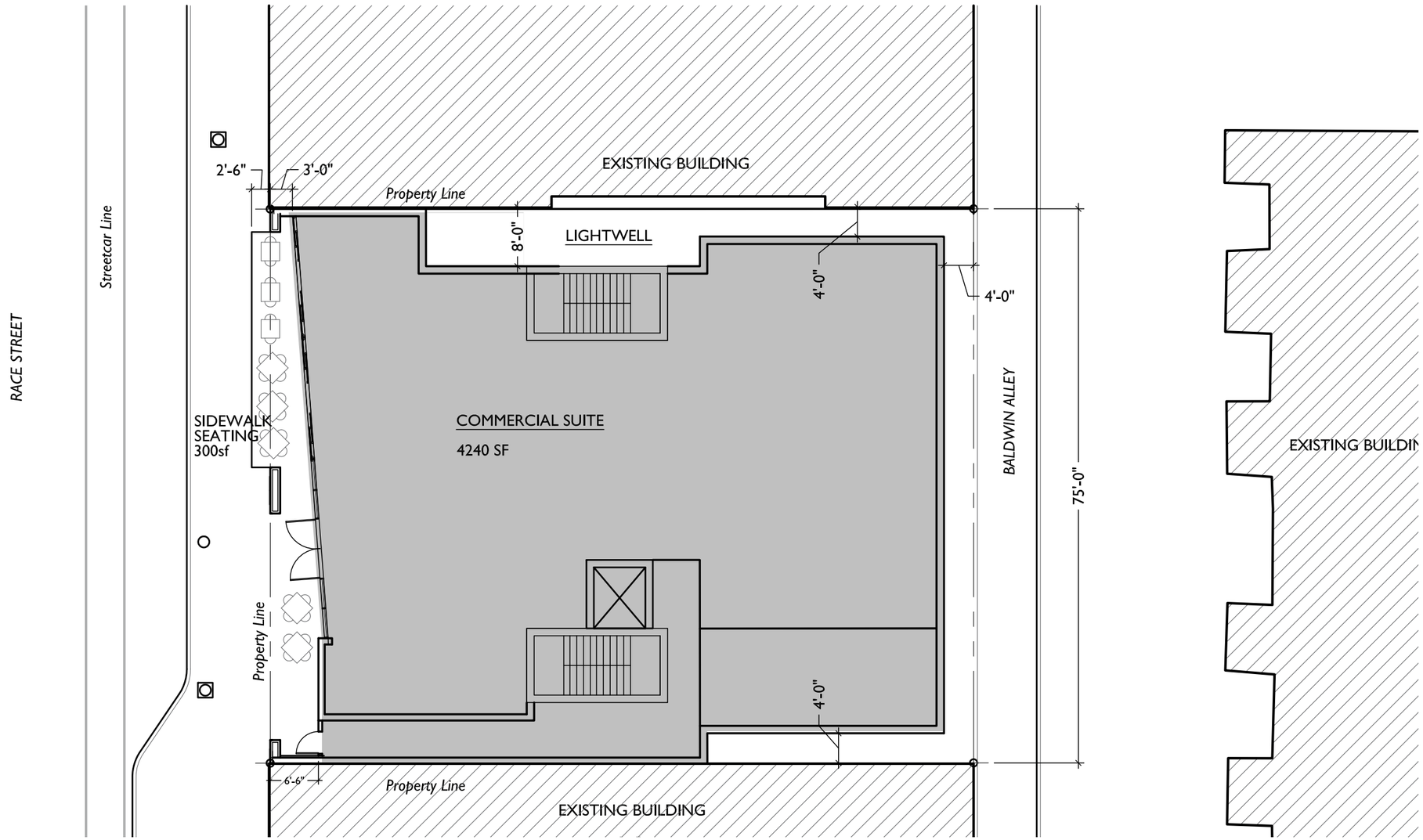

SITE PLAN - Proposed

1/16" = 1'-0"

0 10' 20'

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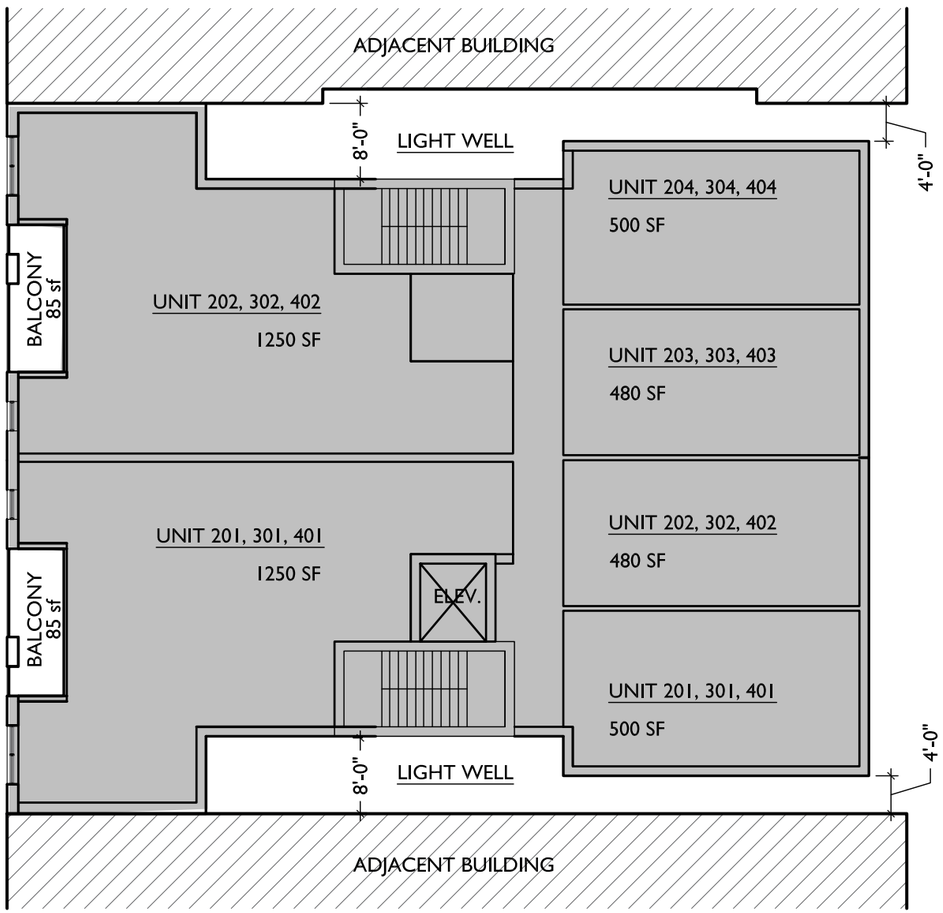
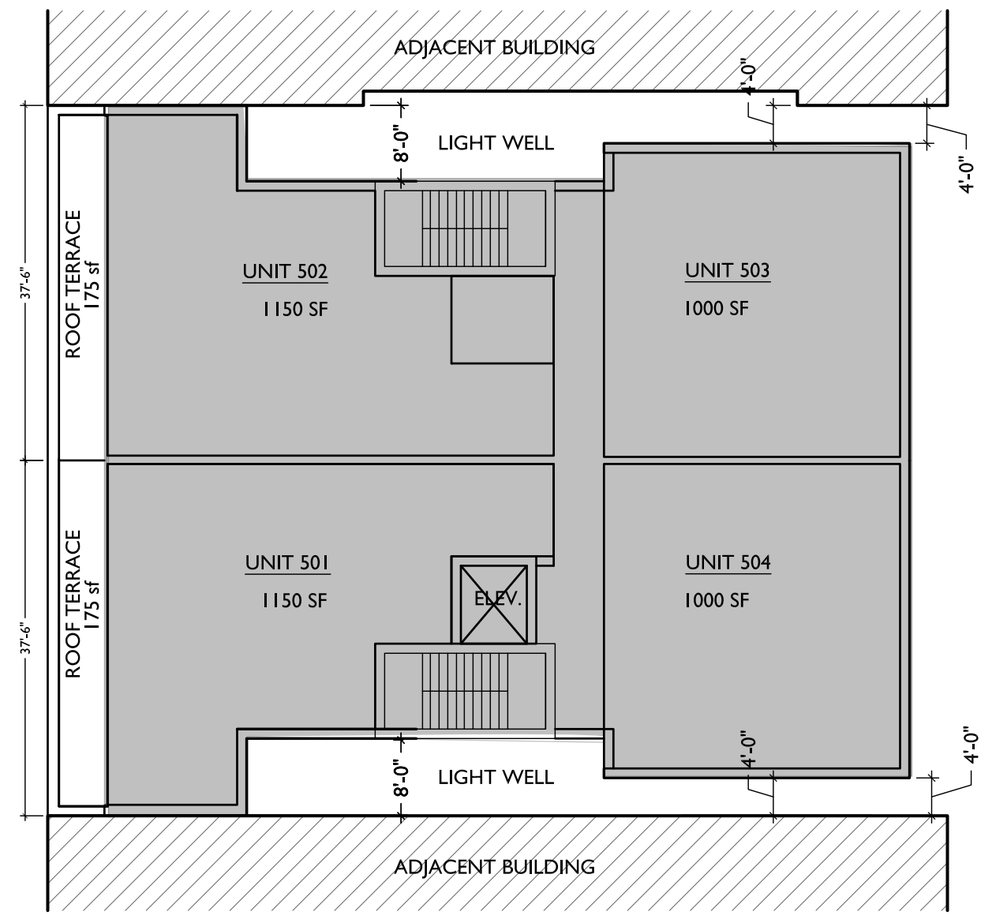


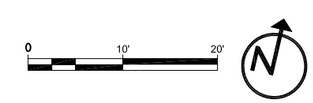
2ND-4TH FLOOR PLAN - Proposed

1/16" = 1'-0"



5TH FLOOR PLAN - Proposed

1/16" = 1'-0"



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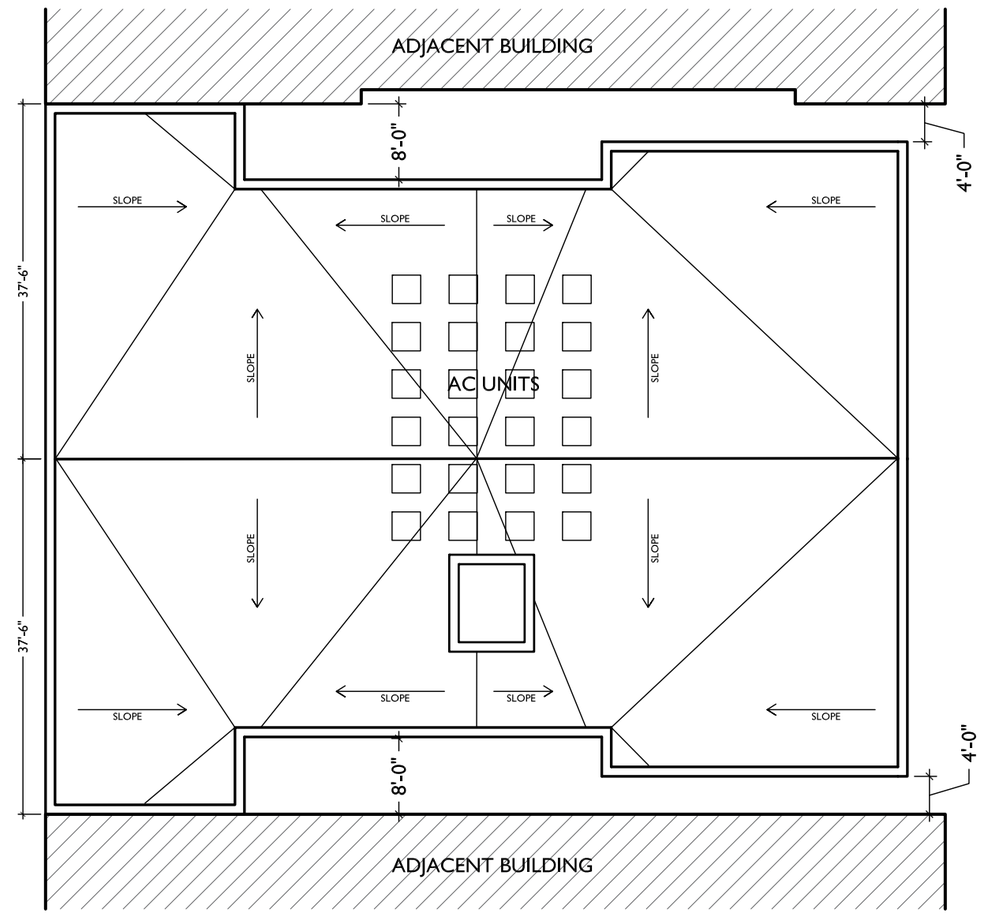

ROOF PLAN - Proposed

1/16" = 1'-0"

0 10' 20'

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WEST ELEVATION - Existing

1/16" = 1'-0"

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EAST ELEVATION - Existing
1/16" = 1'-0"

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WEST ELEVATION (FRONT) - Proposed

1/16" = 1'-0"

MATERIALS LEGEND

- BRICK MASONRY - DARK GRAY
- PAINTED CMU - DARK GRAY
- STAINED WOOD
- METAL PANEL - LIGHT GRAY

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EAST ELEVATION (REAR) - Proposed

1/16" = 1'-0"

MATERIALS LEGEND

- BRICK MASONRY - DARK GRAY
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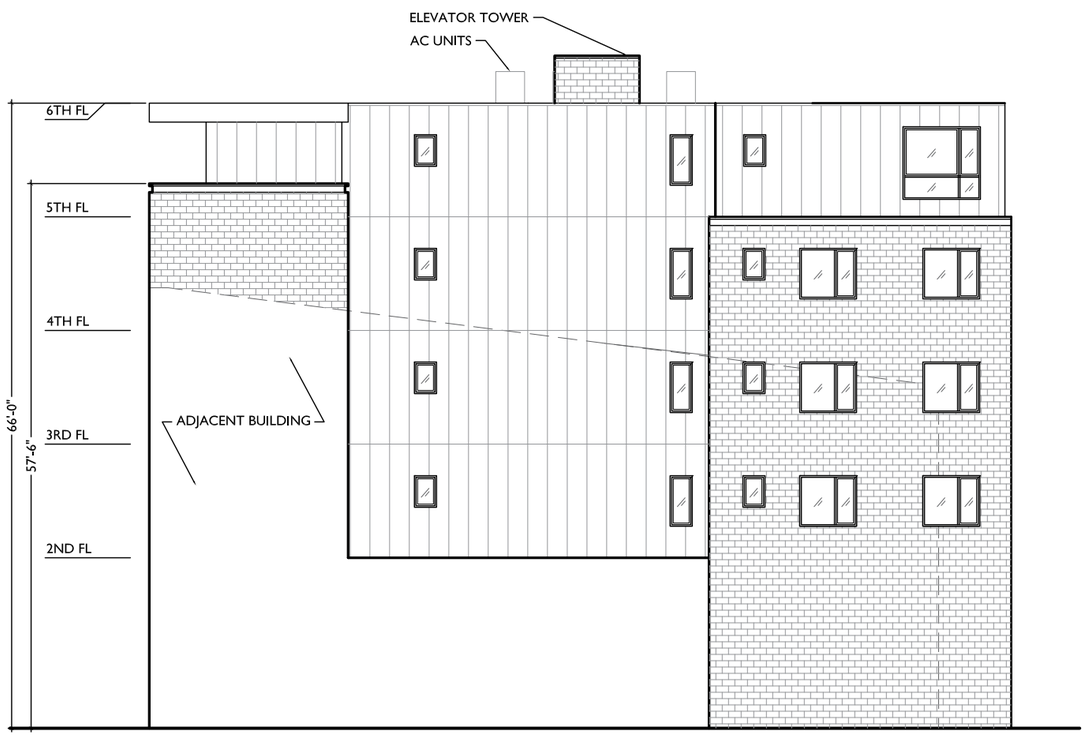
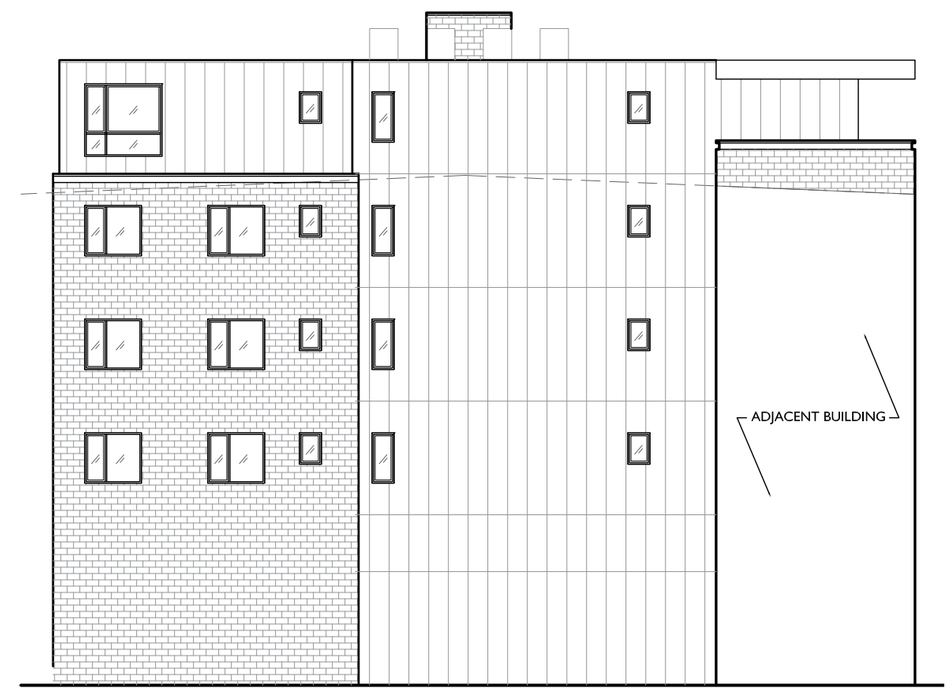
MATERIALS LEGEND

- BRICK MASONRY - DARK GRAY
- PAINTED CMU - DARK GRAY
- STAINED WOOD
- METAL PANEL - LIGHT GRAY



SOUTH ELEVATION (SIDE) - Proposed

1/16" = 1'-0"



NORTH ELEVATION (SIDE) - Proposed

1/16" = 1'-0"

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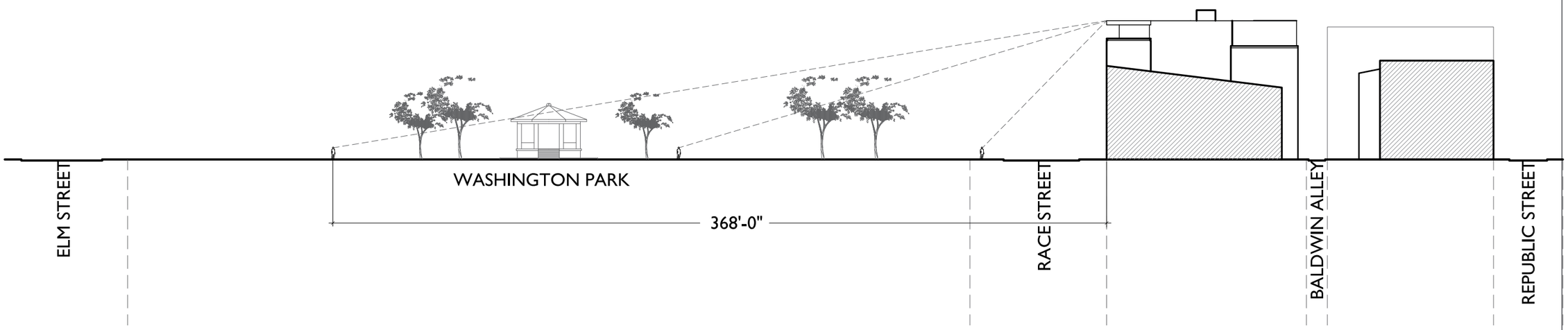

FRONT SITELINES - Section looking North
1' = 50'

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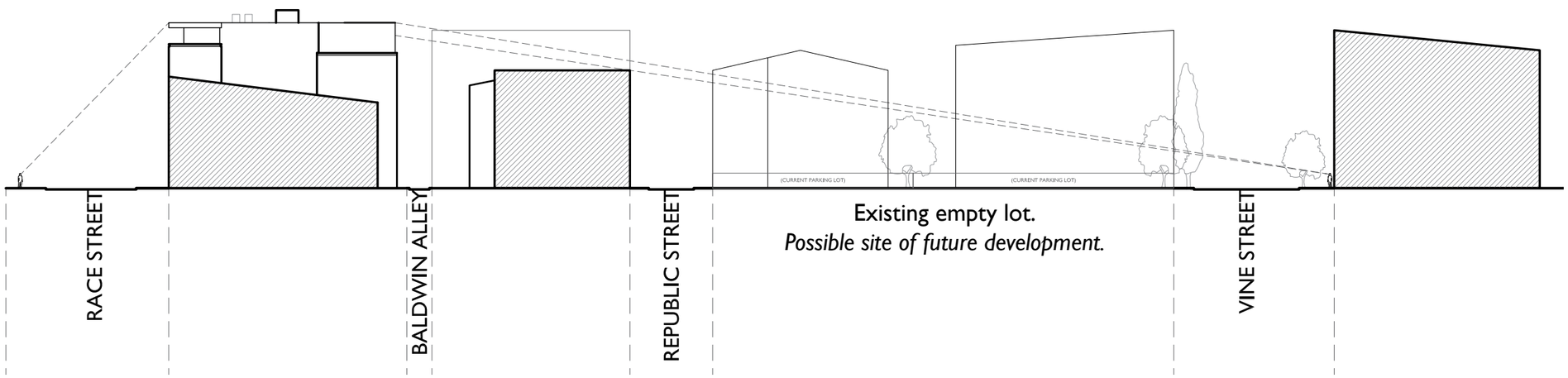

REAR SITELINES - Section looking North
1' = 50'

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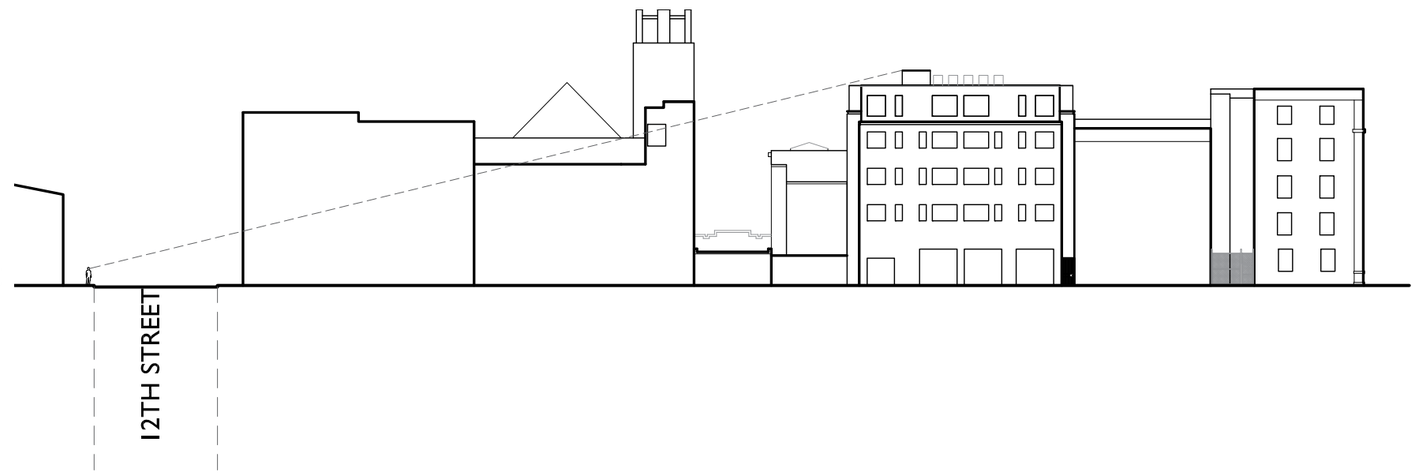
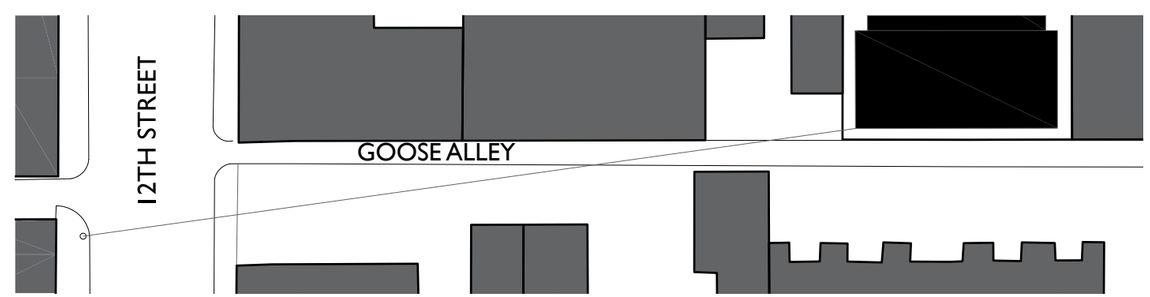
Section looking West



Rear Alley Plan



GOOSE ALLEY SITELINES

1' = 50'

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Aluminum sliding doors and storefront are recessed behind the front plane of the building. 4'-0" bays contrast with the 3'-0" spacing above.

The storefront is primarily glass, providing a change in material that differentiates it from the zone above.

The base is distinguished by large-span openings that reveal the first floor storefront. Openings change scale dramatically in relation to the floors above.

Apartment entrance highlighted with wood-cladding.

COMPOSITION

"New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**

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

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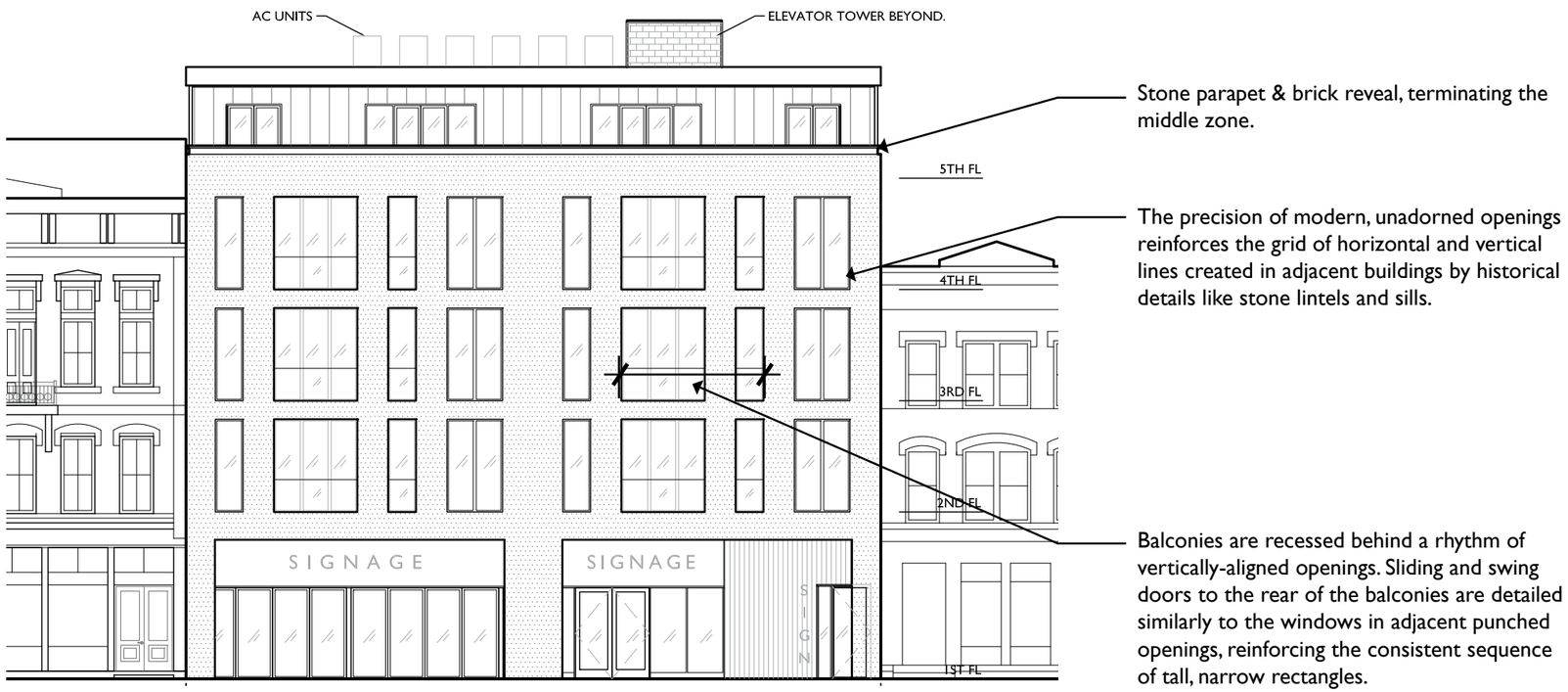

COMPOSITION

"New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**

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

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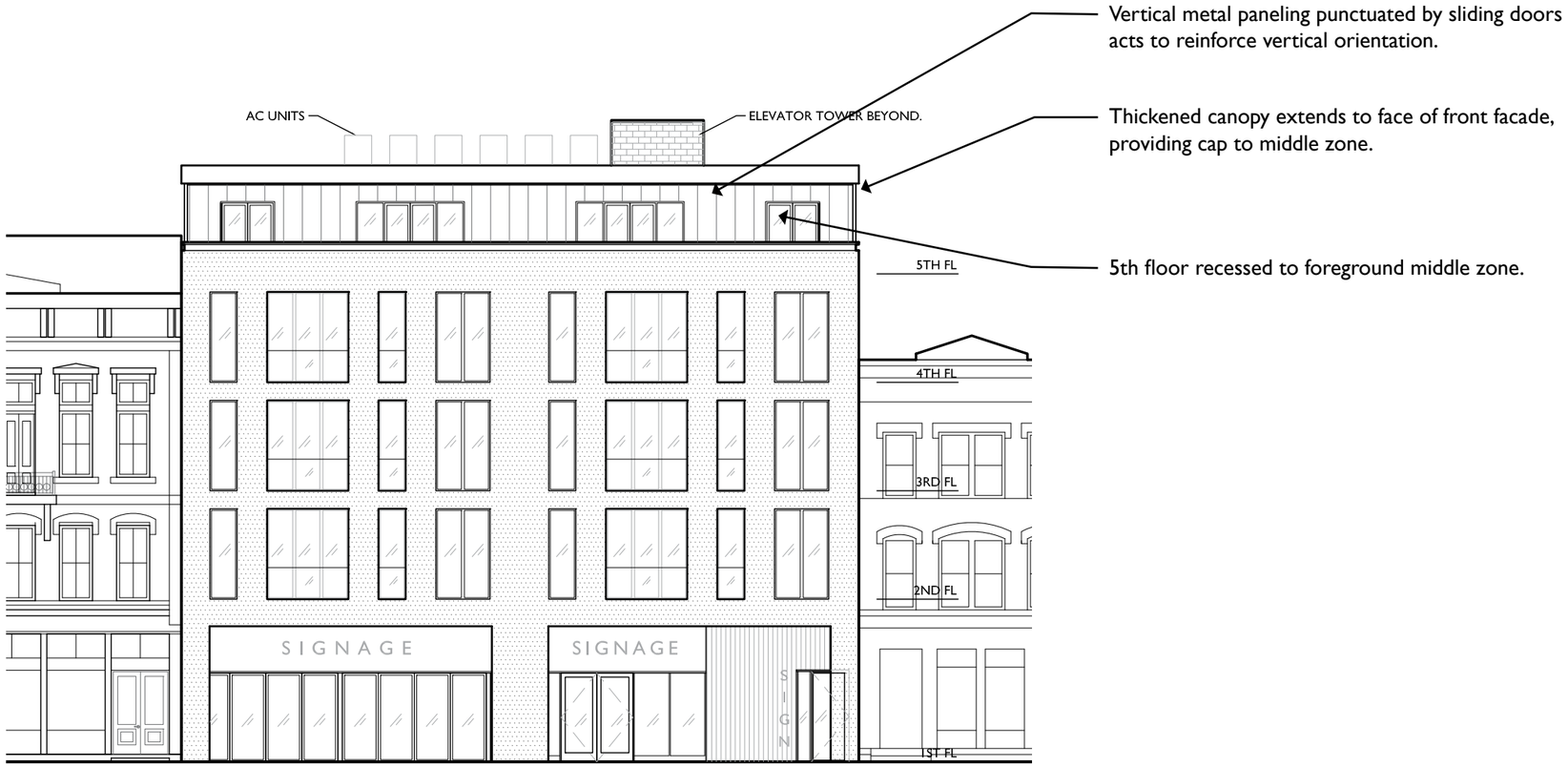

COMPOSITION

"New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**

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

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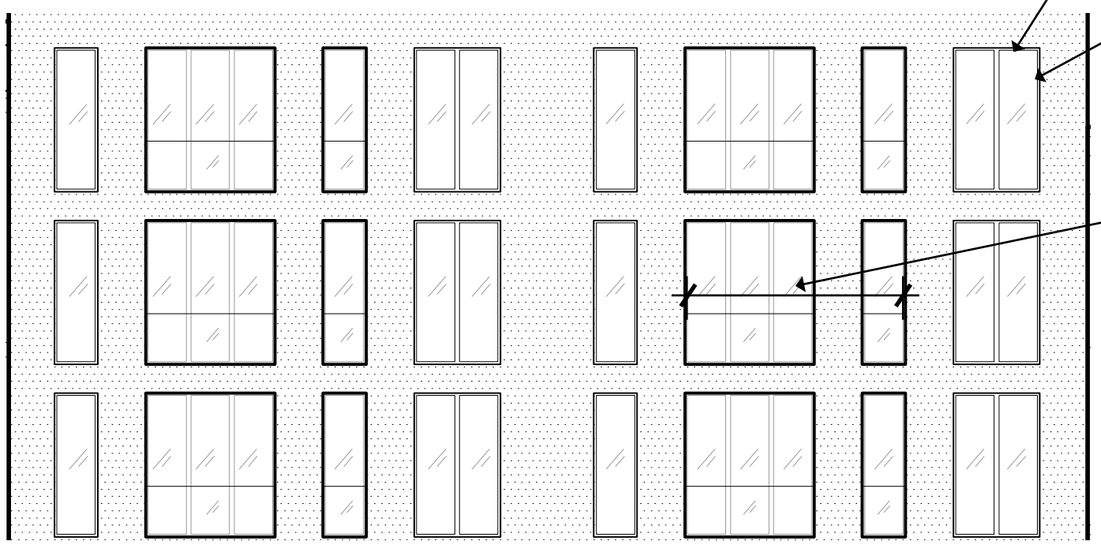

39% punched openings (which falls within the 20%-50% that is typical for historic buildings in this neighborhood)

8" brick return at window openings
- adds depth to the facade
- provides an alternative to historical adornment while similarly reinforcing vertical and horizontal alignments within the elevation

Recessed balconies minimize their presence and present a more uniform, uncluttered appearance, somewhat concealed within the rhythm of openings.

WINDOW OPENINGS

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

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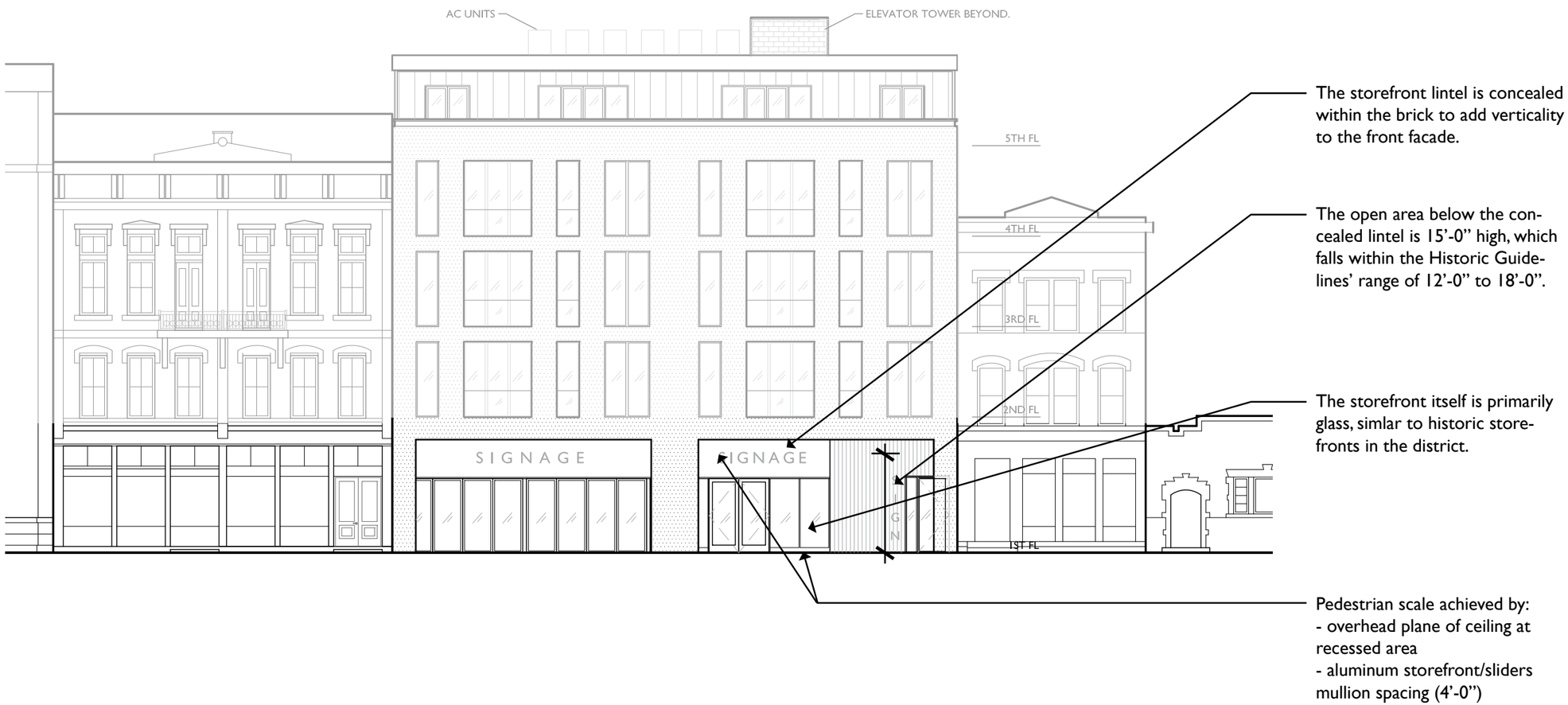

STOREFRONTS

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

The storefront lintels are 12'-0" to 18'-0" above grade; the window sill height is between 18" and 3'-0" above grade; and storefront windows are set back from the structural elements approximately 12".

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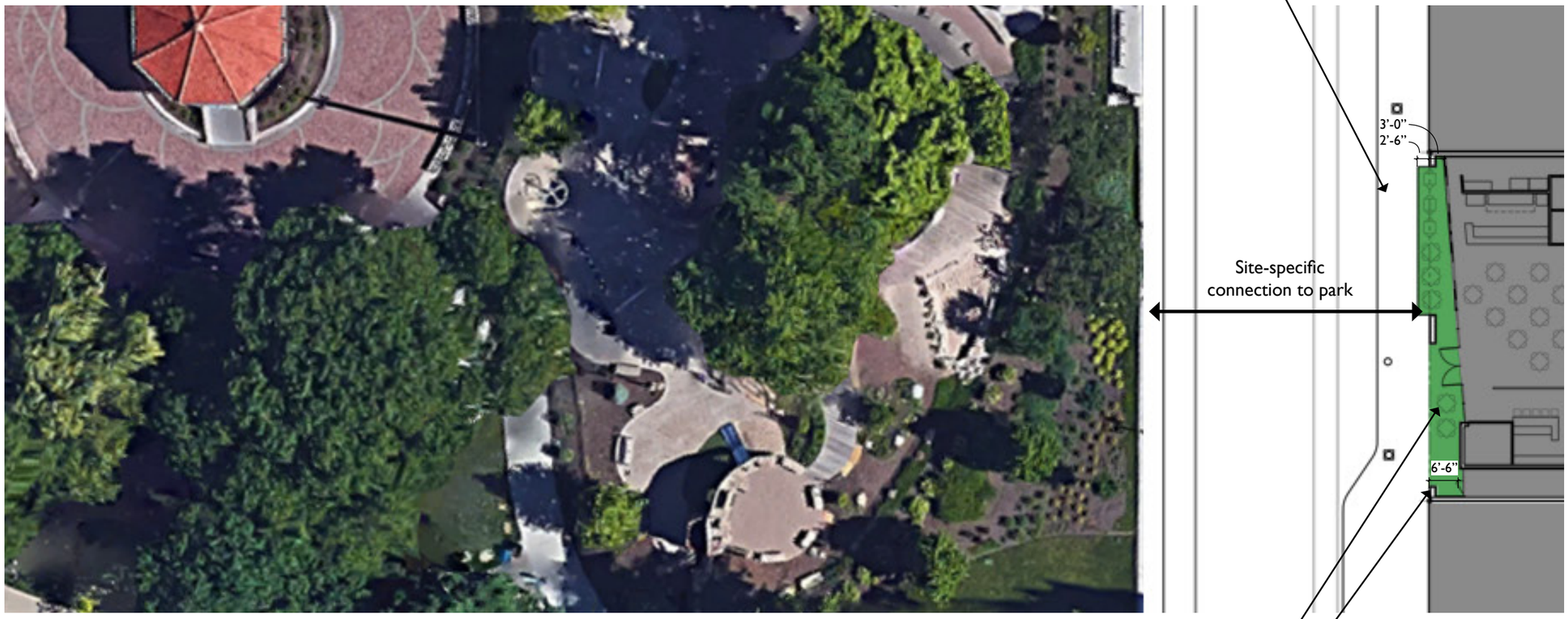
Outdoor seating avoids pinch point at sidewalk.
Due to the potential for heavier foot traffic, a 2'-6" encroachment is the most we can expect to be permitted with a Revocable Street Privilege.



Membrane of first floor storefront is recessed to provide outdoor seating.

Building maintains property line at floors above.

SETBACK

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

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Flat front facade broken up into two bays

1630 Race Street

36 Findlay Street

RHYTHM

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

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Bays created through a rhythm of single and grouped windows.

1708 Race Street

RHYTHM

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

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1404 Race Street - 96'

1826 Race Street - 52'

1306 Main Street - 51'

1414-1420 Main Street - 137'

Precedents - Large buildings with flat expanses of wall, undifferentiated repetition of openings. Bays are created by vertically stacked windows.

RHYTHM

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

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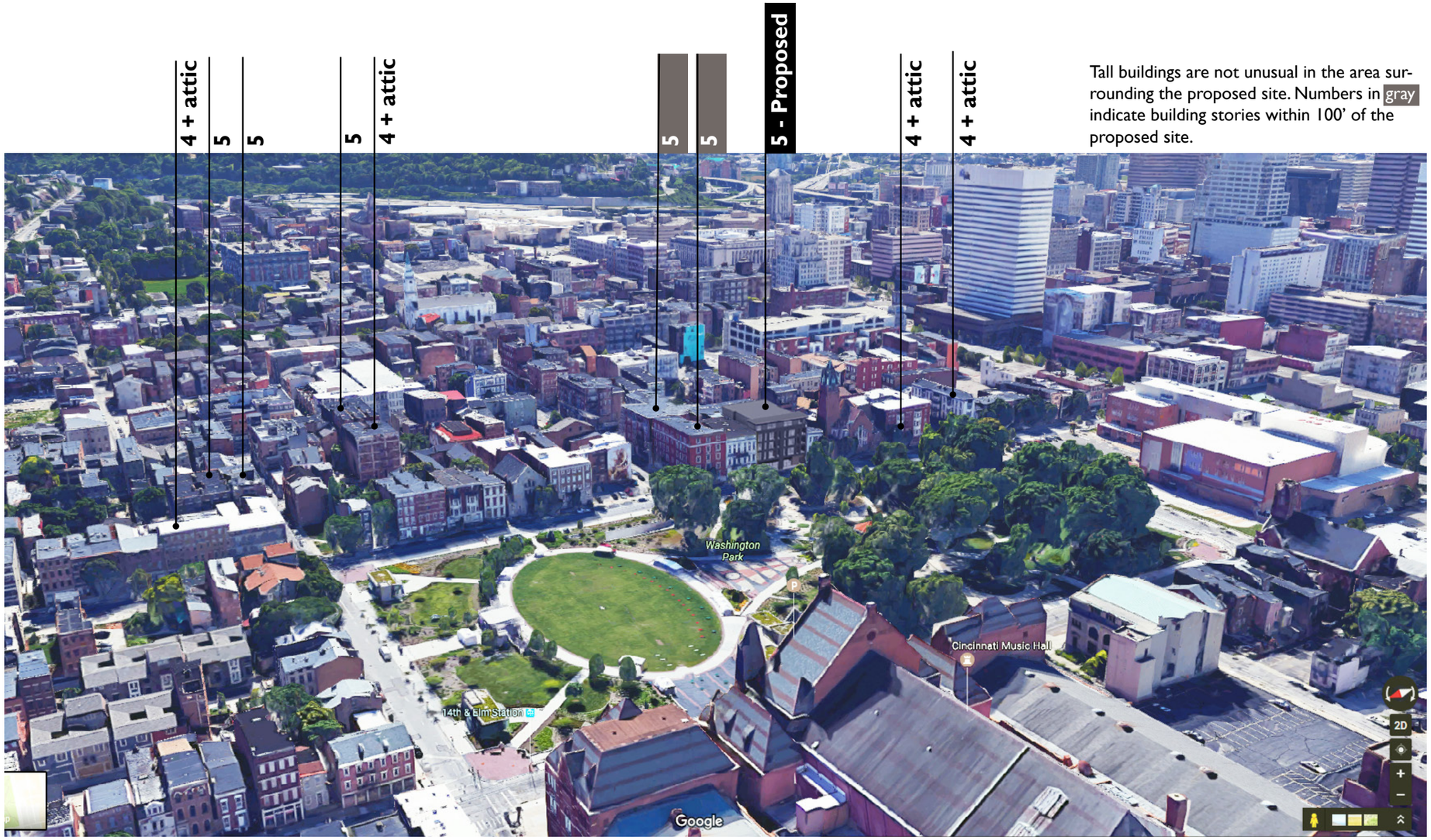

Tall buildings are not unusual in the area surrounding the proposed site. Numbers in gray indicate building stories within 100' of the proposed site.

HEIGHT

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

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Vertical elements within facade counteract horizontal shape of building footprint.

EMPHASIS

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

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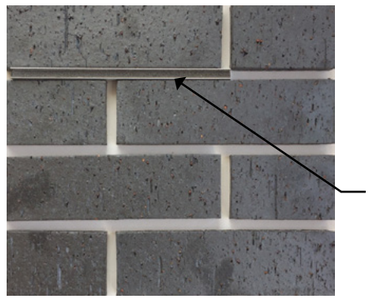


BRICK MASONRY
Dark gray modular-sized brick with gray mortar.

Location: front elevation.

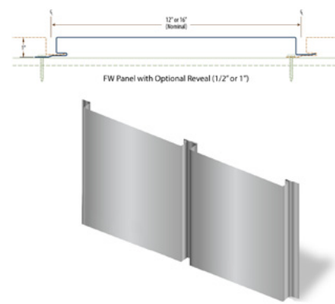
Gray mortar sample inserted into brick sample.

WOOD CLADDING
Tongue-and-groove plank cedar cladding, stained.

Location: breezeway entry, balcony walls/ceiling, 5th floor canopy underside.

CMU
Painted to match the brick on the front elevation.

Location: side and rear elevations.



METAL PANELS
Interlocking aluminum panel, 12" wide, with concealed fasteners and 1/2" reveal. Vertically oriented.

Location: walls of top floor at both front and rear volumes.

MATERIALS

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

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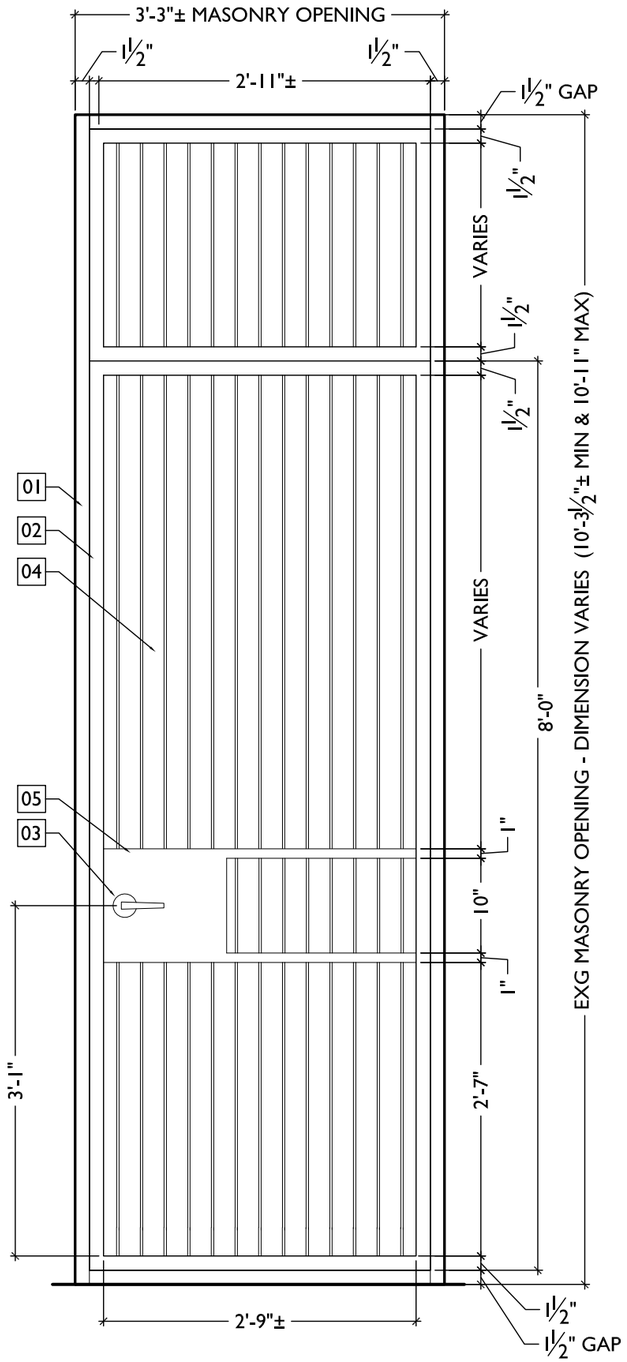
GARAGE DOOR - Proposed



KEYED NOTES:

01. 1½" x 1½" SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL
02. 1½" x 1½" SQUARE STEEL DOOR FRAME MOUNTED ON HINGES
03. TYPICAL GATE HARDWARE: SEE A5.2
04. 1" x⅛" STEEL FLAT BARS WELDED TO 1½" x 1½" STEEL PERIMETER FRAME & 1" x 1" ANGLED STEEL PIECES, EQUALLY SPACED AT 2½" MAX.
05. 16 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE

NOTE: ALL EXTERIOR STEEL TO BE GALVANIZED, TYP.

BREEZEWAY GATE - Proposed

3/4" = 1'-0"

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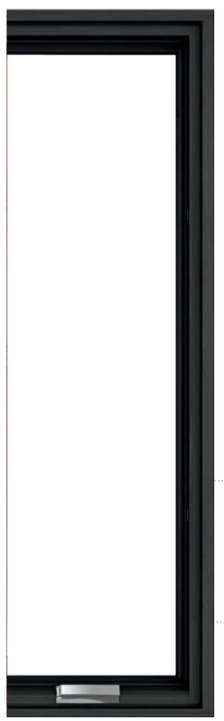
CONTEMPORARY



Seals tight and locks easily.

Architect Series® casement windows feature the SureLock® System that reaches out to pull the window sash against the weatherstripping to form a tight seal against drafts, making them more energy-efficient. Plus, Pella's patented Unison Lock System secures casement and awning windows in two places with a single, easy-to-reach handle.

EnduraGuard® Wood Protection

Lasting beauty.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.

Pella EnduraGuard wood protection.

Pella's casement window after 7 months of exposure to moisture.*

Competitor's pressure-treated wood.

Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

Pella LIMITED LIFETIME WARRANTY

The confidence of added protection.

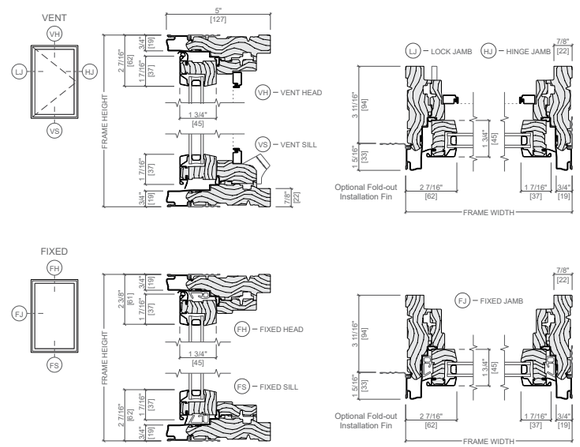
Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

Architect Series® Contemporary

CASEMENT

UNIT SECTIONS
Aluminum-Clad Exterior

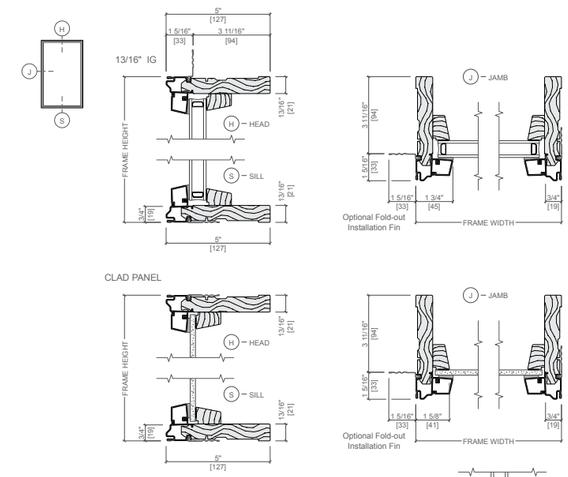


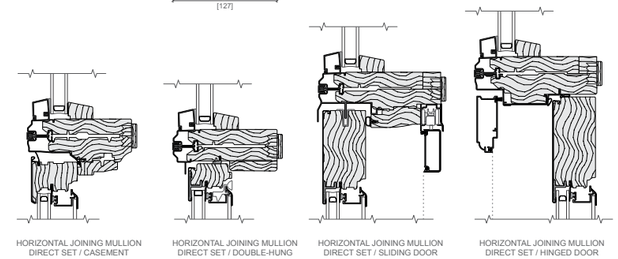
Scale 3" = 1' 0"
All dimensions are approximate.

Fixed Sash in Frame | Fixed Frame Direct Set

FIXED WINDOW

UNIT SECTIONS – RECTANGULAR SHAPES
Aluminum-Clad Exterior
Exterior Glazed





Scale 3" = 1' 0"
All dimensions are approximate.

PELLA ARCHITECT SERIES CONTEMPORARY - Primary Elevation

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CASEMENT WINDOWS

A casement window perfectly complements the simplicity of modern design, while also providing maximum ventilation. This type of window is hinged on either side so the sash opens outward, to the right or left, in a swinging motion.

Standard Features

- Color: White or Desert Sand
- 2-1/2" frame
- Frames include integral nailing fin
- Foam compression gaskets in frame corners
- Nesting handle
- Compression weatherstrip applied along the full perimeter of the operating sash
- High-performance Low-E insulating glass
- Fiberglass Charcoal insect screens in an aluminum frame to match the unit's color*
- Low-profile multipoint locking system
- DP 50 performance rated

Optional Features

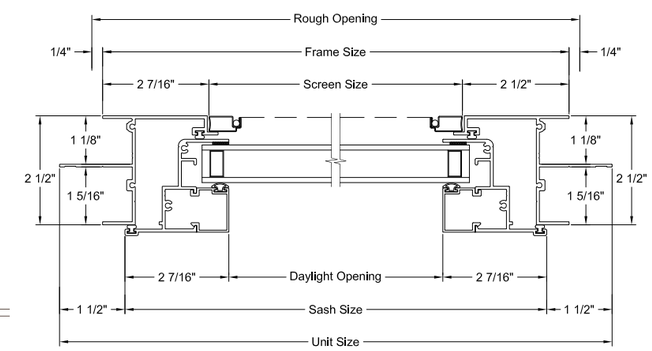
- Color: Bronze Anodized, Clear Anodized, French Vanilla, Arctic Silver, Mesa Red, Hartford Green, Hunter Green, Chestnut Bronze, or Dark Chocolate
- Insulating glass options include Low-E with argon, LoE^{3}-366, tinted, textured, laminated and tempered glass
- Grilles between the glass (GBG) available with 5/8" flat or 1" contour grilles
- Frame options include block and flush fin
- Custom sizes available

Insect screens are intended to allow air and light in while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens or other security devices, contact your local building supply retailer.

JELD-WEN WINDOWS & DOORS

PREMIUM ALUMINUM
ALUMINUM WINDOWS
CASEMENT

OPERATOR - HORIZONTAL SECTION



Architectural Design Manual
October 2016

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 6" = 1' - 0"
3

JELDWEN PREMIUM ALUMINUM - Secondary Elevation

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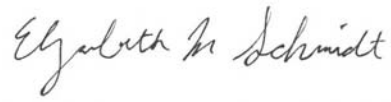
Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: COA for 1216-1218 Race

Dear Beth:

I am writing this letter in support of the program and design of the project at 1216-1218 Race. The project seems as though it would add a great amenity in support of the lively and engaging Washington Park. The design is modern but contextual, adding to the street continuity in a way that supports the surrounding buildings while fully admitting that it is built in a different time. The rhythm of openings and materials used appear to partner with the surrounding buildings and the openness of the first level encourages the activity desired for a walkable and welcoming street presence. I hope that you will also support this project and a design that shows that both modern and historical structures can contribute to the beauty and vibrancy of our wonderful OTR neighborhood.

Sincerely,



Elizabeth Schmidt
209 Orchard Street
Cincinnati, OH 45202

DESIGNBUILD
GENERAL CONTRACTOR

April 3, 2017

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

RE: COA for 1216-1218 Race St.

Dear Beth,
I've recently viewed the plans for this project and was impressed! As a Builder that has completed projects in OTR, this building will show forward progress and historical balance, it will add value and create a long-lasting magnetism to the Washington Park area and beyond. I encourage you to consider the project and help continue the architectural and economic momentum that Cincinnati is nurturing.

Thank you for time and consideration.
Sincerely,

Damon L. Long

239 COMPTON RIDGE DR. • CINCINNATI OH 45215 • PH 859 609 4912 • DESIGNBUILDGENERALCONTRACTOR.COM

modelgroup

April 3, 2017

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

Re: COA for 1216-1218 Race Street

Dear Ms. Johnson:

My name is Steve Smith and I am the Chief Executive Officer of Model Group, Inc. Model Group manages many buildings in the Washington Park area including 1223 Republic Street which is located directly east across the rear alley of the above-mentioned project. This letter is to show The Model Group's support of the planned project at 1216 and 1218 Race Street proposed by the Steiner Group. We think that this will be a wonderful addition to the neighborhood.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

THE MODEL GROUP, INC.

Stephen C. Smith
Chief Executive Officer

513.559.0048 tel 2170 Gilbert Avenue
513.559.0840 fax Suite 300
modelgroup.net Cincinnati, Ohio 45206

11 April 2017

Historic Conservation Board
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Proposed Design for 1216-1218 Race Street

To whom it may concern:

I am writing in support of the new proposed design for 1216-1218 Race Street. Platte's design is a great exercise on balance: while deeply respectful of the character of our beautiful OTR, it manages to be a very elegant statement about our future. Such balance is not easy to achieve, it requires a deeper understanding of the surrounding. Platte's sophisticated design has effectively avoided the shallow imitation of historic buildings, a very unfortunate (and very common) approach that, in my opinion, devalues the quality of our beloved neighborhood. I just returned from a trip to Portugal and Spain, where new architecture in historic environments is the norm. I enjoyed the fact that most new buildings are decidedly modern. They keep a harmonious relationship with their surroundings by avoiding two extremes: mindless imitation and strident differentiation. I believe Platte's design shares that wonderful spirit.

I honestly believe the proposed building will be a great addition to the city, and I hope to see it realized.

Regards,

Jose Garcia

josé garcía

www.josegarciadesign.com
p.513.751.1222
644 Clemmer Avenue
Cincinnati, OH 45219

April 10, 2017

Historic Conservation Board
Cincinnati, OH 45202

Re: 1216-1218 Race Street

To Whom It May Concern:

Please accept this letter as a voice of support for the proposed design by Platte Architecture + Design for the proposed project at 1216-1218 Race Street. It is clear to me that the designers at Platte have taken the context into careful consideration and responded to the historic context with an appropriately elegant and sophisticated contemporary response. To simply imitate or attempt to recreate the historical vernacular is not appropriate for the vibrant, dynamic community of OTR. This more thoughtfully considered approach to the street scape will bring visual interest, and artistically complement the surrounding historic buildings. It helps balances the ever-present duty of architects to bring beautiful, innovative building forms with a reverence for our existing context of Italianate style.

It is clear the trend of urban revitalization is impacting the growth of our city core and this is very exciting for Cincinnati in many ways. Developing an energetic neighborhood, with a wide variety of residential, commercial and public spaces is essential for continued positive shifts in our city's ability to attract and retain talent, largely in the creative class and start-up ecosystem. Having designs such as Platte has proposed, signals that Cincinnati has world-class aesthetics and architecture, and this is vital – as a reference to our history and for the long-term development of our urban aesthetic.

Sincerely,

Valerie Jacobs
Chief Insight + Innovation Officer, LPK
Adjunct Professor, University of Cincinnati, DAAP; Philadelphia University, Strategic Design MBA