

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

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APPLICATION #: COA2020023  
APPLICANT: Alex Gromley  
OWNER: The Loring Group  
ADDRESS: **327 Perry Street**  
PARCELS: 0145-0001-0033  
ZONING: DD  
OVERLAYS: West Fourth Street Historic District  
COMMUNITY: Downtown/Central Business District  
REPORT DATE: April 15, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for addition of a grain elevator/silo on a vacant lot next to a contributing building for service to the adjacent brewery.

**Existing Conditions:**

327 Perry Street us a parking lot adacent to the location of the future Rebel Mettle Brewery which is adaptively reusing the existing building. This proejct is within the West 4<sup>th</sup> Street Historic District.

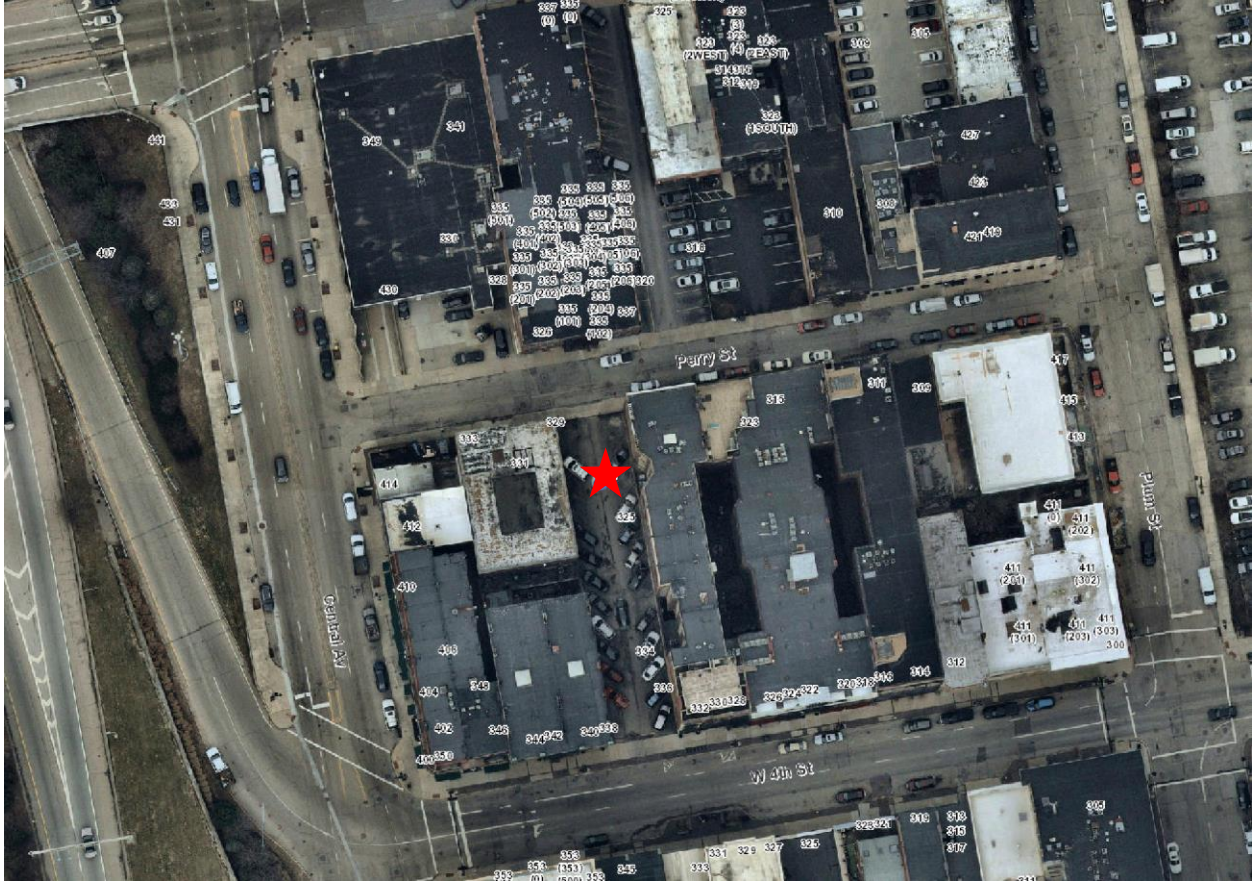


Figure 1: Aerial Map of 327 Perry Street. Map provided by Cagis Maps



Figure 2: Street view of 327 Perry Street, the vacant lot, and adjacent building where the brewery will be located. . Image provided by Google Street views.

**Proposed Conditions:**

The proposal at 327 Perry Street

1. Install a grain elevator/silo to be constructed of galvanized corrugated metal at the southwest corner of the lot to be adjacent and connected to the building to the west. It is approximately 2 stories tall.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 14011	DD
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

There is no zoning relief required.

**Certificate of Appropriateness Review**

Staff is supportive of the design and feels that the design substantially conforms to the West Fourth Street Historic Conservation District Guidelines.

**6. Additions:**

Compatible additions are encouraged. They should appear contemporary, but should complement the design of the original building, and not overpower or detract from the original.

*This is a unique situation as this is a small addition and it is completely utilitarian in nature. It is needed for the function of the brewery and is located at the back of the lot. The building which it is attached to is a warehouse/industrial building in style so an industrial style utilitarian addition is not inappropriate. While a silo/grain elevator is an agricultural building form, the location of this on the lot makes it so it is not highly visible from either W 4<sup>th</sup> Street or Perry Street and its size is such that it does not overpower or detract from the historic buildings surrounding the site.*

*This is also placed and attached to the building in such away that if removed it will not negatively impact or harm the historic building.*

*Parking will remain as a use on the lot. The proposed grain elevator takes up approximately 2 spots and does not impact the driving aisle.*

**Other Considerations:**

**Prehearing Results:** A prehearing was held on May 20, 2020. Two neighbors were present and did not have any concerns about the project.

**Comments Provided to Staff:** None.

**Recommendation:**

**I. CERTIFICATE OF APPROPRIATENESS**

**A. Approve** the application for Certificate of Appropriateness for an addition of a grain silo/elevator at the rear of the lot per plans by Drawing Department dated March 18, 2020 with following conditions.

1. No signage will be permitted on the grain elevator/silo. As the location of this is being leased and the lots are not consolidated, any signage would be considered off-site signage and is not allowed per the zoning code.
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.
2. The location of the addition is not highly visible from the adjacent streets.
3. The addition does not overpower the adjacent historic buildings and can be removed without damaging the historic buildings.

# Rebel Mettle

## BREWERY

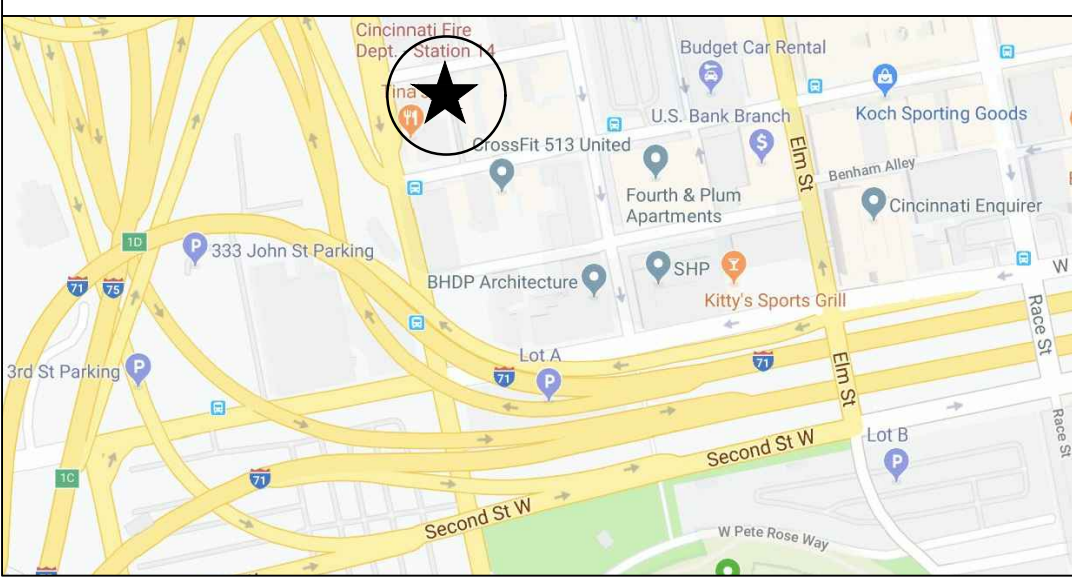
- EXTERIOR GRAIN SILO -

### PROJECT TEAM

<b>PROJECT ADDRESS</b> 412 CENTRAL CINCINNATI, OHIO 45208	<b>ARCHITECT</b> <b>DRAWING DEPARTMENT</b> 3217 MADISON ROAD CINCINNATI, OHIO 45209 513.272.8099	<b>STRUCTURAL ENGINEER</b> <b>ADVANTAGE GROUP ENG.</b> 1527 MADISON ROAD CINCINNATI, OHIO 45206 513.396.8900
<b>CONTRACTOR</b> <b>THE LORING GROUP</b> 9919 CARVER RD., SUITE 103 CINCINNATI, OH 45242 513.518.5665	<b>MEP ENGINEER</b> <b>MARQUE ENGINEERING</b> 2055 READING ROAD, SUITE 280 CINCINNATI, OHIO 45202 513.901.0040	<b>BREWERY EQUIPMENT</b> <b>DEUTSCHE BEVERAGE</b> 3630 TRYCLAN DRIVE CHARLOTTE, NC 28217 704.900.6666

### VICINITY MAP

PARCEL ID#: 0145-0001-0033



### DRAWING INDEX

SHEET #	SHEET DESCRIPTION	20 MARCH 2020 - PERMIT
A0.0	COVER & CODE ANALYSIS	●
<b>ARCHITECTURAL</b>		
C1.0	TOPOGRAPHIC BASEMAP (SURVEY)	●
<b>CIVIL</b>		
S101	STRUCTURAL GENERAL NOTES & FOUNDATION PLAN	●
<b>STRUCTURAL</b>		

**PROJECT DESCRIPTION**  
THIS PROJECT IS FOR A NEW EXTERIOR GRAIN SILO AND FOUNDATION, ASSOCIATED WITH A BREWERY USE IN THE NEIGHBORING BUILDING. THE PROPERTY OWNER (OF BOTH PROPERTIES) WILL RECORD A LICENSING AGREEMENT WITH THE BREWERY TO ALLOW THE SILO TO SIT ON THE ADJACENT PROPERTY.

**ZONING - CITY OF CINCINNATI**  
ZONING DISTRICT: DD, DOWNTOWN DEVELOPMENT DISTRICT  
HISTORIC: YES, WEST FOURTH STREET HISTORIC DISTRICT (non-contributing building)  
HILLSIDE: NO  
PARKING: EXEMPT

**BUILDING CODE - HAMILTON COUNTY**  
2017 OHIO BUILDING CODE (OBC)  
2017 OHIO MECHANICAL CODE (OMC)  
2017 OHIO PLUMBING CODE w/ AMENDMENTS

**USE AND OCCUPANCY (CHAPTER 3)**  
EXISTING USE GROUP: SURFACE PARKING LOT  
PROPOSED USE GROUP: SURFACE PARKING LOT w/ BREWERY GRAIN SILO

**BUILDING HEIGHTS & AREAS (CHAPTER 5)**  
ALLOWABLE ACTUAL (BUILDING)  
BUILDING AREA: 24,000 SQ. FT. 0 SQ.FT.  
BUILDING HEIGHT: 40'-0" 27'-0"  
BUILDING STORIES: 1 STORIES 1 STORIES

**CONSTRUCTION TYPE (CHAPTER 6)**  
CONSTRUCTION TYPE: V-B, NON-SPRINKLERED (OBC 602)

**FIRE RESISTANCE RATING**  
STRUCTURAL FRAME = 0 HR  
BEARING EXTERIOR WALL = 0 HR  
BEARING INTERIOR WALL = 0 HR  
NON-BEARING EXTERIOR WALL = 0 HR  
FSD < 5FT = 0 HR  
5FT < FSD < 10FT = 0 HR  
10FT < FSD < 30FT = 0 HR  
FSD > 30 FT = 0 HR  
NON-BEARING INTERIOR WALL = 0 HR  
FLOOR CONSTRUCTION = 0 HR  
ROOF CONSTRUCTION = 0 HR

**FIRE PROTECTION SYSTEMS (CHAPTER 9)**  
AUTOMATIC SPRINKLER SYSTEMS (OBC 903)  
NO SPRINKLER SYSTEM PROVIDED.

**FIRE ALARM AND DETECTION SYSTEMS (OBC 907)**  
NO FIRE ALARM SYSTEM PROVIDED.

**MEANS OF EGRESS (CHAPTER 10)**

OCCUPANCY (REFER TO CODE DIAGRAM ON SHEET A0.0)	SPACE	AREA (SQ. FT.)	RATE	OCCUPANTS
LEVEL 01	UNOCCUPIED GRAIN SILO			0
TOTAL				0

LEVEL OF EXIT DISCHARGE: LEVEL 1

**DESIGN LOADS CRITERIA**  
MINIMUM FLOOR LOAD:  
ASSEMBLY AREAS - 100 PSF  
EXIT STAIRS/RAMPS/LANDINGS - 100 PSF

**MINIMUM WIND LOAD:**  
- MAIN WINDFORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7 (3-SECOND GUST).  
- WIND EXPOSURE B  
- WIND LOAD IMPORTANCE FACTOR  $I_w = 1.00$   
- BASIC WIND VELOCITY PRESSURE,  $q_b = 12.6$  PSF, WORKING STRESS UNFACTORED LOADS  
INTERNAL GUST PRESSURE COEFFICIENT  $G_{cp} = 0.18$ , ENCLOSED BUILDING.

**\*\*ASSOCIATED BUILDING CODE ANALYSIS INCLUDED FOR REFERENCE ONLY**

**PROJECT DESCRIPTION (PERMIT #2019P07748)**  
THIS PROJECT IS FOR AN INTERIOR ALTERATION TO AN EXISTING BUILDING PREVIOUSLY USED AS OFFICE AND STORAGE SPACE FOR USE AS A BREWERY (F-2), TAP ROOM / BAR (A-2), WAREHOUSE (S-2).

**BUILDING CODE - HAMILTON COUNTY**  
2017 OHIO BUILDING CODE (OBC)  
2017 OHIO MECHANICAL CODE (OMC)  
2017 OHIO PLUMBING CODE w/ AMENDMENTS

**USE AND OCCUPANCY (CHAPTER 3)**  
USE GROUP: B, BUSINESS; A-2, BAR; S-2, WAREHOUSE; & F-2, BREWERY

**BUILDING HEIGHTS & AREAS (CHAPTER 5)**  
ACTUAL (BUILDING)  
BUILDING AREA: 20,522 SQ.FT.  
BUILDING HEIGHT: 48'-0"  
BUILDING STORIES: 3 STORIES

**CONSTRUCTION TYPE (CHAPTER 6)**  
CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED (OBC 602)  
- NON-SEPARATED MIXED USE

**FIRE PROTECTION SYSTEMS (CHAPTER 9)**  
AUTOMATIC SPRINKLER SYSTEMS (OBC 903)  
BUILDING TO BE EQUIPPED THROUGHOUT w/ AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

**FIRE ALARM AND DETECTION SYSTEMS (OBC 907)**  
NO FIRE ALARM SYSTEM PROVIDED.

**MEANS OF EGRESS (CHAPTER 10)**

SPACE	AREA (SQ. FT.)	RATE	OCCUPANTS
BASEMENT			17
LEVEL 01			136
LEVEL 02			135
LEVEL 03			47
ROOF			0
TOTAL			335

LEVEL OF EXIT DISCHARGE: LEVEL 1

**PLUMBING**  
A-2 BARS  
335 OCCUPANTS

SEX	OCC	WC	WC REQ'D (WC/U PROVIDED)	LAV	LAV REQ'D (LAV PROVIDED)
F	148	1:40	4 (4 PROVIDED)	1:75	2 (3 PROVIDED)
M	148	1:40	4 (4 PROVIDED)	1:75	2 (3 PROVIDED)
UNI	40	1:40	1 (1 PROVIDED)	1:75	1 (1 PROVIDED)

**BUILDING CONSTRUCTION:**

STRUCTURAL FRAME: REINFORCED, BOARD-FORMED CONCRETE COLUMNS & BEAMS  
BEARING EXTERIOR WALL: MULTI-WYTHE MASONRY (BRICK) \*only in basement  
BEARING INTERIOR WALL: MULTI-WYTHE MASONRY (BRICK) \*only in basement  
NON-BEARING INTERIOR WALL: (a) METAL STUD w/ PLASTER & METAL LATHE, OR (b) METAL STUD w/ GYPSUM BOARD & (c) CMU BLOCK (see A2.0 series for callouts)  
FLOOR: REINFORCED, BOARD-FORMED CONCRETE SLAB; 5" AVERAGE THICKNESS  
ROOF: REINFORCED, BOARD-FORMED CONCRETE SLAB w/ (a) INSULATED EPDM ROOFING

**GENERAL CONDITIONS:**  
THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION ARE CONTAINED IN AIA DOCUMENT A205-1993 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION FOR A SMALL PROJECT AND ARE HEREBY MADE A PART OF THIS SPECIFICATION AS IF FULLY INCLUDED HEREIN. COPIES OF THIS DOCUMENT ARE AVAILABLE FROM THE ARCHITECT.

**BUILDING CODE COMPLIANCE:**  
THE COMPLETED PROJECT IS TO MEET OR EXCEED THE REQUIREMENTS FOR A COMMERCIAL INTERIOR RENOVATION OF THE SPECIFIED CONSTRUCTION TYPE. ALL MATERIALS, ASSEMBLIES AND FABRICATIONS SUPPLIED AND/OR INCLUDED IN THE PROJECT, AND ALL PROCEDURES, ASSEMBLY, SEQUENCES ETC. PERFORMED AS A PART OF THE WORK OF THE PROJECT SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF THE CODE, INCLUDING ALL REFERENCED CODES, STANDARDS, GUIDELINES, STATE AND FEDERAL LAWS.

**CONSTRUCTION SAFETY:**  
IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL THE PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

**DEMOLITION AND SALVAGE:**  
ITEMS OF SALVAGEABLE VALUE TO THE OWNER SHALL BE REMOVED FROM THE WORK AREA AND STORED AT A LOCATION MUTUALLY AGREED UPON BY BOTH THE OWNER AND CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ITEMS OF SALVAGE WITH THE OWNER PRIOR TO ANY DEMOLITION.

REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

**EXISTING SITE CONDITIONS:**  
THE CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION, PLAN LAYOUT, AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, INCONSISTENCIES, AND DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT FROM ALL RESPONSIBILITY.

DUE TO THE NATURE OF REMODELING AN EXISTING STRUCTURE, CERTAIN ASSUMPTIONS MUST BE MADE BY THE ARCHITECT REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE PORTIONS OF THE BUILDING. IN THE EVENT THAT DISCREPANCIES ARISE WHICH CONFLICT WITH THE INTENT OF THESE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF THE WORK.

**PROPERTY PROTECTION:**  
THE AREAS OF MAJOR CONSTRUCTION WORK AND RENOVATION ARE DEPICTED ON THE DRAWINGS. THE REMAINING AREAS OF THE FACILITY AND SITE ARE TO BE SECURED AND PROTECTED FROM WEATHER AND DAMAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF PROTECTIVE MEASURES SUCH AS BARRICADES, DUST PROTECTION, FLOOR COVERING, TENTING, FENCING OR HOARDING OF LANDSCAPING ETC. SUCH PROTECTION SHALL REMAIN IN PLACE FOR THE DURATION OF THE WORK.

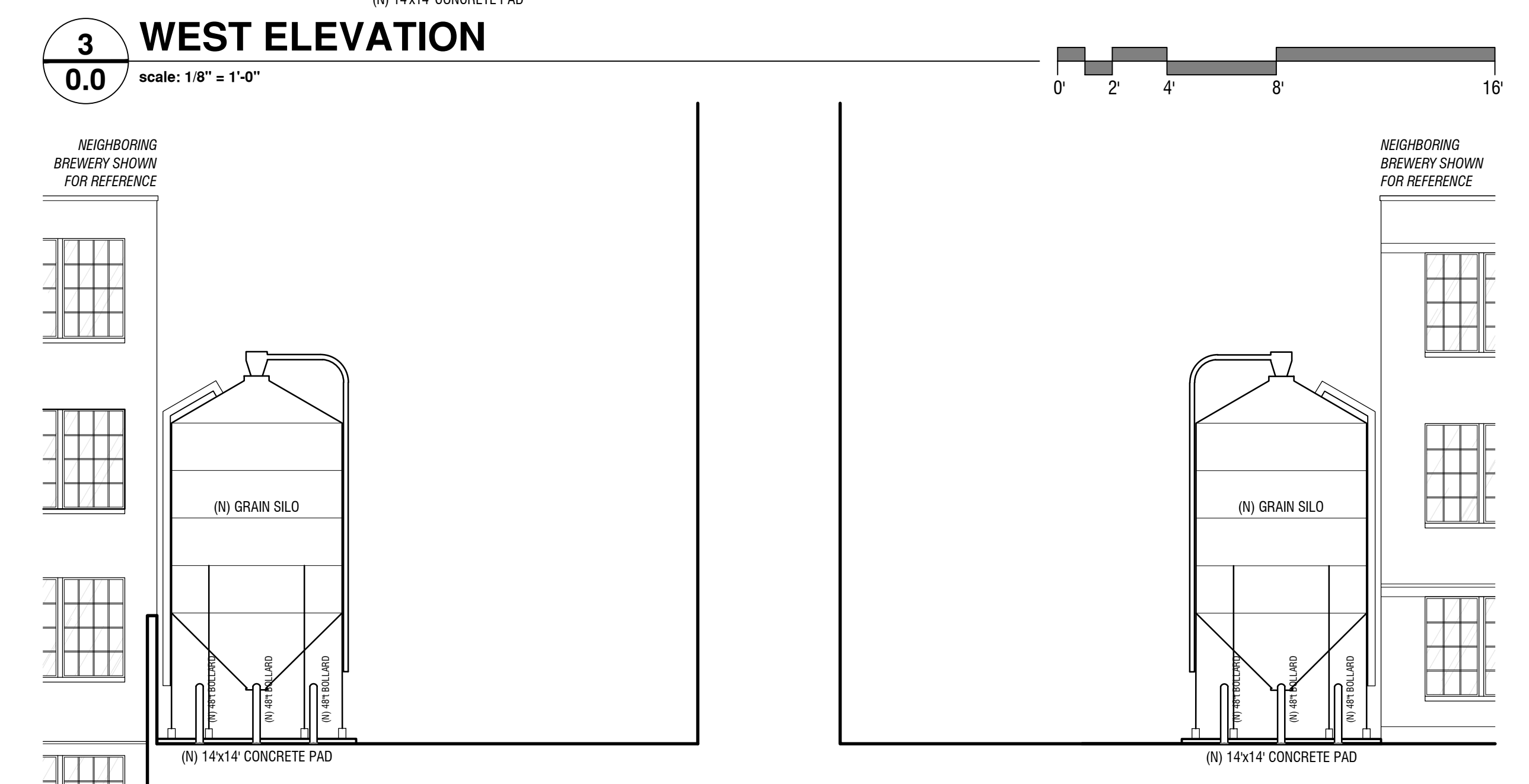
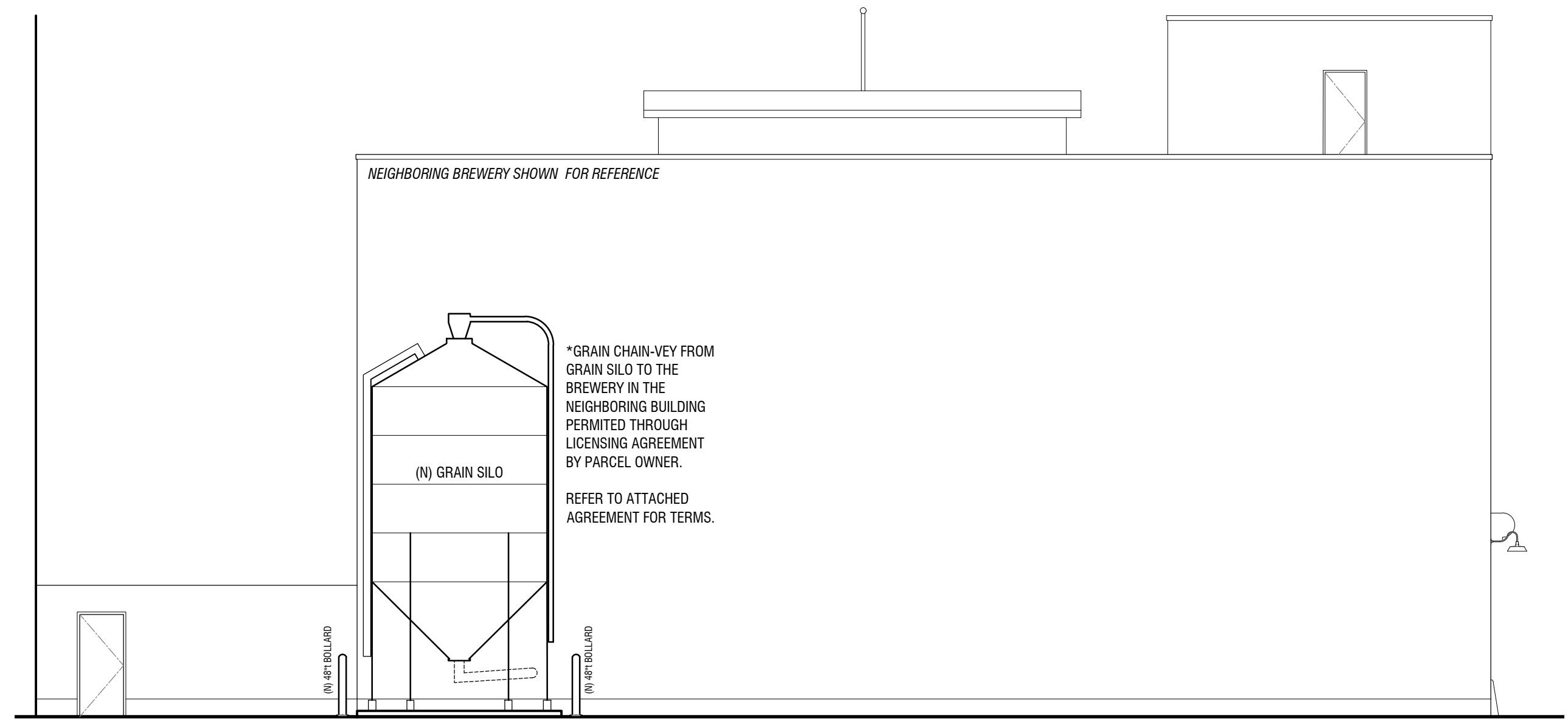
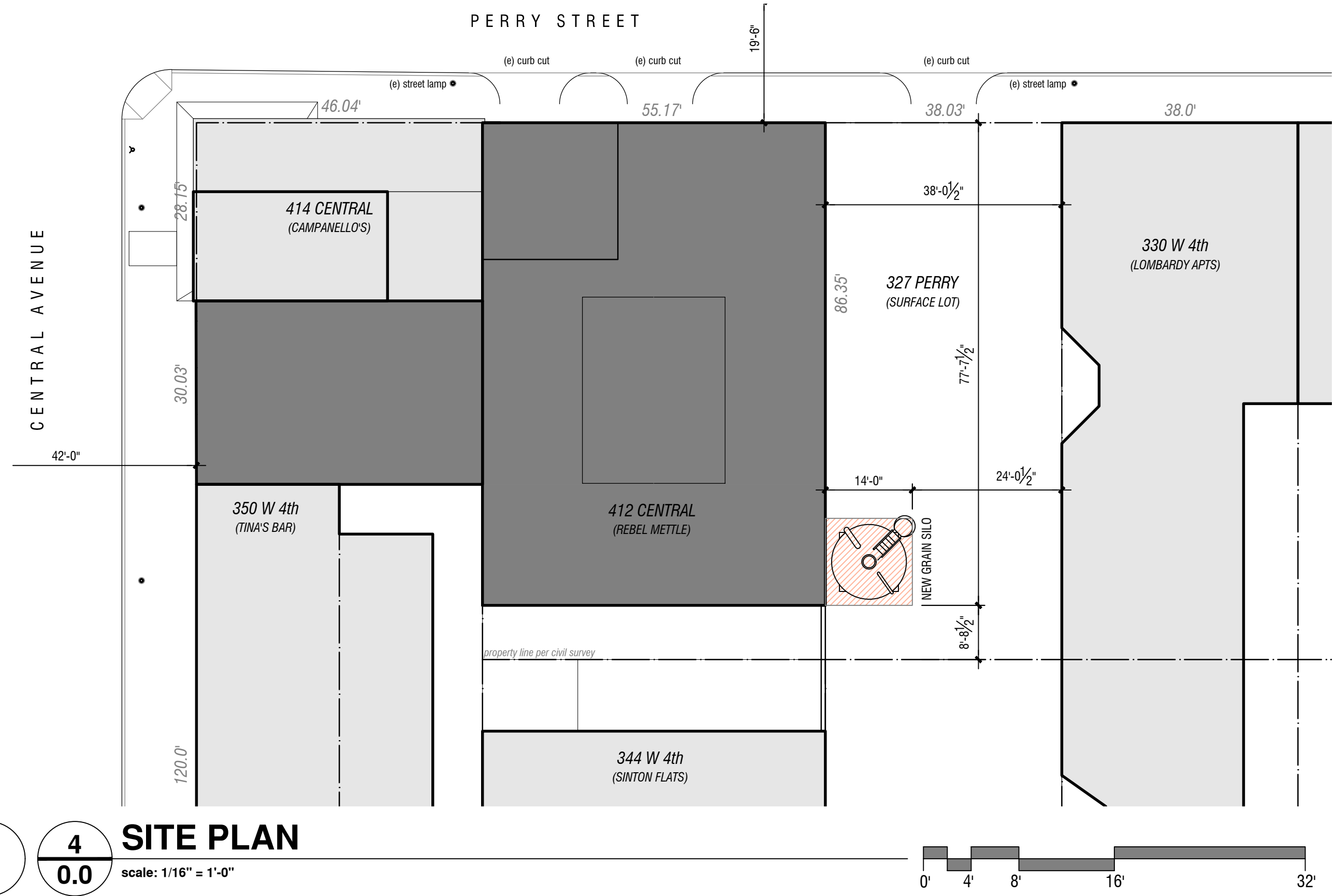
THE CONTRACTOR SHALL ENDEAVOR TO UTILIZE THE SMALLEST OR LIGHTEST EQUIPMENT OR METHODS CONSISTENT WITH THE TASK TO MINIMIZE DISTURBANCE TO THE SITE. THIS SHALL APPLY TO ALL OPERATIONS INCLUDING EXCAVATION, HAULING, DEMOLITION, DELIVERY AND MATERIAL STORAGE.

**DRAWINGS AND DIMENSIONS:**  
ALL EXTERIOR FRAME WALLS ARE DIMENSIONED FROM THE EXTERIOR FACE OF SHEATHING TO INTERIOR FACE OF STUD. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF SCHEDULED PARTITION. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

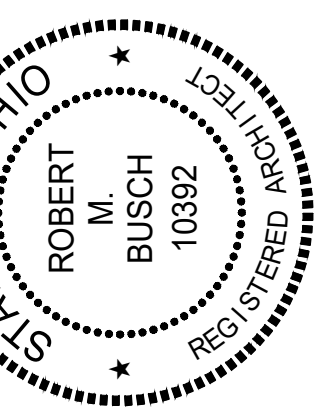
WHEN +/- DIMENSIONS ARE GIVEN THEY SHOULD BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHOULD BE CONSIDERED FIXED UNLESS PREVIOUSLY APPROVED BY THE ARCHITECT.

### GRAPHIC SYMBOLS

	EXISTING NON-STRUCTURAL CONSTRUCTION TO BE REMOVED		DOOR TAG - REFER TO DOOR SCHEDULE
	EXISTING STRUCTURAL CONSTRUCTION TO BE REMOVED		WINDOW TAG - REFER TO WINDOW SCHEDULE
	EXISTING CONSTRUCTION TO REMAIN		ALIGN w/ ESTABLISHED SURFACES
	PROPOSED SCHEDULED PARTITION/FRAMING		INTERIOR ELEVATIONS (MULTIPLE)
	1-HOUR RATED CONSTRUCTION		PARTITION TYPE
	2-HOUR RATED CONSTRUCTION		INTERIOR ELEVATION (SINGLE)
	3-HOUR RATED CONSTRUCTION		FINISH TAG
	PROPOSED MASONRY CONSTRUCTION		CENTERLINE
	AREA OF WELL AT FLOOR OR CEILING		KEY NOTE
	PROPOSED SCHEDULED PARTITION/FRAMING TO DECK		SPOT ELEVATION
	PROPOSED SCHEDULED PARTITION/BATT INSULATION		DETAIL SECTION
	FLOOR LEVEL ELEVATION		BUILDING SECTION
	REVISION		DETAIL



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architecture & design  
3217 madison rd cincinnati ohio 45209  
513.272.8099 | www.drawingdept.com



Robert M. Busch  
License #: 10392  
Exp. Date: 12/31/2021

327 Perry Street  
Cincinnati, Ohio 45202

REBEL METTLE BREWERY SILO  
sheet A0.0  
cover sheet + code analysis  
18 March 2020 - permit

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## HISTORIC CONSERVATION BOARD APPLICATION – written statement

9 April 2020

### Project: 327 Perry Street, Cincinnati, Ohio 45202 – REBEL

*Architect:*

drawing dept, LLC  
3217 Madison Road  
Cincinnati, Ohio 45209

*Owner/Client:*

The Loring Group, LLC  
9916 Carver Road, Suite 106  
Cincinnati, Ohio 45242

Re: Application for historic conservation board approval of a new grain silo to be used by the adjacent brewery at 412 Central Avenue (Rebel Mettle Brewery) and erected in the current surface parking lot at 327 Perry Street, Cincinnati, Ohio 45202.

With consideration of the utilitarian and essential nature of the proposed structure, the proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable. Alignment with the West Fourth Historic guidelines is balanced by the following conditions:

The scope of this project is for the erection of a non-occupiable piece of equipment, necessary to the functional requirements of the brewery, and associated structure foundation pad. The proposed structure's massing will be compliant with the overall district guidelines having a height lower than the existing buildings as to reinforce its secondary nature. The structure will reach a height that is within a story of the adjoining structure which will house the brewery and tap room of the future Rebel Mettle Brewery. The finish materiality of the grain silo will be a prefabricated metal assembly with the possibility of future signage and painted graphics. The applicant feels the utilitarian nature of the metal correctly aligns with the design and precedence of the historic use (automotive garage) of the adjacent property, Rebel Mettle Brewery. The client and architect will work with the urban conservator on any proposed paint schemes or signage to confirm compliance with the district guidelines.

The proposed work attempts to conform with any guidelines adopted or approved by Council for the district in which the proposed work is located, other than the areas under review for conditional approval and variance. The use and operation of the structure is compatible with adjacent land uses and requires conditional use approval, based on the proximity to residential uses. 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.

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 will not be increased or will be improved by the renovation and addition, especially with consideration for public safety. The addition of this structure will contribute to the elimination of blight while promoting the economic benefit during construction and through the increased real property tax duplicate. The finished project will create a vibrant catalyst project in the neighborhood that promotes the public peace, health, safety or general welfare.

With respect to the preservation of the neighborhood and the subject property, the addition of this grain silo to the adjacent structure and property respects the continued enjoyment of the adjacent neighbors. The work associated will not promote any adverse effects with consideration of the public peace, health, safety or general welfare of the neighborhood.

With full respect to the City of Cincinnati Zoning Code, the brewery and property the owner would like to request approval by the Historic Conservation Board for the new grain silo to the existing(adjacent) structure and property with regards to aesthetics, program, and economic feasibility. Both requests are in keeping with Section 1445-13 the general standards of the Public Interest.

Please find attached an index of graphics, drawings and photographs that we believe supports the requested variance.

In summary, we request your favorable consideration based upon the demonstrated compliance with the intent of the historic guidelines as well as the public benefit of a continuing process of neighborhood economic improvement and safety of this Historic neighborhood.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Ron Novak". The signature is fluid and cursive, with the first name "Ron" and last name "Novak" clearly distinguishable.

Ron Novak AIA, LEED AP - drawing dept



Figure 1. View of Site from Perry Street, c. 2019



Figure 2. View of Site from West Fourth Street, c. 2019

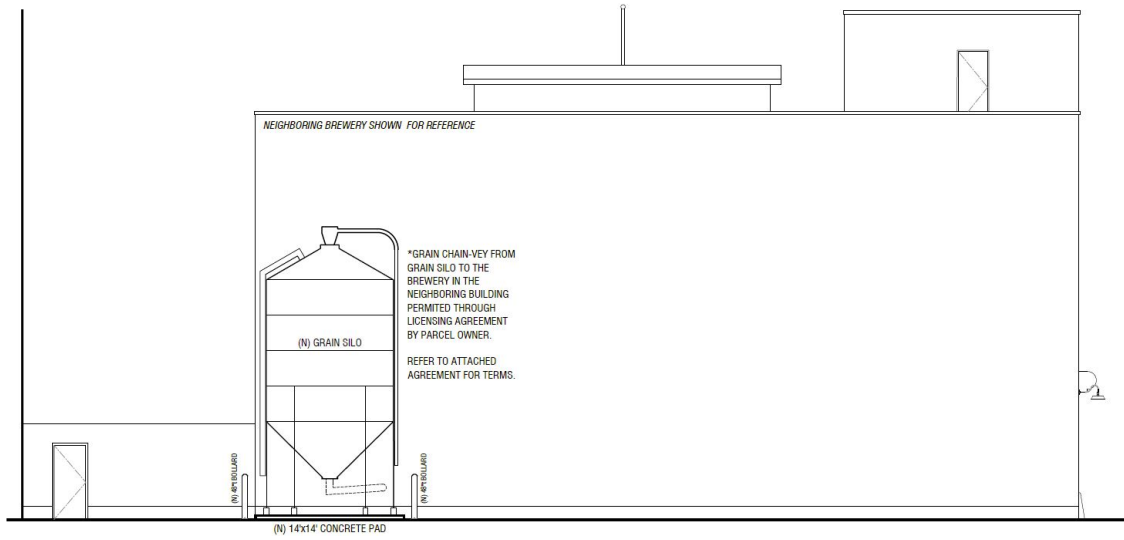


Figure 3. View of Proposed Massing Looking West

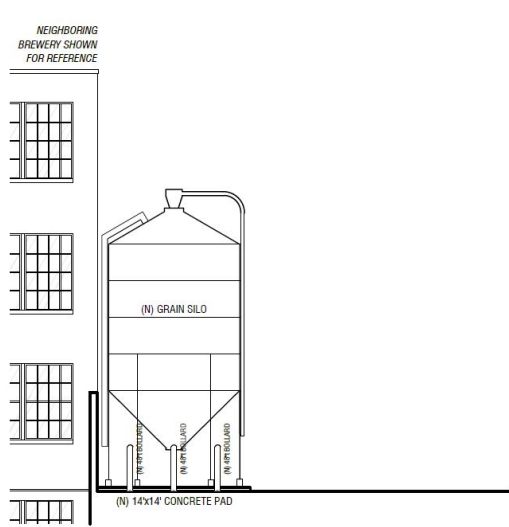


Figure 4. View of Proposed massing looking North

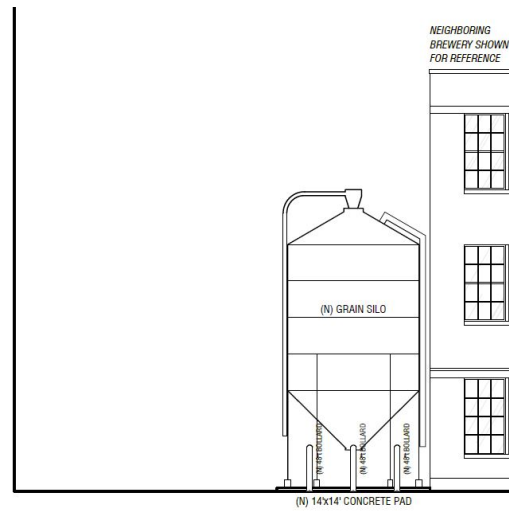


Figure 5. View of Proposed massing looking South



**ADJUDICATION/DENIAL LETTER**

Date: April 3, 2020

Location: 327 Perry Street

Request: Addition

Zoning District: DD/Downtown Development Historic District

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

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

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

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

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

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

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Alex Gormley Date: \_\_\_\_\_

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

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

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

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## APPLICATION FOR WRITTEN ADMINISTRATIVE DECISION HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: COA2020024 /ZH20200055  
APPLICANT: Drawing Department  
OWNER: College Hill Business District Investments LLC  
ADDRESS: **5901 Hamilton Ave**  
PARCEL: 233-0002-0018  
ZONING: T5MS  
OVERLAY: College Hill Mid-Business Historic District  
COMMUNITY: College Hill  
REPORT DATE: April 20, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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

1. Sec. 1703-2.80(i) – **Use Permit** – Alcoholic Beverage Sales require a Use Permit.

### **Existing Conditions:**

The subject property is located on the west side of Hamilton Avenue at the intersection of Hamilton Avenue and Cedar Avenue in the College Hill neighborhood. The property currently consists of a two-story commercial building built in 1929 with an entrance oriented to the corner. The building known as Dow Corner is a simple brick building with classical detailing at the top and stone detailing around the window and storefront

### **Proposed Conditions:**

The applicant proposes to install an eating and drinking establishment, Mashed Roots, in the first floor commercial space. The establishment will serve alcohol with operating hours between 11 am-10pm.

All exterior work for a new storefront and upper story windows had previously been approved at a Staff Level.

### **Applicable Zoning Code Sections:**

Section 1703-2.80 T5 Main Street (T5MS)  
Section 1703-5.100 Outdoor Dining Areas and Entertainment



Figure 1. Location of subject property. Image courtesy of CAGIS.



Figure 2. Image of subject property ca. 2019. Image from Google.

## **Zoning Analysis:**

The applicant requires several items of Zoning Relief due to the nature of the use. All eating and drinking establishment serving alcohol within Form-based Code transects require a Use Permit.

### **Use Permit:**

Per Section 1703-8.60 of the Land Development Code, an application for a use permit shall be made to the Zoning Hearing Examiner in accordance with Cincinnati Municipal Code Chapter 1443. The Zoning Hearing Examiner shall consider the requested use permit under the general standards and standards for conditional uses set forth in Cincinnati Municipal Code Chapter 1445.

Per Section 1445 of the Cincinnati Zoning Code, the Zoning Hearing Examiner may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations. Section 1703-2.80 lists an eating or drinking establishment serving alcoholic beverages as requiring a Use Permit in the T5MS transect zone.

Per Section 1445-05, Purpose of Conditional Uses, the following determinations must be made:

- ***Is the proposed use appropriately located, designed and configured?***  
Yes. The proposed use is appropriately located, designed and configured for a commercial use. On this same block are several other eating and drinking establishments.
- ***Have any adverse impacts on the surrounding area been minimized?***  
No. There are no adverse impacts for alcohol sales at this location. The proposed use is a restaurant with alcohol sales and the hours will be till just 10 pm. No outdoor areas are proposed for this use.

### **General Standards; Public Interest**

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

- (a) ***Zoning.*** *The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*  
The underlying zoning is T5MS. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.
- (e) ***Buffering.*** *Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*  
As the use is completely inside and the windows on the storefront are not operable, buffering to the adjacent uses or properties is not needed.
- (g) ***Hours of Operation.*** *Operating hours are compatible with adjacent land uses.*  
Hours of operation are not proposed in the application and are not restricted by the T5MS transect and the proposed hours of 11am-10pm are compatible with the other eating and drinking establishments in the vicinity.

(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 is compatible with the neighborhood. It is located in the primary commercial business district of the College Hill neighborhood. The revitalization of this property will provide an active presence on the street and will complement the other uses on the block.

(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 for the proposed project.

(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.

### **Consistency with Approved Plans:**

#### *Plan Cincinnati (2012)*

The proposed restaurant use is consistent with the “Live” section of Plan Cincinnati. Specifically, the proposed project will help to “support and stabilize” the College Hill neighborhood by reutilizing vacant and underutilized properties (p. 160).

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

### **Other Considerations:**

**Prehearing Results:** A prehearing was held on May 20, 2020. The applicants were present

**Comments Provided to Staff:** None.

### **Recommendation:**

Zoning Relief- Use Permit

1. Sec. 1703-2.80(i) – **APPROVE – Use Permit** for Alcoholic Beverage Sales at 5901 Hamilton Avenue.

### **Findings:**

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

# drawing dept

architecture & design

3217 madison rd cincinnati ohio 45209  
513.272.8099 | www.drawingdept.com

14 April 2020

**Project: MashRoots** | 5901 Hamilton Avenue | Parcel ID: 233-0002-0018-00

Property Owner:  
CH Business District Investments II, LLC  
1718 Blue Rock Street  
Cincinnati, Ohio 45223

Architect Applicant:  
drawing dept  
3217 Madison Road  
Cincinnati, Ohio 45209

## Section 6. Summary of reasons why relief should be granted

The subject property is for a tenant improvement in an existing historic building within a T5MS Zoning District. The proposed use for the property is an eating and drinking establishment with alcoholic beverage sales (restaurant). We are seeking a use permit for an Eating and Drink Establishment with alcoholic beverage sales within a T5MS Zoning District (1703-2.80(l)).

Hours of operation:

Monday – Sunday: 11am – 10pm

Section 6 of the Zoning Hearing Examiner Application:

1. To meet the standard outlined in Cincinnati Municipal Code 144013, an applicant must show that the proposed project “is in the public interest.” A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project “is in the public interest” is found in Cincinnati Municipal Code 1445-13.

### Cincinnati Municipal Code 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 or the Land Development Code, as applicable.*  
The intent for the T5MS zone is to provide a focal point for neighborhoods that accommodates neighborhood serving retail, service, and residential uses in compact, walkable urban form. The use of a restaurant with alcohol sales is in harmony with the intent of the zone. A restaurant with alcohol sales will promote the vibrancy and development of the College Hill neighborhood.
- b. *Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*  
The proposed work conforms to the guidelines for the district **with** an approved use permit.
- c. *Plans. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*  
The project is a tenant improvement of an existing building in a T5MS zone. The use aligns with the intent of the T5MS zone.
- d. *Traffic. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*  
The access to the proposed project is suitable to carry the anticipated amount of traffic and are properly designed.
- e. *Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*  
Setbacks are not required in the T5MS zone. The project is located on the bustling corridor of Hamilton Avenue in the heart of College Hill.
- f. *Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*  
Landscaping is not required in the T5MS zone.

- g. *Hours of Operation. Operating hours are compatible with adjacent land uses.*  
The hours of operation will be commensurate with eating establishments serving alcoholic beverages.  
Monday – Sunday: 11am – 10pm
- 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 is compatible with the land use, building and structure patterns of the neighborhood. There is no change to the exterior footprint of the building and the proposed work will provide life to the area, while upholding the historic character and intent of the existing building and neighborhood.
- i. *Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.*  
No known amendments are in place, other than the T5MS zone.
- 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 property is situated along Hamilton Avenue, there are no adverse effects on the access to the property.
- k. *Blight. The elimination or avoidance of blight.*  
Blight will be eliminated by providing occupancy to a historically vacant use.
- l. *Economic Benefits. The promotion of the Cincinnati economy.*  
The Cincinnati economy will be promoted through the commercial (restaurant) use of the property.
- m. *Job Creation. The creation of jobs both permanently and during construction.*  
Jobs will be created during construction and following construction for the restaurant use.
- n. *Tax Valuation. Any increase in the real property tax duplicate.*  
The property is being enhanced and will increase the tax valuation.
- o. *Private Benefits. The economic and other private benefits to the owner or applicant.*  
There will be a direct financial benefit to the tenant and building owner.
- p. *Public Benefits. The public peace, health, safety or general welfare*  
The public will benefit from a unique food offering and dining experience, which will eliminate vacancy in the neighborhood. The proposed project will comply with jurisdictional codes to uphold health, safety and general welfare.

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-021, an applicant must show:

- a. *The Use Permit is specifically listed in the applicable transect zone use table;*  
1703-02.80(l) lists an Eating Establishment with Alcoholic Beverage Sales as UP (Use Permit Required)
- b. *The project meets any limitations specifically listed in the applicable transect zone regulations;*  
The building is existing within a T5MS zone and all limitations are met.
- c. *The project's location, design, configuration, and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood.*  
The building is existing and the tenant space was previously a beauty supply shop. The storefront will provide a visual connection from the sidewalk to the interior, promoting a welcoming invitation. The proposed use will uphold the character of the neighborhood, while providing a positive economic impact. The restaurant will hinder the opportunities for criminal activity, loitering and blight.

Purpose of Conditional Use (1445-05)

*A conditional use is a use that has potential adverse impacts on the immediate neighborhood. Such impacts may interfere with the use and enjoyment of adjacent property and uses. The process for review of conditional use applications is designed to address such adverse impacts and minimize them where possible. A conditional use requires a careful review of its location, design, configuration and special impact to determine, against specific standards, the desirability of permitting its establishment on a particular site.*

Standard (1445-21)

*The Zoning Hearing Examiner may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.*

Thank you for your thoughtful consideration of our request for the required use permit for an eating and drinking establishment with alcoholic beverage sales with this particular project at this particular site.

Alex Dever  
drawing dept

# MASHED ROOTS

## PROJECT TEAM

**PROJECT ADDRESS**  
**MashRoots**  
 5901 HAMILTON AVENUE, SPACE B  
 CINCINNATI, OHIO 45224

**ARCHITECT**  
**DRAWING DEPT**  
 3217 MADISON ROAD  
 CINCINNATI, OHIO 45209  
 513.272.8099

**GENERAL CONTRACTOR**  
**HUDEPOHL CONSTRUCTION**  
 6057 STATE ROUTE 128  
 CLEVELAND, OHIO 45002

**OWNER**  
**CH BUSINESS DISTRICT INVESTMENTS II, LLC**  
 1718 BLUE ROCK STREET  
 CINCINNATI, OHIO 45223

## GRAPHIC SYMBOLS

--- EXISTING NON-STRUCTURAL CONSTRUCTION TO BE REMOVED

/// EXISTING STRUCTURAL CONSTRUCTION TO BE REMOVED

■ EXISTING CONSTRUCTION TO REMAIN

▨ PROPOSED SCHEDULED PARTITION/FRAMING

==== 1-HR RATED CONSTRUCTION

==== 2-HR RATED CONSTRUCTION

▨ PROPOSED SCHEDULED PARTIAL PARTITION - COORD. w/ PLAN

▨ PARTITION ABOVE CEILING TO DECK - COORD. w/ RCP

⊖ 12 DOOR TAG - REFER TO DOOR SCHEDULE

⊖ 01 WINDOW TAG - REFER TO WINDOW SCHEDULE

ALIGN w/ ESTABLISHED SURFACES

P1 PARTITION TYPE

1 12 INTERIOR ELEVATION

PT-1 FINISH TAG

℄ CENTERLINE

1 KEYNOTE

100.00' SPOT ELEVATION

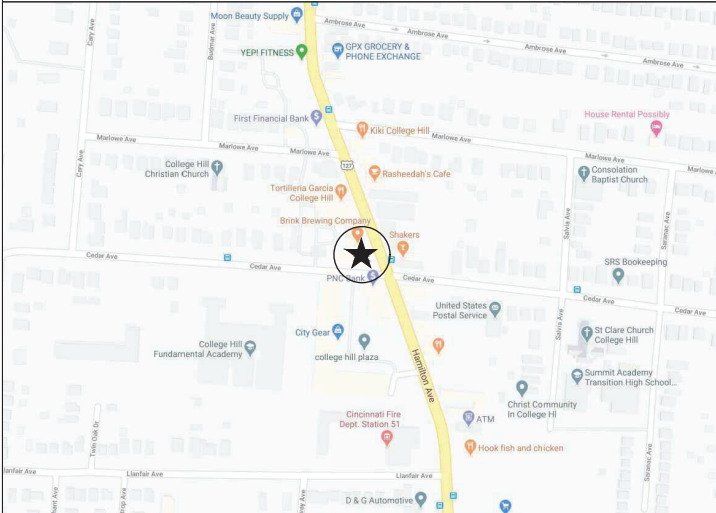
1 12 DETAIL SECTION

1 REVISION

FLOOR LEVEL ELEVATION ±1'-0"-0"

1 7.00 DETAIL

## VICINITY MAP PARCEL ID#: 233-0002-0018-00



**PROJECT DESCRIPTION**  
 THIS PROJECT IS FOR A RESTAURANT ON THE GROUND LEVEL OF AN EXISTING BUILDING. THERE IS NO CHANGE OF USE (A-2). THE KITCHEN EXHAUST HOOD IS UNDER A SEPARATE PERMIT BY OTHERS. THERE IS NO EXTERIOR WORK.

**ZONING - CITY OF CINCINNATI**  
 ZONING DISTRICT: TSMS, TS MAIN STREET (CITY OF CINCINNATI FORM-BASE CODE)  
 HISTORIC: COLLEGE HILL  
 HILLSIDE: NO  
 PARKING: RETAIL USE < 5,000 SQ. FT. = NO SPACES REQUIRED  
 SIGNAGE: UNDER SEPARATE PERMIT BY OTHERS (FOR REFERENCE ONLY)  
 OTHER: NONE

**GENERAL CONDITIONS**  
 THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION ARE CONTAINED IN AIA DOCUMENT A201-2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND ARE HEREBY MADE A PART OF THIS SPECIFICATION AS IF FULLY INCLUDED HEREIN. COPIES OF THIS DOCUMENT ARE AVAILABLE FROM THE ARCHITECT.

**BUILDING CODE COMPLIANCE:**  
 THE COMPLETED PROJECT IS TO MEET OR EXCEED THE REQUIREMENTS FOR A COMMERCIAL INTERIOR RENOVATION USING FRAMING AND GYPSUM WALLBOARD ASSEMBLIES AS SPECIFIED. ALL MATERIALS, ASSEMBLIES AND FABRICATIONS SUPPLIED AND/OR INCLUDED IN THE PROJECT, AND ALL PROCEDURES, ASSEMBLY, SEQUENCES ETC. PERFORMED AS A PART OF THE WORK OF THE PROJECT SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF THE CODE, INCLUDING ALL REFERENCED CODES, STANDARDS, GUIDELINES, STATE AND FEDERAL LAWS.

**CONSTRUCTION SAFETY:**  
 IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL THE PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

**DEMOLITION AND SALVAGE:**  
 ITEMS OF SALVAGEABLE VALUE TO THE OWNER SHALL BE REMOVED FROM THE WORK AREA AND STORED AT A LOCATION MUTUALLY AGREED UPON BY BOTH THE OWNER AND CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ITEMS OF SALVAGE WITH THE OWNER PRIOR TO ANY DEMOLITION.

REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

**EXISTING SITE CONDITIONS:**  
 THE CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION, PLAN LAYOUT, AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING CAPACITY. ALL ERRORS, OMISSIONS, INCONSISTENCIES, AND DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT FROM ALL RESPONSIBILITY.

**PROPERTY PROTECTION:**  
 THE AREAS OF MAJOR CONSTRUCTION WORK AND RENOVATION ARE DEPICTED ON THE DRAWINGS. THE REMAINING AREAS OF THE FACILITY AND SITE ARE TO BE SECURED AND PROTECTED FROM WEATHER AND DAMAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF PROTECTIVE MEASURES SUCH AS BARRICADES, DUST PROTECTION, FLOOR COVERING, TENTING, FENCING OR HOARDING OF LANDSCAPING ETC. SUCH PROTECTION SHALL REMAIN IN PLACE FOR THE DURATION OF THE WORK.

THE CONTRACTOR SHALL ENDEAVOR TO UTILIZE THE SMALLEST OR LIGHTEST EQUIPMENT OR METHODS CONSISTENT WITH THE TASK TO MINIMIZE DISTURBANCE TO THE SITE. THIS SHALL APPLY TO ALL OPERATIONS INCLUDING EXCAVATION, HAULING, DEMOLITION, DELIVERY AND MATERIAL STORAGE.

**DRAWINGS AND DIMENSIONS:**  
 ALL EXTERIOR FRAME WALLS ARE DIMENSIONED FROM THE EXTERIOR FACE OF SHEATHING TO INTERIOR FACE OF STUD. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

WHEN +/- DIMENSIONS ARE GIVEN THEY SHOULD BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHOULD BE CONSIDERED FIXED UNLESS PREVIOUSLY APPROVED BY THE ARCHITECT.

**ACCESSIBILITY FOR EXISTING BUILDINGS (CHAPTER 34)**  
 ALTERATION IS TO COMPLY WITH SECTIONS 3411.5, 3411.7 AND 3411.8.  
 - AN ACCESSIBLE ENTRANCE IS PROVIDED.  
 - AN ACCESSIBLE ROUTE IS PROVIDED TO THE ALTERED AREA.  
 - AN ACCESSIBLE RESTROOM IS PROVIDED.

**BUILDING CODE - HAMILTON COUNTY**  
 2017 OHIO BUILDING CODE (OBC)

**USE AND OCCUPANCY (CHAPTER 3)**  
 EXISTING USE GROUP: ASSEMBLY GROUP [A-2]  
 PROPOSED USE GROUP: ASSEMBLY GROUP [A-2]

**BUILDING HEIGHTS & AREAS (CHAPTER 5)**

	ALLOWABLE	ACTUAL (TENANT AREA)
BUILDING AREA:	9,500 SQ. FT.	1,464 SQ. FT.
BUILDING HEIGHT:	55'-0"	25'-0"
BUILDING STORIES:	2 STORIES	1-STORY

\*2-HR RATED SEPARATION b/w A-2 USE and R-2 USE\*

**CONSTRUCTION TYPE (CHAPTER 6)**  
 CONSTRUCTION TYPE: III-B, NON-SPRINKLERED  
 - SEPARATED MIXED USE

**INTERIOR WALL & CEILING FINISH REQUIREMENTS - NON-SPRINKLERED (CHAPTER 8)**

USE	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES	FLOORING
A-2	A	A	B	CLASS II

**FIRE PROTECTION SYSTEMS (CHAPTER 9)**  
**AUTOMATIC SPRINKLER SYSTEMS (OBC 903)**  
 A SPRINKLER SYSTEM IS NOT REQUIRED

**PORTABLE FIRE EXTINGUISHERS (OBC 906)**  
 MAXIMUM DISTANCE OF TRAVEL: 75 FT  
 - TO BE PLACED IN FIELD w/ FIRE MARSHAL  
 CLASS K: PROVIDED WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT

**FIRE ALARM AND DETECTION SYSTEMS (OBC 907)**  
 A FIRM ALARM IS NOT REQUIRED

**MEANS OF EGRESS (CHAPTER 10)**  
 TOTAL TENANT AREA: 2873 SQ. FT.  
 GROUND LEVEL: 1464 SQ. FT.  
 BASEMENT: 1409 SQ. FT. (PREP/STORAGE/UTILITY ONLY - NO PUBLIC OCCUPANCY)

**OCCUPANCY (REFER TO CODE DIAGRAM ON THIS SHEET)**

SPACE	AREA (SQ FT)	RATE	OCCUPANTS
GROUND LEVEL			75
DINING	487 SQ. FT.	1.15 NET	33 (ADA = 2)
DINING (FIXED)	BY DESIGN	1 PER 24"	12 (ADA = 1)
WAITING	133 SQ. FT.	1.5	27
KITCHEN	480 SQ. FT.	1.200	3
BASEMENT			2
PREP/STORAGE	388 SQ. FT.	1.200	2
NO OCCUPANCY	971 SQ. FT.	NO OCCUPANCY	
<b>TOTAL</b>			<b>77</b>

2 MEANS OF EGRESS REQUIRED, 2 MEANS OF EGRESS PROVIDED (REFER TO CODE DIAGRAM ON SHEET A0.1)  
 \*ALL EXIT DISCHARGE AND MEANS OF EGRESS DOORS SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE EQUIPPED w/ HARDWARE THAT IS READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER OBC 1010.1.9.

**REQUIRED EGRESS WIDTH (OBC 1005)**  
 77 x 0.2" = 15.4"  
 ALL PROPOSED AND EXISTING EGRESS COMPONENTS = 36" MIN. / 44" MIN. CORRIDOR WIDTH.

**EXIT SEPARATION**  
 LONGEST DIAGONAL (L) = 73'-8"  
 EXIT SEPARATION (L2) = 36'-10" (OBC 107.1.1)

**EXIT ACCESS TRAVEL DISTANCE (OBC 1017.2)**  
 A OCCUPANCY, WITHOUT SPRINKLER SYSTEM = 200'-0"  
 PROVIDED = 39'-6"

**COMMON PATH OF TRAVEL (OBC 1006.2.1, OBC 1006.3.2, OBC 1029.8)**  
 A OCCUPANCY, WITHOUT SPRINKLER SYSTEM = 75'-0"  
 PROVIDED = 39'-6"

**PLUMBING (CHAPTER 29)**  
 A-2, ASSEMBLY  
 77 OCCUPANTS

**SEX OCC RATE WC RATE WC REQ'D (WC PROVIDED) LAV RATE LAV REQ'D (LAV PROVIDED) DRINKING FOUNTAIN**

M	38	1.75	1 (1 PROVIDED)	1.200	1 (1 PROVIDED)	12 (200)	SEE NOTE
F	38	1.75	1 (1 PROVIDED)	1.200	1 (1 PROVIDED)	12 (200)	SEE NOTE

NOTE: WATER IS PROVIDED AT THE BEVERAGE STATION IN LIEU OF DRINKING FOUNTAINS PER OHIO PLUMBING CODE 410.4

**ACCESSIBILITY FOR EXISTING BUILDINGS (CHAPTER 34)**  
 ALTERATION IS TO COMPLY WITH SECTIONS 3411.5, 3411.7 AND 3411.8.  
 - AN ACCESSIBLE ENTRANCE IS PROVIDED.  
 - AN ACCESSIBLE ROUTE IS PROVIDED TO THE ALTERED AREA.  
 - AN ACCESSIBLE RESTROOM IS PROVIDED.

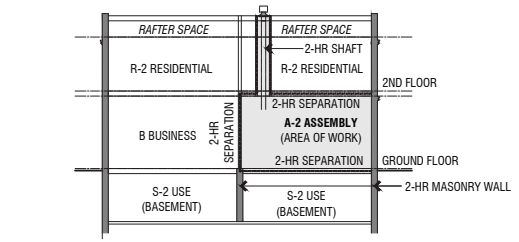
**PLUMBING (CHAPTER 29)**  
 A-2, ASSEMBLY  
 77 OCCUPANTS

**SEX OCC RATE WC RATE WC REQ'D (WC PROVIDED) LAV RATE LAV REQ'D (LAV PROVIDED) DRINKING FOUNTAIN**

M	38	1.75	1 (1 PROVIDED)	1.200	1 (1 PROVIDED)	12 (200)	SEE NOTE
F	38	1.75	1 (1 PROVIDED)	1.200	1 (1 PROVIDED)	12 (200)	SEE NOTE

NOTE: WATER IS PROVIDED AT THE BEVERAGE STATION IN LIEU OF DRINKING FOUNTAINS PER OHIO PLUMBING CODE 410.4

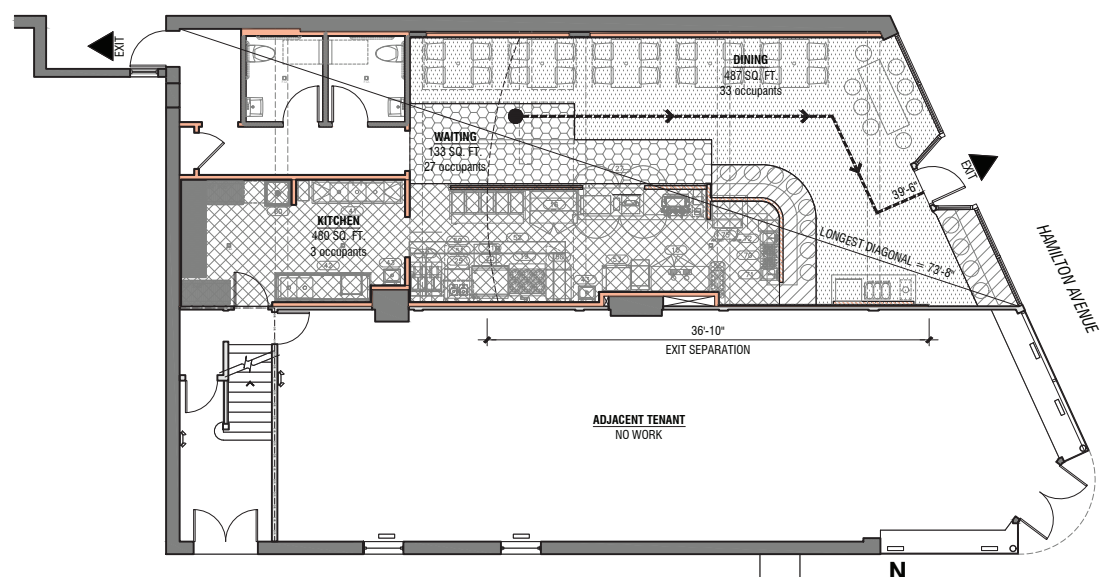
**ACCESSIBILITY FOR EXISTING BUILDINGS (CHAPTER 34)**  
 ALTERATION IS TO COMPLY WITH SECTIONS 3411.5, 3411.7 AND 3411.8.  
 - AN ACCESSIBLE ENTRANCE IS PROVIDED.  
 - AN ACCESSIBLE ROUTE IS PROVIDED TO THE ALTERED AREA.  
 - AN ACCESSIBLE RESTROOM IS PROVIDED.



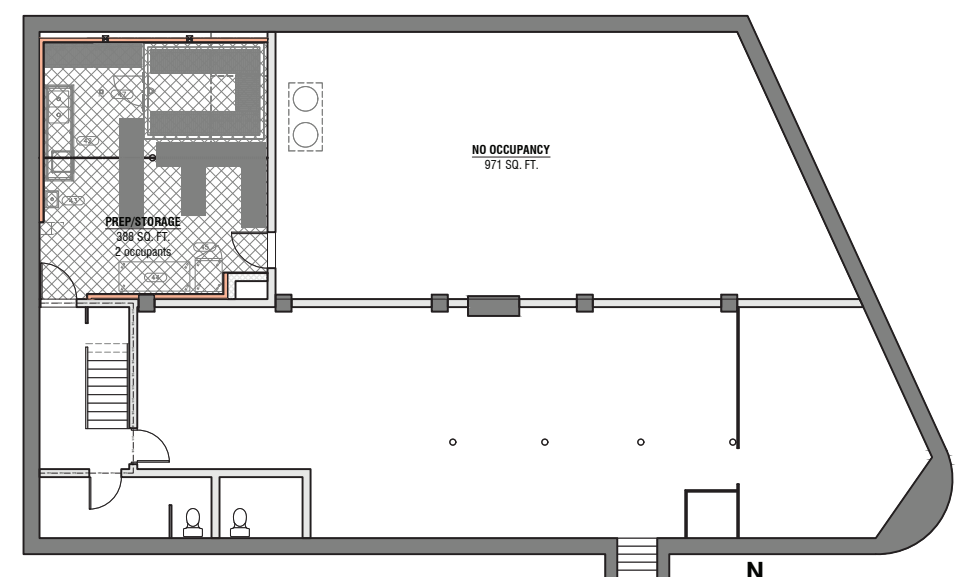
**3 CODE DIAGRAM**  
 0.0 1/8" = 1'-0" SECTION

▨	A-2 COMMERCIAL KITCHEN	200 SQ. FT. GROSS PER OCCUPANT
▨	A-2 UNCONCENTRATED	15 SQ. FT. NET PER OCCUPANT
▨	A-2 FIXED	BY DESIGN
▨	A-2 WAITING	5 SQ. FT. PER OCCUPANT

● STARTING POINT OF MEASUREMENT  
 --- EXIT ACCESS TRAVEL PATH  
 39'-6" TRAVEL DISTANCE



**1 CODE DIAGRAM**  
 0.0 1/8" = 1'-0" FIRST FLOOR



**2 CODE DIAGRAM**  
 0.0 1/8" = 1'-0" BASEMENT

## DRAWING INDEX

SHEET #	SHEET DESCRIPTION	ISSUED SHEET	14 APRIL 2020 - USE PERMIT
	ARCHITECTURAL		
A0.0	COVER + CODE INFORMATION	●	
A2.0a	ARCHITECTURAL FLOOR PLAN	●	
A2.0b	ARCHITECTURAL FLOOR PLAN	●	
A2.1a	REFLECTED CEILING PLAN	●	
A2.1b	REFLECTED CEILING PLAN	●	
A2.2a	FINISH + FURNITURE PLAN	●	
A2.2b	FINISH + FURNITURE PLAN	●	
A3.0	RESTROOM ELEVATIONS	●	
A3.1	INTERIOR ELEVATIONS	●	
A3.2	INTERIOR ELEVATIONS	●	
A4.0	DETAILS	●	
	PLUMBING		
	MECHANICAL		
	ELECTRICAL		
	FOOD SERVICE EQUIPMENT		
FS-1	EQUIPMENT PLAN & SCHEDULE		
FS-2	EQUIPMENT PLAN & SCHEDULE		

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 513.272.8099 | www.drawingdept.com



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 License #: 10392  
 Exp. Date: 12/31/2020

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 5903 Hamilton Avenue  
 Cincinnati, Ohio 45224

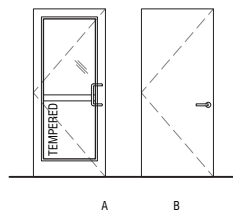
sheet A0.0  
 cover + code information  
 14 april 2020 | use permit

**DOOR SCHEDULE**

NOTE: CONTRACTOR TO VERIFY IN FIELD CONDITION OF ALL EXIST DOORS

DOOR IDENTIFICATION	LOCATION	DOOR					FRAME			HARDWARE		COMMENT
		SIZE	TYPE	MATERIAL	FINISH	RATING	TYPE	MATERIAL	FINISH	TYPE	FINISH	
000	STAIR	3'-0" x 7'-0"	B	WOOD	PAINTED	90-MIN	KD	METAL	PAINTED	OFFICE	NICKEL, DULL	CLOSER, COORD. HEIGHT w/ CEILING HEIGHT
001	STORAGE	3'-0" x 7'-0"	B	WOOD	PAINTED		KD	METAL	PAINTED	STOREROOM	NICKEL, DULL	CLOSER, COORD. HEIGHT w/ CEILING HEIGHT
100(e)	STAIR (e)	2'-8" x 7'-0"	B	WOOD	PAINTED	90-MIN	KD	METAL	PAINTED	PANIC	N/A	EXISTING DOOR TO REMAIN - NO WORK (FOR REFERENCE ONLY)
101	ENTRY	3'-0" x 7'-0"	A	ALUM/GLASS	ANODIZED		SF	ALUMINUM	ANODIZED	PANIC	NICKEL, DULL	PROVIDE NEW DOOR IN EXISTING OPENING, CLOSER
103	PREP	2'-10" x 7'-0"	B	WOOD	PAINTED	90-MIN	KD	METAL	PAINTED	OFFICE	NICKEL, DULL	CLOSER w/ LIMITER
105	CLOSET	3'-0" x 7'-0"	B	WOOD	PAINTED		KD	METAL	PAINTED	STOREROOM	NICKEL, DULL	WALL STOP
106	EXIT	3'-0" x 7'-0"	B	WOOD	PAINTED		KD	METAL	PAINTED	PANIC	NICKEL, DULL	CLOSER
107	MEN'S RESTROOM	3'-0" x 7'-0"	B	WOOD	PAINTED		KD	METAL	PAINTED	PUSH/PULL (NO LATCH)	NICKEL, DULL	CLOSER, ADA THUMBTURN w/ OCCUPANCY INDICATOR, DUMMY LEVER (INTERIOR) / PUSH PLATE (EXTERIOR), FLOOR STOP, KICK PLATE
108	WOMEN'S RESTROOM	3'-0" x 7'-0"	B	WOOD	PAINTED		KD	METAL	PAINTED	PUSH/PULL (NO LATCH)	NICKEL, DULL	CLOSER, ADA THUMBTURN w/ OCCUPANCY INDICATOR, DUMMY LEVER (INTERIOR) / PUSH PLATE (EXTERIOR), FLOOR STOP, KICK PLATE

NOTES  
A DESIGNATION w/ '(e)' DENOTES EXISTING  
KD: KNOCK DOWN  
SF: STOREFRONT  
WD: WOOD



ACCESSIBILITY NOTES  
DOORS WITH CLOSERS SHALL HAVE A SWEEP PERIOD OF 3 SECONDS MINIMUM FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH.

ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL MEET ALL ADA REQUIREMENTS.

ALL DOORS SHALL HAVE ADA COMPLIANT LEVER STYLE HANDLES MOUNTED NO HIGHER THAN 48".

ALL DOORS SHALL HAVE ADA COMPLIANT LOCKS AND LATCHES AS REQUIRED PER LOCAL BUILDING CODE.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

ALL DOORS SHALL PROVIDE MIN. CLEARANCES AT LATCH SIDE:  
18" CLR. @ PULL SIDE  
12" CLR. @ PUSH SIDE

DOOR HARDWARE NOTES:  
FINISHES PER SCHEDULE  
DOOR HARDWARE  
PRIVACY ANSI F76  
ENTRY ANSI F109  
OFFICE ANSI F84  
STOREROOM ANSI F86

DOOR STOP: IVES FS410 (FLOOR MOUNTED)  
IVES WS404-CVX (WALL MOUNTED)  
\*COORD. FINISH w/ ADJACENT FINISH

CLOSER - COORD. FINISH w/ ADJACENT FINISH

**PARTITION TYPE SCHEDULE**

**A** 3-5/8" METAL STUDS @ 16" o.c. MAX. SEE 'GENERAL PARTITION TYPE NOTES' FOR REQUIRED SHEATHING INSULATION WHERE INDICATED ON PLAN (STC 45 MIN.) COORD. HEIGHT w/ ELEVATIONS 'A1' INDICATES FINISH AT ONE SIDE ONLY

**B** 7/8" METAL HAT CHANNEL @ 16" o.c. SEE 'GENERAL PARTITION TYPE NOTES' FOR REQUIRED SHEATHING FINISH AT ONE SIDE ONLY

**C** 3-5/8" METAL STUDS or 2x4 WOOD STUDS @ 24" o.c. PARTIAL HEIGHT WALL - SEE DETAIL FOR BAR/DIE/KNEE WALL FOR METAL STUDS. ATTACH TO FLOOR w/ CLARK DIETRICH EASY CLIP (D683) @ 48" o.c. MIN. - FASTEN w/ HILTI KWICK CON PROVIDE 3" x 3" METAL SUPPORT POST @ 60" o.c.

**GENERAL PARTITION TYPE NOTES**

METAL STUDS - SEE SCHEDULE  
5/8" TYPE 'X' GYP. BOARD BOTH SIDES, U.N.O. (MOLD & MOISTURE RESISTANT AT WET AREAS)  
• 5/8" CEMENT BOARD UP TO 12" AND 5/8" FRIT PLYWOOD ABOVE 12" AT BAR, SERVICE AND UTILITY - SEE DETAIL ##-##-##  
• 5/8" CEMENT BOARD FULL HEIGHT @ TILE LOCATIONS  
• 5/8" CEMENT BOARD FULL HEIGHT @ HOOD LOCATION  
COORD. FINISH FACE w/ FINISH PLAN - SHEET A2.20

**LEGEND**

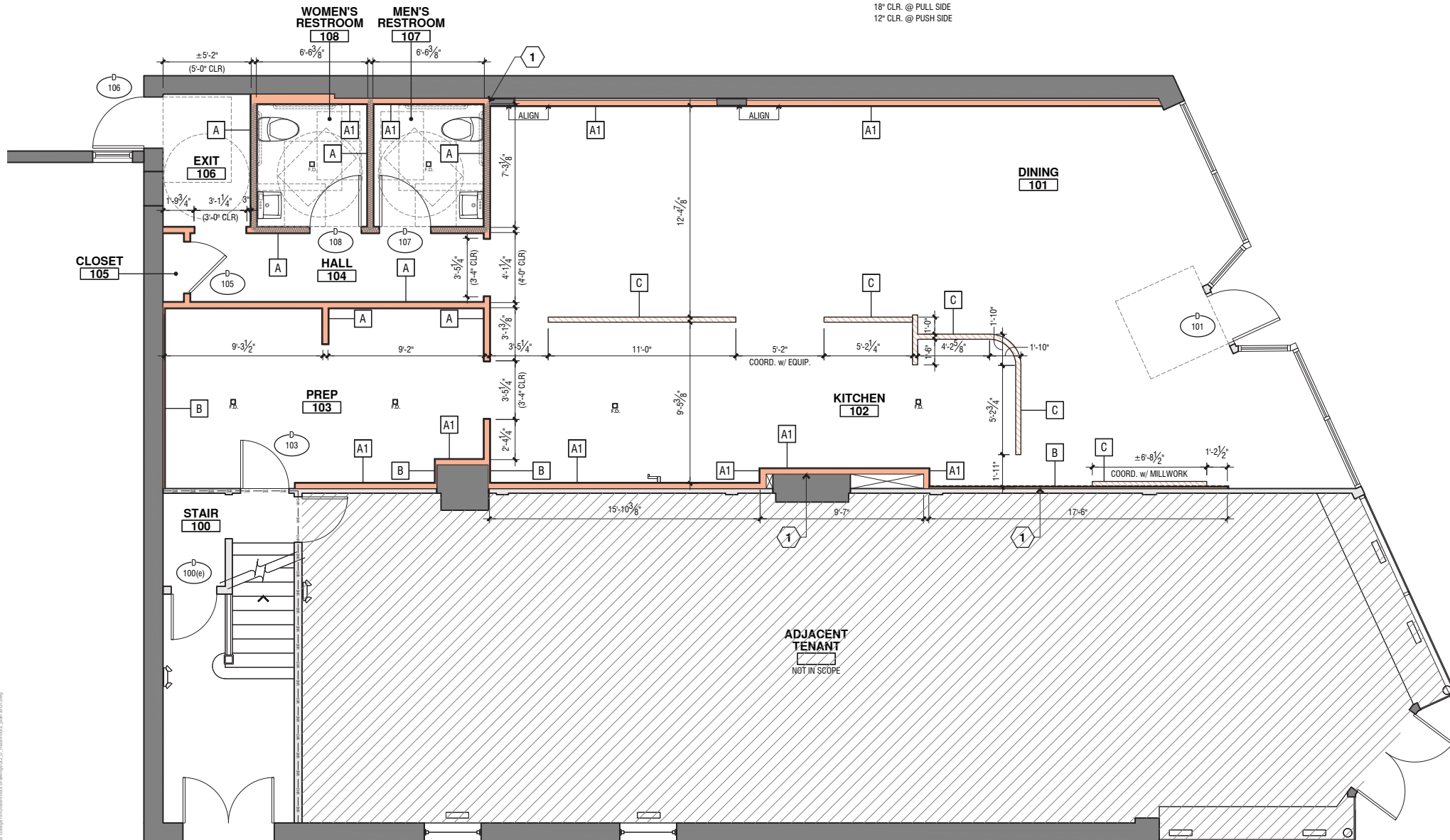
- EXISTING PARTITION
- NEW FULL-HEIGHT PARTITION
- NEW FULL-HEIGHT PARTITION w/ SOUND ATTENUATION BATT (STC 45 MIN.)
- KNEE WALL - COORD. HEIGHT w/ DETAILS

**GENERAL ARCHITECTURAL FLOOR PLAN NOTES**

- A. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- B. ALL DIMENSIONS FROM THE EXISTING DEMISING WALL ARE FROM THE FINISH FACE UNLESS NOTED OTHERWISE.
- C. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.
- D. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- E. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- F. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- G. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- H. CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.
- I. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- J. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- K. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- L. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- M. CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- N. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- O. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- P. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- Q. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETS, SHELVING, COUNTERS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.
- R. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED WITH METAL FRAMING SUCH AS USG SUSPENDED DRYWALL CEILING SYSTEM OR OTHER METAL SYSTEMS - COORDINATE w/ ARCHITECT.
- S. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS & RESTROOMS AS INDICATED ON PLAN.
- T. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450.
- U. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.
- V. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND COORDINATION REQUIRED FOR THE INSTALLATION OF ALL OWNER SUPPLIED ITEMS (FURNITURE, LIGHTING AND ARTWORK) UNLESS OTHERWISE NOTED.
- W. PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 75 FEET AS REQUIRED BY ICC SECTION 906 AND THE INTERNATIONAL FIRE CODE - LOCATE IN THE FIELD WITH FIRE MARSHALL.
- X. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.
- Y. LEVEL LANDINGS (1:48 SLOPE FOR 44" MIN.) SHALL BE PROVIDED AT EACH SIDE OF DOOR THRESHOLDS.
- Z. PATCH/REPAIR ALL EXISTING WALLS IN-KIND w/ SMOOTH GYP. BOARD.
- AA. EXISTING STOREFRONT TO REMAIN - NO WORK, U.N.O.

**ARCHITECTURAL FLOOR PLAN KEYNOTES**

1. FRAME WALL AGAINST EXISTING WALL.

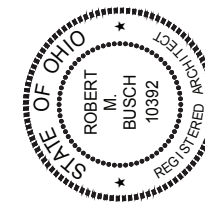


**1** ARCHITECTURAL FLOOR PLAN  
2.00 1/4" = 1'-0"  
GROUND FLOOR



**2** EXTERIOR ELEVATION  
2.00 1/4" = 1'-0"  
NO WORK (FOR REFERENCE ONLY)

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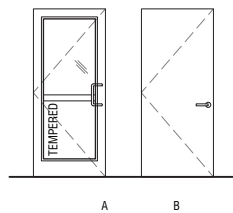
Robert M. Busch  
License #: 10392  
Exp. Date: 12/31/2020

**MASHROOTS**  
5903 Hamilton Avenue  
Cincinnati, Ohio 45224

**sheet A2.00**  
architectural floor plan [ground floor]  
14 april 2020 | use permit

DOOR SCHEDULE												NOTE: CONTRACTOR TO VERIFY IN FIELD CONDITION OF ALL EXIST DOORS
DOOR IDENTIFICATION		DOOR					FRAME			HARDWARE		COMMENT
DOOR ID	LOCATION	SIZE	TYPE	MATERIAL	FINISH	RATING	TYPE	MATERIAL	FINISH	TYPE	FINISH	
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18" CLR. @ PULL SIDE  
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DOOR HARDWARE NOTES:  
FINISHES PER SCHEDULE  
DOOR HARDWARE  
PRIVACY ANSI F76  
ENTRY ANSI F109  
OFFICE ANSI F84  
STOREROOM ANSI F86  
DOOR STOP: IVEFS410 (FLOOR MOUNTED)  
IVEFS404-CVX (WALL MOUNTED)  
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CLOSER - COORD. FINISH w/ ADJACENT FINISH

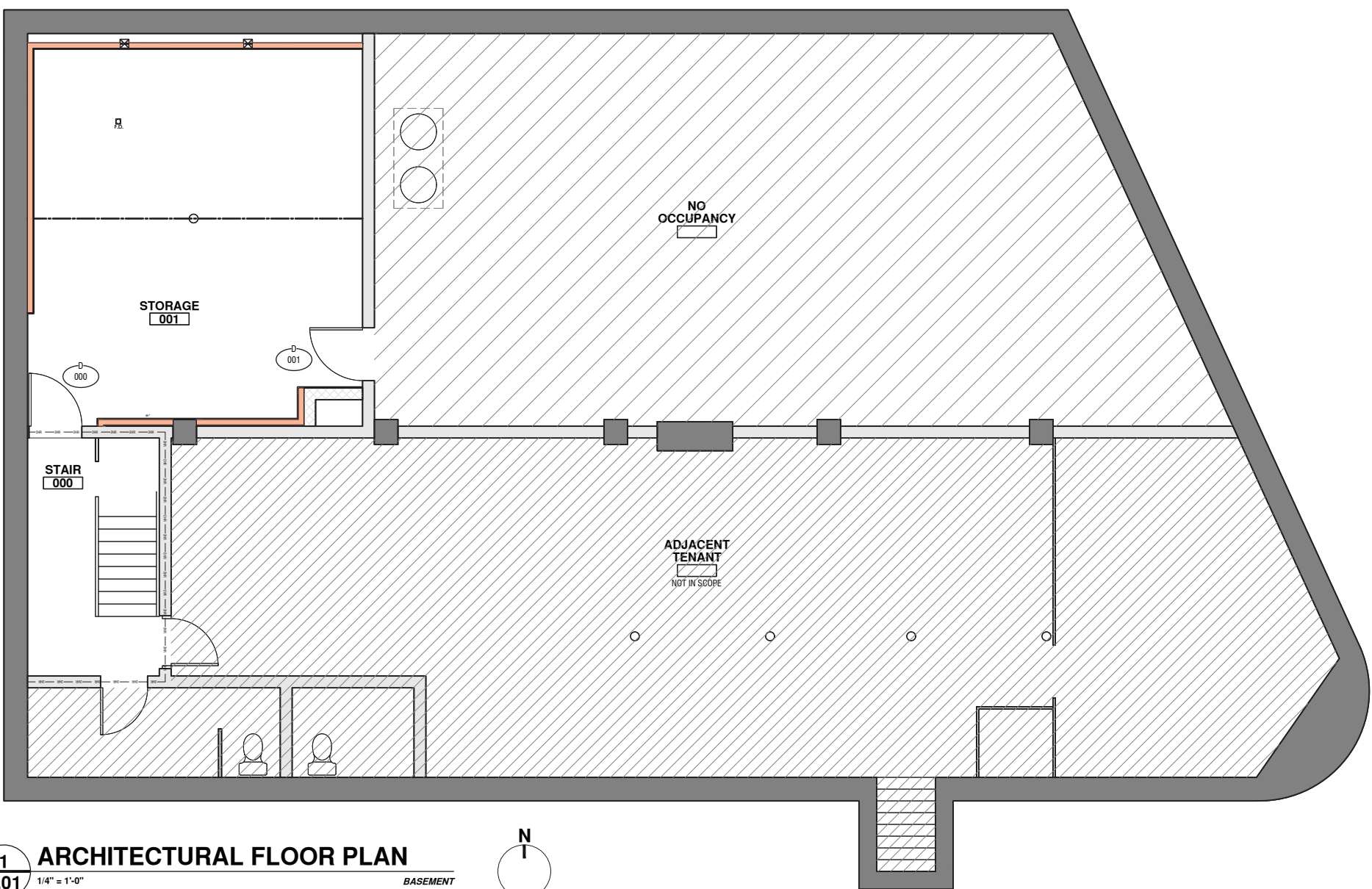
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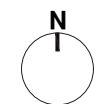
LEGEND  
EXISTING PARTITION  
NEW FULL-HEIGHT PARTITION  
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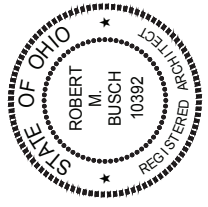
- ### ARCHITECTURAL FLOOR PLAN KEYNOTES
- FRAME WALL AGAINST EXISTING WALL.



1 ARCHITECTURAL FLOOR PLAN  
2.01 1/4" = 1'-0"  
BASEMENT



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3217 madison rd cincinnati ohio 45209  
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Robert M. Busch  
License #: 10392  
Exp. Date: 12/31/2020

MASHROOTS  
5903 Hamilton Avenue  
Cincinnati, Ohio 45224

sheet A2.01  
architectural floor plan [basement]  
14 april 2020 | use permit

**LIGHT FIXTURE SCHEDULE**

ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE NAME	MODEL #	FINISH	LAMP/TRIM TYPE	DM	REMARKS
A1	24" x 48" TROFFER (LED)	LITHONIA	EPANL LED		N/A	4800LM-3500K	NO	
A2	24" x 48" SURF. MTD. TROFFER (LED)	LITHONIA	EPANL LED w/ SMKSH		N/A	4800LM-3500K	NO	
B1	4" RECESSED FIXTURE	HALO	4" INSULATED CEILING AIR-TITE RECESSED	E4ICATS	WHITE/WHITE	SORAA SP20-11-25D-830-H1 / 999W	YES	
B2	4" RECESSED FIXTURE (ADJUSTABLE)	HALO	4" INSULATED CEILING AIR-TITE RECESSED	E4ICATS	WHITE/WHITE	SORAA SP20-11-25D-830-H1 / 996P	YES	
C1	TRACK FIXTURE	JUNO	TRAC-LITES LOW VOLTAGE SERIES	R701 WH	WHITE	SORAA SM16-07-36D-830-H1	YES	PROVIDE HEX CELL LOUVER (HCLBL 200)
D1	DECORATIVE FIXTURE	T.B.D.				18W MAX (LED)	YES	
E1	WALL SCONCE	T.B.D.				7W MAX (LED)	NO	
E2	WALL SCONCE	T.B.D.				7W MAX (LED)	NO	
F1	MONO-POINT TRACK FIXTURE	JUNO	TRAC-LITES LOW VOLTAGE SERIES	R701 WH	WHITE	SORAA SM16-07-36D-830-03 w/ T58 WH	NO	PROVIDE HEX CELL LOUVER (HCLBL 200)
EMX	EXIT / EMERGENCY COMBO	MULE LIGHTING	ALLIANCE LED SERIES				-	
EX	EXIT SIGN	MULE LIGHTING	PRECISION SERIES			EDGE LIT LED	-	RED LETTERS ON CLEAR PANEL
EM	EMERGENCY LIGHT	MULE LIGHTING	ELW SERIES				-	MATCH ADJACENT WALL FINISH

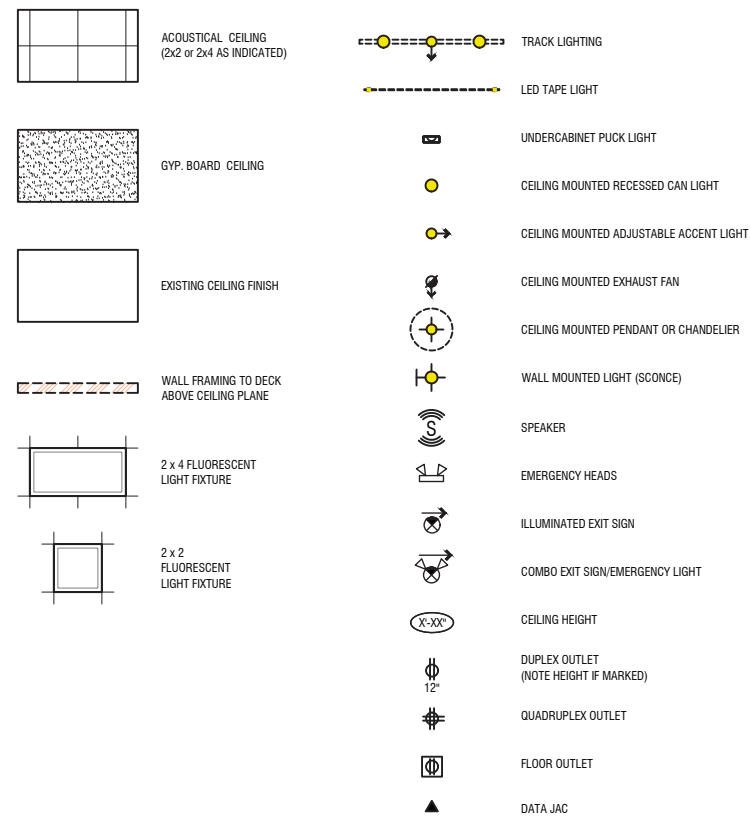
**LIGHT FIXTURE NOTES**

- REFER TO MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- REFER TO LIGHTING SUPPLIER'S SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
- RUBBER COATED OR LENSED LAMPS MAY BE NEEDED IN FOOD PREP AREAS. COORDINATE W/ ELECTRICAL.
- A/V & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
- COORDINATE ANY DIMMING LOCATIONS WITH LAMP SELECTIONS.
- REFER TO ENGINEERING DRAWINGS FOR SWITCHING/CONTROL SYSTEM LOCATIONS.
- CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURER'S APPROVED LIST.
- TRACK LIGHTING TO BE SURFACE MOUNTED, U.N.O.

**LED LAMP NOTES:**

- PROVIDE SUBMITTALS OF ALL LED LAMPS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO ORDERING.
- ALL MR16 LED LAMPS ARE TO RECEIVE COLORED GELS FOR FILTERING. CONFIRM SUITABILITY OF ACCESSORIES PRIOR TO SUBMITTAL.
- ALL TRACK FIXTURES ARE TO RECEIVE HEX CELL LOUVER ATTACHMENT. CONFIRM SUITABILITY OF ACCESSORIES PRIOR TO SUBMITTAL.
- NOTE DIMMING REQUIREMENTS PER SCHEDULE AND CONFIRM SUITABILITY OF DIMMING DEVICE WITH LIGHTING CIRCUIT.
- LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LINE ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR OWNER AND ARCHITECT REVIEW.
- ALL LAMPS TO BE 3000K MAX. COLOR TEMPERATURE, U.N.O.

**LEGEND**



**GENERAL REFLECTED CEILING PLAN NOTES**

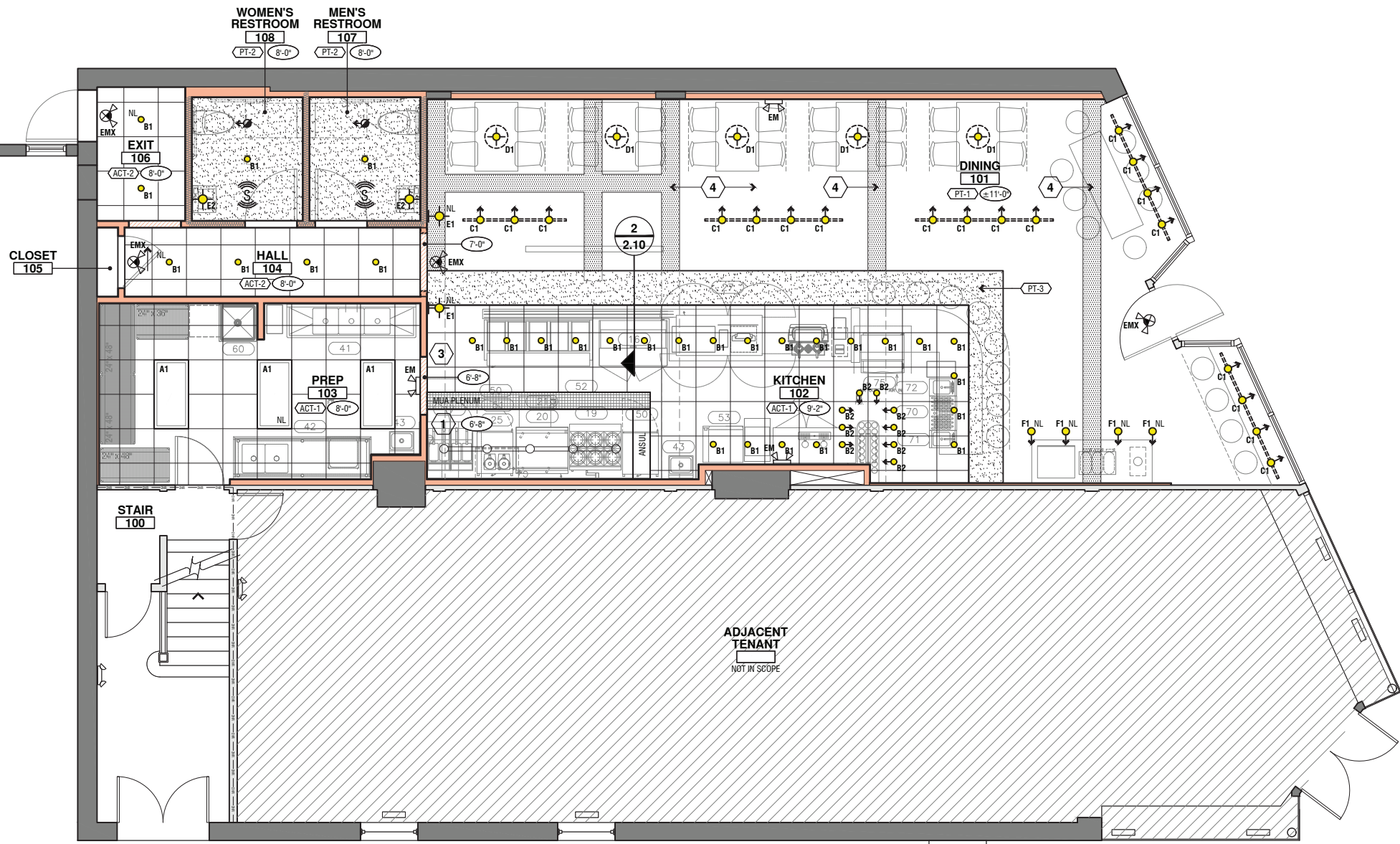
- THIS SHEET IS INTENDED TO SHOW ARRANGEMENT OF ALL MAJOR CEILING DEVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SEPARATE TRADES AND RESOLVING POTENTIAL CEILING CONFLICTS. COORDINATE W/ PM&E DRAWINGS.
- ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.
- ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED W/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.
- CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE U.N.O.
- ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
- LIGHT FIXTURES LOCATED IN CEILING GRID ARE NOT NECESSARILY CENTERED IN EACH CEILING TILE (ALTHOUGH PREFERRED). FOLLOW DIMENSIONS ON PLAN. IF NO DIMENSIONS PRESENT CONTACT ARCHITECT TO VERIFY LOCATION.
- LIGHT FIXTURES TO BE LOCATED AS INDICATED ON THIS PLAN. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION - CONTACT ARCHITECT/ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
- REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH ADJACENT FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.
- THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
- ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FINISHED FLOOR AND SUBSTRATE REPAIRS/OVERLAYMENT WITH CONTRACTORS PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION TO ACHIEVE NOTED REQUIRED DIMENSIONS.
- ALL SOFFIT/CEILING DIMENSIONS ARE TO FINISHED FACE U.N.O.
- G.C. TO PROVIDE ADEQUATE CLEARANCE FOR FIXTURES, DUCTS, CEILING TO MAINTAIN SPECIFIC HEIGHTS. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING - REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.
- ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
- COORD. HANGING HEIGHTS OF DECORATIVE LIGHTING IN FIELD w/ OWNER/ARCHITECT.
- ALL FLOOR/WALL/CEILING/ROOF PENETRATIONS TO BE BY G.C.
- WATER HEATER TO BE MOUNTED HIGH ABOVE MOP SINK - PROVIDE CIRCUIT CONTROLS.
- COORD. PREFERRED AUDIO/VIDEO SETUP w/ OWNER, INCLUDING VENDOR SELECTION.
- ALL CONVENIENCE OUTLETS TO INCLUDE USB PORTS. COORD. COLOR w/ ADJACENT FINISH.
- EGRESS LIGHTING DENOTED BY 'NL' TO BE CIRCUITED THROUGH INVERTER FOR MIN. 90 MINUTE EMERGENCY POWER. INVERTER SHALL OVERRIDE ALL DIMMING SIGNALS SUCH THAT IN THE EVENT OF AN EMERGENCY ALL LIGHTING ACTIVATES AT 100% LIGHT OUTPUT.
- PROVIDE SOUND PANELS - COORD. IN FIELD w/ OWNER/ARCHITECT.

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STATE OF OHIO  
 ROBERT M. BUSCH  
 10392  
 REGISTERED ARCHITECT

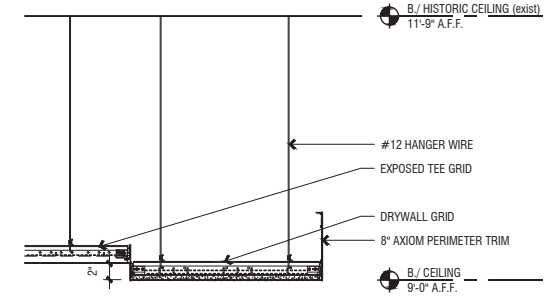
Robert M. Busch  
 License #: 10392  
 Exp. Date: 12/31/2020

**MASHROOTS**  
 5903 Hamilton Avenue  
 Cincinnati, Ohio 45224



**REFLECTED CEILING PLAN KEYNOTES**

- TYPE-I EXHAUST HOOD TO EXTERIOR (under separate permit by others). HOOD SHALL BE LISTED & LABELED IN ACCORDANCE w/ UL 710. COORDINATE REQUIREMENTS FOR EXHAUST, MUA and LIGHTING w/ HOOD MANUFACTURER. NO COMBUSTIBLES w/in 18" OF HOOD. TYP. ENTIRE WALL SURFACE UNDER HOOD and w/in 18" OF EACH SIDE TO BE COVERED IN NON-COMBUSTIBLE MATERIAL (COORD. FINISH w/ FINISH PLAN) FROM FLOOR TO BOTTOM OF HOOD. TYP. GREASE DUCT TO BE 18" CLR. FROM COMBUSTIBLES OR HAVE APPROVED ZERO CLEARANCE DUCT WRAP LISTED & LABELED IN ACCORDANCE w/ ASTM E2336. PROVIDE LIGHTING AS REED TO MAINTAIN 50 FOOTCANDLES AT 30" A./ SURFACE. PROVIDE REMOTE ANSUL CABINET.
- WALK-IN COOLER MFG. TO PROVIDE 10 FOOTCANDLES MIN. LIGHTING @ 30" A.F.F.
- COORD. BULKHEAD HEIGHT w/ ADJACENT EXHAUST HOOD.
- HISTORIC TIN CEILING AND BEAMS TO REMAIN.
- PROVIDE GYP. BOARD SOFFIT AROUND EXISTING BEAM - HOLD TIGHT TO EXISTING BEAM.



**1 REFLECTED CEILING PLAN**  
 2.10 1/4" = 1'-0"  
 GROUND FLOOR

**2 CEILING SOFFIT**  
 2.10 1/4" = 1'-0"

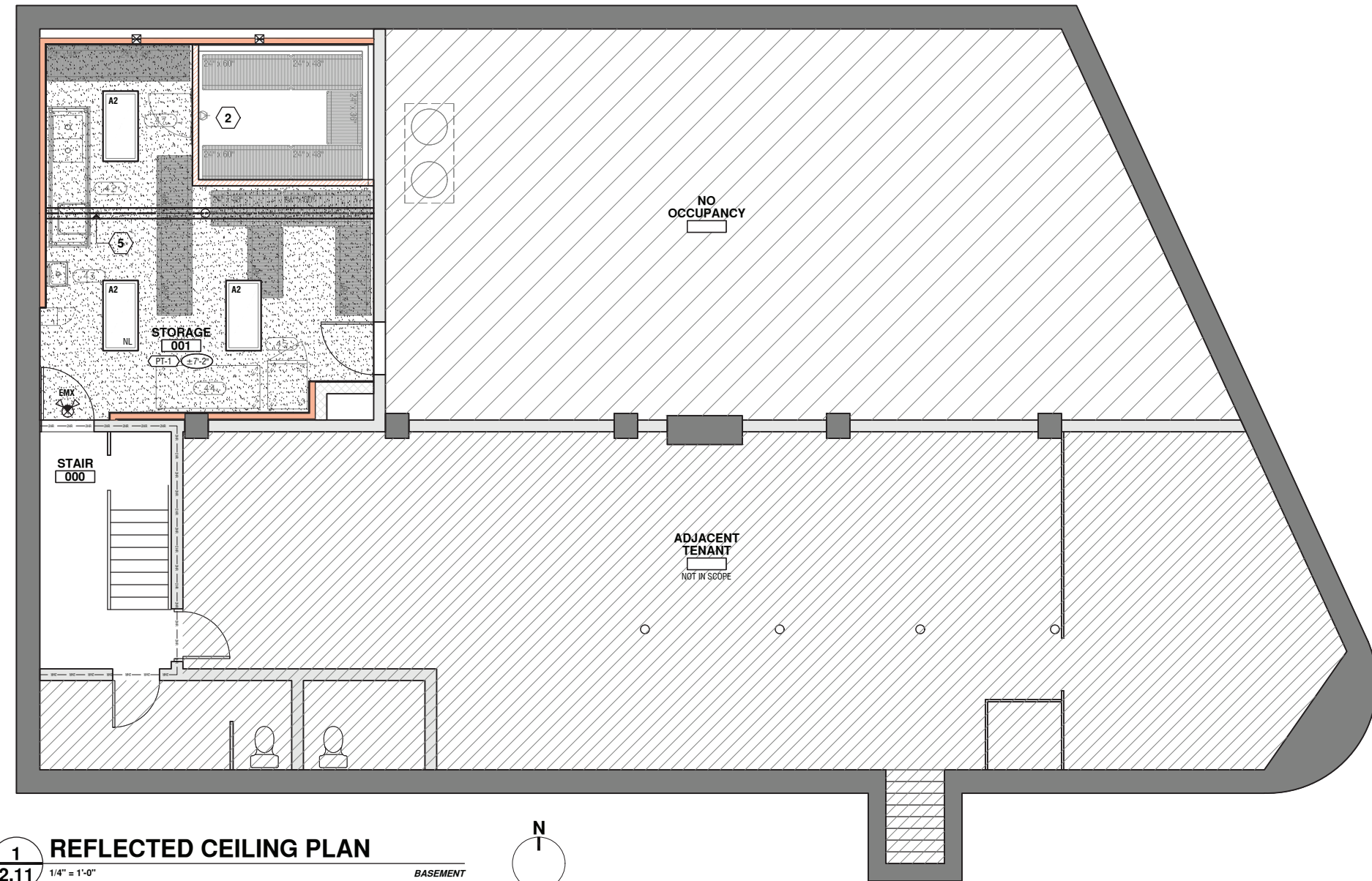
ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE NAME	MODEL #	FINISH	LAMP/TRIM TYPE	DM	REMARKS
A1	24" x 48" TROFFER (LED)	LITHONIA	EPANL LED		N/A	4800LM-3500K	NO	
A2	24" x 48" SURF. MTD. TROFFER (LED)	LITHONIA	EPANL LED w/ SMKSH		N/A	4800LM-3500K	NO	
B1	4" RECESSED FIXTURE	HALO	4" INSULATED CEILING AIR-TITE RECESSED	E4ICATS8	WHITE/WHITE	SORAA SP20-11-25D-830-H1 / 999W	YES	
B2	4" RECESSED FIXTURE (ADJUSTABLE)	HALO	4" INSULATED CEILING AIR-TITE RECESSED	E4ICATS8	WHITE/WHITE	SORAA SP20-11-25D-830-H1 / 996P	YES	
C1	TRACK FIXTURE	JUNO	TRAC-LITES LOW VOLTAGE SERIES	R701 WH	WHITE	SORAA SM16-07-36D-830-H1	YES	PROVIDE HEX CELL LOUVER (HCLBL 200)
D1	DECORATIVE FIXTURE	T.B.D.				18W MAX (LED)	YES	
E1	WALL SCONCE	T.B.D.				7W MAX (LED)	NO	
E2	WALL SCONCE	T.B.D.				7W MAX (LED)	NO	
F1	MONO-POINT TRACK FIXTURE	JUNO	TRAC-LITES LOW VOLTAGE SERIES	R701 WH	WHITE	SORAA SM16-07-36D-830-03 w/ T58 WH	NO	PROVIDE HEX CELL LOUVER (HCLBL 200)
EMX	EXIT / EMERGENCY COMBO	MULE LIGHTING	ALLIANCE LED SERIES				-	
EX	EXIT SIGN	MULE LIGHTING	PRECISION SERIES			EDGE LIT LED	-	RED LETTERS ON CLEAR PANEL
EM	EMERGENCY LIGHT	MULE LIGHTING	ELW SERIES				-	MATCH ADJACENT WALL FINISH

- LIGHT FIXTURE NOTES**
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
  - REFER TO LIGHTING SUPPLIER'S SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
  - RUBBER COATED OR LENSED LAMPS MAY BE NEEDED IN FOOD PREP AREAS. COORDINATE W/ ELECTRICAL.
  - AV & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
  - COORDINATE ANY DIMMING LOCATIONS WITH LAMP SELECTIONS.
  - REFER TO ENGINEERING DRAWINGS FOR SWITCHING/CONTROL SYSTEM LOCATIONS.
  - CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURER'S APPROVED LIST.
  - TRACK LIGHTING TO BE SURFACE MOUNTED, U.N.O.
- LED LAMP NOTES:**
- PROVIDE SUBMITTALS OF ALL LED LAMPS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO ORDERING.
  - ALL MR16 LED LAMPS ARE TO RECEIVE COLORED GELS FOR FILTERING. CONFIRM SUITABILITY OF ACCESSORIES PRIOR TO SUBMITTAL.
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  - LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LINE ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR OWNER AND ARCHITECT REVIEW.
  - ALL LAMPS TO BE 3000K MAX. COLOR TEMPERATURE, U.N.O.

**LEGEND**

- ACOUSTICAL CEILING (2x2 or 2x4 AS INDICATED)
- GYP. BOARD CEILING
- EXISTING CEILING FINISH
- WALL FRAMING TO DECK ABOVE CEILING PLANE
- 2 x 4 FLUORESCENT LIGHT FIXTURE
- 2 x 2 FLUORESCENT LIGHT FIXTURE
- TRACK LIGHTING
- LED TAPE LIGHT
- UNDERCABINET PUCK LIGHT
- CEILING MOUNTED RECESSED CAN LIGHT
- CEILING MOUNTED ADJUSTABLE ACCENT LIGHT
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED PENDANT OR CHANDELIER
- WALL MOUNTED LIGHT (SCONCE)
- SPEAKER
- EMERGENCY HEADS
- ILLUMINATED EXIT SIGN
- COMBO EXIT SIGN/EMERGENCY LIGHT
- CEILING HEIGHT
- DUPLEX OUTLET (NOTE HEIGHT IF MARKED)
- QUADRUPLEX OUTLET
- FLOOR OUTLET
- DATA JAC

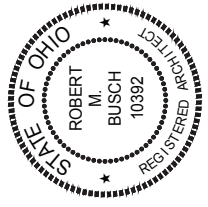
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  - ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
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  - PROVIDE SOUND PANELS - COORD. IN FIELD w/ OWNER/ARCHITECT.



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  - WALK-IN COOLER MFG. TO PROVIDE 10 FOOTCANDLES MIN. LIGHTING @ 30" A.F.F.
  - COORD. BULKHEAD HEIGHT w/ ADJACENT EXHAUST HOOD.
  - HISTORIC TIN CEILING AND BEAMS TO REMAIN.
  - PROVIDE GYP. BOARD SOFFIT AROUND EXISTING BEAM - HOLD TIGHT TO EXISTING BEAM.

**1 REFLECTED CEILING PLAN**  
2.11 1/4" = 1'-0" BASEMENT

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Robert M. Busch  
 License #: 10392  
 Exp. Date: 12/31/2020

**MASHROOTS**  
 5903 Hamilton Avenue  
 Cincinnati, Ohio 45224

**sheet A2.11**  
 reflected ceiling plan [basement]  
 14 april 2020 | use permit

FINISH SCHEDULE			
KEY	MANUFACTURER	DESCRIPTION	
ACUSTIC CEILING TILE	ACT-1	ARMSTRONG	KITCHEN ZONE size: 24" X 24" X 5/8" color: WHITE grid: PRELUDE size: 15/16" color: WHITE - PROVIDE ALUMINUM CAP <i>*NOTE: ALL CEILINGS IN KITCHEN, PREP AND DISH AREAS ARE TO BE WASHABLE AND SCRUBBABLE</i>
	B-1	TARKETT	TRADITIONAL 4" color: ICICLE (08) - 3/8" MIN. COVE [provide at all 'CO-1' locations]
BASE	B-2	TARKETT	TRADITIONAL 4" color: BLACK MAGIC (TG4) - 3/8" MIN. COVE
	CO-1	EXISTING CONCRETE FLOOR	EXISTING CONCRETE FLOOR TO BE CLEANED AND SEALED TO MEET HEALTH DEPT. REQUIREMENTS - PROVIDE COVE BASE [B-1] AT ALL FLOOR TO WALL JUNCTIONS, U.N.O.
FIBERGLASS REINFORCED PANEL	FRP-1	MARLITE	CLASSIC III/C color: WHITE (S-100) finish: SMOOTH - INSTALL FULL HEIGHT WHERE APPLIED TO WALLS
	FRP-2	MARLITE	CLASSIC III/C color: BLACK (S-807) finish: SMOOTH - INSTALL FULL HEIGHT WHERE APPLIED TO WALLS
GLASS	GL-1	BY GC	3/8" LOW-IRON VISION GLASS - TEMPERED [sneeze guard]
	SS-1	STAINLESS STEEL PANELS	304 STAINLESS STEEL gauge: 18 finish: #4 BRUSHED (MATTE) or SUPPLIED BY FSE SUPPLIER
METAL	MTL-1	BASE MOLDING MK	height: 4" metal: 24 GA. STEEL color: MATTE BLACK mounting: PLAIN BACK
	PT-1	SHERWIN WILLIAMS	PROMAR 200 ZERO VOC color: NEBULOUS WHITE (SW 7063)
PAINT	PT-2	SHERWIN WILLIAMS	PROMAR 200 ZERO VOC color: IRON ORE (SW 7069)
	PT-3	SHERWIN WILLIAMS	PROMAR 200 ZERO VOC color: T.B.D.

FINISH SCHEDULE			
KEY	MANUFACTURER	DESCRIPTION	
PLASTIC LAMINATE	PL-1	FORMICA	[wainscot]
	PL-2	FORMICA	[service cabinet]
	PL-3	FORMICA	[beverage doors]
STONE	ST-1	T.B.D.	[service counter]
	T-1	T.B.D.	grout: MAPEI ULTRACOLOR PLUS FA color: T.B.D. width: 1/16"
	T-2	T.B.D.	grout: MAPEI ULTRACOLOR PLUS FA color: T.B.D. width: 1/16"
	T-3	T.B.D.	grout: MAPEI ULTRACOLOR PLUS FA color: T.B.D. width: 1/16"
TILE	T-4	DALTILE	QUARRY TILE size: 6" x 6" color: CHARCOAL grout: MAPEI KERAPOXY color: #47 CHARCOAL
	WD-1	BY GC	WHITE OAK finish: MATTE size: 5-1/4" length: RANDOM [flooring]
WOOD	WD-2		WOOD PANEL [service die wall]

FURNITURE SCHEDULE			
KEY	MANUFACTURER	DESCRIPTION	
CHAIRS	CH-1	T.B.D.	DINING CHAIR
	CH-2	T.B.D.	BAR STOOL
	CH-3	T.B.D.	COUNTER CHAIR
TABLES	T-1	T.B.D.	size: 30" x 48" x 30" *FIXED*
	T-2	T.B.D.	size: 24" x 72" x 30"

### FINISH + FURNITURE PLAN NOTES:

- ALL DIMENSIONS ARE FROM FINISH FACE, U.N.O.
- ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMANLIKE MANNER.
- ALL MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
- ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL BE NOT LESS THAN CLASS 'C'.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP and/or REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.
- FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.
- ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.
- ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE and THREE COATS OF JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS, TAPED and SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH. JUST PRIOR TO THE APPLICATION OF PAINT, WIPE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
- THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING and BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
- ALL SURFACES ARE TO BE PREPPED TO RECEIVE SCHEDULED FINISH.
- PAINT ALL DOORS and JAMBS SEMI-GLOSS TO MATCH ADJACENT FINISH, U.N.O.
- PAINT ALL DEVICES, DIFFUSERS, COMPONENTS, TRIM, ETC. TO MATCH ADJACENT FINISH, U.N.O.
- GENERAL CONTRACTOR TO PAINT ALL EXPOSED CEILING that WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.
- PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.
- REFER TO ELEVATIONS FOR SPECIFIC FINISH LOCATIONS.
- ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM ARCHITECT.
- TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. REFER TO FINISH SCHEDULE.
- ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS and SPECIFICATIONS. VERIFY w/ MANUFACTURER PRIOR TO INSTALLATION.
- THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURER'S INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE and CARPET AREAS PER SPECIFICATIONS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX SLOPE OF 1:20.
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- INSTALL CLEAR SEALANT AROUND ALL FOOD SERVICE EQUIPMENT AND AT ANY MISCELLANEOUS GAPS TO MEET HEALTH DEPARTMENT INSPECTION.
- WOOD BLOCKING FOR SUPPORT OF FIXTURES, ACCESSORIES ETC. SHALL BE CONSTRUCTION and/or STANDARD GRADE HEM-FIR.
- GYPSUM WALLBOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. TYPE 'X' FIRE RESISTANT TYPE SHALL BE USED. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE USED AT TOILET ROOMS and KITCHEN AREAS AS INDICATED ON DRAWINGS.
- CONTRACTOR TO COORDINATE ALL EQUIPMENT RELATED PLUMBING and FLOOR DRAIN LOCATIONS WITH CABINERY DESIGN and EQUIPMENT REQUIREMENTS.
- PROVIDE STAINLESS STEEL CORNER GUARDS FULL HEIGHT AT ALL FINISHED GYP. BOARD and FRP WALLS.


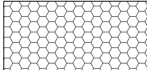
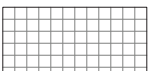
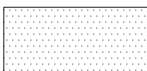
### FINISH + FURNITURE PLAN KEYNOTES

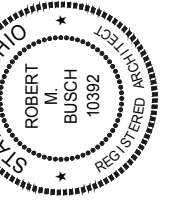
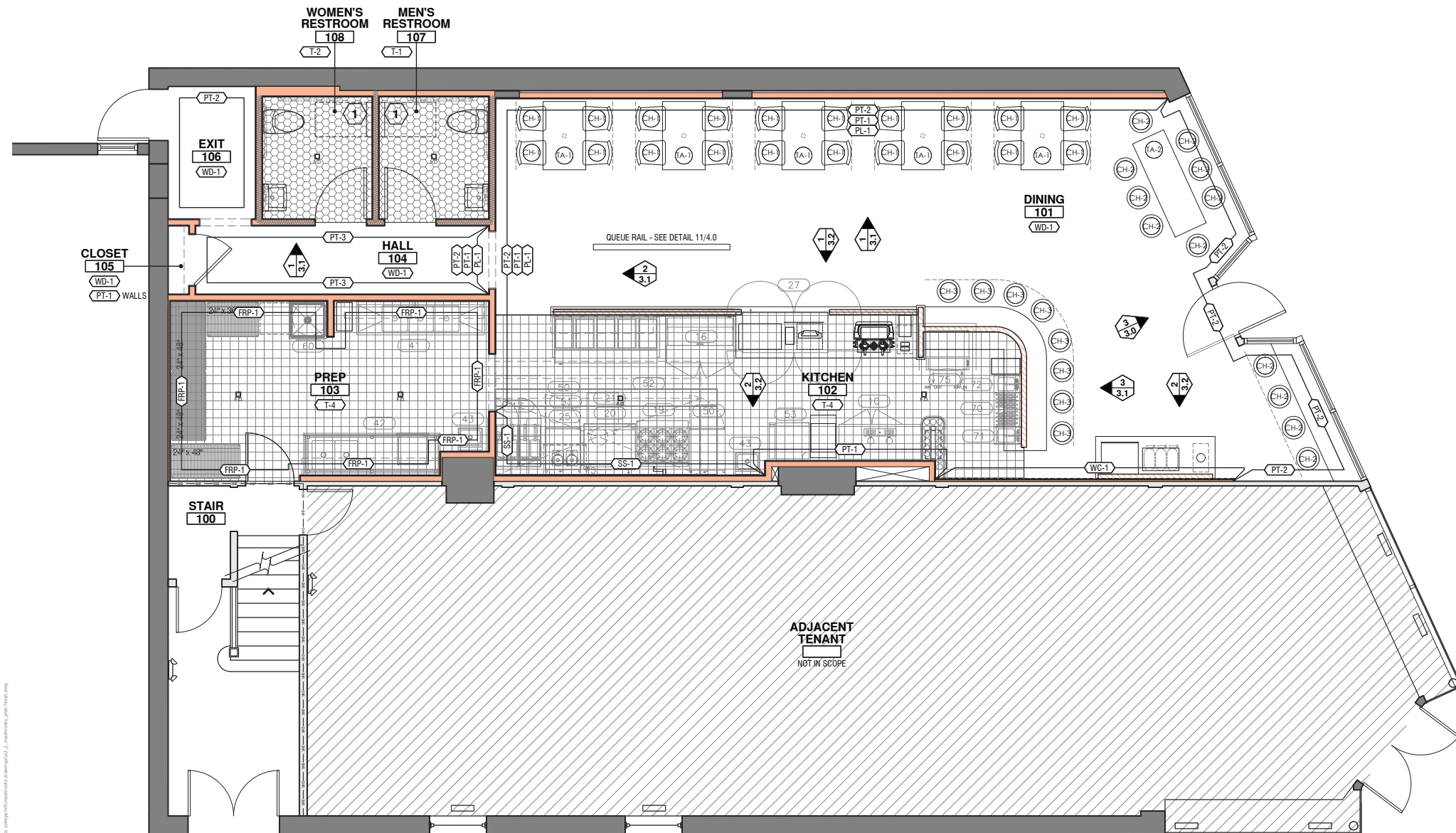
- SEE INTERIOR ELEVATIONS FOR FINISHES.
- WALK-IN COOLER: DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, CHANGE IN FLOOR LEVELS TO BE 1/4" MAX. MAINTAIN 2" MIN. AIRSPACE AROUND PERIMETER OF WALK-IN PANELS (OR GREATER DISTANCE IF REQUIRED BY MANUFACTURER), WALLS TO BE 4" OR LESS. FLAME SPREAD INDEX TO BE 75 OR LESS. FOAM PLASTIC TO BE COVERED BY METAL FACING NOT LESS THAN 0.032" THICK ALUMINUM OR CORROSION-RESISTANT STEEL HAVING A MINIMUM BASE METAL THICKNESS OF 0.016". COORDINATE w/ MANUFACTURER'S SHOP DRAWINGS and INSTALLATION REQUIREMENTS. - COOLER AREA: 80 SQ. FT.
- LOCKERS FOR EMPLOYEE STORAGE.

### PAINT NOTES:

FLAT: CEILINGS  
EGGSHELL: WALLS  
SEMI-GLOSS: DOORS, FRAMES, BASE, & TRIM (AS REQUIRED)

### LEGEND

	
WB-1 FINISHED HARDWOOD	T-1 T-2 DECORATIVE TILE
	
T-4 QUARRY TILE	CO-1 EXISTING CONCRETE (SEALED)





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**FINISH + FURNITURE PLAN NOTES:**

- A. ALL DIMENSIONS ARE FROM FINISH FACE, U.N.O.
- B. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT and CONSTRUCTED IN A NEAT, WORKMANLIKE MANNER.
- C. ALL MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
- D. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL BE NOT LESS THAN CLASS 'C'.
- E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW and EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP and/or REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.
- F. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.
- G. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.
- H. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE and THREE COATS OF JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS, TAPED and SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH. JUST PRIOR TO THE APPLICATION OF PAINT, WIPE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
- I. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING and BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- J. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
- K. ALL SURFACES ARE TO BE PREPPED TO RECEIVE SCHEDULED FINISH.
- L. PAINT ALL DOORS and JAMBS SEMI-GLOSS TO MATCH ADJACENT FINISH, U.N.O.
- M. PAINT ALL DEVICES, DIFFUSERS, COMPONENTS, TRIM, ETC. TO MATCH ADJACENT FINISH, U.N.O.
- N. GENERAL CONTRACTOR TO PAINT ALL EXPOSED CEILING THAT WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.
- O. PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.
- P. REFER TO ELEVATIONS FOR SPECIFIC FINISH LOCATIONS.
- Q. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM ARCHITECT.
- AA. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. REFER TO FINISH SCHEDULE.
- AB. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS and SPECIFICATIONS. VERIFY w/ MANUFACTURER PRIOR TO INSTALLATION.
- AC. THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURER'S INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE and CARPET AREAS PER SPECIFICATIONS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX SLOPE OF 1:20.
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- AG. GYPSUM WALLBOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. TYPE 'X' FIRE RESISTANT TYPE SHALL BE USED. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE USED AT TOILET ROOMS and KITCHEN AREAS AS INDICATED ON DRAWINGS.
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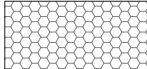
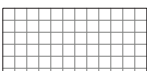
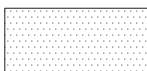
**FINISH + FURNITURE PLAN KEYNOTES**

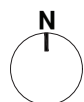
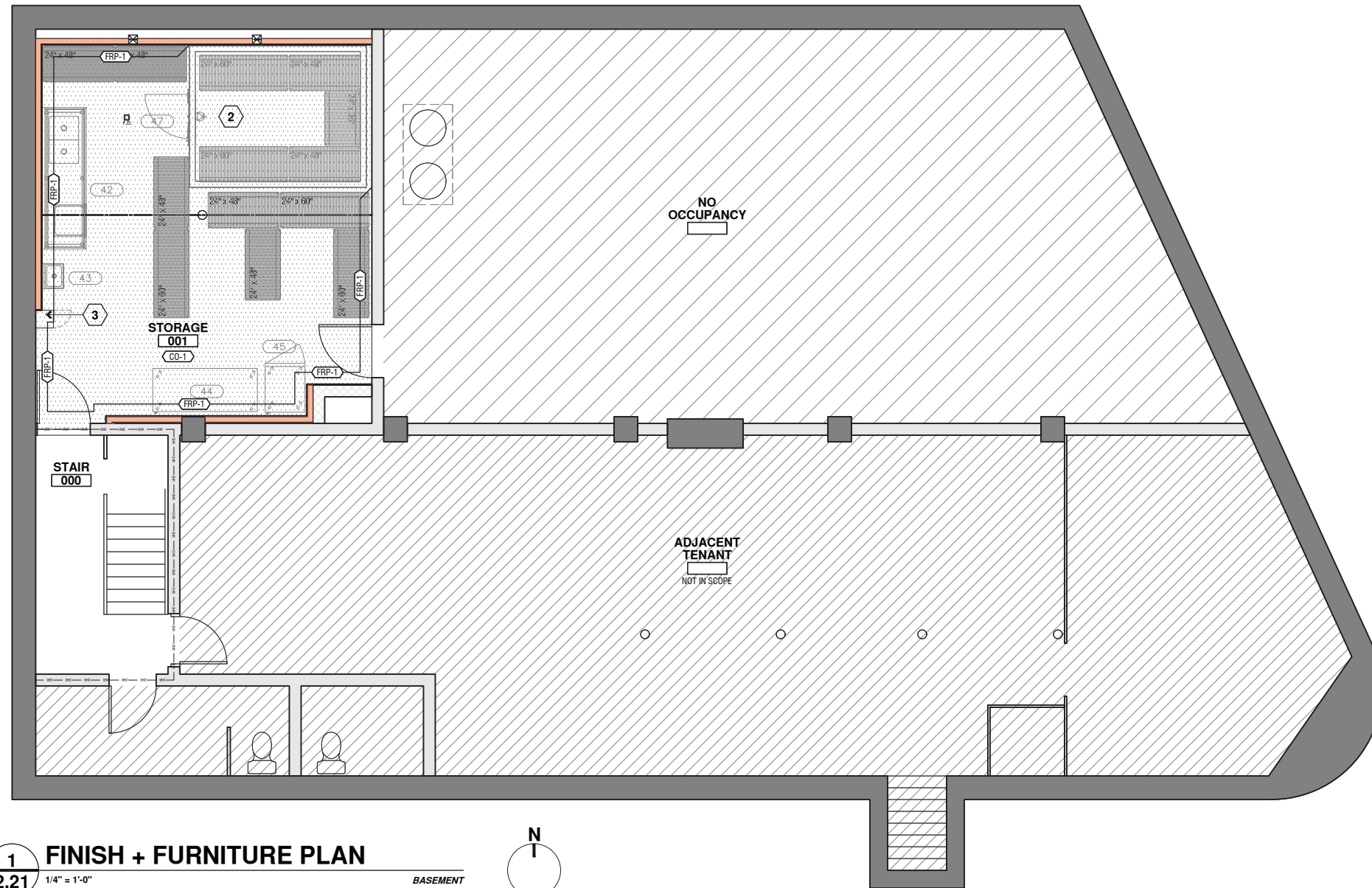
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- 3. LOCKERS FOR EMPLOYEE STORAGE.

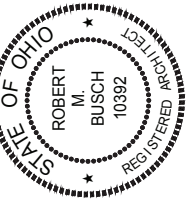
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- SEMI-GLOSS: DOORS, FRAMES, BASE, & TRIM (AS REQUIRED)

**LEGEND**

	
WB-1 FINISHED HARDWOOD	T-1 T-2 DECORATIVE TILE
	
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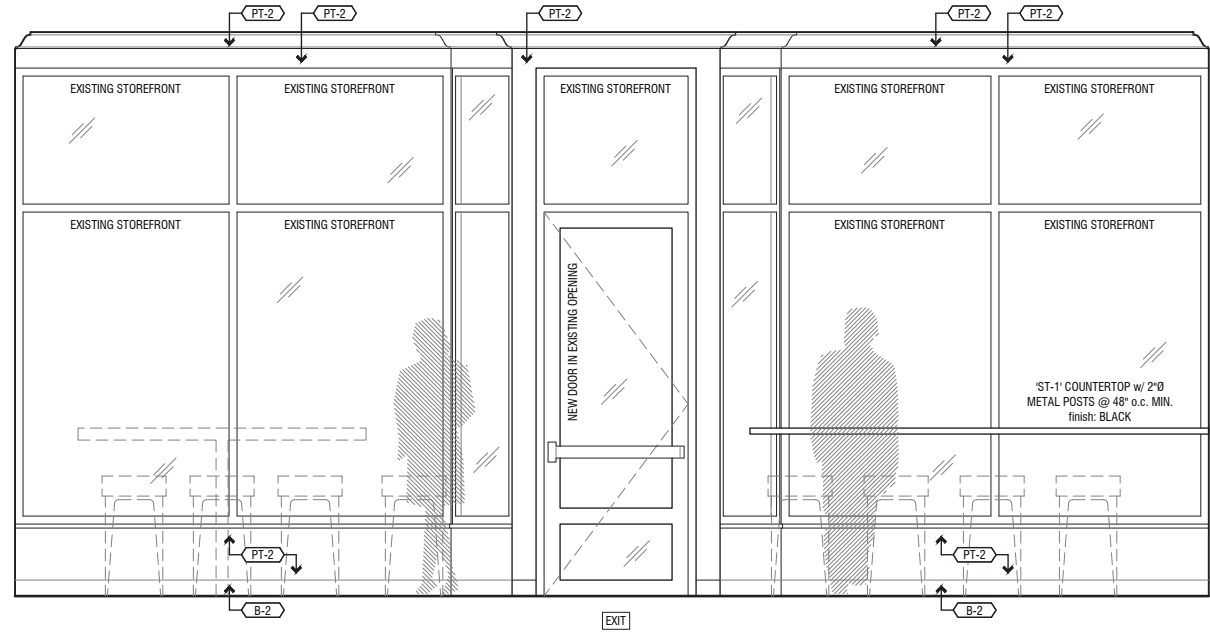




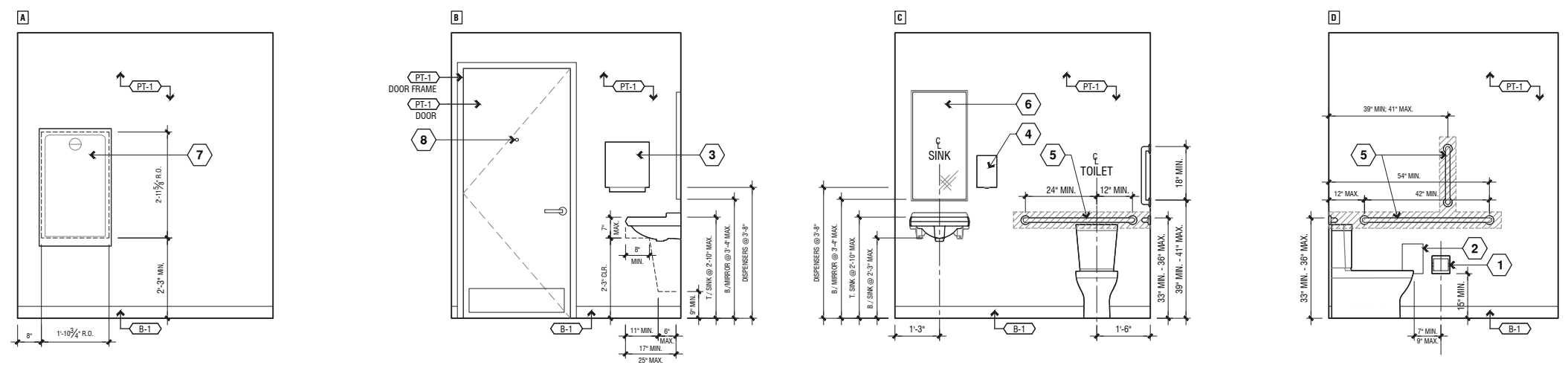
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Exp. Date: 12/31/2020

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**3**  
**3.0** 1/2" = 1'-0"  
**INTERIOR ELEVATION**  
STOREFRONT



**2**  
**3.0** 1/2" = 1'-0"  
**INTERIOR ELEVATIONS**

RESTROOMS (NOTE: MIRROR ELEVATIONS FOR ADJACENT RESTROOM)

**GENERAL RESTROOM NOTES**

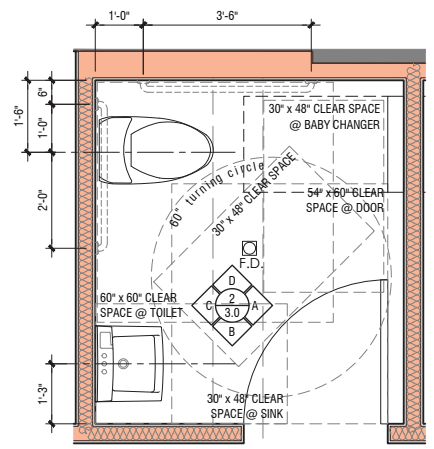
- FLOOR SURFACE IN RESTROOMS TO BE TILE OR SIMILAR SMOOTH, HARD, NONABSORBENT MATERIAL w/ 4" MIN. COVE BASE TURNED UP AT FLOOR AND WALL INTERSECTION, U.N.O.
- MOISTURE RESISTANT GYP. BOARD AND EPOXY PAINT TO BE USED w/in 2'-0" MIN. HORIZONTALLY AND 4'-0" MIN. VERTICALLY FROM ALL WATER CLOSETS AND URINALS OR SIMILAR SMOOTH, HARD, NONABSORBENT MATERIAL, U.N.O.
- FINISHES ARE TYPICAL FOR ALL RESTROOMS, U.N.O.

**RESTROOM KEYNOTES**

- TOILET PAPER DISPENSER
- FEMININE NAPKIN DISPOSAL
- PAPER TOWEL DISPENSER
- SOAP DISPENSER
- PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS
- MIRROR
- BABY CHANGER - SURFACE MOUNT
- COAT HOOK @ 60" A.F.F.

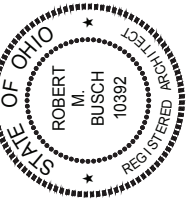
**ACCESSIBLE RESTROOM NOTES**

- PROVIDE GRAB BARS ON SIDE AND BACK OF WATER CLOSET:
  - GRAB BARS TO BE PARALLEL TO THE FLOOR
  - SIDE BARS TO BE 42" LONG MIN. & PROJECT 24" MIN. IN FRONT OF WATER CLOSET STOOL. GRAB BAR @ BACK TO BE 36" MIN. LONG.
  - DIAMETER OF GRAB BARS TO BE 1-1/4" TO 1-1/2"
  - PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BARS AND WALL
  - GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 POUND LOAD
  - GRAB BARS TO BE STAINLESS STEEL FINISH U.N.O.
- SEE DOOR SCHEDULE FOR ACCESSIBILITY NOTES PERTAINING TO DOORS & HARDWARE
- MOUNT LAVATORIES WITH A MINIMUM CLEARANCE OF 27" FROM THE FLOOR TO THE BOTTOM OF THE APRON. PROVIDE KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH WITH 8" MINIMUM WIDTH, AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.
- INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
- PROVIDE SIGNAGE USING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE BATHROOM. INCLUDE THE REQUIRED GRADE II BRAILLE ON THE PICTOGRAM PER THE ADAAG RECOMMENDATIONS.
- ALL ELECTRICAL AND MECHANICAL DEVICES, INCLUDING BUT NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, OUTLETS, AND OTHER DEVICES SHALL BE MOUNTED BETWEEN 9" AND 54" ABOVE THE FINISHED FLOOR.



**1**  
**3.0** 1/2" = 1'-0"  
**RESTROOM PLAN**

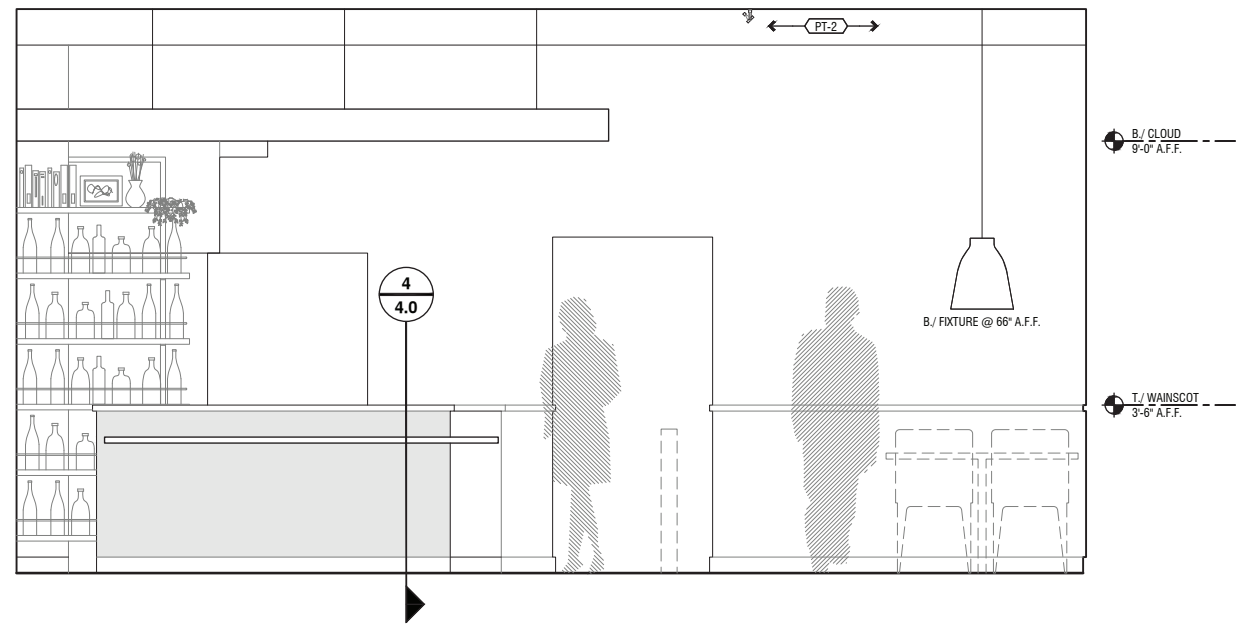
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interior elevations  
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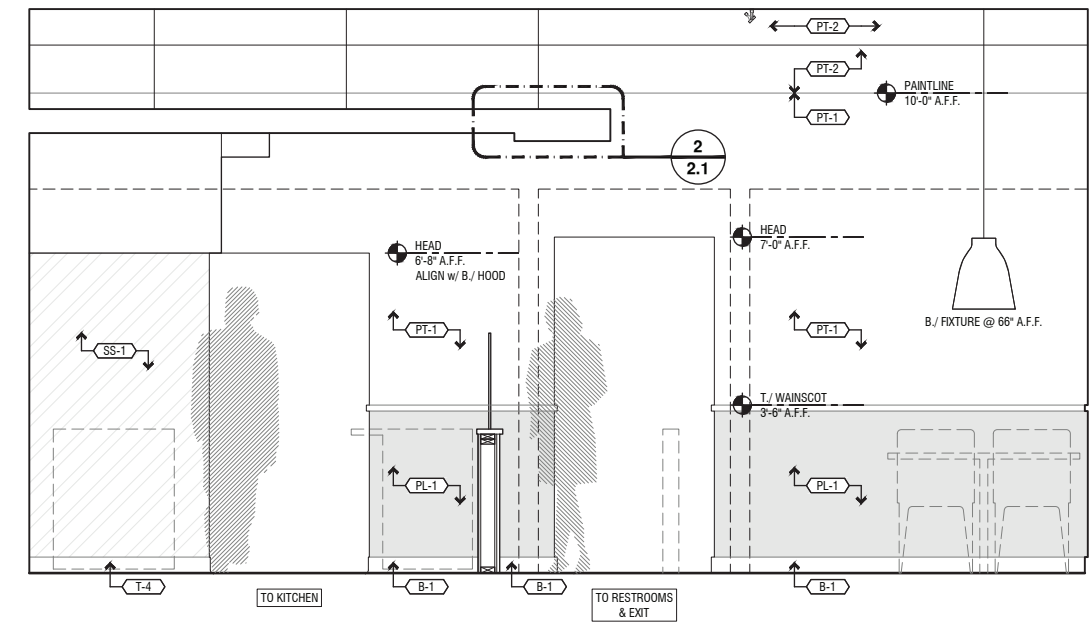
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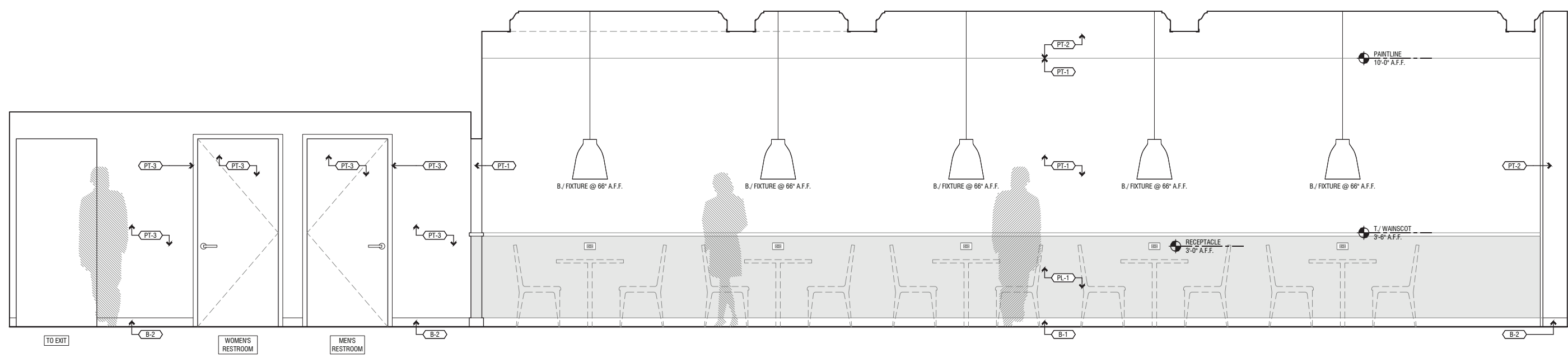
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**3.1** 1/2" = 1'-0"

**INTERIOR ELEVATION**



**2**  
**3.1** 1/2" = 1'-0"

**INTERIOR ELEVATION**

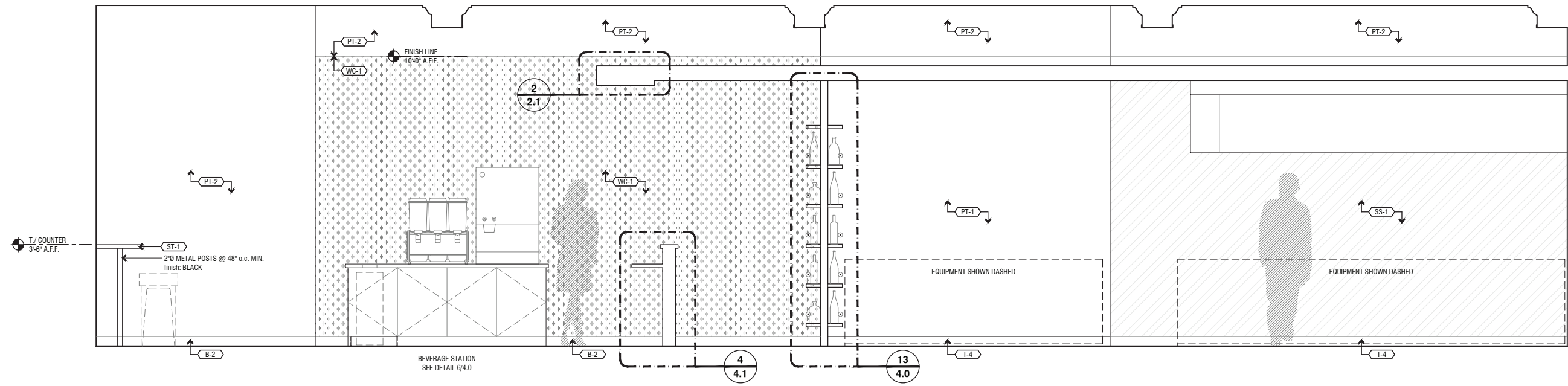


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**3.1** 1/2" = 1'-0"

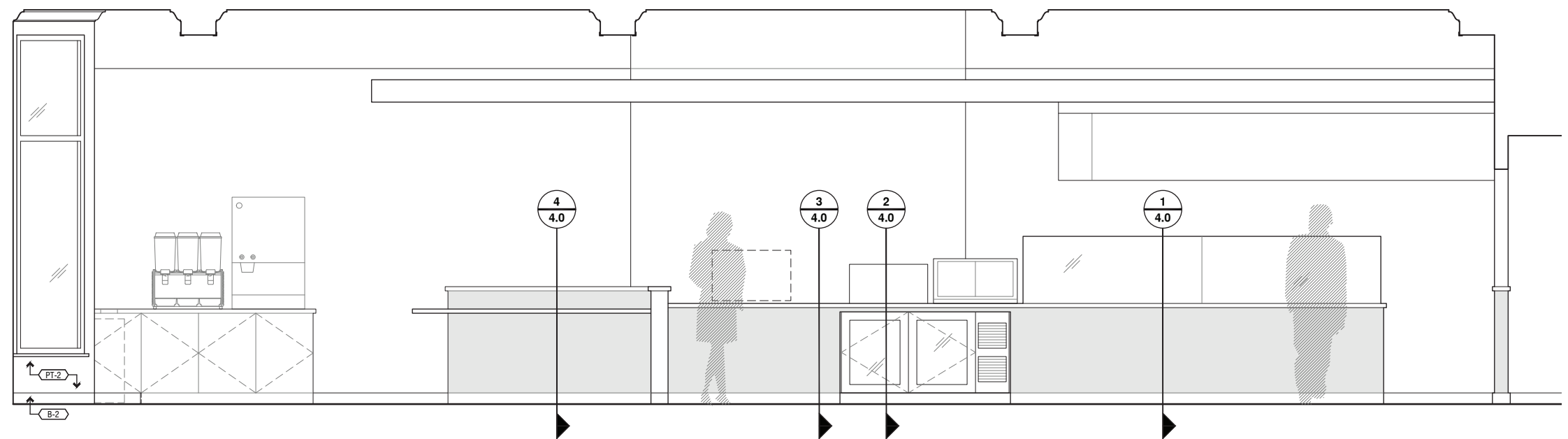
**INTERIOR ELEVATION**

**sheet A3.1**  
interior elevations  
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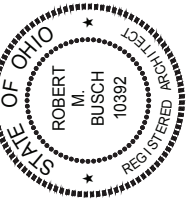
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**2**  
**3.2** INTERIOR ELEVATION  
 1/2" = 1'-0"



**1**  
**3.2** INTERIOR ELEVATION  
 1/2" = 1'-0"



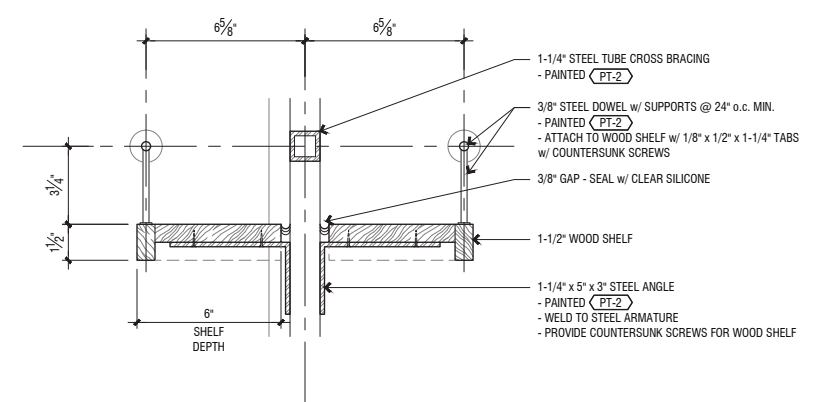
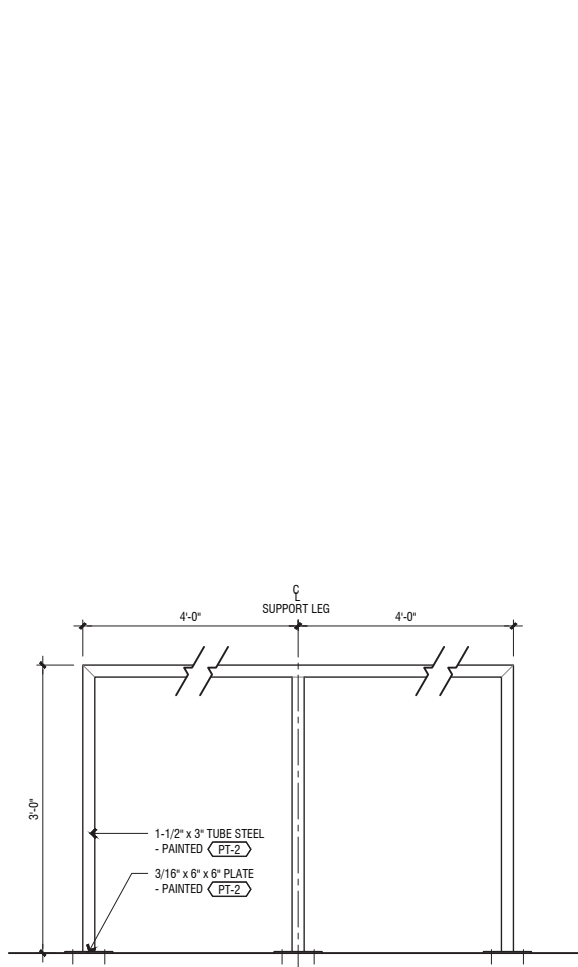
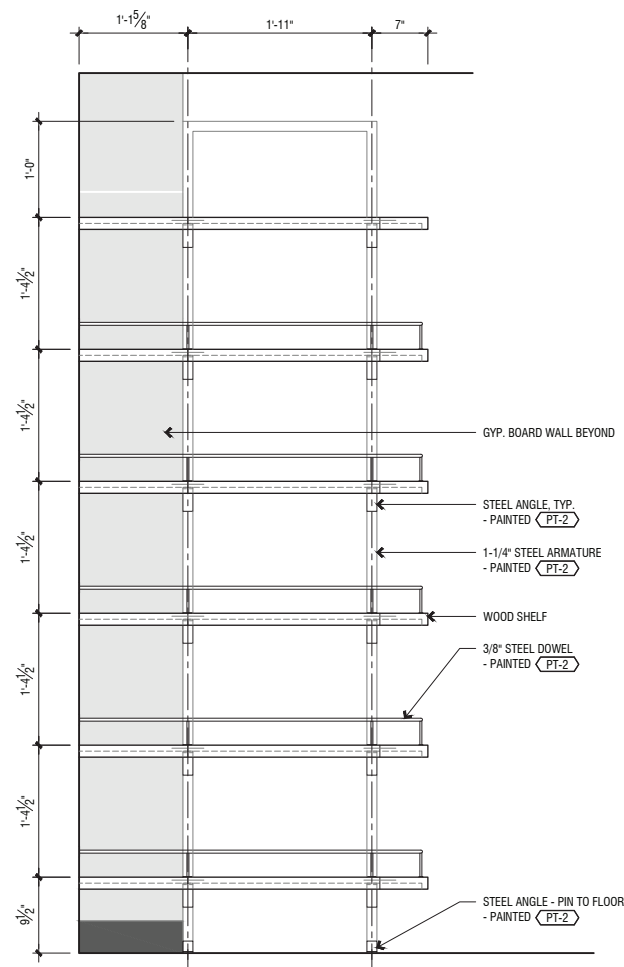
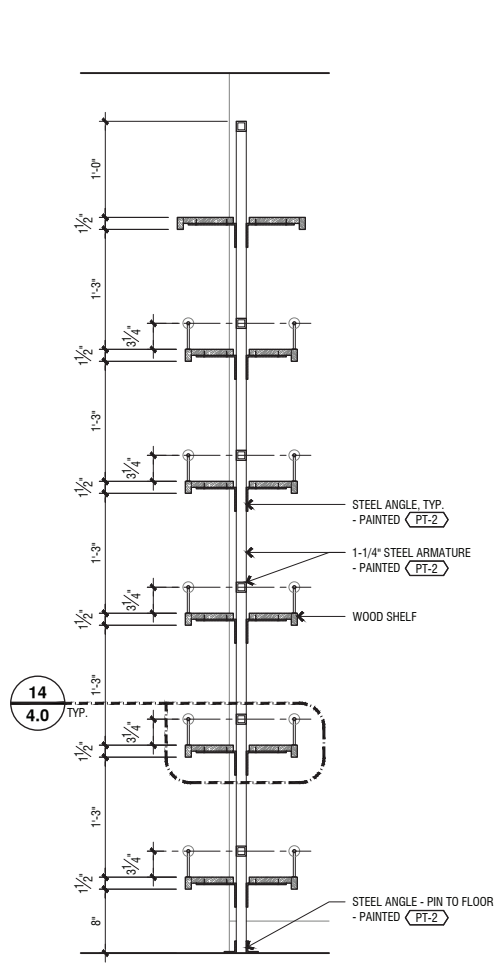
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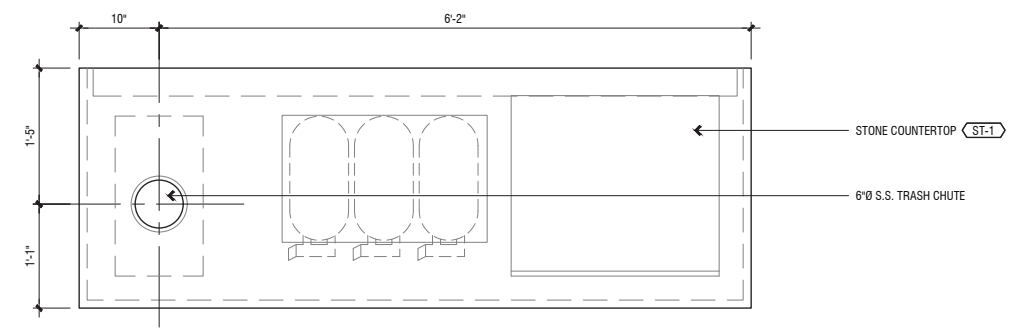
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14 BOTTLE DISPLAY DETAIL  
1" = 1'-0"  
NOTE: ALL STEEL IS TO BE WELDED, U.N.O.

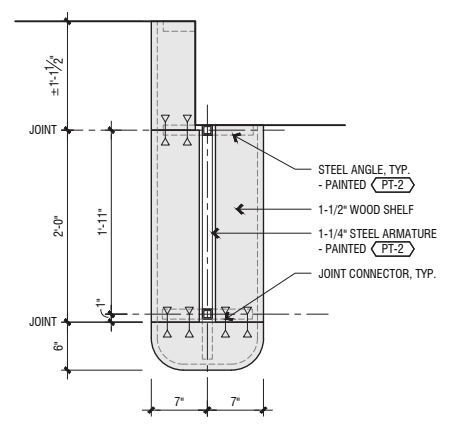


10 BEVERAGE COUNTER PLAN  
1" = 1'-0"

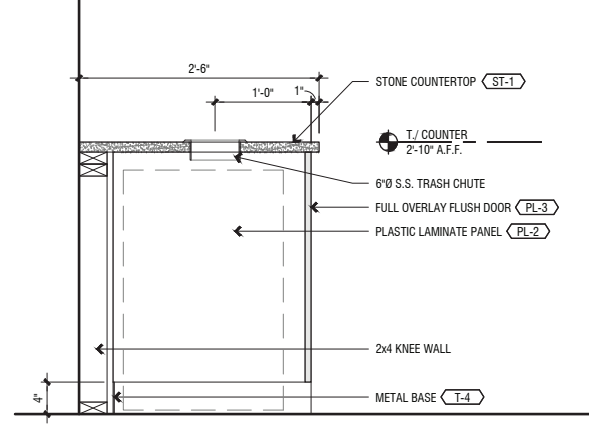
13 BOTTLE DISPLAY SECTION  
1" = 1'-0"  
NOTE: ALL STEEL IS TO BE WELDED, U.N.O.

12 BOTTLE DISPLAY ELEVATION  
1" = 1'-0"  
NOTE: ALL STEEL IS TO BE WELDED, U.N.O.

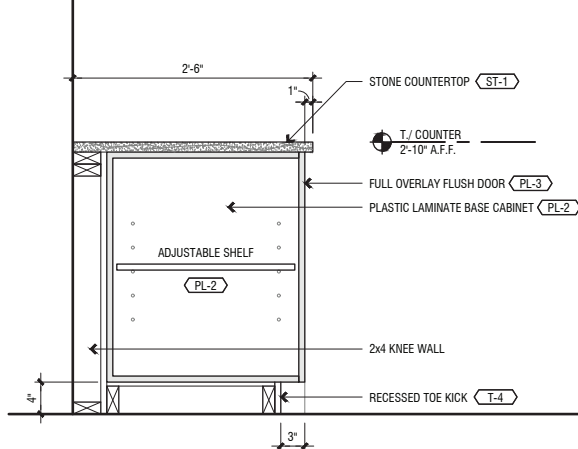
11 QUEUE RAIL  
1" = 1'-0"  
NOTE: ALL STEEL IS TO BE WELDED, U.N.O.



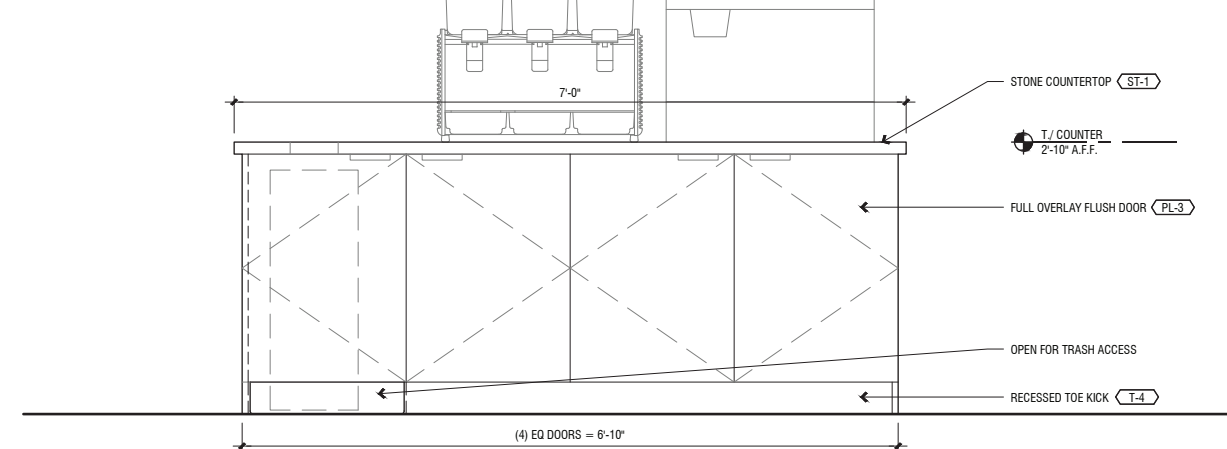
9 BOTTLE DISPLAY PLAN  
1" = 1'-0"  
NOTE: ALL STEEL IS TO BE WELDED, U.N.O.



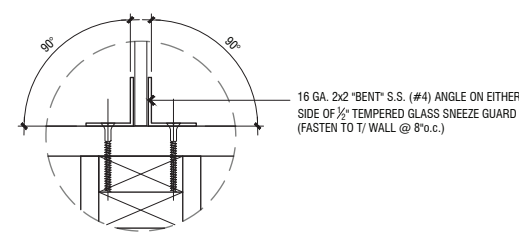
8 BEVERAGE COUNTER DETAIL  
1" = 1'-0"  
TRASH OPENING



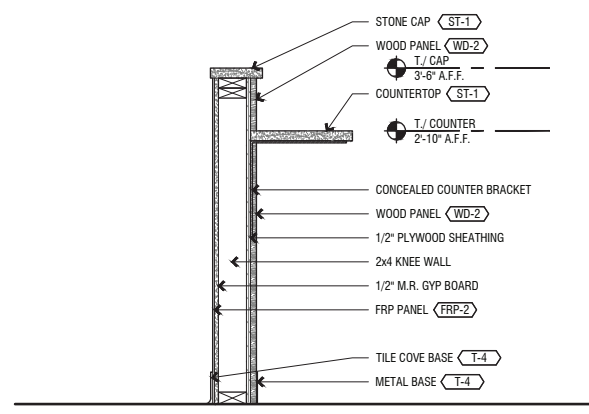
7 BEVERAGE COUNTER DETAIL  
1" = 1'-0"



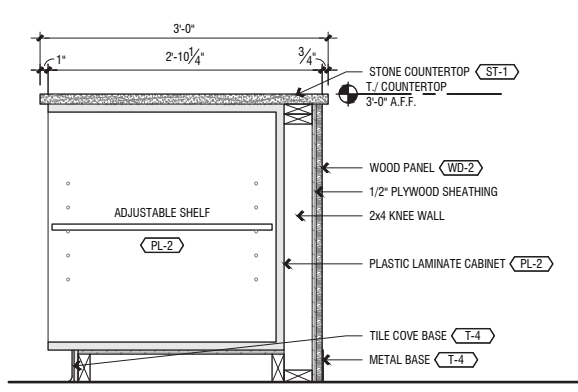
6 BEVERAGE COUNTER ELEVATION  
1" = 1'-0"



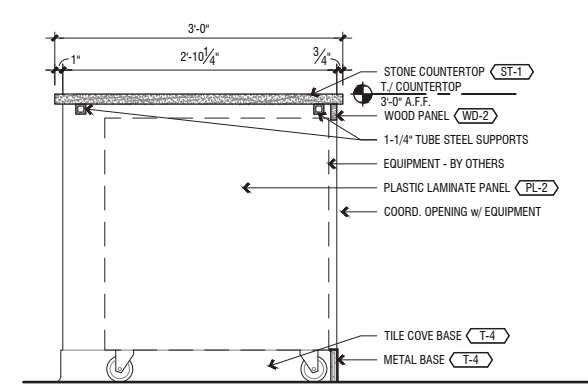
5 GUARD DETAIL  
3" = 1'-0"



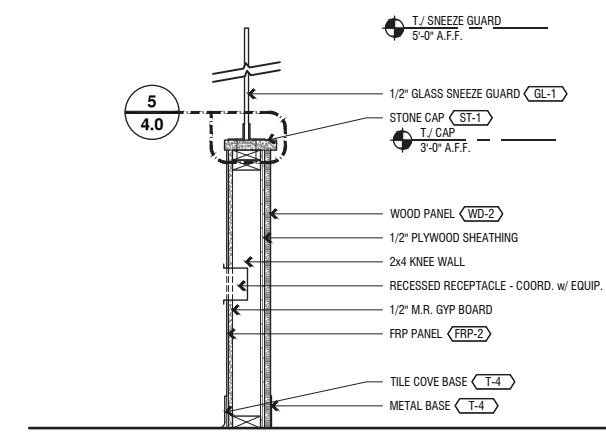
4 FOOD BAR DETAIL  
1" = 1'-0"



3 SERVICE LINE DETAIL  
1" = 1'-0"



2 SERVICE LINE DETAIL  
1" = 1'-0"



1 SERVICE LINE DETAIL  
1" = 1'-0"



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

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APPLICATION #: COA20200025  
APPLICANT: Wichman Gunter Architects  
OWNER: OTR Metropolis LTD  
ADDRESS: **2019 Elm Street**  
PARCELS: 09600050151  
ZONING: UM  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: May 5, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request**

The request is for a Certificate of Appropriateness for a roof deck that is recessed into the existing roof line on the south/side pitch, of the roof. Other work includes a new garage door off the alley side and new windows in the building.

### **Existing Conditions:**

2019 Elm Street is a two-story high style Italiante brick building with a stone front. The original portion of the building was built in 1878 and an addition to match the original architecture was built in 1904. This building was the former offices for the Historic Chrisitan Moerlien brewery.

### **Proposed Conditions:**

The proposal is to recess a roof deck on the south/side pitch of the roof. The sides/edges of the roof will remain and a new access to the roof deck will be created from a wall created within the recess.

### **Applicable Zoning Code Sections:**

HCB authority: [Section 1435-05-4](#)  
Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
[Section 1445-15](#) Standards for Variances  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: Over the Rhine Historic District  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



Figure 1: Image of 2019 Elm Street. Image from Google.



Figure 2: Location of 2019 Elm St. Image from CAGIS.

**Previous Review:** NA

**Certificate of Appropriateness Review:**

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay for decks.

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.

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

*The proposed deck is in the south/side slope of the property and cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic floor and an addition will not be required for access. The cutout of the roof deck will not be visible from the street due to the parapet in the front.*

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.

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.

*The replacement windows proposed for the front are aluminum clad wood, one over one windows. The original windows have previously been removed and inappropriate single light, fixed windows were installed. The windows will be reintroducing appropriate windows. The Crystal windows on the sides and rear are appropriate size and profiles.*

*The proposal also requests to put a garage door and the rear structure. This building was not built during the period of significance and was built post 1950 per the Sanborn maps. While it was sympathetically designed, it is not original to the property and has been significantly compromised with not having a roof for about a decade. There are three windows across the back of this rear building. The top of these window openings will be retained and a garage door will be installed. A new roof will be installed on this building and it will be used as a garage. As this is a rear façade on a later addition that does not have significant architectural integrity and this change does not affect the architectural integrity of the building as a whole, staff is supportive of this request.*

**Other Considerations:**

**Prehearing Results:** A virtual pre-hearing was held on 5.20.2020. The applicants were present.

**Comments Provided to Staff:** No comments verbally or written have been provided to staff.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

- I. CERTIFICATE OF APPROPRIATENESS**
  - A. **APPROVE** a Certificate of Appropriateness for the construction of south/side facing roof deck, appropriate replacement windows and the addition of a garage at the rear off the alley at 2019 Elm Street per plans submitted by Wichman Gunther Architects dated 3/5/20
    - 1. The building permit must be issued within 2 years or the COA shall expire.
  
  - B. **FINDING:** The Board makes this determination per Section 1435-09-2:
    - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
    - 2. The roof deck is not visible from any of the surrounding streets.
    - 3. The garage door is on the rear off of the alley.

# 2019 Elm looking East

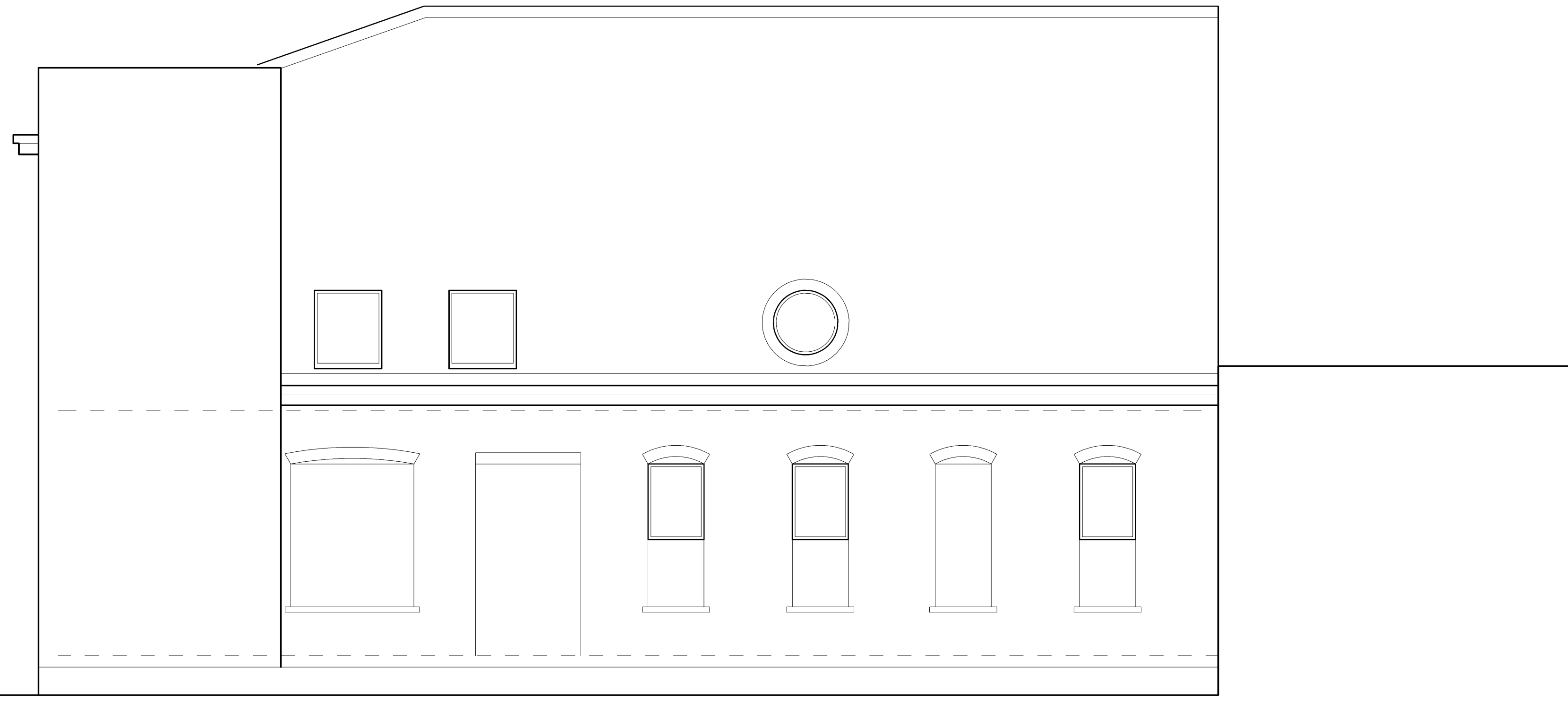


# 2019 Elm looking North



# 2019 Elm looking West





NORTH BUILDING ELEVATION LOOKING SOUTH



WEST BUILDING ELEVATION LOOKING EAST

2019 ELM STREET FOR OTR METROPOLIS LTD.

scale: 3/16" = 1'-0"

revised 3-19-20

WICHMAN ■ GUNTHER  
ARCHITECTS  
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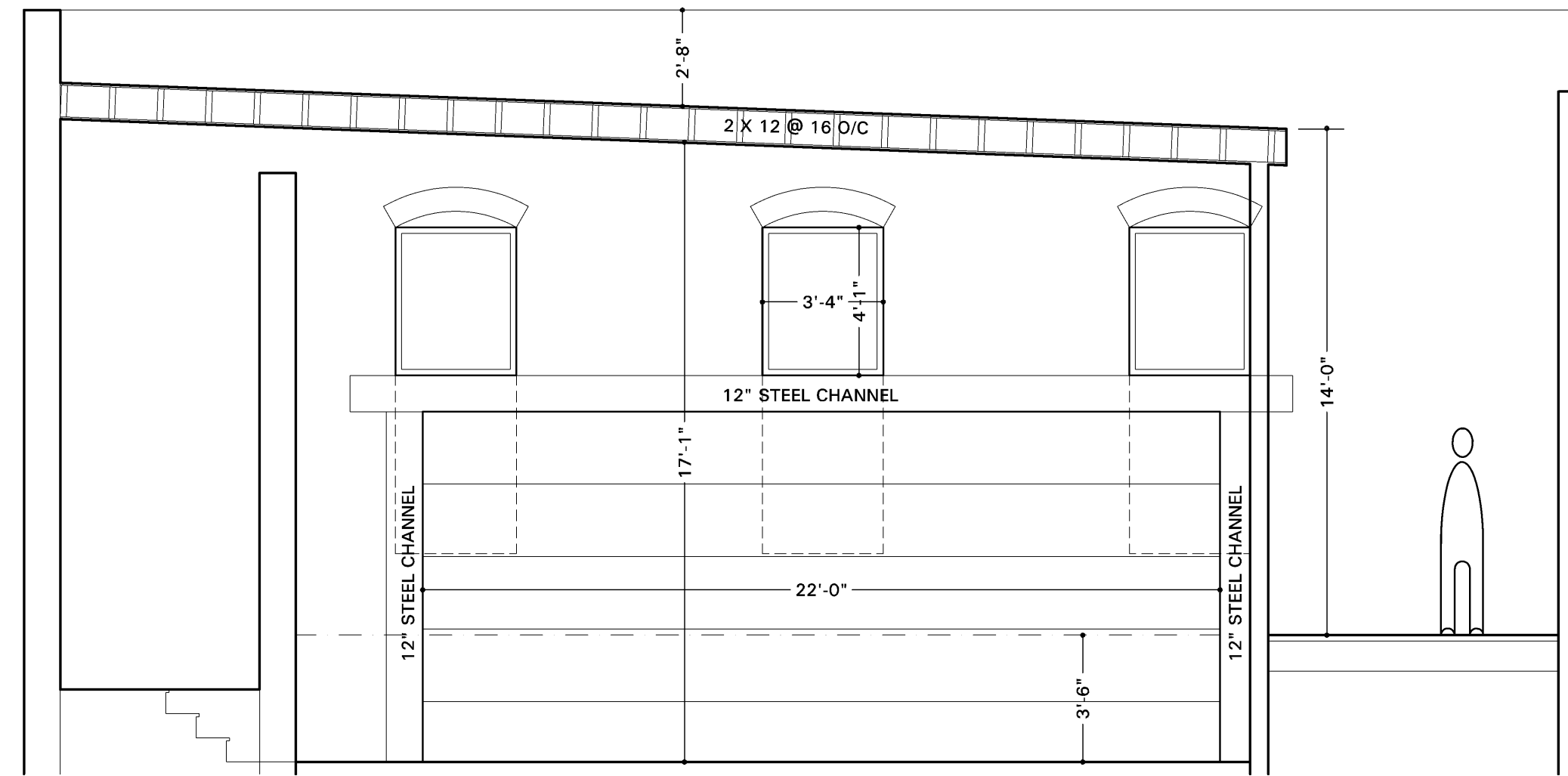
SOUTH BUILDING ELEVATION LOOKING NORTH



EAST BUILDING ELEVATION LOOKING WEST



BUILDING SECTION LOOKING EAST



BUILDING SECTION LOOKING WEST

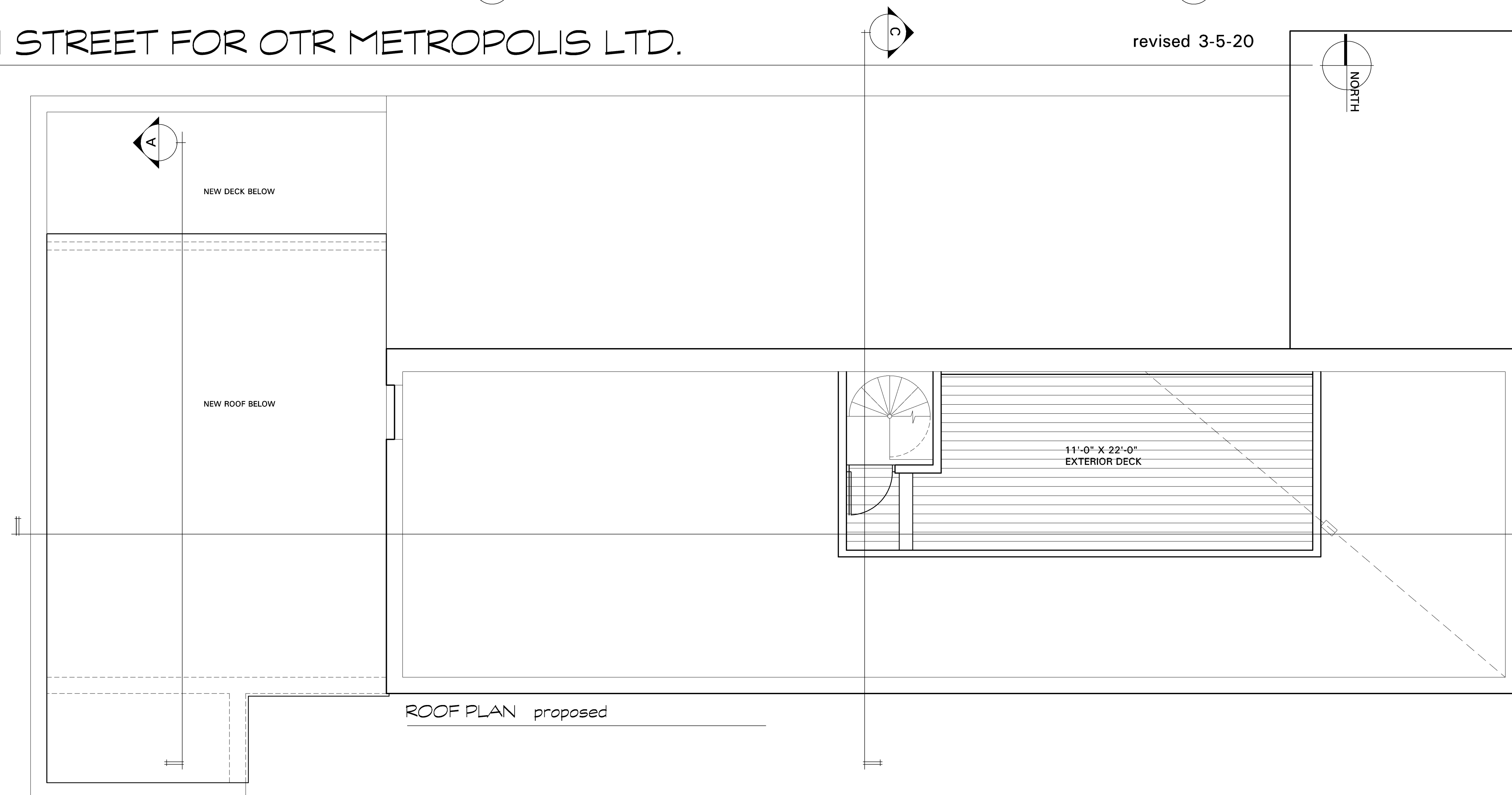


WEST BUILDING ELEVATION LOOKING EAST

# 2019 ELM STREET FOR OTR METROPOLIS LTD.

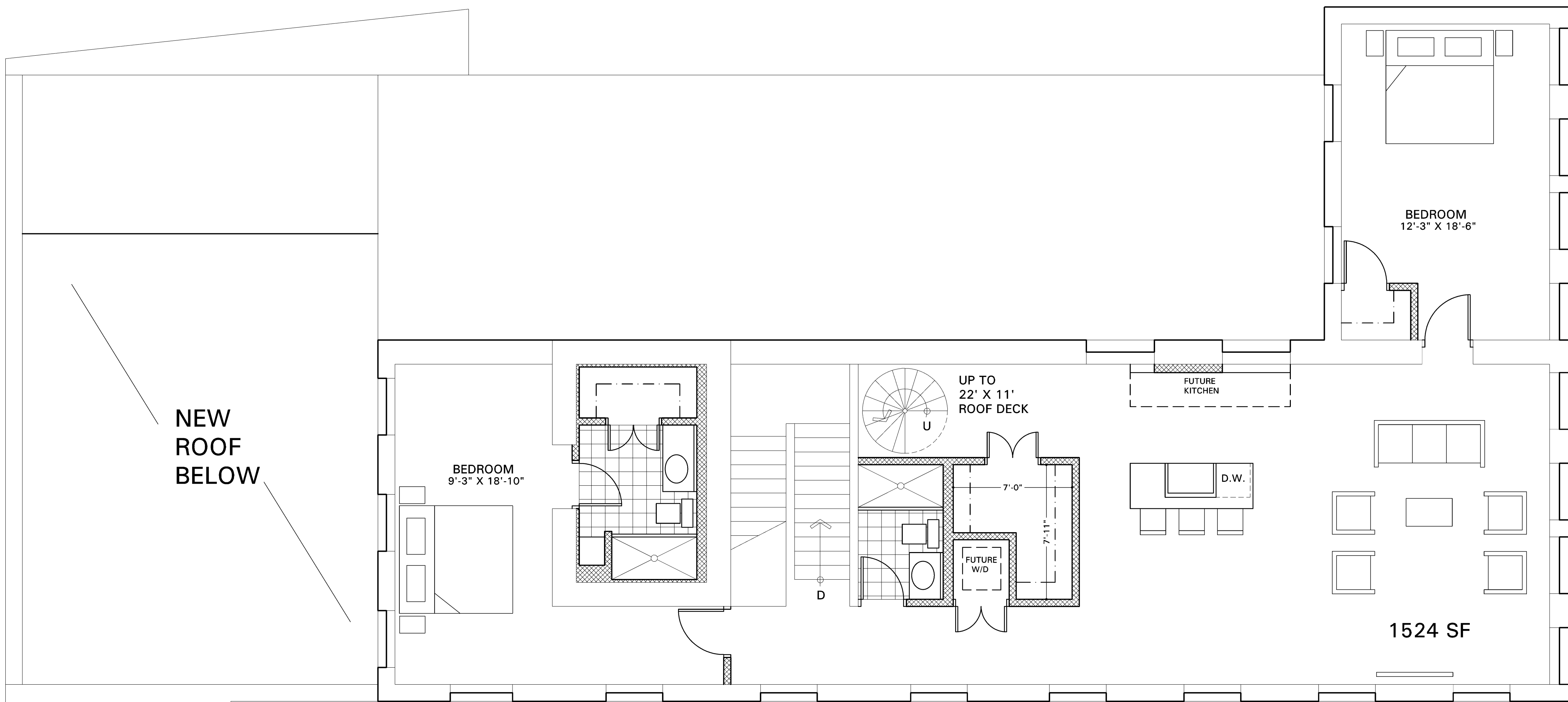
scale: 1/4" = 1'-0"

revised 3-5-20



ROOF PLAN proposed

WICHMAN ■ GUNTHER  
ARCHITECTS

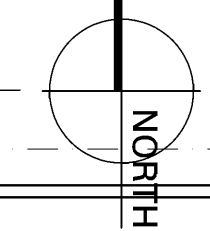


SECOND FLOOR PLAN proposed

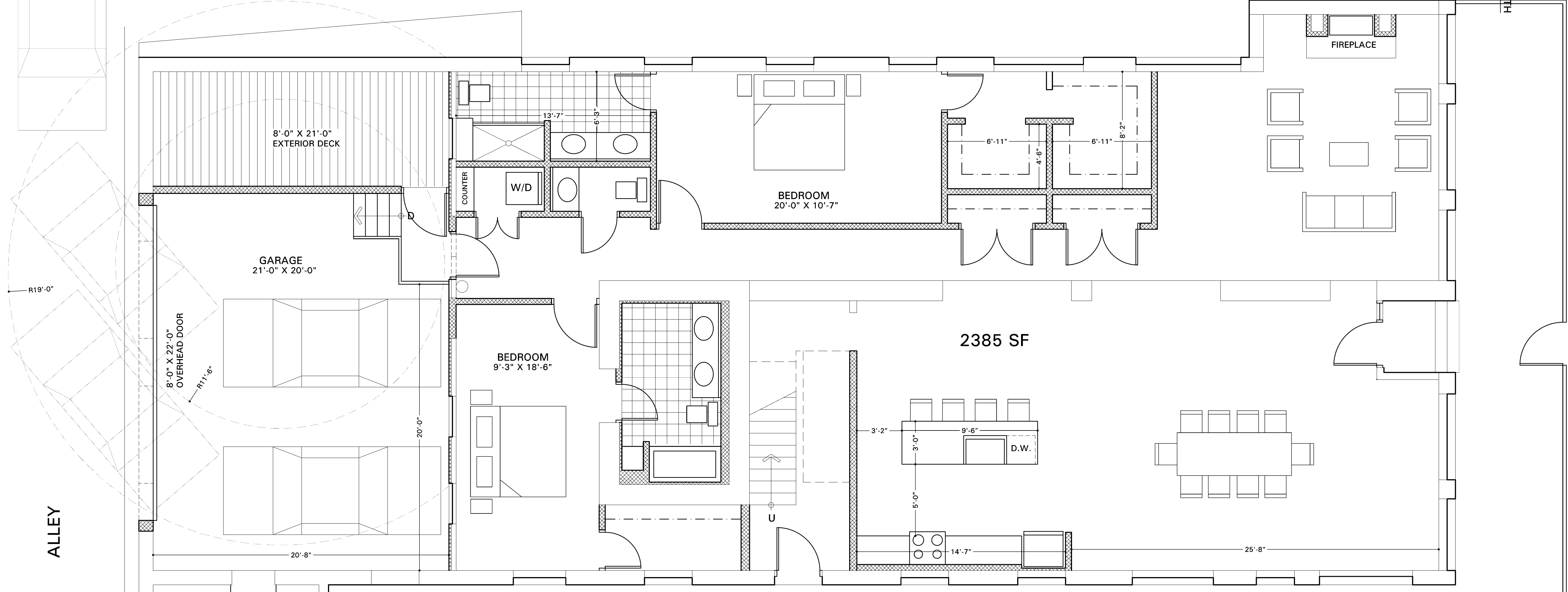
2019 ELM STREET FOR OTR METROPOLIS LTD.

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

revised 3-5-20



WICHMAN ■ GUNTHER  
ARCHITECTS

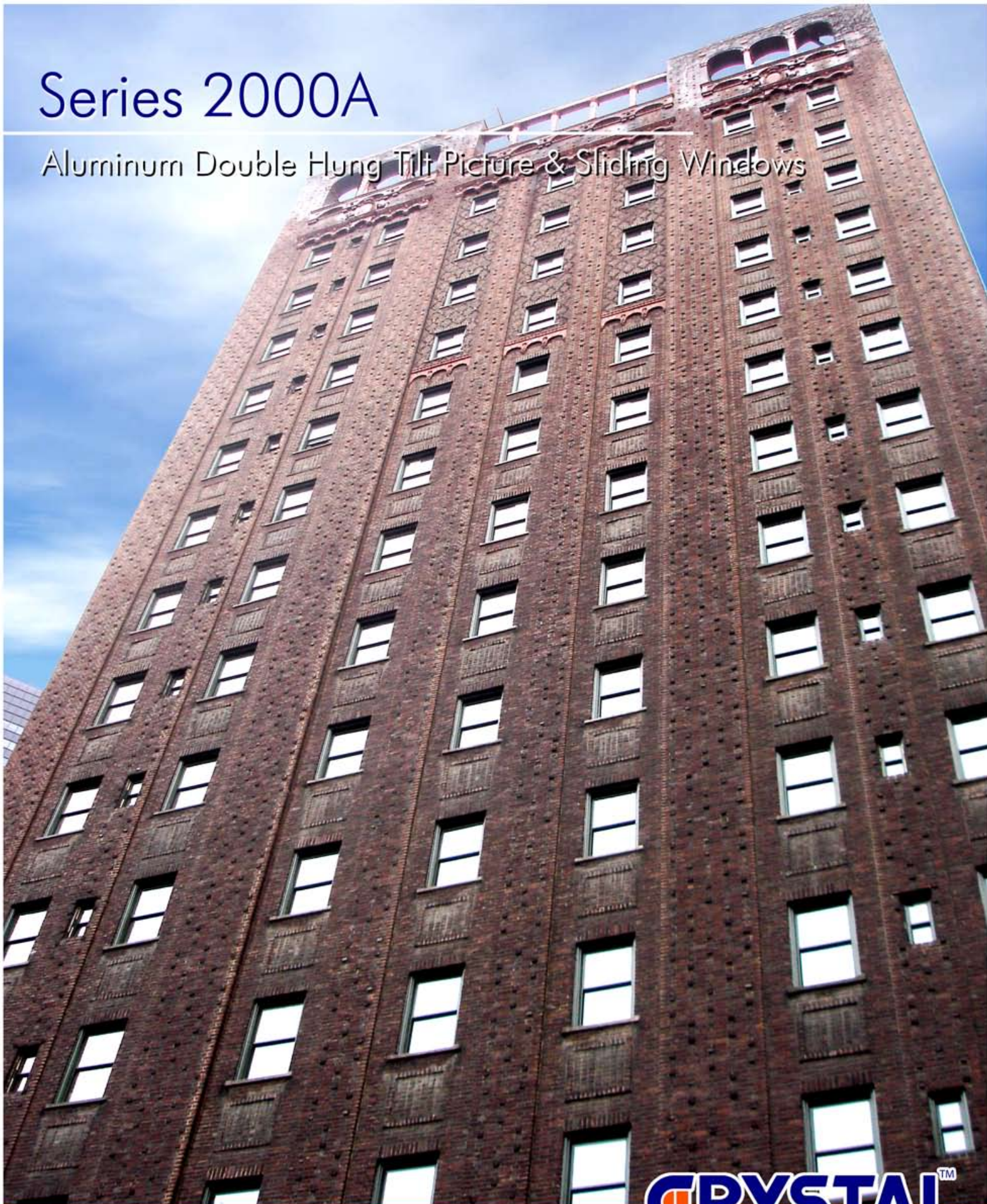


FIRST FLOOR PLAN proposed



# Series 2000A

Aluminum Double Hung Tilt Picture & Sliding Windows



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# Series 2000A Aluminum Thermal-Break Tilt Windows

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

### All-Round Performer



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



CTP - 2100  
AAMA CW-PG60  
IGCC-CBA



CTS - 2300  
AAMA HS-C50  
IGCC-CBA

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

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

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

### Crystal 2100 Picture Windows offer these features

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

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

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

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

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

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