

HISTORIC CONSERVATION BOARD AGENDA

Monday, June 21, 2021

at 3:00 pm

Due to the ongoing COVID-19 pandemic, there have been important changes to hearing procedures and rules for participation. To comply with social distancing, this hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

CONSENT ITEMS

Item 1. 1120 BROADWAY ST The applicant requests Zoning Relief for a density variance to convert a second-floor office into a one-bedroom apartment in Over the Rhine Historic District.

Applicant: BROADWAY SQUARE LLC/MODEL GROUP

Owner: BROADWAY SQUARE LLC/MODEL GROUP

Staff Report: Beth Johnson

DISCUSSION ITEMS

Item 2. 1419 ELM ST The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure into multi-family residential use, including the construction of a garage addition and roof deck in the Over the Rhine Historic District. Additionally, the applicant requests zoning relief related to rear yard setbacks and conditional use approval for a first-floor residence.

Applicant: DRAWING DEPARTMENT

Owner: OTR HOLDINGS INC

Staff Report: Beth Johnson

OTHER BUSINESS

May 2021 Staff Level Approvals

ADJOURN

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20210069
APPLICANT: Model Group
OWNER: Model Group
ADDRESS: **1120 Broadway St**
PARCELS: 075-0003-0022
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Pendleton
REPORT DATE: May 19, 2021

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Numerical Variance** for a 6-residential-unit building. The building had an existing 5 residential units and 2 office units. The base zoning allows 3 residential units. A variance to allow 6 units at 283 sf of lot area/unit is required.

Existing Conditions

The subject property is situated mid-block on Broadway Street on the east side of the street between 12th Street and Elliot Street. The building extends over the majority of the property and is an existing 4 story brick building built as a residential building.

Proposed Conditions

The applicant is proposing to renovate the buildings into 6 dwellings with 1 office space increasing the existing unit count from 5 residential units, but also reducing the office space from 2 units to 1 unit. The request is to turn 1 office unit into a residential unit while maintaining the configuration and use of all other units. There is no exterior work related to this request.

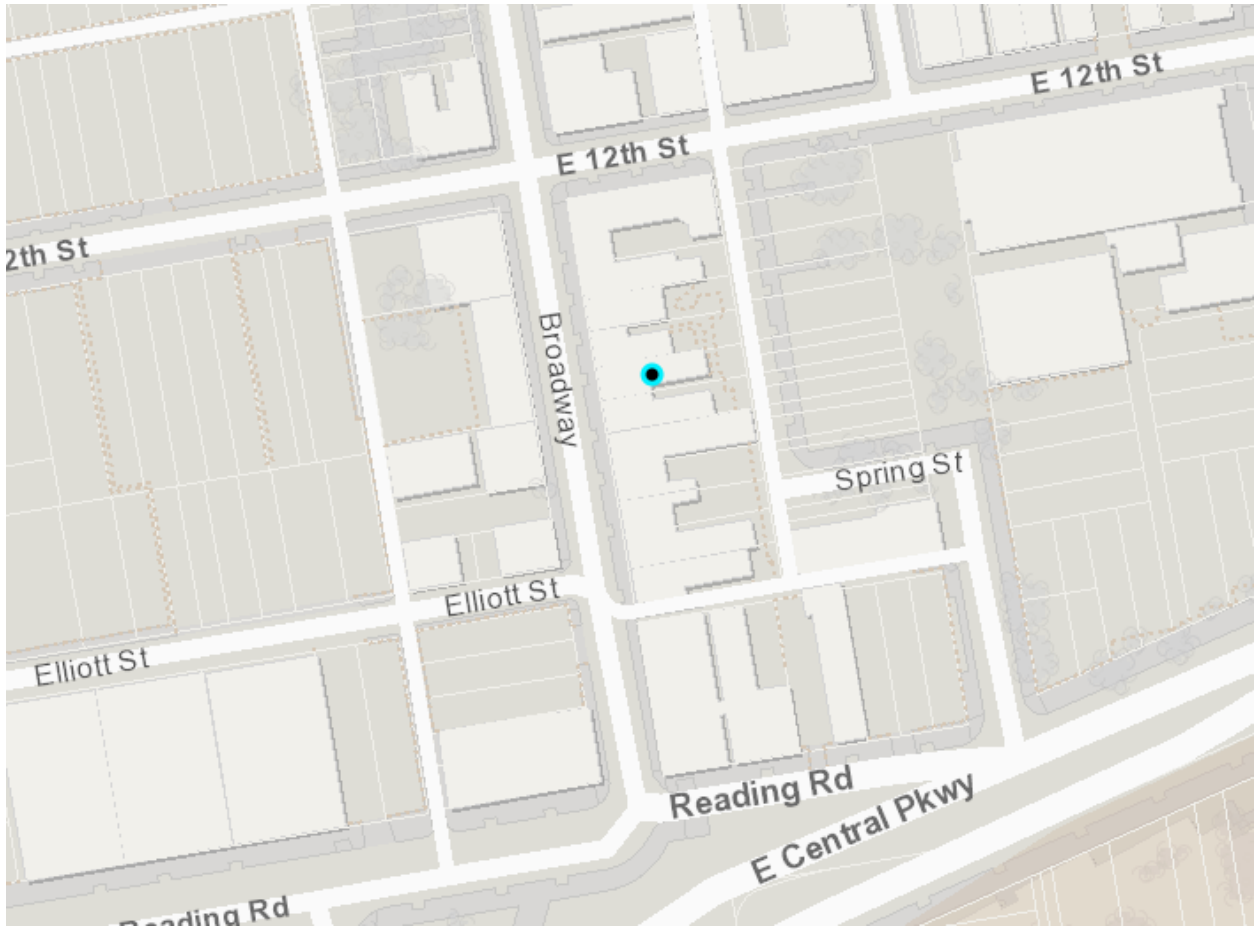


Figure 1. Location of 1120 Broadway St. Image from CAGIS.



Figure 2. Street view of 1120 Broadway Street. Image from Google.

Previous Reviews: The applicant previously rehabilitated the building from 6 residential units with 1 office space to the current 5 residential units and 2 office spaces in 2015 under permit #2015P05785

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1409	Density
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The project was originally part of the final phase of the Broadway Square I project which rehabilitated existing residential units and commercial spaces. The request that the applicants are asking is a 1 unit increase from the permitted residential density while decreasing 1 office space. The request is asking to go back to the pre 2015 configuration and density count.

Properties in the CC-P are residential and commercial in nature and are permitted to have 1 unit per 500 sf of land area. The property in question is 1700 sf in area and the building has a combined size of 4,420 sf.

Standards for Variances per Section 1435-05-4

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

The building was rehabilitated using Historic Tax Credits. The use of the tax credits guarantees that the building will be appropriately rehabilitated both on the interior and exterior following the Secretary of the Interiors Standards. While the recapture period of the historic tax credits has expired, the maintaining of the historic interior configuration is an appropriate treatment.

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

A denial of the density variance would not result in the deprivation of all economically viable use, but it is providing a more traditional configuration with office on the first and residential above.

Standards for Variances per Section 1445-05-4

- (a) *Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.*

- The property is in a commercial district and is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design.
- The request is also for a condition that the property enjoyed prior to 2015.
- The request isn't changing the overall density of units in the building, rather it is converting one unit from an office use to a residential use.

(b) *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.*

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the Over-the-Rhine Historic District and Pendleton Neighborhood. Existing property densities that have been previously approved since 2016 in the district have a range from a density as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit.

General Standards; Public Interest

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

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

The underlying zoning is CC-P. The proposal does not conform to the underlying zoning allowances for density.

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 project is within Over-the-Rhine Historic District. There is no exterior work and therefore no COA is required.

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.*

A stated goal of the 2002 Over-the-Rhine Comprehensive Plan is “Encourage and welcome new investment at all income levels of the housing market and ensure the long-term sustainability of enough affordable housing to house current residents.” The project as a whole is providing a diverse range of housing options, both in size, configuration and availability to different economic levels.

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 building is a mixed-use building within the CC-P zoning district. Parking is no longer required in Over-the-Rhine due to the Urban Parking Overlay District.

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 density is at 283 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in CN-P, CC-A and CC-P since 2017 are below

- 1531 Elm St 253 sf lot area/ unit
- 1533 Elm St 275 sf lot area/ unit
- 1925 Vine St 333sf lot area/ unit
- 161 E McMicken 357 sf lot area/ unit
- 24 W 15th St 125 sf lot area/ unit

The property is large enough that all trash for the units will be able to be accommodated onsite and not within adjoining alleys.

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

Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the CC-P zoning.

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

The proposed project is creating more housing opportunities in the urban core providing more density and patrons of local businesses.

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

There will be temporary jobs during construction.

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

The rehabilitation of the building will increase the property value of the property.

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

The owner of the property will have a benefit to redeveloping the property and creating an income stream.

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

The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

Certificate of Appropriateness Review:

No COA is required on this project as all work being proposed is regular maintenance and repair.

Other Considerations:

Prehearing Results: A prehearing was held on January 6th. The applicants were present.

Comments Provided to Staff: NA

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

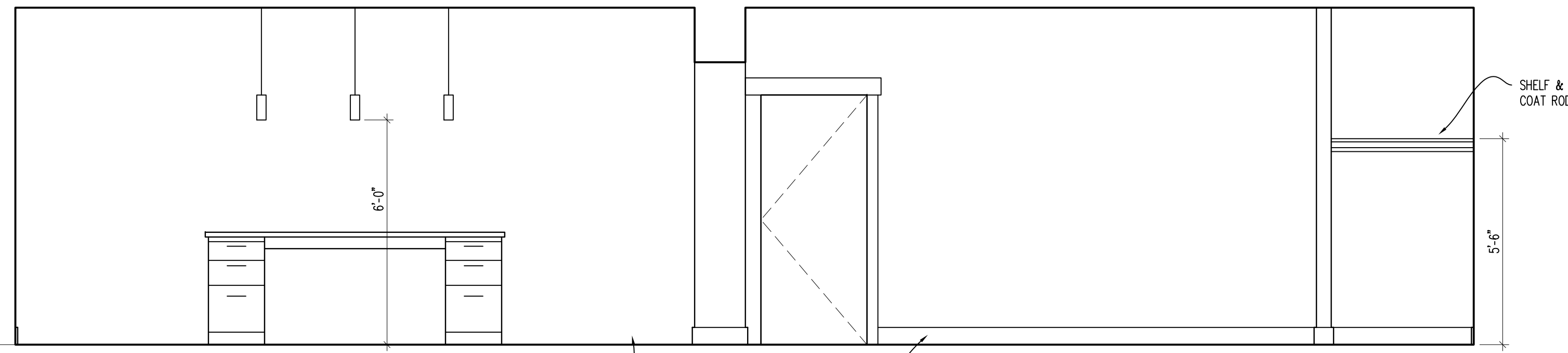
I. ZONING RELIEF

A. Variances

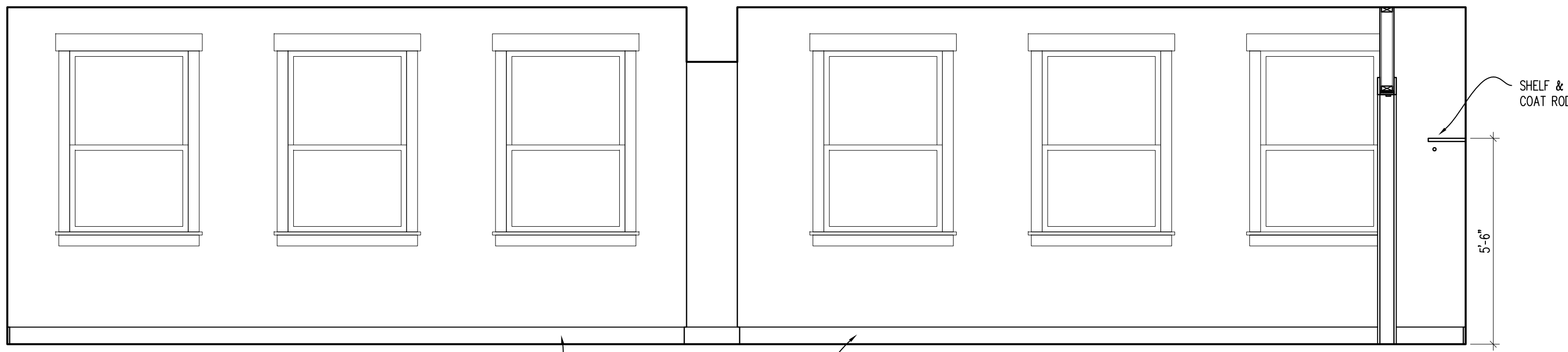
1. **Section 1409-09 –APPROVE – Numerical Variance** to allow a 6-residential-unit building at 283 sf of lot area/dwelling unit, in excess of the permitted 3 units and legally nonconforming 5 units, per plans for 1120 Broadway submitted by Model Group dated March 29, 2021.

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

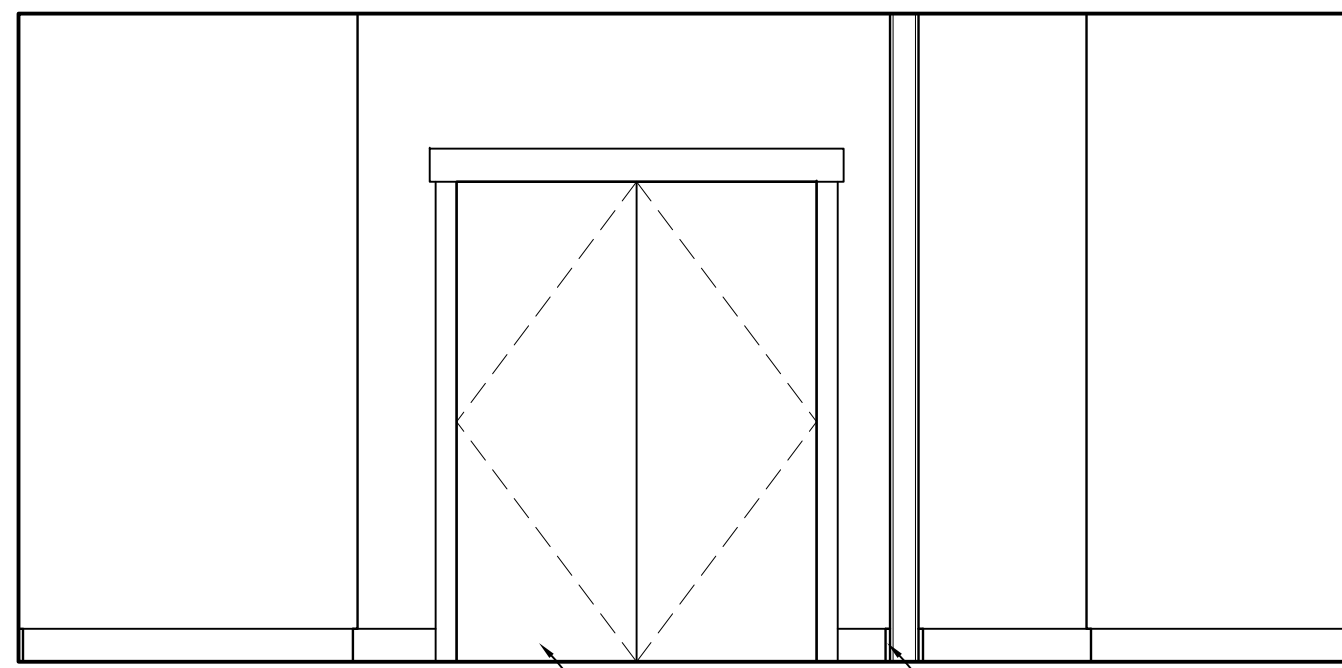
1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The density variance is similar to other density variances approved for existing buildings within the Over-the-Rhine historic district and Pendleton Neighborhood.
3. The density will not materially alter the demand for parking or the ability to manage utilities and services, including trash for the project.



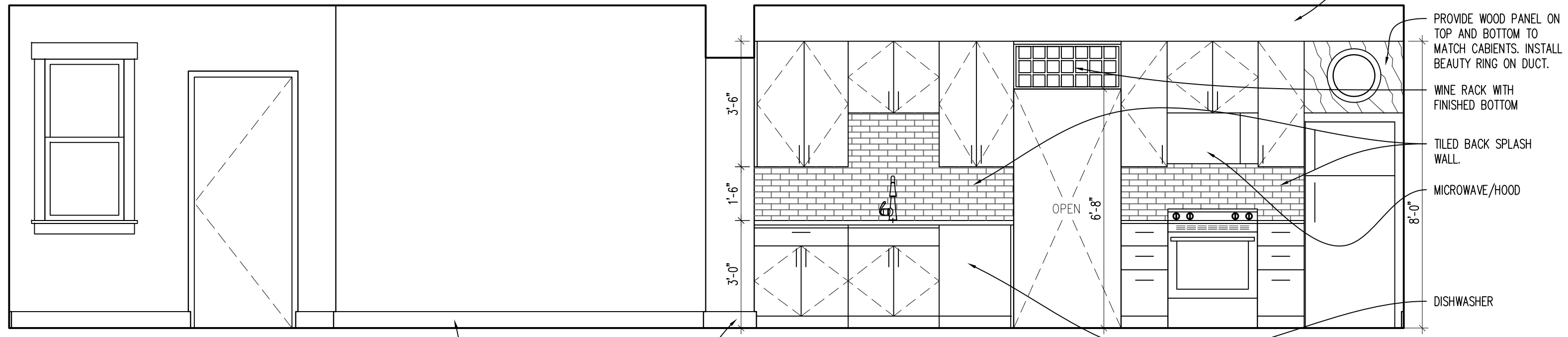
LOOKING WEST TOWARD BEDROOM
ELEVATION
SCALE: 3/8" = 1'-0"
1 A203



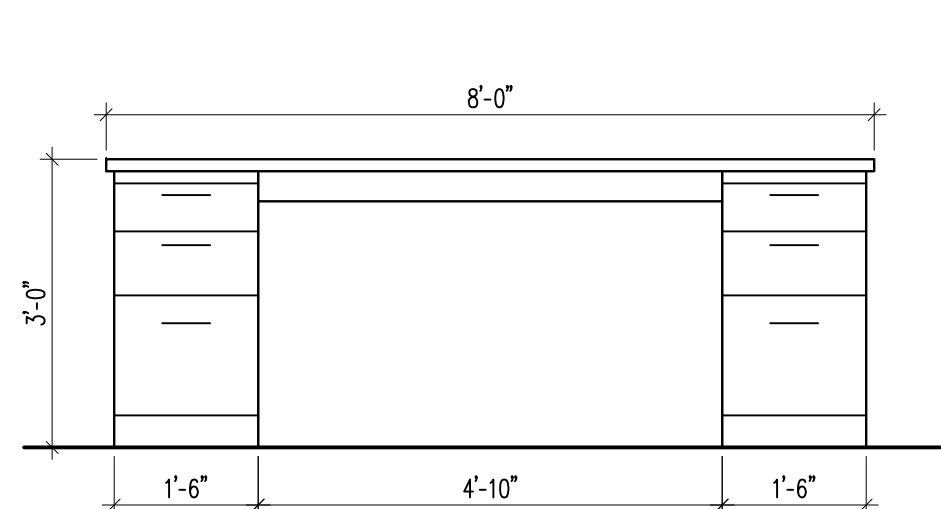
LOOKING WEST TOWARD BROADWAY
ELEVATION
SCALE: 3/8" = 1'-0"
2 A203



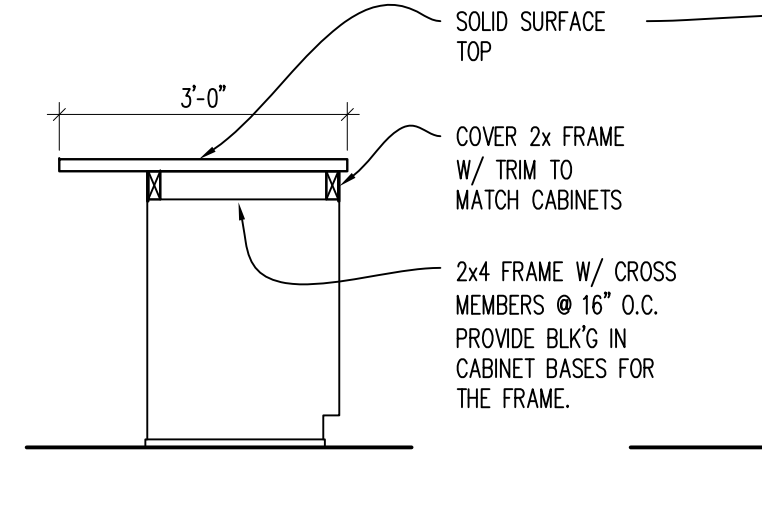
BEDROOM CLOSET
ELEVATION
SCALE: 3/8" = 1'-0"
3 A203



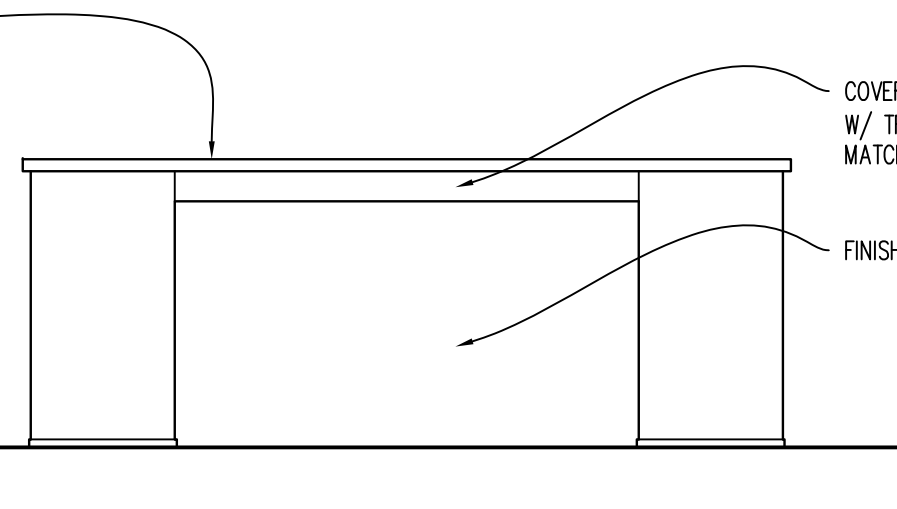
LOOKING EAST
ELEVATION
SCALE: 3/8" = 1'-0"
4 A203



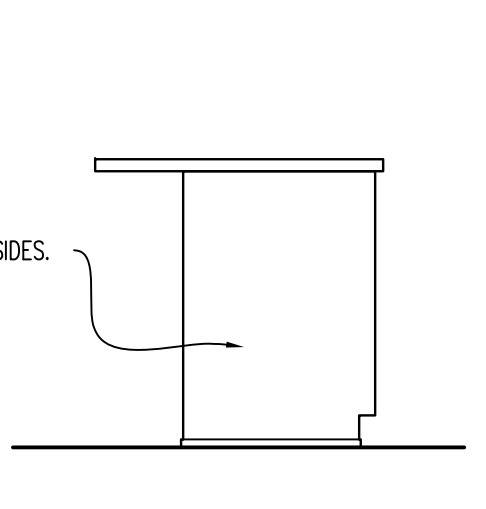
KITCHEN ISLAND - FRONT SIDE
ELEVATION
SCALE: 1/2" = 1'-0"
7 A203



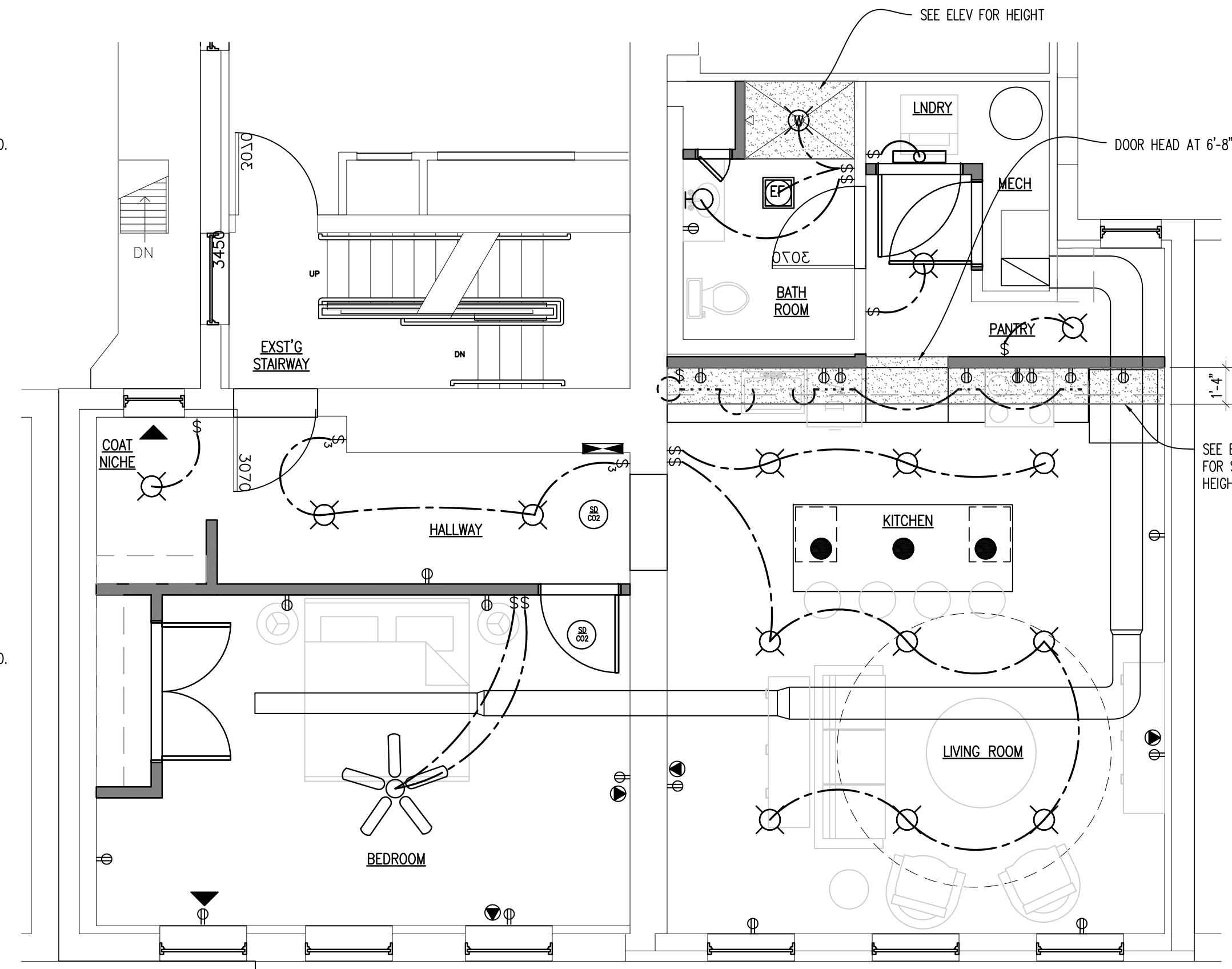
KITCHEN ISLAND
SECTION
SCALE: 1/2" = 1'-0"
8 A203



KITCHEN ISLAND - BACK SIDE
ELEVATION
SCALE: 1/2" = 1'-0"
9 A203



KITCHEN ISLAND - SIDE
ELEVATION
SCALE: 1/2" = 1'-0"
10 A203

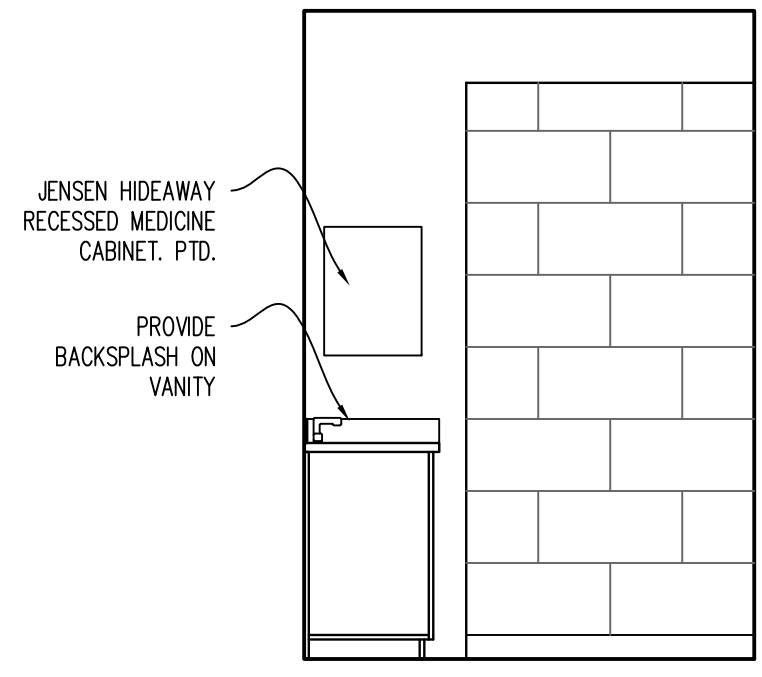


REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
11 A203

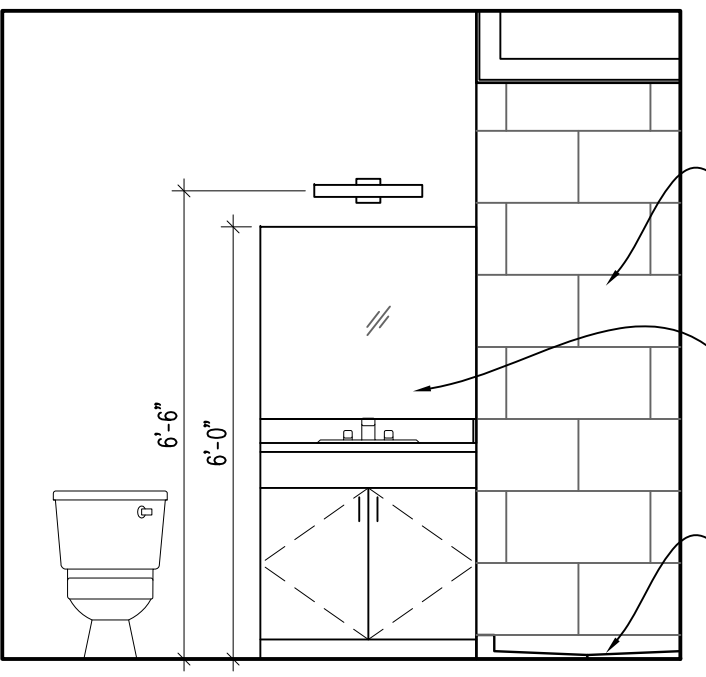
CEILING PLAN LEGEND

- VANITY LIGHT: RP LIGHTING, 4906BN-18
- PENDANT LIGHT: SEAGULL LIGHTING - 6517493S-710
- HALO: SMD6-6-927-WH MIN. 2" DEEP METAL BOX
- HALO: SMD6-6-927-WH MIN. 2" DEEP METAL BOX
- SURFACE MOUNTED LED STRIP
- ⚡ SWITCH: ROCKER, WHITE
- ⚡ 3-WAY SWITCH: ROCKER, WHITE
- ⚡ RANGE OUTLET, WHITE
- ⚡ DUPLEX OUTLET, WHITE
- ⚡ CABLE/DATA
- ⚡ EXHAUST FAN: PANASONIC, FV-05-11VK1
- ⚡ MINKA AIRE F1000-WH
- ⚡ HARDWIRED SMOKE & CO2 DETECTOR
- ⚡ EXISTING ELECTRICAL PANEL

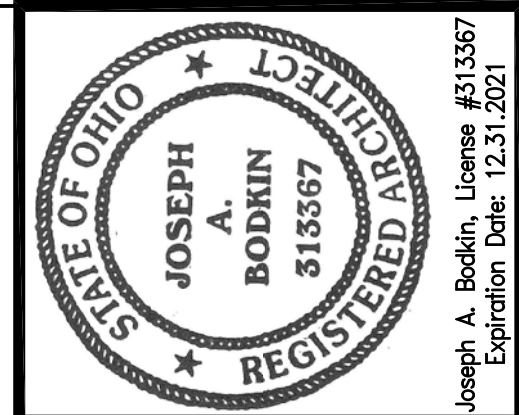
- RCP NOTES:
1. ALL LIGHTING/SWITCHING/DATA IS TO BE SURFACE MOUNTED IN EMC UNLESS IN NEW WALLS.
 2. REMOVE FIRE ALARM PULL STATIONS & EMERGENCY LIGHTING.
 3. GC TO COORDINATE FIRE ALARM MODIFICATIONS.
 4. G.C. TO COORDINATE FI-OPTIC/CABLE DEMARKATION PANEL LOCATION AND WIRING.
 5. ELECTRICAL CONTRACTOR IS TO PROVIDE OUTLET FOR FI-OPTIC/CABLE DEMARKATION PANEL.
 6. ALL CONDUIT IS TO BE RUN IN A NEAT AND ORDERLY FASHION. MINIMIZE CONDUIT AS MUCH AS POSSIBLE.
 7. GC TO MODIFY SPRINKLERS AS REQUIRED FOR NEW LAYOUT.



BATHROOM
ELEVATION
SCALE: 3/8" = 1'-0"
5 A203



BATHROOM
ELEVATION
SCALE: 3/8" = 1'-0"
6 A203



modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

New Apartment
1120 Broadway Street
Cincinnati Ohio 45202

Project	Date
New Apartment	
1122 Broadway	
Cincinnati, OH 45202	
Sheet Title: ELEVATION AND DETAILS	
Construction	
Project No. 05-28-2021 PERMIT SET	
Scale As Noted	
Drawn	Checked

A203

G:\Users\Joe\Dropbox\Model_Group\Drawings\05_Construction\Documents\02_A203_BROADWAY.dwg-A203_Plot_Date/Time: Mar 29, 2021 11:45am - By: Joe

ADJUDICATION/DENIAL LETTER

Date: April 20, 2021
Location: 1120 Broadway Ave
Request: Zoning Relief for Density
Zoning District: CC-P/ Over-the-Rhine Historic District

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

All documents **that are checked** on the “Documents Required for Historic Conservation Board Review” sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500.00 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-09 – 5 units are existing in the property the base zoning permits 3 units. The request to increase to 6 units required a Density Variance.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,















Douglas Owen
Zoning Plans Examiner
(p): 513-352-2441
(e): douglas.owen@cincinnati-oh.gov

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
	Zoning Hearing Examiner application.
	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
	Written statement required in Section 6 of application.
	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
	The Hamilton County Auditor’s record showing ownership of the property. If the Hamilton County Auditor’s official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner’s legal basis to seek the relief requested.
	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
	Other documents or information you intend to introduce at the hearing on this application.
	<p>A non-refundable application fee - a check made payable to “City of Cincinnati.”</p> <ul style="list-style-type: none"> • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1120 Broadway Street COMMUNITY Pendleton
PARCEL ID(S) 075-003-0022-00 HILLSIDE DISTRICT: Yes No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: No Yes: (name) Over-the-Rhine
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME BROADWAY SQUARE I LLC % MODEL GROUP CONTACT PERSON (if legal entity) Joe Bodkin
ADDRESS 1826 Race Street CITY Cincinnati STATE Ohio ZIP 45202
EMAIL jbodkin@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513.240.1205

Section 3. OWNER

NAME BROADWAY SQUARE I LLC % MODEL GROUP CONTACT PERSON (if legal entity) Matt Reckman
ADDRESS 1826 Race Street CITY Cincinnati STATE Ohio ZIP 45202
EMAIL mreckman@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513.559.0048

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

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

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

Convert a 1055gsf Second Floor Office back into a One-Bedroom Apartment.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE.

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

Print Name Joe Bodkin Signature  Date 04/29/2021

April 29, 2021

Beth Johnson
Urban Conservator
Business Development & Permit Center
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: PROJECT LOCATION: 1120-1122 BROADWAY STREET
ZONING RELIEF VARIANCE

Dear Beth:

The Owners of the property located at 1120-1122 Broadway Street, are requesting the following reliefs:

- 1409-09 Development Regulations, Residential Regulations: Lot Area/Unit SF.

This four-story Mixed-Use building was renovated in 2015 from a Six-unit apartment building into a 5 Unit apartment building with a Two Commercial spaces, One on Floor 1 and One on Floor 2.

The Owners would like to convert the second floor Office Space back into an apartment.

We feel that this project meets several of the factors for a project that is in the public interest (Cincinnati Municipal Code 1445-13). These factors:

- (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 addition of the apartment falls within the CC-P goals that reflect a complementary and compatible mix of uses including residential.

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

The proposed work is interior work only and does not change the appearance of the building.

- (c) *Plans.* We believe 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 conversion from an Office to an Apartment is in alignment with the goals of the Housing section of the OTR Comprehensive Plan.

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

The conversion from an Office to an Apartment would reduce the Occupant load (OBC Table 1004.1.2) by half thus potentially eliminating Five-Eight automobiles.

- (e) *Buffering.* Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
The proposed apartment in an existing building with zero lot line on the street (west) side and an existing courtyard on the rear (east) side. This work does not affect the exterior of the building.
- (f) *Landscaping.* Landscaping meets the requirements of [Chapter 1423](#), Landscaping and Buffer Yards.
This project is interior work only.
- (g) *Hours of Operation.* Operating hours are compatible with adjacent land uses.
Not Applicable due to this being a Residential project.
- (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 apartment on the second floor brings the building back into a more traditional configuration of Business on the first floor and apartments above. The 1100 block of Broadway is primarily made up of this configuration which is commercial on first floor and residential on the upper floors.
- (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.
We are not aware of any proposed amendments that would affect this conversion.
- (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.
We do not feel this is any adverse effects associated with this conversion.
- (k) *Blight.* The elimination or avoidance of blight.

We feel having an occupied apartment in lieu of an empty business helps add more eyes to the neighborhood thus avoiding the reemergence of blight.

- (l) *Economic Benefits.* The promotion of the Cincinnati economy.
We believe adding more residents to the neighborhood adds more spending at local businesses in the area.
- (m) *Job Creation.* The creation of jobs both permanently and during construction.
The renovation of this project will create jobs during construction.
- (n) *Tax Valuation.* Any increase in the real property tax duplicate.
There would not be a change in the tax.
- (o) *Private Benefits.* The economic and other private benefits to the owner or applicant.
This project is needed for the owner to keep this building economically viable since losing office tenants due to the pandemic. This change helps continue the owner continue the revitalization of their neighborhood.
- (p) *Public Benefits.* The public peace, health, safety or general welfare.
The owners hope this proposed project continues to become the neighborhood location for gathering.

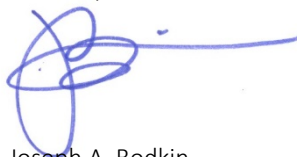
Cincinnati Municipal Code 1445-13

The building was in this configuration prior to current ownership of the building.

A variance is necessary for the Owners economic viability of this building and is consistent with properties in the neighborhood.

The Owners are excited to continue being a part of the Pendleton neighborhood and providing housing at time where housing is needed.

Sincerely,



Joseph A. Bodkin

Cc: Matt Reckman; The Model Group

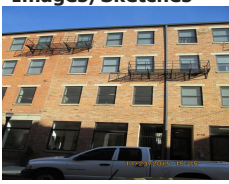
Dusty Rhodes, Hamilton County Auditor

generated on 5/3/2021 10:28:41 AM EDT

Property Report

Parcel ID 075-0003-0022-00	Address 1120 BROADWAY	Index Order Parcel Number	Tax Year 2020 Payable 2021
--------------------------------------	---------------------------------	-------------------------------------	--------------------------------------

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 01900 - PENDLETON	Land Use 431 - OFFICE/APARTMENT OVER		
Owner Name and Address BROADWAY SQUARE I LLC % MODEL GROUP 1826 RACE ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address THE MODEL GROUP 1826 RACE ST CINCINNATI OH 45202 (call 946-4800 if incorrect)		
Assessed Value 30,270	Effective Tax Rate 89.090432	Total Tax \$3,034.06	
Property Description 1120 BROADWAY 20 X 85 LOT 41 J FERNEDINGS SUB OF O L 6			

Appraisal/Sales Summary	
Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	2/19/2014
Last Sale Amount	\$282,724
Conveyance Number	64299
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	308990
# of Parcels Sold	6
Acreage	0.039

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	50,450
CAUV Value	0
Market Improvement Value	281,900
Market Total Value	332,350
TIF Value	38,760
Abated Value	245,890
Exempt Value	0
Taxes Paid	\$1,533.23
Tax as % of Total Value	0.000%

Notes

** 10/14/16 - 12YR CRA Abatement - 100% of Improvement - Began TY2015 thru 2026, back to taxable 2027 payable 2028

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	431 OFFICE/APARTMENT OVER	4,420	1875

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	512	10	1
Section 1	344 Office Building	512	10	1
Section 2	344 Office Building	566	10	1
Section 2	352 Multiple Res (Low Rise)	566	10	1
Section 3	352 Multiple Res (Low Rise)	2,264	10	2

No Proposed Levies Found

Levies Passed - 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	7.34	\$878.29	\$853.86	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2014	64299	282,724	2/19/2014	LINCOLN STARGATE LIMITED PARTNERSHIP	BROADWAY SQUARE I LLC
2011	22451	592,157	6/22/2011	MURPHY & MURPHY CO	LINCOLN STARGATE LIMITED PARTNERSHIP
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	MURPHY & MURPHY CO

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	50,450	281,900	332,350	0	120 Reappraisal, Update or Annual Equalization
2020	2/28/2020	40,360	225,520	265,880	0	50 Changes to/from Exempt Property
2017	11/15/2017	40,360	225,520	265,880	0	120 Reappraisal, Update or Annual Equalization
2016	10/14/2016	17,720	225,750	243,470	0	50 Changes to/from Exempt Property
2016	7/7/2016	17,720	225,750	243,470	0	50 Changes to/from Exempt Property
2016	6/30/2016	17,720	225,750	243,470	0	30 New Construction - Full Value
2015	11/22/2016	17,720	143,090	160,810	0	50 Changes to/from Exempt Property
2015	6/30/2015	17,720	143,090	160,810	0	30 New Construction - Full Value
2014	9/20/2014	17,720	18,280	36,000	0	120 Reappraisal, Update or Annual Equalization
2011	9/29/2011	17,540	59,800	77,340	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	14,890	43,660	58,550	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	14,600	42,800	57,400	0	50 Changes to/from Exempt Property
2007	9/21/2007	14,600	42,800	57,400	0	110 Miscellaneous
2005	9/19/2005	14,600	42,800	57,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	7,800	39,900	47,700	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	7,200	37,000	44,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	6,900	30,800	37,700	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
-------------	------------	-----------	---------------------------	--------------------	------------------	-----------------	----------------------	------------------

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
 **A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.
 ***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	BROADWAY SQUARE I LLC % MODEL GROUP	Full Rate	109.790000
Tax Bill Mail Address	THE MODEL GROUP 1826 RACE ST CINCINNATI OH 45202	Effective Rate	89.090432
		Non Business Credit	0.088077
		Owner Occupancy Credit	0.022019
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	17,660
Improvements	12,610
Total	30,270

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,661.68		\$1,661.68	
Credit			\$313.29		\$313.29	
Subtotal			\$1,348.39		\$1,348.39	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$1,348.39	\$0.00	\$1,348.39	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$1,348.39		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$1,348.39	
Special Assess Paid	\$0.00		\$184.84		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$152.44	
Total Due	\$0.00		\$1,533.23		\$1,500.83	
Total Paid	\$0.00		\$1,533.23		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$1,500.83	

Special Assessment Detail for 55-095 CINCINNATI - Street Lights

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$24.06	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$24.06		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 55-385 CINCINNATI - OTR Special Improv Dist

Special Assessment Detail for 55-385 CINCINNATI - OTR Special Improv Dist

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$152.44	\$0.00	\$152.44	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$152.44		\$0.00	
Owed	\$0.00		\$0.00		\$152.44	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$8.34	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.34		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/5/2021	1 - 2020	\$0.00	\$1,533.23	\$0.00	\$0.00
7/17/2020	2 - 2019	\$0.00	\$0.00	\$990.22	\$0.00
1/31/2020	1 - 2019	\$0.00	\$1,022.93	\$0.00	\$0.00
6/20/2019	2 - 2018	\$0.00	\$0.00	\$990.73	\$0.00
1/31/2019	1 - 2018	\$0.00	\$999.39	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$959.58	\$0.00
1/31/2018	1 - 2017	\$0.00	\$967.40	\$0.00	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$601.03	\$0.00
1/31/2017	1 - 2016	\$0.00	\$608.85	\$0.00	\$0.00
6/24/2016	2 - 2015	\$0.00	\$0.00	\$2,466.30	\$0.00
2/1/2016	1 - 2015	\$0.00	\$2,474.12	\$0.00	\$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	50,450	Land	17,660	Full Tax Rate (mills)	109.790000
Building	36,010	Building	12,610	Reduction Factor	0.188538
Total	86,460	Total	30,270	Effective Tax Rate (mills)	89.090432
				Non Business Credit	0.088077
				Owner Occupancy Credit	0.022019

Tax Calculations

Half Year Tax Distributions

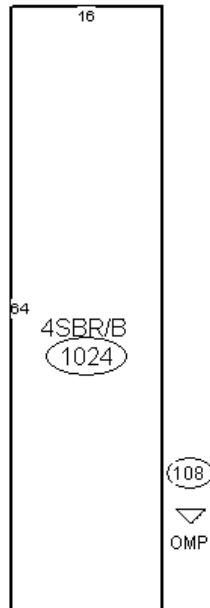
Gross Real Estate Tax	\$3,323.36	School District	\$473.07
- Reduction Amount	\$626.58	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$709.02
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$18.85
Half Year Real Taxes	\$1,348.39	Public Library	\$15.20
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$2.55
+ Current Assessment	\$184.84	HLTH/Hospital Care-Indigent	\$20.45
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$17.50
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$31.03
Semi Annual Net	\$1,533.23	Park District	\$7.76
		Crime Information Center	\$2.28
		Children Services	\$35.48
		Senior Services	\$11.82
		Zoological Park	\$3.38

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
---------	---------	-------------	-----------	----------	---------------

Special Assessments

55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00
55-095	302-2019	CINCINNATI - Street Lights	9/25/2019	2021	\$23.36
55-385	340-2020	CINCINNATI - OTR Special Improv Dist	10/26/2020	2023	\$1,088.44

Related Names

Name	Relationship	Status
BROADWAY SQUARE I LLC % MODEL GROUP	Parcel Owner	Current

April 29, 2021

Beth Johnson
Urban Conservator
Business Development & Permit Center
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: PROJECT LOCATION: 1120-1122 BROADWAY STREET
ZONING RELIEF VARIANCE – WITNESS

- Matt Reckman, Principal, The Model Group



1120 Broadway Street
05.03.2021

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

APPLICATION #: ZH20210057/COA2021024
APPLICANT: Drawing Department
OWNER: OTR Holdings, under contact by The Rhine Group
ADDRESS: 1419 Elm Street
PARCEL: 081-0002-0258
ZONING: CC-A
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: May 19, 2021

Nature of Request:

The applicant is requesting a Certificate of Appropriateness and related Zoning Relief for a rear addition and conversion of the former religious building into residential use.

Details of Zoning Relief Required:

1. 1409-07: Land Use Regulations: Residential Use on the ground floor within the CC-A Zoning district requires conditional use approval.
2. 1409-09: Development Regulations: - Residential buildings within the CC-A require a 25-foot rear yard setback. The proposal is for a zero-lot line setback. A 25-foot variance is required.

Existing Conditions:

The property is a vacant at the southwest corner of Elm Street and Magnolia Street. The building was built in 1924 as the Italian Presbyterian Church. The building has been vacant since 2015 and was last used by City Gospel Mission.

Proposed Conditions:

The proposal is to convert the building into 4 units within the existing building and a rear addition. The addition will be a similar height to the rest of the building and will also be clad in brick. The windows are punched opening, double hung windows of a similar sizing to windows on the main elevation. There are garage doors on the rear of the building facing an existing parking lot.

This project is also a Historic Tax Credit Project and the SHPO has approved a Part II application for the proposed plans.



Figure 1: View of 1419 Elm Street. Google Street Views Nov 2020.

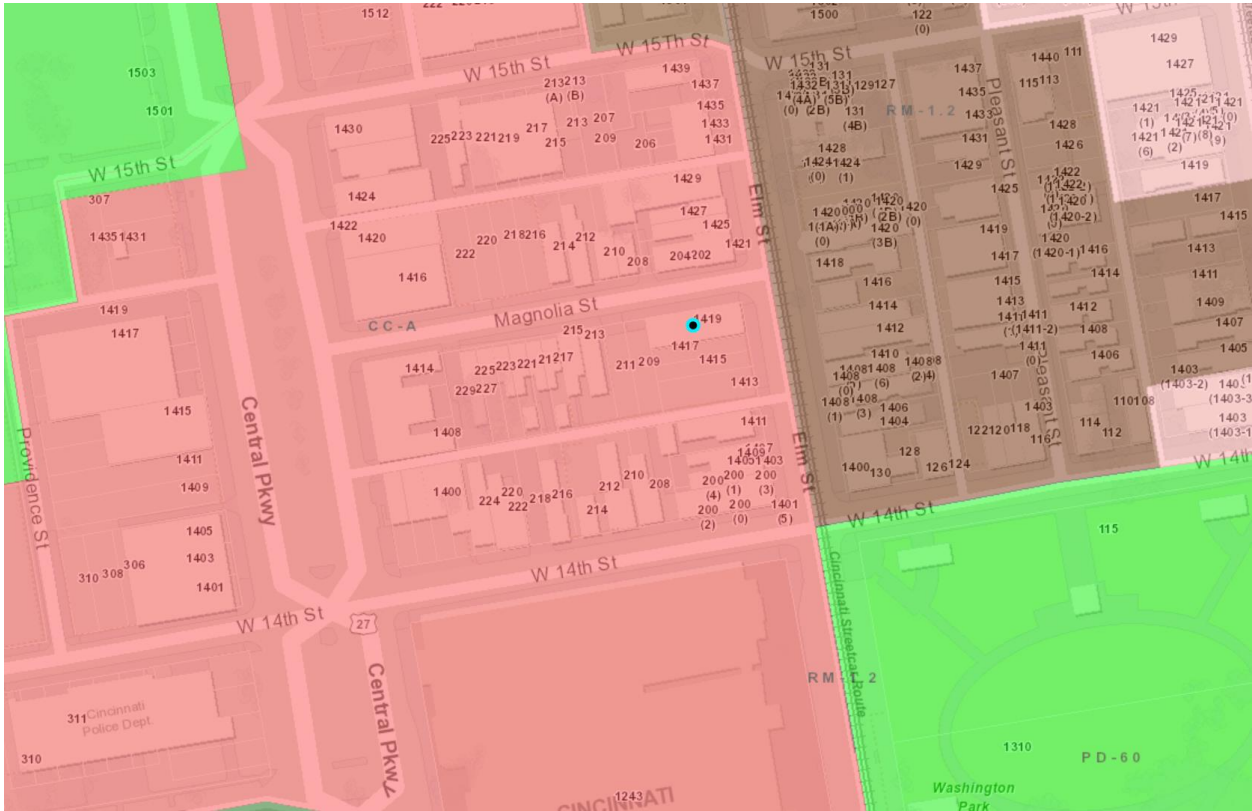


Figure 2: Map of 1419 Elm Street. Cagis Maps.

Previous Review: NA

Applicable Zoning Code Sections:

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

Zoning Analysis:

The applicant is requesting a Conditional Use for ground floor residential use at this building to have an entirely residential building within a CC-A zoning district and a rear setback variance for a zero-lot line development at the west/rear property line.

As the garage doors are at the proposed rear. The applicant will be required to reconfigure the lots on the block to allow for the addition and for an access easement for the garages. The applicant is aware of these requirements. The applicant is in discussions with the current property owner of all affected parcels to have both vacant properties that currently face Magnolia Street reconfigured to add those to the existing parcel This will make the required rear yard setback more conforming. Staff is still recommending approval for the zero-lot line setback in case that reconfiguration does not happen.

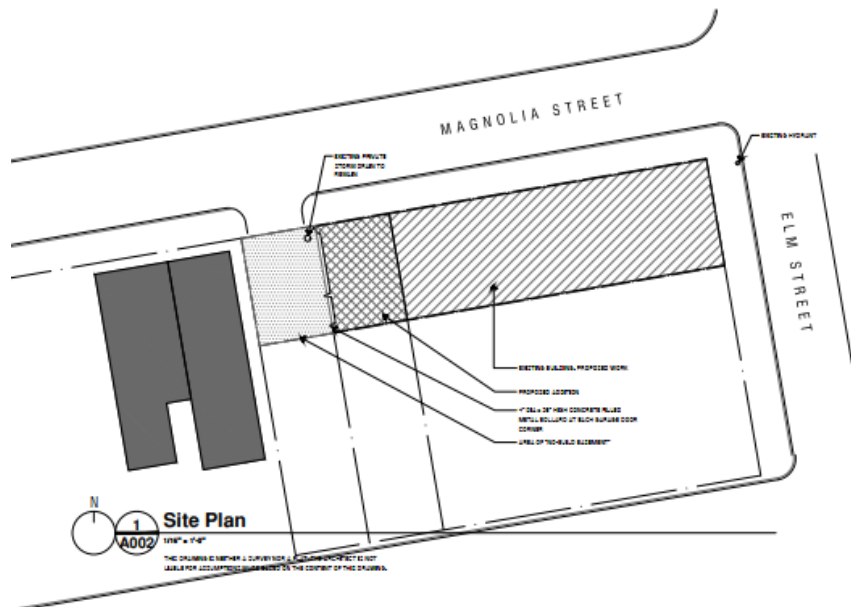


Figure 3: Site plan provided by the applicant showing the two areas to be consolidated with the existing 1419 Elm Street parcel.

The applicant has provided a narrative for the requested zoning relief in the application materials. Staff agrees with their narrative and has the additional comments/analysis below.

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

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is CC-A. The use of the property with residential at the ground floor requires a conditional use.
- 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 addition to the building and all exterior changes meets the Over the Rhine Historic District Guidelines.
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to Plan Cincinnati in providing a range of housing opportunities within the city as well as reusing historic building stock.
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Traffic will not be adversely impacted as parking will be provided for 3 cars and the property is within an Urban Parking Overlay and is exempt from parking.
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
The adjacent properties are residential or mixed use. This project will take up the entire property. This area is a dense area with zero lot line developments within the area.
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
There are no landscaping requirements for this project.
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is a residential project and does not have hours of operation.
- 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.

This is an area with single family, multi-family, mixed use, and commercial uses. A four-family unit at this location is an appropriate use, especially considering it is an adaptive re-use of a church/religious structure.

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

As of the submission of this staff report there is not an official application submitted or under review by the City Planning Department. A request to change the area from CC-A to RM 0.7 has been made to a councilmember's office, but it has not been referred to Council.

This change would allow residential on a ground floor but would require a density variance to allow 4 units.

- 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.

None anticipated.

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

This lot is not identified as blighted, but it is currently a vacant and underutilized building.

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

The addition of housing will provide additional customers to local businesses and will provide jobs during construction.

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

The proposed project will create temporary jobs during construction.

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

Property taxes will increase from the improvements on the lot.

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

The owner has an economic benefit as the improvements to the lot will increase the value of the property.

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

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

Standards for Variances, Special Exceptions and Conditional Uses per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District and supports the historic district by

providing a compatible addition to the building. The setback is needed for the addition and the addition is needed to help make a reuse of the building feasible. This project is using Historic Tax Credits and has received a Part II approval for the proposed work.

The building is also a historic religious structure that has a floor plan structure that has an elevated first floor and a basement that is only partially underground. This would make it more difficult to convert into a commercial property due to ADA requirements while maintaining the historic integrity required for the Historic Tax Credit.

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

The denial of the zoning relief will not deprive the property of all economic use of the property but as a historic church, the interior layout and floor change differential between the street and first floor provide difficulty in reusing the building as a commercial structure that would be required to meet current ADA requirements.

Standards for Variances per Section 1445-05-4

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

The variance for the rear setback is an appropriate treatment as this is a residential request in a very dense urban environment where zero lot line setbacks at all sides are common. There are garages on the rear that will require an access easement from the property behind the building. .

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

The project is asking for a similar setback to many properties within the neighborhood and within the district.

Standards for Conditional Use per Section 1445-21

The Historic Conservation Board may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.

A Conditional Use is required for residential on a ground floor within the CC-A zoning district.

Certificate of Appropriateness Review

Staff is supportive of the design of the addition and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has provided a narrative. Staff agrees with the narrative provided in the application and has the additional comments/analysis below.

ADDITIONS

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

The applicable new construction guidelines are height, materials and windows.

- *The height of the addition matches the rear height of the building.*
- *The windows are on the north and south faces and are a one over one configuration. They are taller than they are wide and evenly spaced over the face. The windows are in a similar horizontal line of the windows on the historic building. The window sizes are of a similar size as the windows on the historic building.*
- *The addition will be a brick building with aluminum clad wood windows. The windows are simpler in detailing to provide a differentiation from the historic building.*
- *There are garage doors on the rear, and they are not highly visible from the architecturally significant facades.*

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

The addition is within a similar scale to the building and is of the same height as the front part of the building. Through using a similar brick it blends into the historic building.

3. Additions should not overpower the original building.

The addition is in the rear and while visible from the street, the similar massing, simple detailing, and hyphen connection keep the main historic building as the main focus of the site.

Other Considerations:

Prehearing Results: June 2, 2021. The applicant was present.

Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

- I. **ZONING RELIEF:** Per plans submitted Drawing Department dated 11.20.2020 at 1419 Elm Street.
 - A. 1409-07: Land Use Regulations-. **APPROVE** residential on the ground floor of the building.
 - B. 1409-09: Development Regulations- **APPROVE** a variance of 25 feet to allow for a zero-lot line setback with the following conditions:
 - 1. The properties shall be subdivided/reconfigured prior to Certificate of Occupancy being issued.
 - 2. An access easement for the garages shall be on the property to the rear if it is not including in the reconfiguration.
- 1. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 - b. The property is a historic religious structure, and the proposed use is an appropriate adaptive reuse for this building.

II. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for the construction of an addition Per plans submitted Drawing Department dated 11.20.2020 at 1419 Elm Street with the following condition.
 - 1. The building permit must be issued within 2 years or the COA shall expire.
 - 2. Any changes on the proposed addition that are required for building code compliance and/or required for the Historic Preservation Tax Credits can be approved at a staff level.
- A. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable

guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

- b. The project is receiving Historic Rehabilitation Tax Credits and has an approved Part II for the proposed work.

ADJUDICATION/DENIAL LETTER

Date: April 22, 2021

Location: 1419 Elm Street

Request: Addition and Zoning Relief

Zoning District: CC-A/ OTR Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-09: Development Regulations. Residential Projects are required to have a 25 foot rear yard setback. The proposed setback is 0. A 25 foot variance is required.
2. 1409-07: Land Use Regulations Residential use on a first floor requires conditional use approval in the CC-A district.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

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

Section 2. APPLICANT

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

Section 3. OWNER

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

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

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

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

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

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

Print Name _____ Signature  Date ____/____/____

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none">• \$900.00 for Use Variances• Variances, including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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



Online Property Access

[< First << Prev Next >> Last >] **RETURN TO SEARCH LIST** Property 1 of 1

Parcel ID 081-0002-0258-00 **Address** 1419 ELM ST **Index Order** Parcel Number **Tax Year** 2020 Payable 2021

I Want To...


- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

View:

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

Print:

- Current Page
- Property Report

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	Land Use	
01800 - OVER THE RHINE	499 - OTHER COMM STRUCTURE	
Owner Name and Address	Mailing Name and Address	
OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
175,210	89.090432	\$16,210.37
Property Description		
ELM ST 30 X 90 LOT 24 HOTCHKISS AVERY ET AL SUB BLK 1		

Appraisal/Sales Summary	
Year Built	1969
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	6/26/2017
Last Sale Amount	\$0
Conveyance Number	144444
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	6
Acreage	0.062

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	105,600
CAUV Value	0
Market Improvement Value	395,000
Market Total Value	500,600
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$8,118.23
Tax as % of Total Value	0.000%

Notes
1) 12-2-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

drawing dept

architecture & design

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

1419 Elm Street - Historic COA Narrative Statement

Project Summary - renovation of existing building into residential use including a proposed garage with living space above in the footprint of 3 existing parking spaces

Note - project design has been approved by the State of Ohio Historic Preservation Office and is currently in competition for tax abatement.

“A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines”

The proposed project is the alteration of the existing building at the above address into a multi-family residential use. This building was originally construction as a worship space with an attached rectory for offices and living quarters but was used most recently as worship space and offices. This project has been designed and approved through guidance from the Ohio State Historic Preservation Office and is currently seeking tax benefit.

The project consists of the substantial preservation of the existing, historic worship space, which includes original stained glass windows, woodwork and plasterwork. This space will be altered into a single open-concept residence. In the half-level below the worship space will be created 2 separate dwelling units, accessed from separated entries. These units do include large windows high on the wall and are in spaces considered more utilitarian in the original building. The former rectory office space to the west of the worship space on level 1 and level 2 will also be converted to residential use and will be re-using the large majority of the existing walls, windows and finish flooring. The exterior of the existing building will have only maintenance and repair work.

The project also includes an addition on the west side of the building. This addition provides covered / enclosed parking at the ground level and a new residential area above. This addition is designed to be of a similar size and material to the existing building (brick masonry) and have similar rhythm of similar sized openings along the street. Along the proposed western and southern facades, a lowered guard wall conceals a residential roof deck and a angled roof monitor to bring in daylight is barely visible. The property line walls are intentionally blank as the original property line wall would have been (with the exception of garage doors, which are relatively featureless and will be painted to match adjacent brick).

We believe that this proposal conforms to the historic conversation guidelines in the district.

drawing dept

architecture & design

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

1419 Elm Street - Variance Request

Project Summary - renovation of existing building into residential use including a proposed garage with living space above in the footprint of 3 existing parking spaces

Note - project design has been approved by the State of Ohio Historic Preservation Office and is currently in competition for tax abatement.

This project requests a variance from the following:

- 1409-09: Development Regulations. Residential Projects are required to have a 25 foot rear yard setback.
 - The proposed setback is 0 feet. A 25 foot variance is required.

This project includes the proposed addition to the west edge of the existing building at the above address. As a corner lot in the Over-the-Rhine neighborhood, the required setback would occur along Magnolia Street rather than on an interior lot line. Administering this setback per the above requirement would be detrimental to the project and not, we feel, in the public interest in the following ways (1445-13):

d) traffic - the project is not adding more parking spaces to the existing site, but is concealing those parking spaces in a garage.

h) neighborhood compatibility - the proposed removal of a setback would allow for the building to be along the property line more fully for both Elm and Magnolia Streets, more similarly to existing properties on corner lots in the vicinity.

j) adverse effects - the property would be accessed much the same way as currently with the removal of the proposed setback.

l,n,o) economic benefits, tax valuation, private benefits- allowing the removal of the setback allows for an addition to be built that increases the residential square footage for the building and therefore creates greater economic return for the owner and therefore tax valuation on the property as a whole

p) public benefits - this building has been subject to several re-development proposals over the past decade, each one failing due to the somewhat strange configuration of the building and it

has sat vacant for some time. This project and owner have found a design and process through which this building will be brought from languishing, vacant and deteriorating to a new future.

And (1445-15):

2, b, ii) This variance is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other properties in the same district. Relief from the required setback will bring the proposed building's configuration and property use in line with nearby corner lot properties which are built from property line to property line.

In summary, we feel that the proposed relief from the required setback provides economic benefit and brings the property more in line with the physical characteristics of the neighborhood.

drawing dept

architecture & design

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

1419 Elm Street - Conditional Use Request

Project Summary - renovation of existing building into residential use including a proposed garage with living space above in the footprint of 3 existing parking spaces

Note - project design has been approved by the State of Ohio Historic Preservation Office and is currently in competition for tax abatement.

This project requests a Conditional Use based on the following:

- 1409-07: Land Use Regulations Residential use on a first floor requires conditional use approval in the CC-A district.

1 - This historic building has an atypical configuration in which a large portion of the inhabitable existing volume is on or below the ground level. This is a byproduct of the original structure's worship space being significantly raised above street level and allowing ancillary functions to have large windows in the lower level.

The inability to occupy these spaces as part of the all-residential use of the building would remove almost half of the usable floor area and make the project financially untenable.

The ability to occupy these spaces will not create additional traffic, is compatible with the neighborhood and will have several tax valuation, private benefits and economic benefits.

2a - the conditional use is specifically listed for multifamily residential uses in the CC-a district:

L2 Permitted only above the ground floor in a mixed use building. Modification requires conditional use approval pursuant to the procedures and criteria of Chapter 1445, Variance, Special Exceptions, and Conditional Uses.

2b - the project does meet limitations of the zoning code, with the exception of the variance requested here.

2c - the project's design and configuration will prevent adverse effects on the immediate neighborhood by providing new and vibrant activity to a currently vacant property.

drawing dept

architecture & design

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

1419 Elm Street - Variance Request within a Historic District

Project Summary - renovation of existing building into residential use including a proposed garage with living space above in the footprint of 3 existing parking spaces

Note - project design has been approved by the State of Ohio Historic Preservation Office and is currently in competition for tax abatement.

We feel that relief from the required zoning setback is certainly in the interest of the historic architectural integrity of the Historic District. The proposed addition is in the location where a building originally existed at the turn of the 20th century and has since been removed to provide parking, which is the site's present use. The proposed addition not only adds a missing piece to the neighborhood, but also, through the enclosed garage, will further preserve the historic character by removing cars from the line of sight of both Elm and Magnolia Streets.

drawing dept

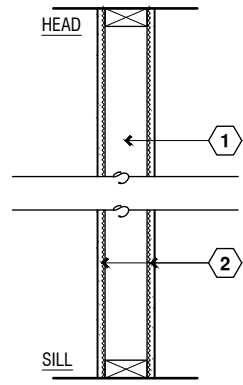
architecture & design

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

1419 Elm Street - List of Applicant's Witnesses

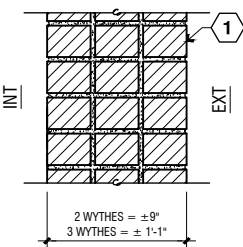
Eric Haberthier - owner-to-be, President of The Rhine Group

Kevin Kluender - architect, Drawing Dept



EX1 EXISTING WALL
 1hr | 1 1/2" = 1'-0" | PER IBC 721.1(2) #12-1.1

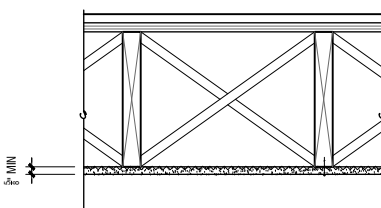
1. STUDS — NOM WOOD 2x4s, SPACED 16 IN. O.C.,
2. PLASTER — 5/8" THICK ON METAL LATH



EX2 BEARING WALL - EXISTING
 4hr | 1 1/2" = 1'-0" | PER IBC 721.1(2) #1-1.1

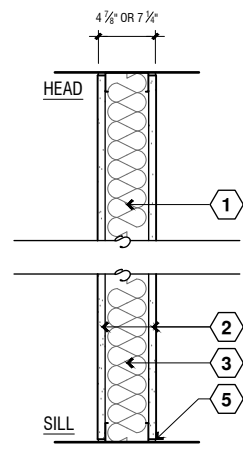
1. SOLID CLAY BRICK
- 4 HOUR RATING PROVIDED BY EXISTING CONSTRUCTION AT 2 AND 3 WYTHE OF BRICK MASONRY - TO REMAIN.

NOTE: CONSTRUCTION TYPE IIB REQUIRES A MINIMUM 2 HOUR RATING FOR EXTERIOR LOAD-BEARING WALLS.



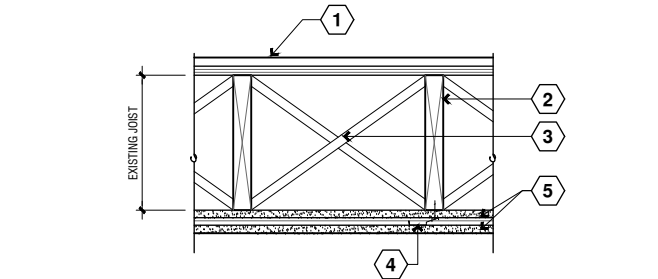
EX3 EXIST. PLASTER CEILING ON WOOD JOISTS
 1hr | 1 1/2" = 1'-0" | PER IBC 721.1(2) #13-1.2

- EXISTING PLASTER TO REMAIN
- IN CASE OF NEW PLASTER TO REPAIR OR REPLACE DAMAGED:
1. CEMENT OR GYPSUM PLASTER ON METAL LATH FASTENED WITH 1/2" BY NO. 11 GAGE BY 1/4" HEAD BARBED SHANK ROOFING NAILS SPACED 9" ON CENTER. PLASTER MIXED 1:2 FOR SCRATCH COAT AND 1:3 FOR BROWN COAT, BY WEIGHT. CEMENT TO SAND AGGREGATE CEMENT OR GYPSUM PLASTER ON METAL LATH FASTENED WITH 1/2" BY NO. 11 GAGE BY 1/4" HEAD BARBED SHANK ROOFING NAILS SPACED 9" ON CENTER. PLASTER MIXED 1:2 FOR SCRATCH COAT AND 1:3 FOR BROWN COAT, BY WEIGHT. CEMENT TO SAND AGGREGATE.



A UNRATED INT PARTITION
 0hr AC | 1 1/2" = 1'-0"

1. STUDS — NOM 2x, SPACED 16 IN. O.C., METAL OR WOOD
2. GYPSUM BOARD — ONE LAYER 5/8" THICK GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 1/2" OR 6" STUDS WITH 1" TYPE S DRYWALL SCREWS 8" o.c. AT VERTICAL JOINTS AND 12" O.C. AT TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS. REFER TO PLAN.
3. BATTs AND BLANKETS — AS INDICATED - SEE PLAN. NOM 2 IN. THICK MINERAL WOOL INSULATION, 96 IN. LONG, CUT TO 15 IN. WIDTHS, FRICTION FITTED BETWEEN STUDS IN WALL CAVITY.
4. JOINT TAPE AND COMPOUND — (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS, SCREW HEADS, AND NAIL HEADS (TWO APPLICATIONS); PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
5. CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.



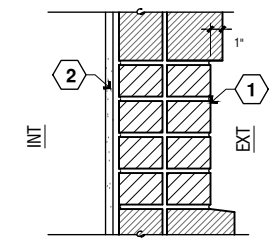
C1 UL #L501 - 1 HR CEILING
 1hr | 1 1/2" = 1'-0"

- 1 THRU 3 - SEE BELOW
5. GYPSUM - ONE LAYERS OF NOM 5/8 IN. THICK, 4 FT WIDE GYPSUM BOARD. GYPSUM BOARD ATTACHED TO JOISTS WITH 60 CEMENT COATED COOLER NAILS SPACED 1 IN., 6 IN. AND 21 IN. FROM EACH SIDE EDGE IN THE FIELD OF THE BOARD. BUTT EDGES SHALL OCCUR UNDER JOISTS, FASTENED WITH NAILS SPACED 1 IN., 6 IN., 15 IN. AND 21 IN. FROM SIDE EDGES OF BOARD, AND 1/2 IN. BACK FROM BUTT EDGE. SCREWS LOCATED 3/4 IN. AND 1-1/4 IN. FROM SIDE AND END JOINTS OF BOARDS.

C2 UL #L511 - 2 HR CEILING
 2hr | 1 1/2" = 1'-0"

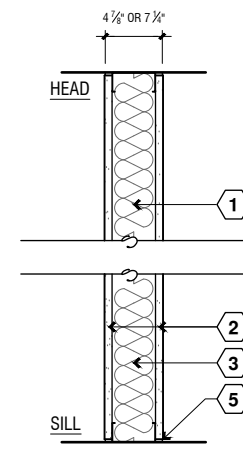
1. SUBFLOORING — SUBFLOORING — MIN 1 BY 6 IN. T & G LUMBER FASTENED DIAGONALLY TO JOISTS, VAPOR BARRIER — NOM 0.010 IN. THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER, FINISH FLOORING — MIN 1 BY 3 IN. T & G AND END MATCHED, LAID PERPENDICULAR TO JOISTS.
2. WOOD JOISTS — MIN 2 BY 10, SPACED 16 IN. OC AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.
3. CROSS BRIDGING — MIN 1 BY 10 IN. OR MIN 2 BY 10 SOLID BLOCKING.
4. RESILIENT CHANNELS — FORMED OF 25 MSG GALV STEEL, SPACED 24 IN. OC PERPENDICULAR TO JOISTS AND LOCATED 12 IN. FROM EACH SIDE EDGE OF BASE LAYER GYPSUM BOARD. CHANNELS PLACED WITH 1/4 IN. CLEARANCE AT THE ENDS AND FASTENED TO EACH JOIST WITH 1-7/8 IN. LONG TYPE S BUGLE HEAD SCREWS, MIN END CLEARANCE OF CHANNELS TO WALLS: 3/8 IN. ADDITIONAL CHANNELS 60 IN. LONG, PLACED ADJACENT TO CONTINUOUS CHANNELS AT END JOINTS OF SECOND LAYERS OF GYPSUM BOARD (ITEM 5) AND SIMILARLY SECURED. CHANNEL ENDS TO EXTEND 6 IN. BEYOND EACH SIDE OF JOINT.
5. GYPSUM BOARD* — TWO LAYERS OF NOM 5/8 IN. THICK, 4 FT WIDE GYPSUM BOARD. WHEN RESILIENT CHANNELS (ITEM 4) ARE USED, FIRST LAYER INSTALLED PERPENDICULAR TO JOISTS WITH END JOINTS LOCATED OVER BOTTOM OF JOISTS. GYPSUM BOARD ATTACHED TO JOISTS WITH 60 CEMENT COATED COOLER NAILS SPACED 1 IN., 6 IN. AND 21 IN. FROM EACH SIDE EDGE IN THE FIELD OF THE BOARD. BUTT EDGES SHALL OCCUR UNDER JOISTS, FASTENED WITH NAILS SPACED 1 IN., 6 IN., 15 IN. AND 21 IN. FROM SIDE EDGES OF BOARD, AND 1/2 IN. BACK FROM BUTT EDGE. SECOND LAYER OF GYPSUM BOARD SECURED TO RESILIENT CHANNELS WITH 1 IN. LONG TYPE S BUGLE HEAD SCREWS SPACED 12 IN. OC WITH ADDITIONAL SCREWS PLACED 3 IN. FROM EACH SIDE EDGE. END JOINTS OF SECOND LAYER OFFSET FROM END JOINTS IN FIRST LAYER, AND SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL. SCREWS LOCATED 3/4 IN. AND 1-1/4 IN. FROM SIDE AND END JOINTS OF BOARDS.

* TYPE C GYP BOARD OF MOST MANUFACTURERS MEETS UL LISTING REQUIREMENT. REFER TO UL ASSEMBLY TO CONFIRM ACCEPTANCE.



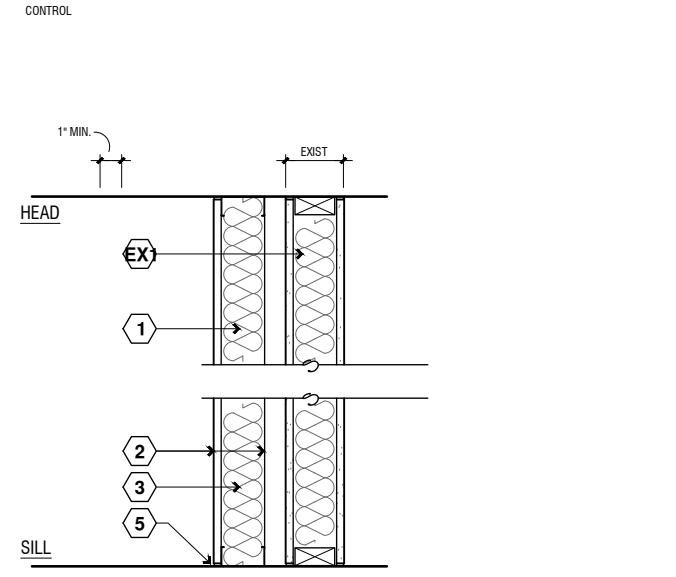
D BEARING WALL - PROPOSED
 4hr | 1 1/2" = 1'-0" | PER IBC 721.1(2) #1-1.1

1. SOLID CLAY BRICK
 - MATCH BRICK AND MORTAR TO EXISTING ADJACENT, SET PROPOSED 1" TO INTERIOR OF WALL FROM FACE OF EXISTING. EXISTING STONE LINTELS, SILLS TO REMAIN
 2. GYP BOARD
 - FLUSH WITH EXISTING ADJACENT SURFACE
- NOTE: CONSTRUCTION TYPE IIB REQUIRES A MINIMUM 2 HOUR RATING FOR EXTERIOR LOAD-BEARING WALLS.



B 1 HOUR RATED PARTITION - U 314
 1hr AC | 1 1/2" = 1'-0"

1. STUDS — NOM 2x, SPACED 16 IN. O.C., METAL OR WOOD
2. GYPSUM BOARD — ONE LAYER TYPE X 5/8" THICK GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 1/2" OR 6" STUDS WITH 1" TYPE S DRYWALL SCREWS 8" o.c. AT VERTICAL JOINTS AND 12" O.C. AT TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS. REFER TO PLAN.
3. BATTs AND BLANKETS — AS INDICATED - SEE PLAN. NOM 2 IN. THICK MINERAL WOOL INSULATION, 96 IN. LONG, CUT TO 15 IN. WIDTHS, FRICTION FITTED BETWEEN STUDS IN WALL CAVITY.
4. JOINT TAPE AND COMPOUND — (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS, SCREW HEADS, AND NAIL HEADS (TWO APPLICATIONS); PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
5. CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

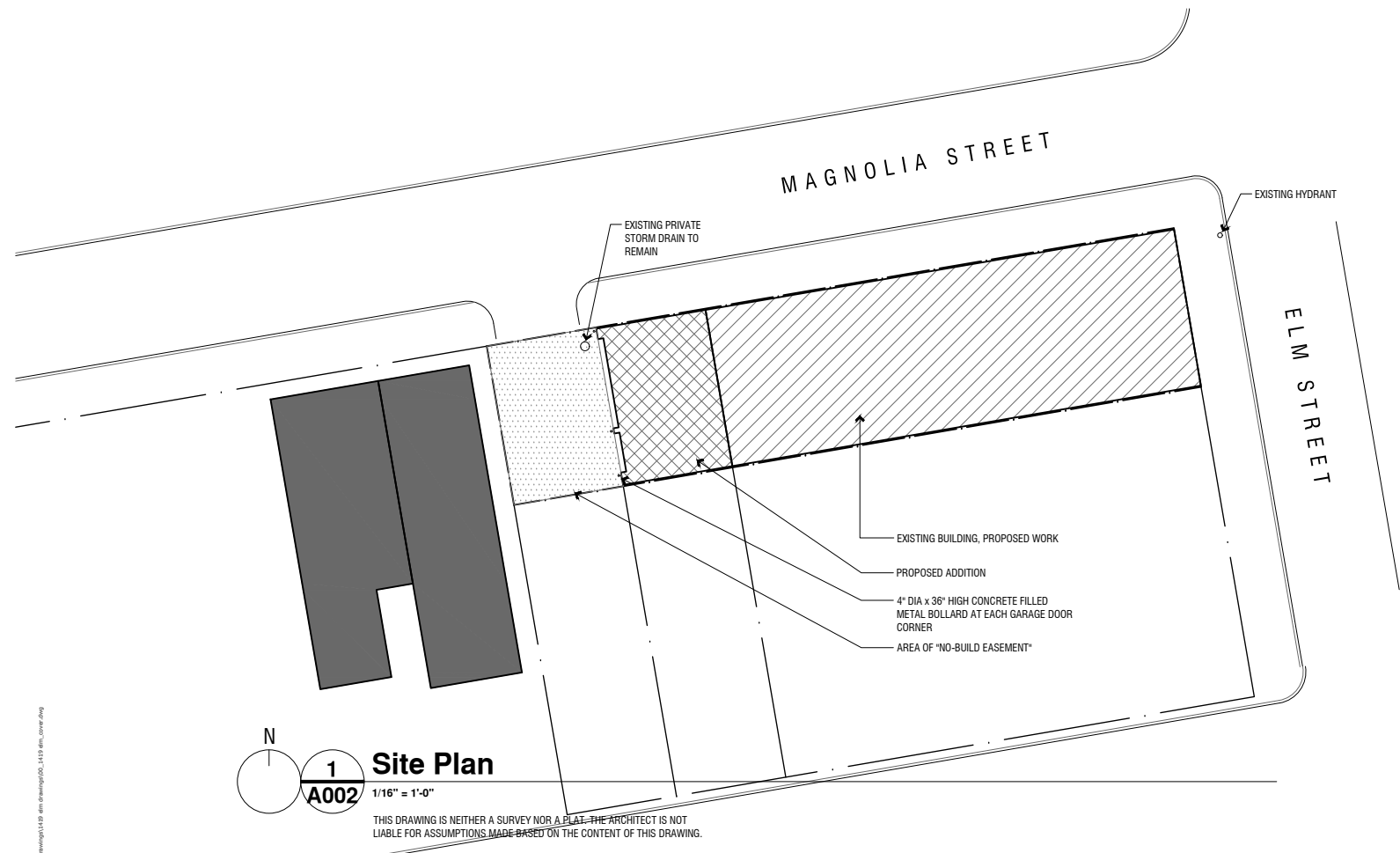


E 1 HOUR RATED PARTITION - U 314
 1hr AC | 1 1/2" = 1'-0"

- EX1 - EXISTING PLASTER ON STUD WALL, SEE EX1 WALL TYPE FOR RATING
1. STUDS — NOM 2x, SPACED 16 IN. O.C., METAL OR WOOD WITH 1" AIR GAP BETWEEN FACE OF EXISTING WALL AND FACE OF PROPOSED STUDS
 2. GYPSUM BOARD — ONE LAYER TYPE X 5/8" THICK GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO ONE SIDE OF STUDS. TYPE S DRYWALL SCREWS 8" o.c. AT VERTICAL JOINTS AND 12" O.C. AT TOP AND BOTTOM PLATES AND INTERMEDIATE STUDS. REFER TO PLAN.
 3. BATTs AND BLANKETS — AS INDICATED - SEE PLAN. NOM 2 IN. THICK MINERAL WOOL INSULATION, 96 IN. LONG, CUT TO 15 IN. WIDTHS, FRICTION FITTED BETWEEN STUDS IN WALL CAVITY.
 4. JOINT TAPE AND COMPOUND — (NOT SHOWN) VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS, SCREW HEADS, AND NAIL HEADS (TWO APPLICATIONS); PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
 5. CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

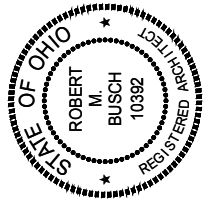
UNITED STATES GYPSUM CO — TYPES C, IP-X2, IPC-AR.

THERMAFIBER INC — TYPE SAFB.



1 Site Plan
 A002 | 1/16" = 1'-0"

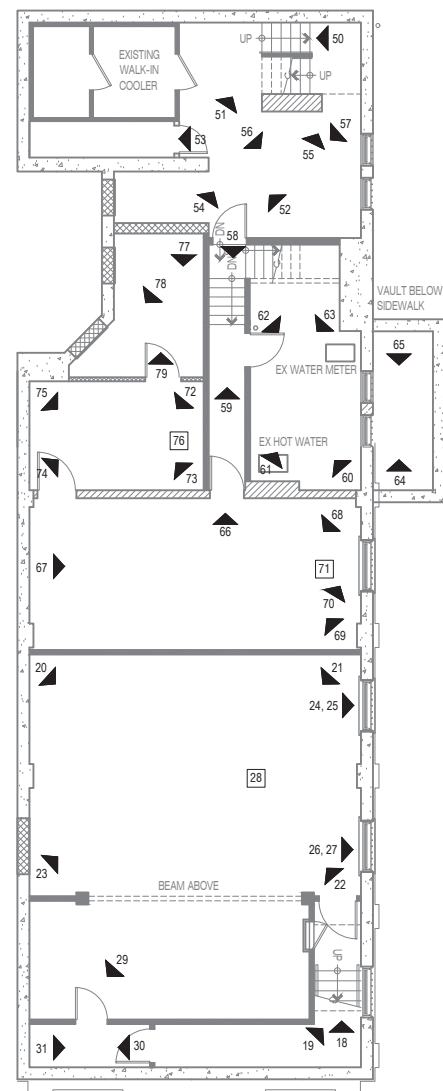
THIS DRAWING IS NEITHER A SURVEY NOR A PLAN. THE ARCHITECT IS NOT LIABLE FOR ASSUMPTIONS MADE BASED ON THE CONTENT OF THIS DRAWING.



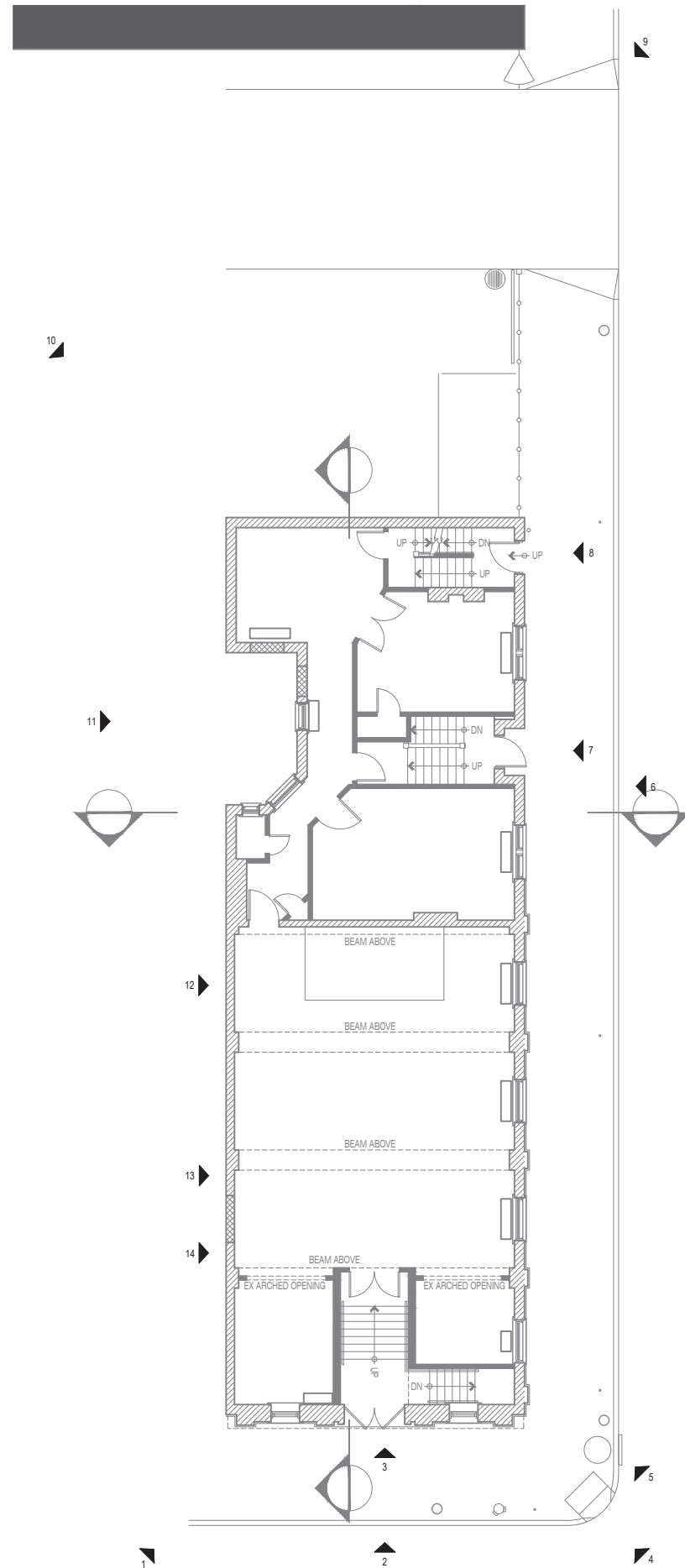
Robert M. Busch
 License #: 10392
 Exp. Date: 12/31/2021

KEYED NOTES FOR DEMOLITION

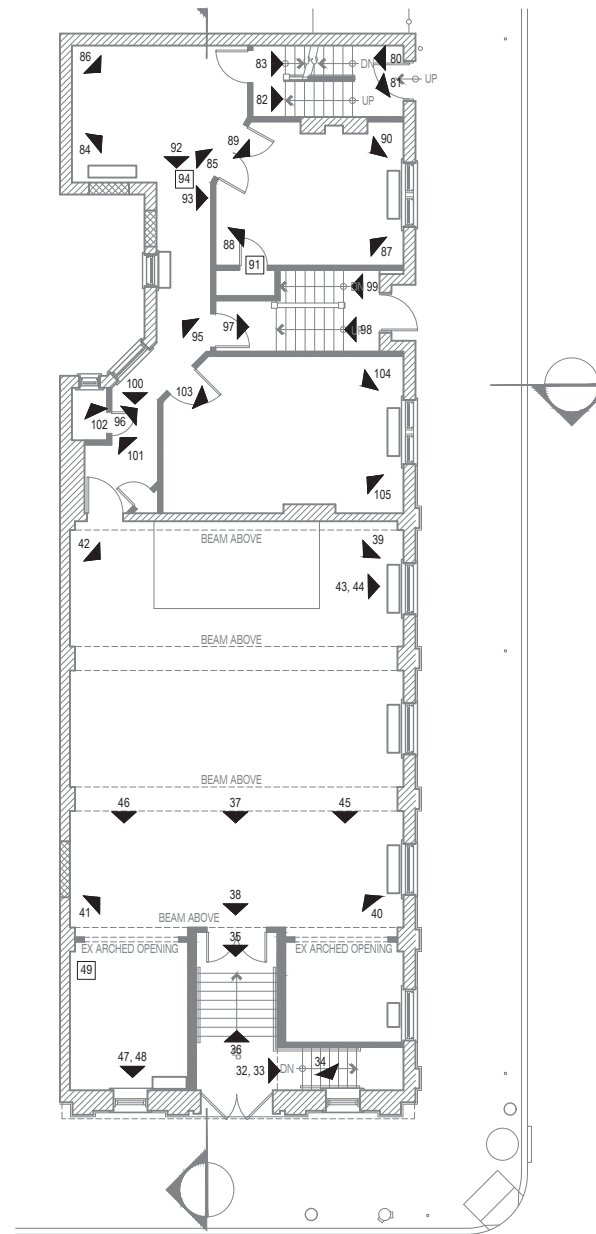
1-



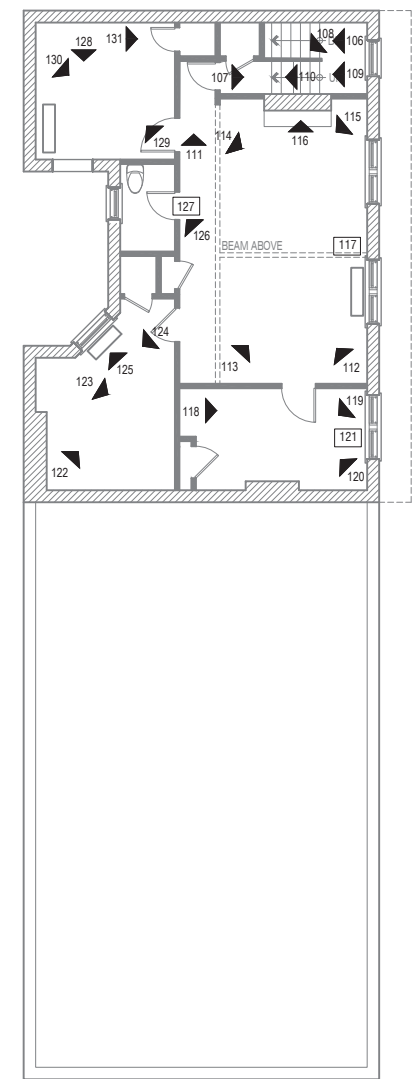
Basement Plan - Photo Key
 1/8" = 1'-0"
 PHOTOS #18-31, 50-79



Exterior - Photo Key
 1/8" = 1'-0"
 PHOTOS #1-17 (NOTE: HAMILTON COUNTY AUDITOR PHOTOS #15-17 OF DEMOLISHED 1960s ADDITION NOT KEYED)



Level 1 Interior - Photo Key
 1/8" = 1'-0"
 PHOTOS #32-49, 80-105



Level 2 Plan - Photo Key
 1/8" = 1'-0"
 PHOTOS #106-131
 NOTE: ATTIC PHOTOS #132-134 NOT KEYED



1



2



3



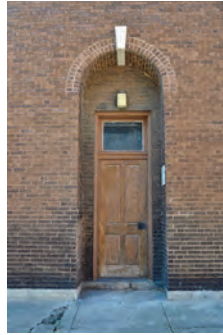
4



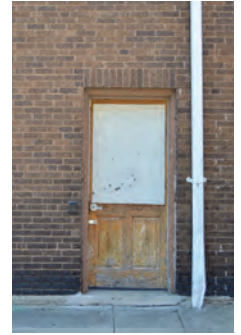
5



6



7



8



9



10



11



12



13



14



15



16



0810002025800 10/19/2008

17



18



19



20



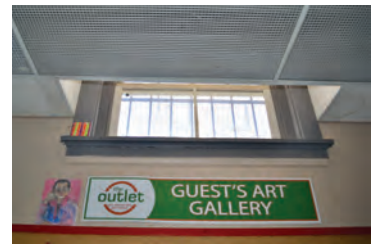
21



22



23



24



25



26



27



28



29



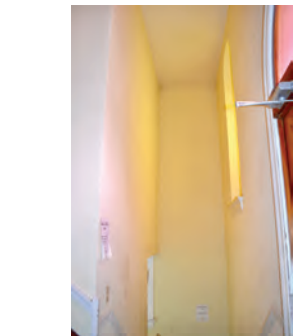
30



31



32



33



34



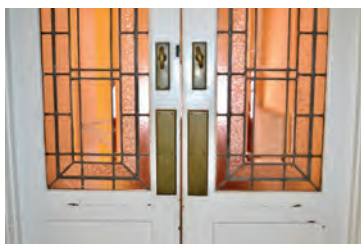
35



36



37



38



39



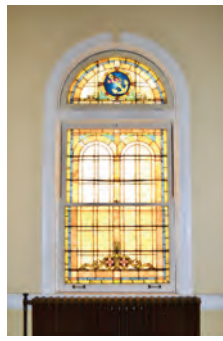
40



41



42



43



44



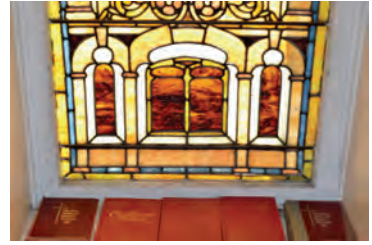
45



46



47



48



49



50



51



52



53



54



55



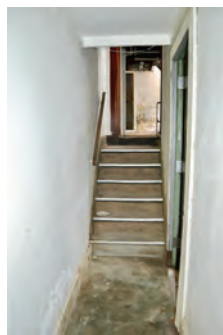
56



57



58



59



60

61



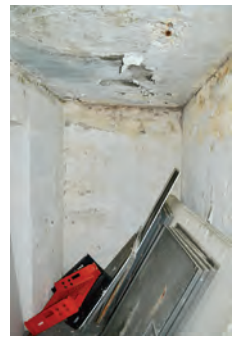
62



63



64



65



66



67



68



69



70



71



72



73



74



75



76



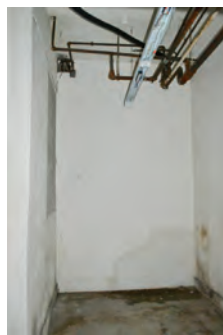
77



78



79



80





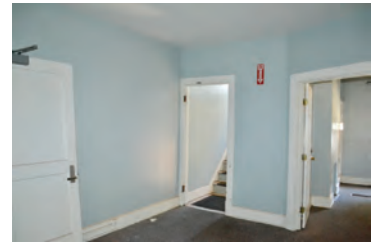
81



82



83



84



85



86



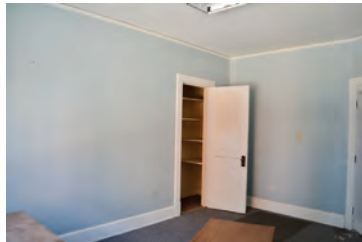
87



88



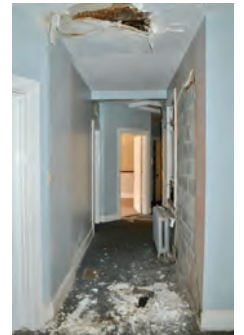
89



90



91



92



93



94



95



96



97



98



99



100



101



102



103



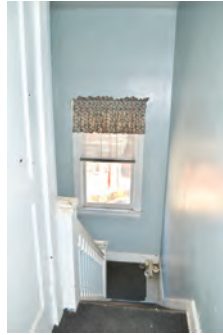
104



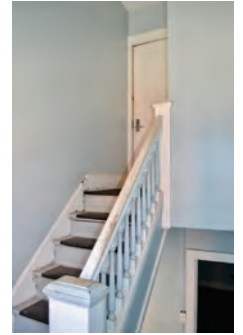
105



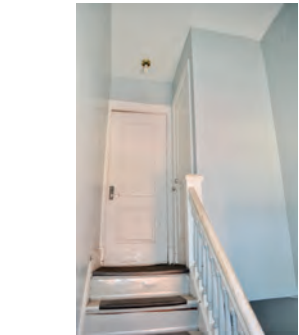
106



107



108



109



110



111



112



113



114



115



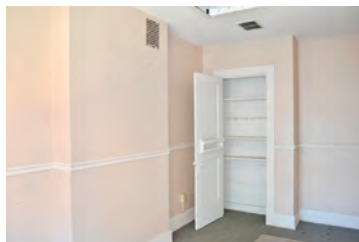
116



117



118



119



120



121



122



123



124



125



126



127



128



129



130



131



132



133



134

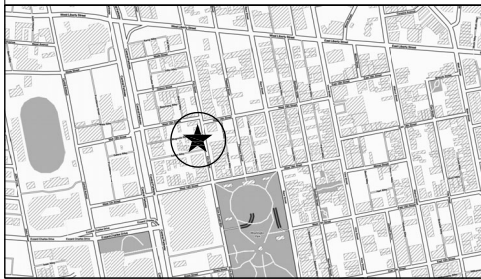
1419 ELM ST

RENOVATION + ADDITION

PROJECT TEAM

PROJECT ADDRESS 1419 ELM STREET CINCINNATI, OHIO 45202	ARCHITECT DRAWING DEPARTMENT 3217 MADISON ROAD CINCINNATI, OHIO 45209 513.272.8099	STRUCTURAL ENGINEER T.B.D.
	MEP ENGINEER T.B.D.	CONTRACTOR T.B.D.

VICINITY MAP



DRAWING INDEX

SHEET #	SHEET DESCRIPTION	REVISIONS		
		31 AUGUST 2020 - FHTC/OHPTC ROUND 25 PART 2	12 OCTOBER 2020 - FHTC/OHPTC ROUND 25 PART 2 REVISION 1	10 NOVEMBER 2020 - FHTC/OHPTC ROUND 25 PART 2 REVISION 2
ARCHITECTURAL				
A000	COVER SHEET	●	●	●
A050	EXISTING PLAN - BASEMENT	●	●	●
A051	EXISTING PLAN - LEVEL 01	●	●	●
A052	EXISTING PLAN - LEVEL 02	●	●	●
A053	EXISTING PLAN - ROOF	●	●	●
A060	EXISTING EXTERIOR ELEVATIONS	●	●	●
A061	EXISTING EXTERIOR ELEVATIONS	●	●	●
A100	PROPOSED PLAN - BASEMENT	●	●	●
A102	PROPOSED RCP - BASEMENT	●	●	●
A103	PROPOSED FINISH - BASEMENT	●	●	●
A110	PROPOSED PLAN - LEVEL 01	●	●	●
A112	PROPOSED RCP - LEVEL 01	●	●	●
A113	PROPOSED FINISH - LEVEL 01	●	●	●
A120	PROPOSED PLAN - LEVEL 02	●	●	●
A122	PROPOSED RCP - LEVEL 02	●	●	●
A123	PROPOSED FINISH - LEVEL 03	●	●	●
A130	PROPOSED PLAN - ROOF	●	●	●
A200	PROPOSED EXTERIOR ELEVATIONS	●	●	●
A201	PROPOSED EXTERIOR ELEVATIONS	●	●	●
A202	VIEW SHED DIAGRAM	●	●	●
A300	BUILDING SECTIONS	●	●	●
MECHANICAL				
M100	PROPOSED MEP DIAGRAM - BASEMENT	●	●	●
M110	PROPOSED MEP DIAGRAM - LEVEL 01	●	●	●
M120	PROPOSED MEP DIAGRAM - LEVEL 02	●	●	●
ELECTRICAL				
PLUMBING				

GENERAL CONDITIONS:
THE GENERAL CONDITIONS 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.

DESIGN LOADS CRITERIA
MINIMUM FLOOR LOADS:
ASSEMBLY AREAS - 100 PSF
EXIT STAIRS/RAMP/LANDINGS - 100 PSF

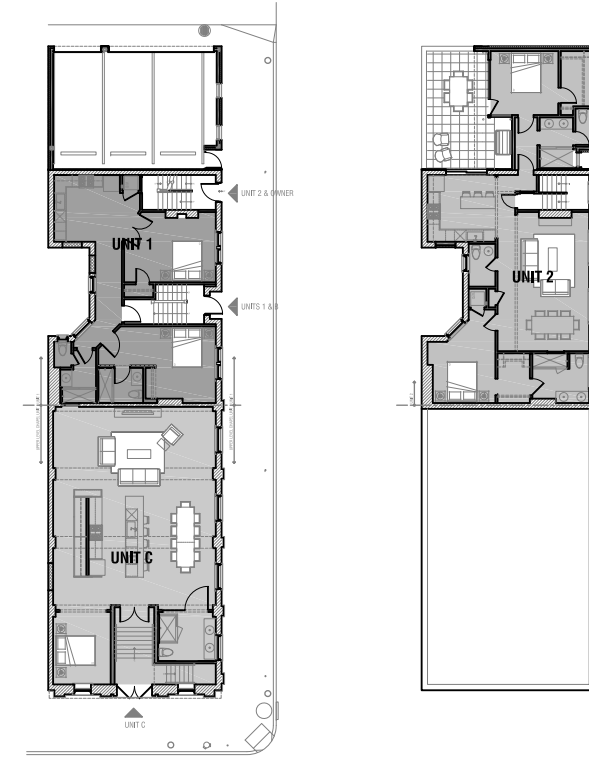
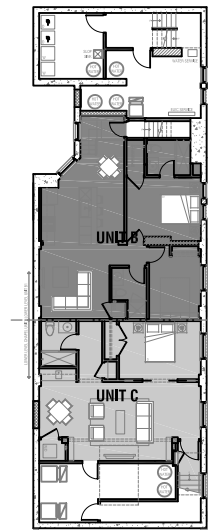
GUARDRAILS AND HANDRAILS: (IBC 1607.8.1)
- DESIGNED TO RESIST A LINEAR LOAD OF 50#/LF IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7.
- DESIGNED TO RESIST A CONCENTRATED LOAD OF 200# IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7.
- INTERMEDIATE RAILS DESIGNED TO RESIST A CONCENTRATED LOAD OF 50# PER SECTION 4.5.1. OF ASCE 7.

GROSS AREA

LEVEL	EXISTING (SQ.FT.)	PROPOSED (SQ.FT.)
BASEMENT	2537 SQ. FT.	2537 SQ. FT.
LEVEL 01	2537 SQ. FT.	2537 SQ. FT.
LEVEL 02	1113 SQ. FT.	1610 SQ. FT.
TOTAL	6,187 SQ.FT.	6,684 SQ.FT.

APARTMENT AREAS

UNIT	LEASABLE AREA	PORTIONS
UNIT B	826 SQ. FT.	
UNIT 1	759 SQ. FT.	
UNIT C	LEV B	674 SQ. FT.
	LEV 1	1312 SQ. FT.
	TOTAL	1986 SQ. FT.
UNIT 2		1175 SQ. FT.
TOTAL	4766 SQ. FT.	



2 KEY PLANS

A000 scale: 1/32" = 1'-0"



1 SITE PLAN

A000 scale: 1/32" = 1'-0"








drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
© DRAWING DEPT 2019

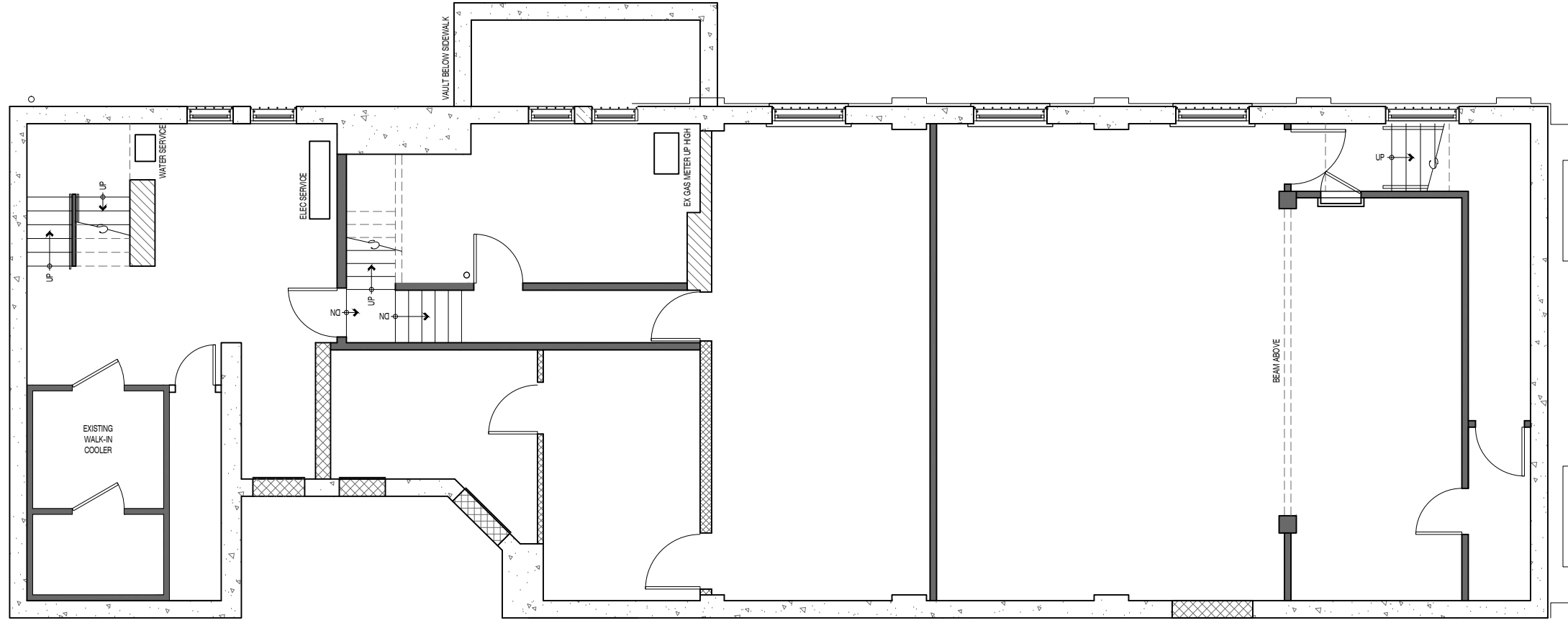
1419 Elm Street
Cincinnati, Ohio 45202

sheet A000
cover + site plan
November 10, 2020 - FHTC/OHPTC Round 25 Part 2 REV#2

A.

1.

WALL LEGEND	
	NON-STRUCTURAL WALL TO BE DEMOLISHED
	EXISTING CMU BLOCK WALL
	EXISTING BRICK
	EXISTING CAST-IN-PLACE CONCRETE
	EXISTING STONE WALL
	EXISTING PARTITION
	EXISTING EXTERIOR INSULATION FINISH SYSTEM












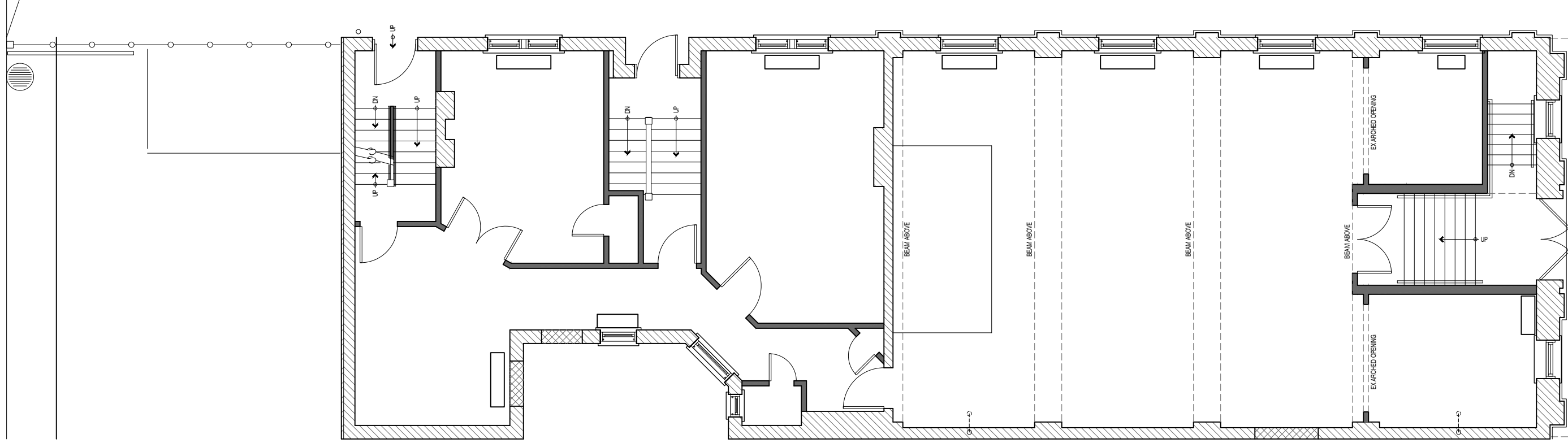
EXISTING PLAN - BASEMENT
 scale: 1/4" = 1'-0"

A.

1.

WALL LEGEND








	NON-STRUCTURAL WALL TO BE DEMOLISHED
	EXISTING CMU BLOCK WALL
	EXISTING BRICK
	EXISTING CAST-IN-PLACE CONCRETE
	EXISTING STONE WALL
	EXISTING PARTITION
	EXISTING EXTERIOR INSULATION FINISH SYSTEM

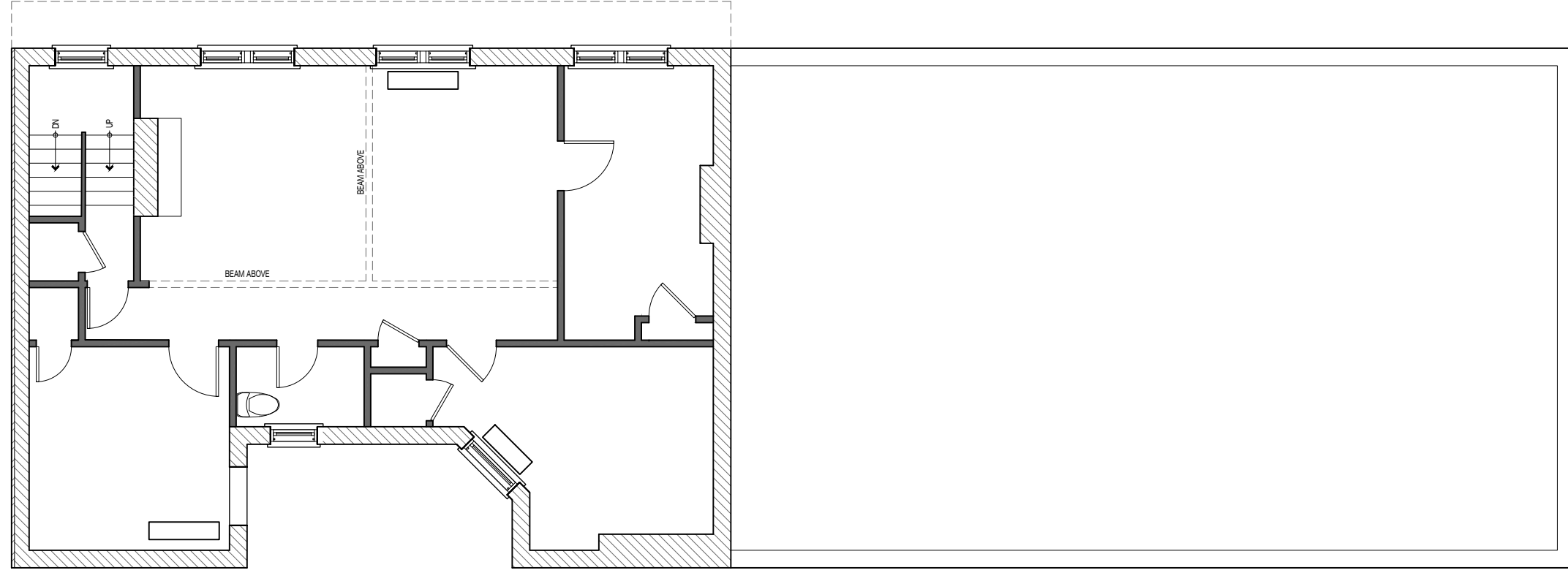


1
A051 **EXISTING PLAN - LEVEL 01**
scale: 1/4" = 1'-0"

A.

1.

WALL LEGEND	
	NON-STRUCTURAL WALL TO BE DEMOLISHED
	EXISTING CMU BLOCK WALL
	EXISTING BRICK
	EXISTING CAST-IN-PLACE CONCRETE
	EXISTING STONE WALL
	EXISTING PARTITION
	EXISTING EXTERIOR INSULATION FINISH SYSTEM










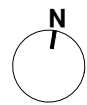
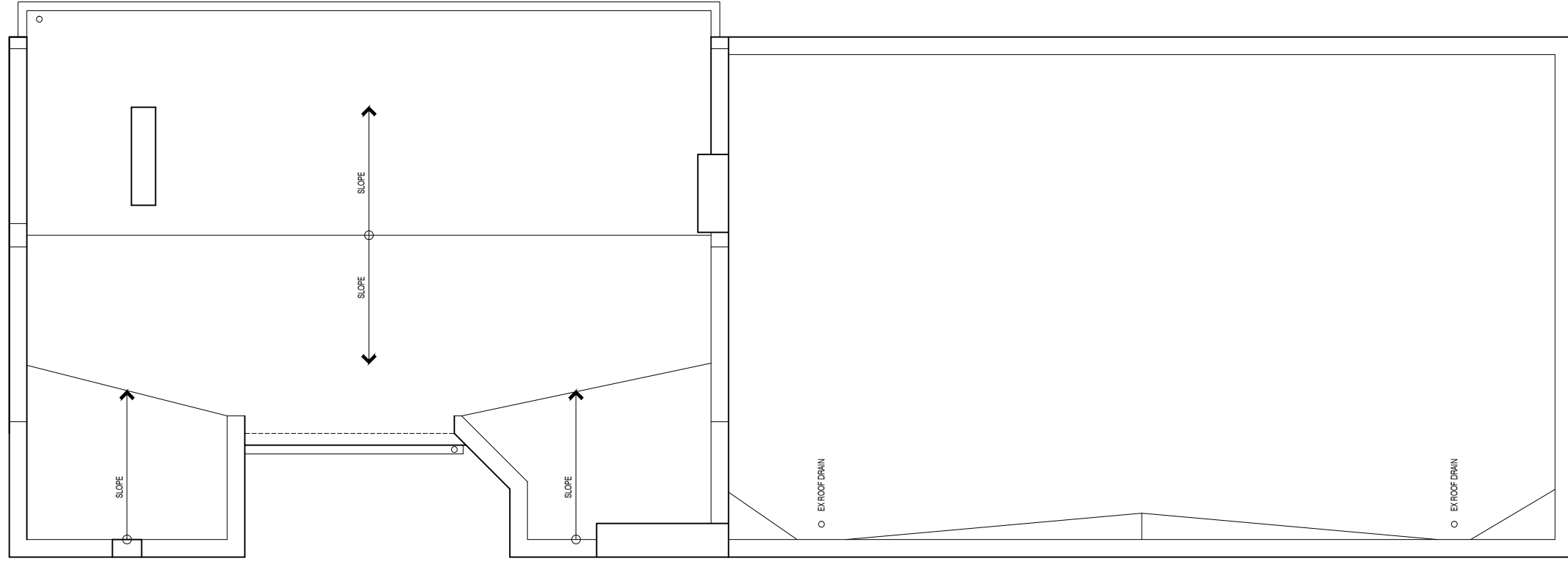


EXISTING PLAN - LEVEL 02
 scale: 1/4" = 1'-0"

A.

1.

WALL LEGEND	
	NON-STRUCTURAL WALL TO BE DEMOLISHED
	EXISTING CMU BLOCK WALL
	EXISTING BRICK
	EXISTING CAST-IN-PLACE CONCRETE
	EXISTING STONE WALL
	EXISTING PARTITION
	EXISTING EXTERIOR INSULATION FINISH SYSTEM



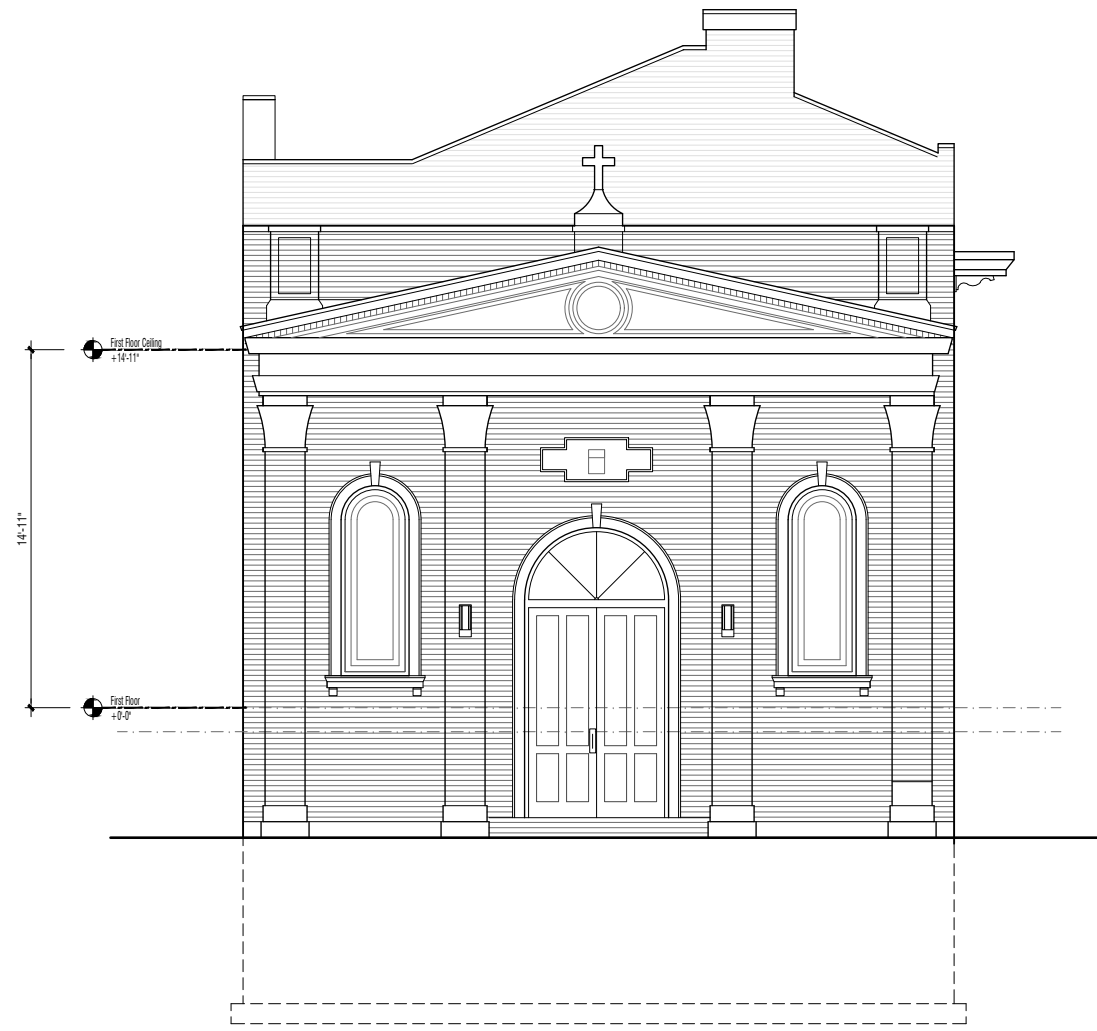
1
A053

EXISTING PLAN - ROOF

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

A.

1.



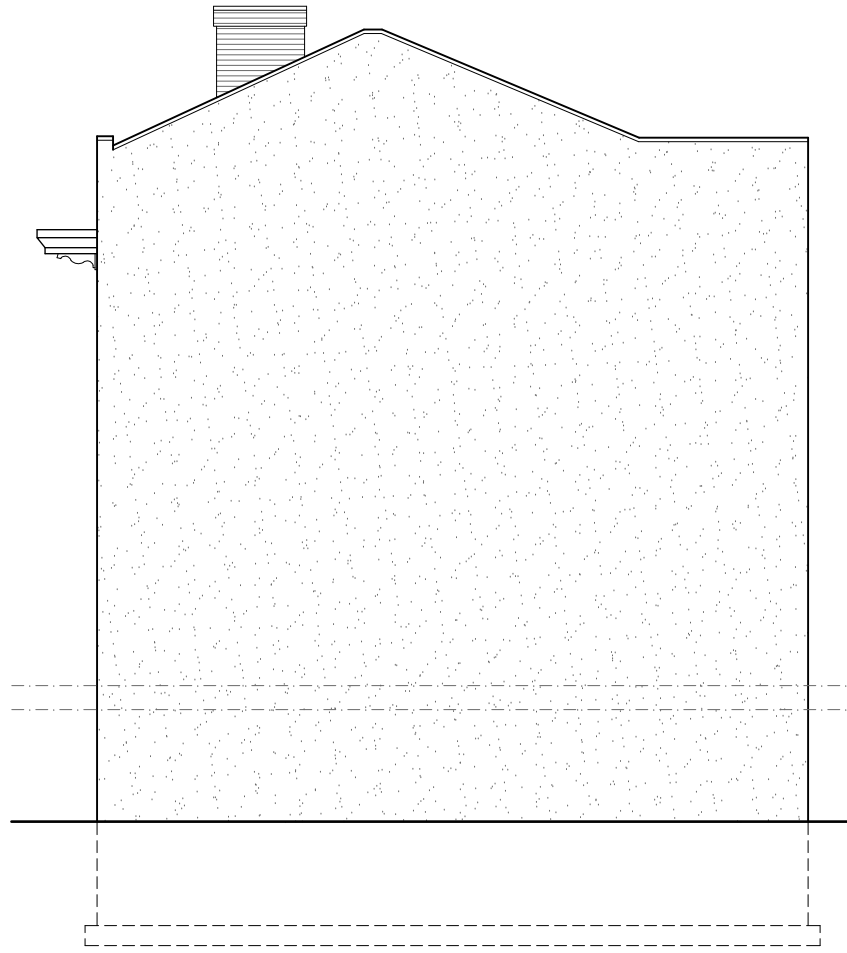
2 EXTERIOR ELEVATION - EAST
A060 scale: 1/4" = 1'-0"



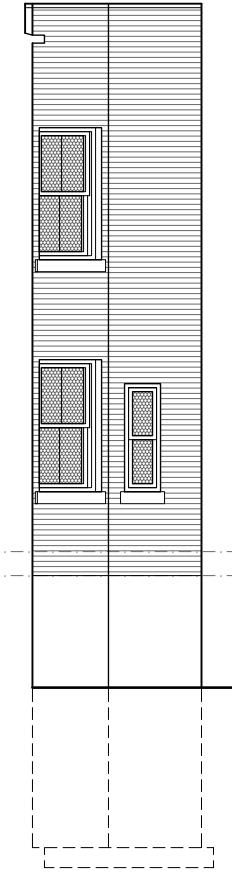
1 EXTERIOR ELEVATION - NORTH
A060 scale: 1/4" = 1'-0"

A.

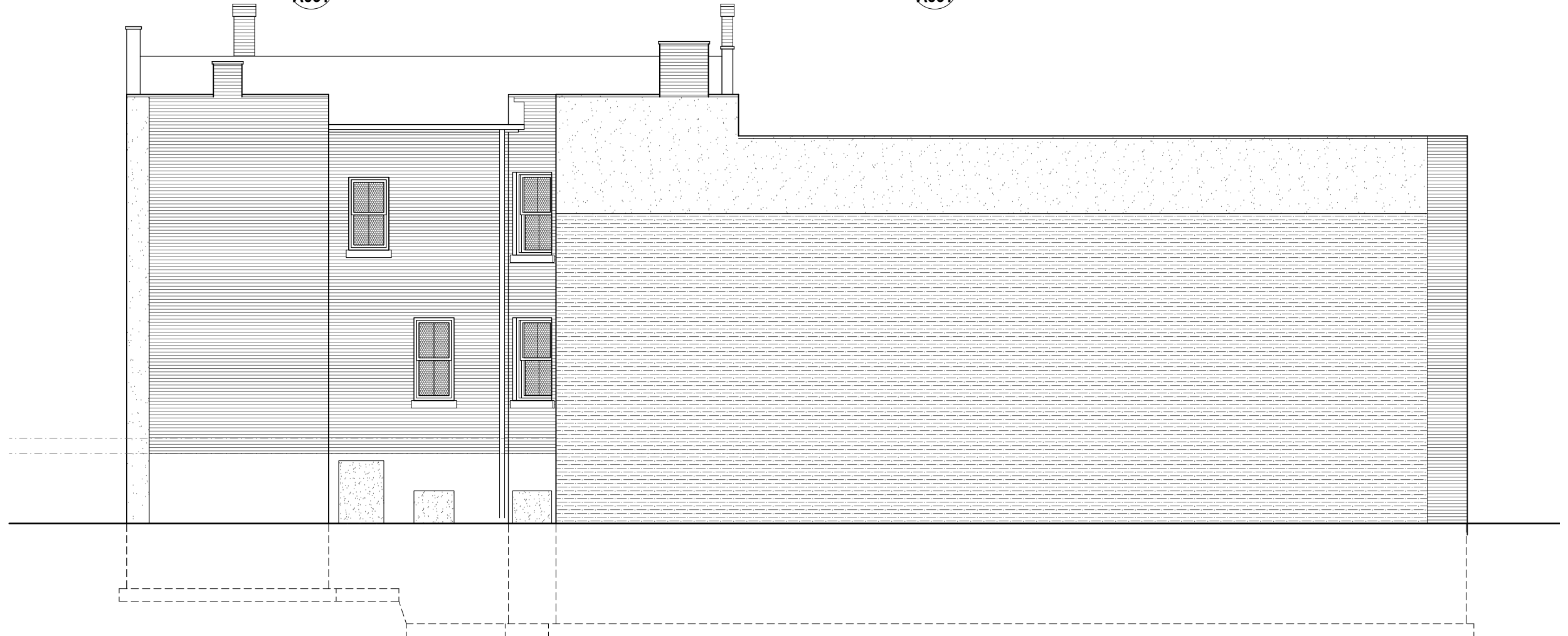
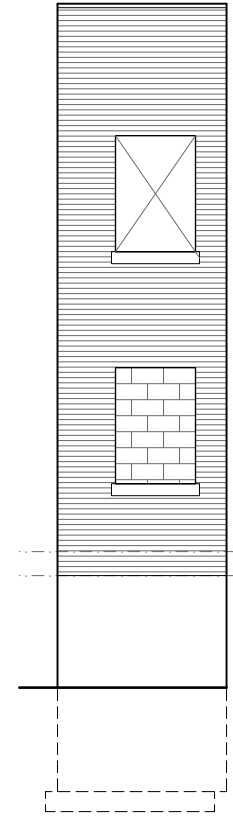
1.



3 EXTERIOR ELEVATION - WEST
 A061 scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - LIGHTWELL
 A061 scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
 A061 scale: 1/4" = 1'-0"

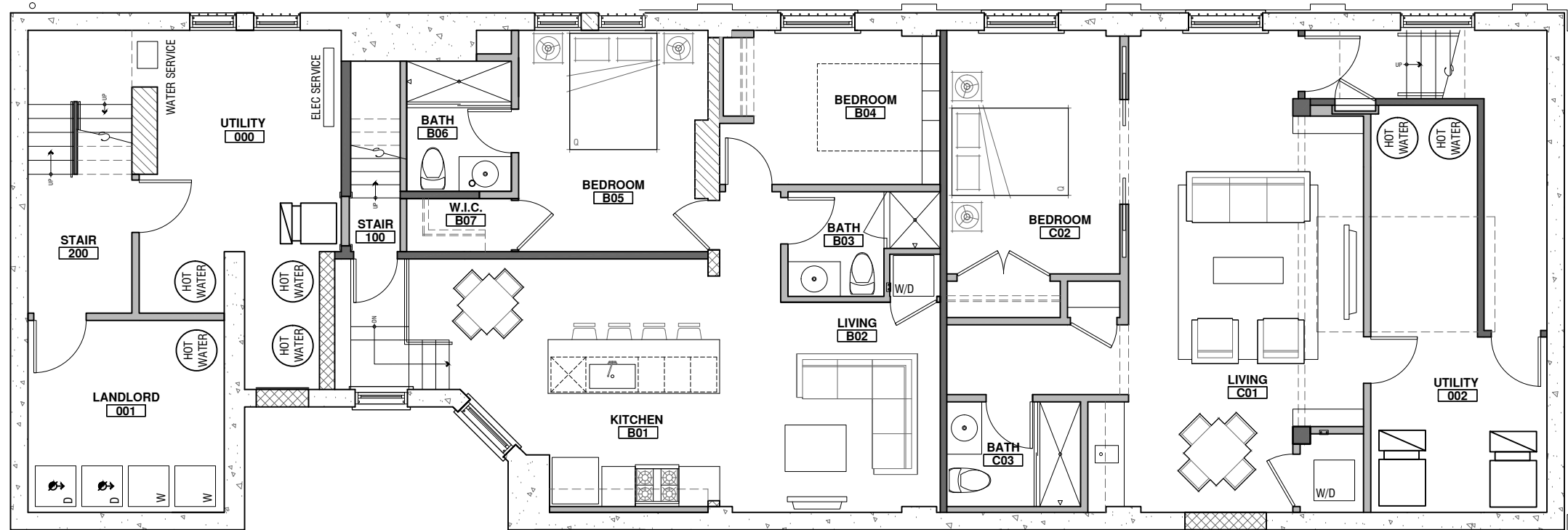
GENERAL CONSTRUCTION NOTES

- a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- b. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.
- c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- g. 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.
- h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- l. 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.
- m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- p. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETRY, SHELVING, COUNTERS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.

CONSTRUCTION CODED NOTES

1.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL SEE PARTITION TYPE
	NEW CMU WALL SEE PARTITION TYPE
	PROVIDE SOUND BATT INSULATION WHERE INDICATED
	1-HR RATED WALL
	2-HR RATED WALL

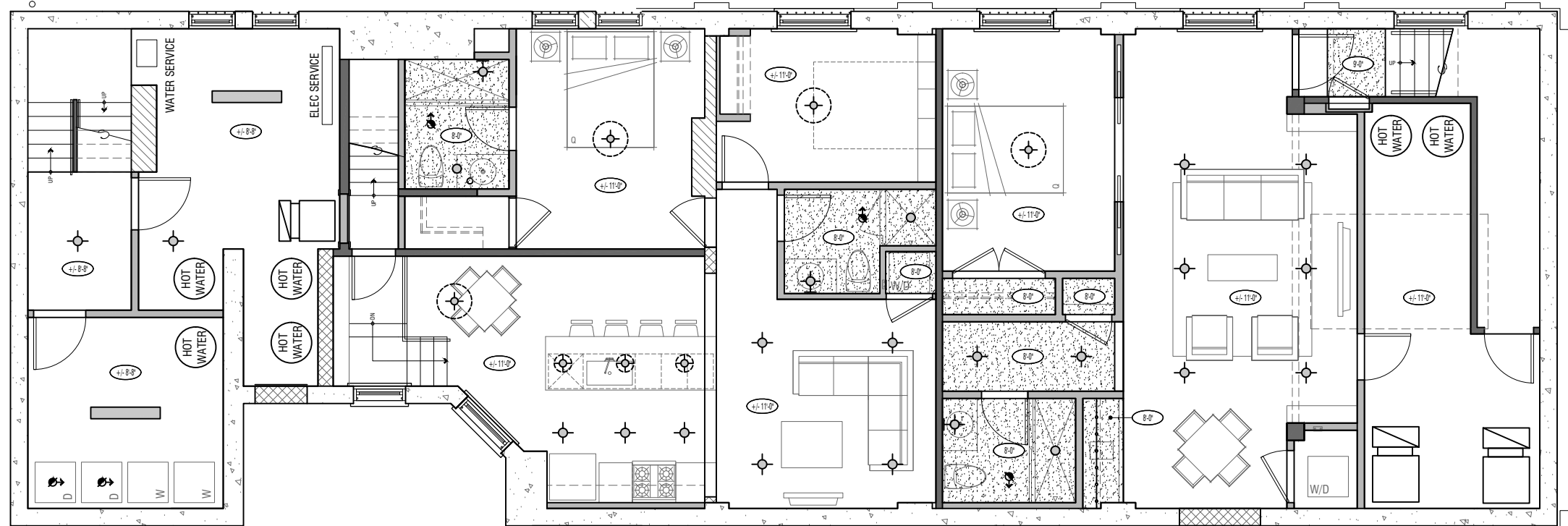
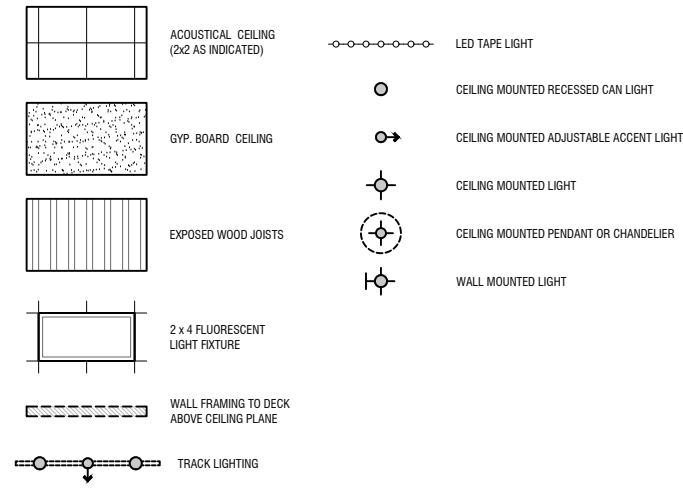


PROPOSED PLAN - BASEMENT
 1
 A100 scale: 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- a. 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/ MEP DRAWINGS.
- b. ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.
- c. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED W/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.
- d. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.
- e. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
- f. 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.
- g. 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.
- h. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
- i. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH SURROUNDING CEILING FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.
- j. THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
- k. 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.
- l. ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O
- m. 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.
- n. PROVIDE CAT 6 DATA CABLING IN ALL UNITS
- o. PROVIDE 1) GFI DUPLEX OUTLET AT 6" ABV FLOOR BEHIND EVERY TOILET

GRAPHIC LEGEND



1
A102 scale: 1/4" = 1'-0"
PROPOSED PLAN - BASEMENT

INTERIOR FINISH NOTES

- a. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC FINISH LOCATIONS, MATERIAL ORIENTATION, PATTERNS, AND LAYOUTS.
- b. ALL WALL SURFACES TO BE PAINTED TYPE 'X' GYP. BOARD U.N.O.
- c. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. - REFER TO FINISH SCHEDULE.
- d. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'C'
- e. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.
- f. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM OWNER OR DESIGNER.
- g. 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.
- h. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF NEW FLOORING MATERIAL.
- i. UNDER NO CIRCUMSTANCES SHOULD WOOD BE USED FOR FLOOR LEVELING OR AS A SUBSTRATE UNLESS SPECIFICALLY NOTED OTHERWISE.
- j. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.
- k. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.
- l. ALL FLOOR MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
- m. 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. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX. SLOPE OF 1:20.
- n. GENERAL CONTRACTOR TO MAINTAIN EXISTING FINISH OF ALL EXPOSED STRUCTURE THAT WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.

- o. 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.
- p. GYPSUM WALLBOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. WHERE USED IN FIRE RATED ASSEMBLIES, 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.
- q. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
- r. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- s. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.
- t. PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.
- u. WOOD BLOCKING FOR SUPPORT OF FIXTURES, ACCESSORIES ETC. SHALL BE CONSTRUCTION AND/OR STANDARD GRADE SPF.
- v. AREAS WITH WALL TILE SHALL BE INSTALLED/SEALED TIGHT TO FINISH FLOOR SURFACE.

INTERIOR FINISH NOTES

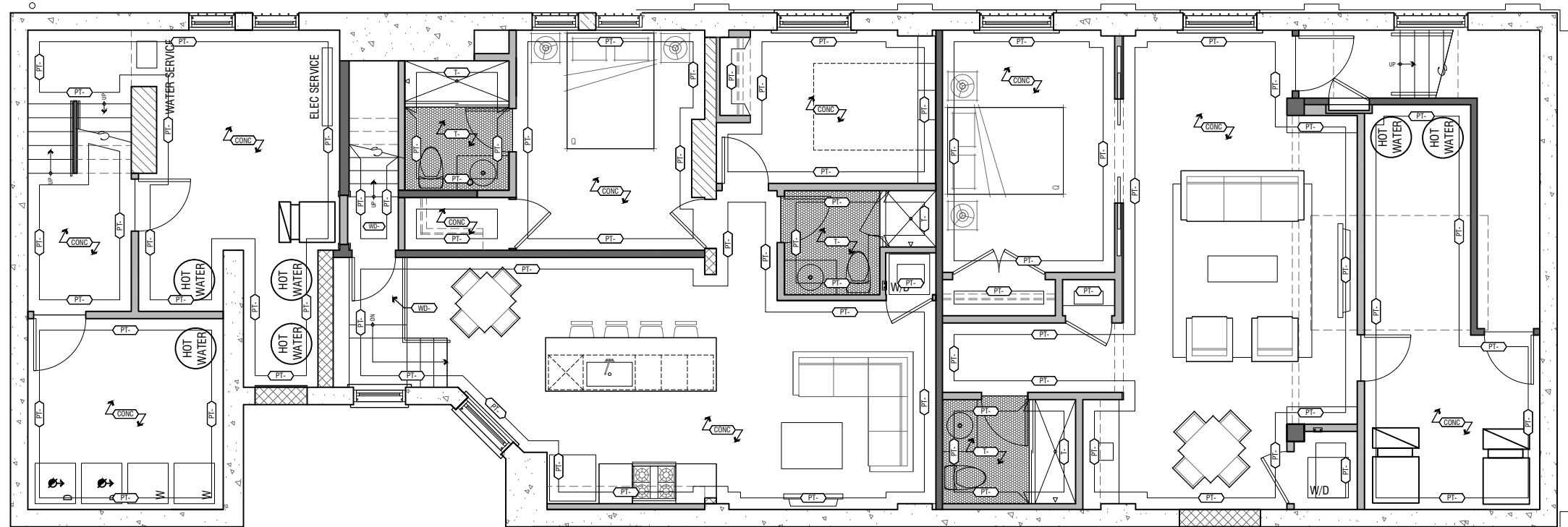
- CONC**
EXISTING CONCRETE FLOOR TO REMAIN
- GRIND SMOOTH AND PROVIDE NEW SATIN TOP COAT TO SEAL AND FILL EXISTING SURFACE
- MT**
NEW MOSAIC TILE FLOORING
- WD**
NEW ENGINEERED HARDWOOD FLOORING
- FINAL SELECTION TO BE DETERMINED

FINISH LEGEND:

ACC = ACCESSORIES	M = METAL
ACR = ACRYLIC	MIR = MIRROR
ACT = ACOUSTIC CEILING TILE	P = PAINT
BA = BASE	SF = SPECIAL FINISH
BR = BRICK	SS = STAINLESS STEEL
CNT = COUNTERTOP	SSU = SOLID SURFACE
CO = CONCRETE	ST = STONE
CA = CASING	T = TILE
EF = EXTERIOR FURNITURE	TB = TILE BASE
F = FABRIC	TT = TABLE TOP
FRP = FIBERGLASS REINFORCED PANEL	TTB = TABLE TOP BASE
GL = GLASS	VB = VINYL OR RUBBER BASE
GR = GROUT	VCT = VINYL COMPOSITION TILE
HW = HARDWARE	WC = WALL COVERING
IF = INTERIOR FURNITURE	WD = WOOD

PAINT NOTES:

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



1 FINISH PLAN - BASEMENT
A103 scale: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

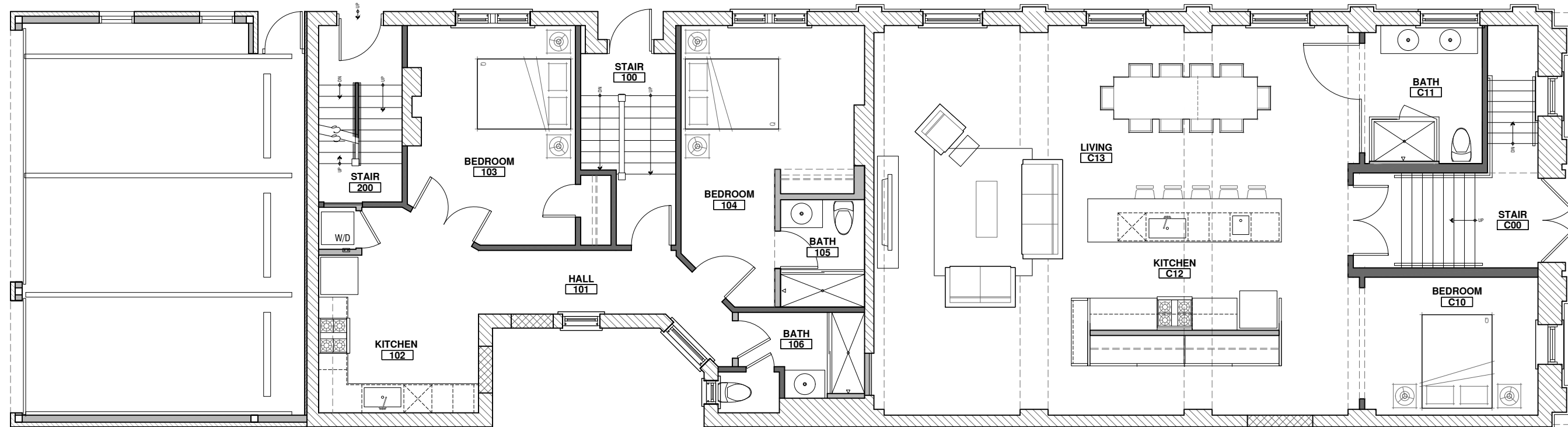
- a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- b. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.
- c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- g. 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.
- h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- l. 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.
- m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- p. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETRY, SHELVING, COUNTERS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.
- q. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.
- r. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450.
- s. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.
- t. REFER TO ELECTRICAL PLANS FOR EXIT SIGNAGE, EMERGENCY LIGHTING, AND EGRESS LIGHTING.

CONSTRUCTION CODED NOTES

1.

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL SEE PARTITION TYPE
- NEW CMU WALL SEE PARTITION TYPE
- PROVIDE SOUND BATT INSULATION WHERE INDICATED
- 1-HR RATED WALL
- 2-HR RATED WALL

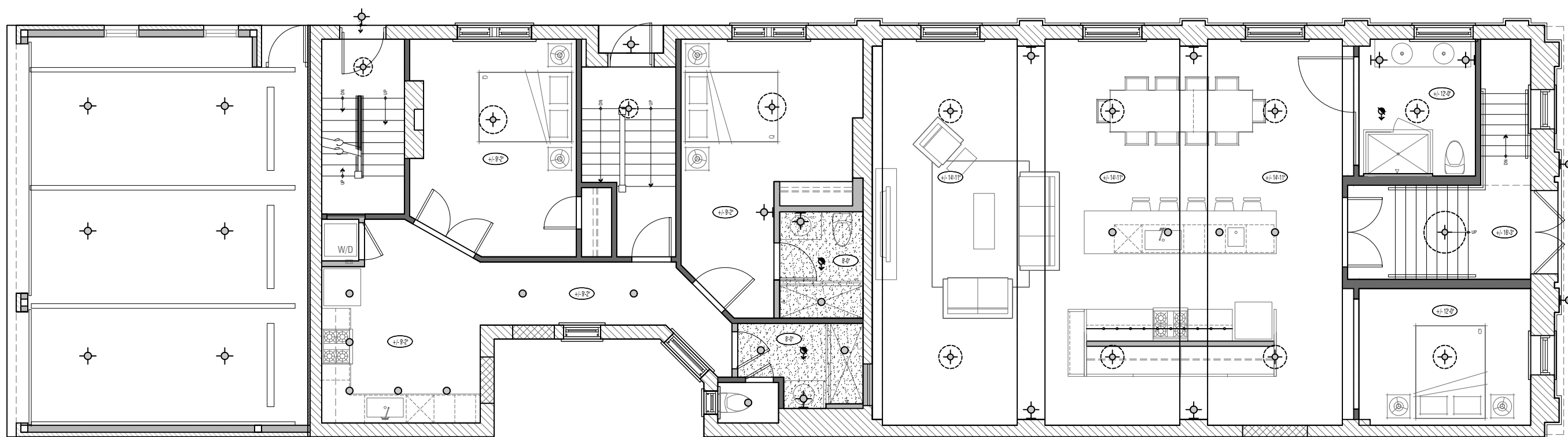
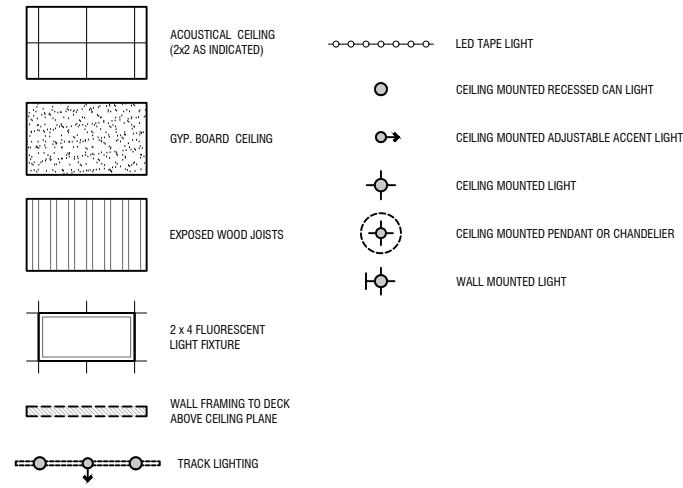


PROPOSED PLAN - LEVEL 01
 scale: 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- a. 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/ MEP DRAWINGS.
- b. ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.
- c. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED w/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.
- d. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.
- e. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
- f. 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.
- g. 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.
- h. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
- i. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH SURROUNDING CEILING FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.
- j. THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
- k. 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.
- l. ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O
- m. 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.
- n. PROVIDE CAT 6 DATA CABLING IN ALL UNITS
- o. PROVIDE 1) GFI DUPLEX OUTLET AT 6" ABV FLOOR BEHIND EVERY TOILET

GRAPHIC LEGEND



PROPOSED PLAN - LEVEL 01
 scale: 1/4" = 1'-0"
 1
 A112

INTERIOR FINISH NOTES

- a. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC FINISH LOCATIONS, MATERIAL ORIENTATION, PATTERNS, AND LAYOUTS.
- b. ALL WALL SURFACES TO BE PAINTED TYPE 'X' GYP. BOARD U.N.O.
- c. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. - REFER TO FINISH SCHEDULE.
- d. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'C'
- e. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.
- f. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM OWNER OR DESIGNER.
- g. 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.
- h. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF NEW FLOORING MATERIAL.
- i. UNDER NO CIRCUMSTANCES SHOULD WOOD BE USED FOR FLOOR LEVELING OR AS A SUBSTRATE UNLESS SPECIFICALLY NOTED OTHERWISE.
- j. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.
- k. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.
- l. ALL FLOOR MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
- m. 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. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX. SLOPE OF 1:20.
- n. GENERAL CONTRACTOR TO MAINTAIN EXISTING FINISH OF ALL EXPOSED STRUCTURE THAT WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.

- o. 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.
- p. GYPSUM WALL BOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. WHERE USED IN FIRE RATED ASSEMBLIES, 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.
- q. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
- r. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- s. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.
- t. PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.
- u. WOOD BLOCKING FOR SUPPORT OF FIXTURES, ACCESSORIES ETC. SHALL BE CONSTRUCTION AND/ OR STANDARD GRADE SPF.
- v. AREAS WITH WALL TILE SHALL BE INSTALLED/SEALED TIGHT TO FINISH FLOOR SURFACE.

INTERIOR FINISH NOTES

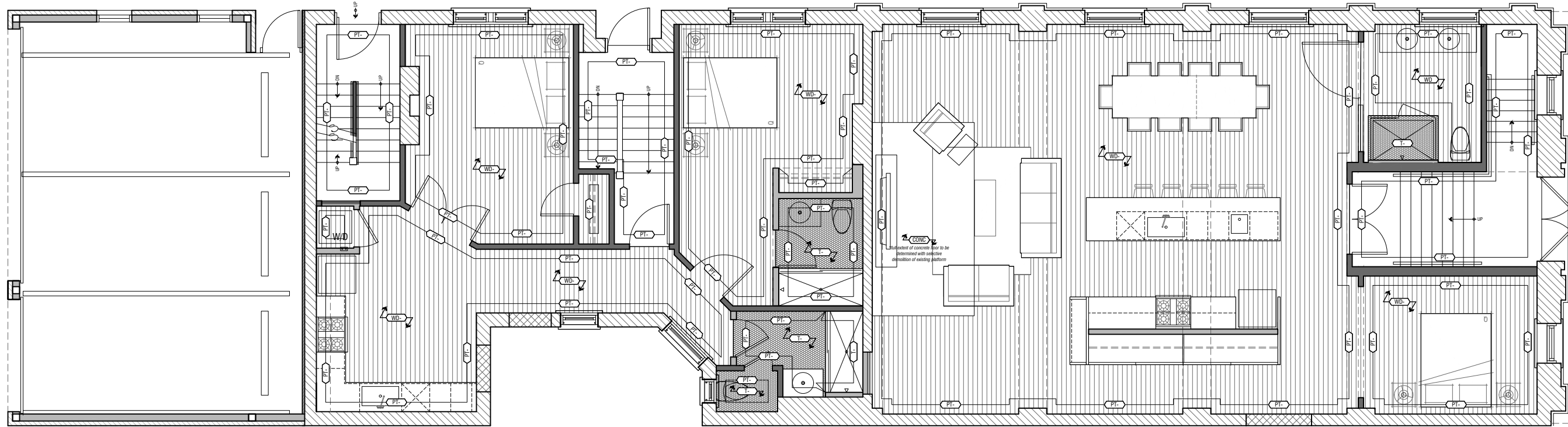
- CONC**
EXISTING CONCRETE FLOOR TO REMAIN
- GRIND SMOOTH AND PROVIDE NEW SATIN TOP COAT TO SEAL AND FILL EXISTING SURFACE
- MT**
NEW MOSAIC TILE FLOORING
- WB**
NEW ENGINEERED HARDWOOD FLOORING
- FINAL SELECTION TO BE DETERMINED

FINISH LEGEND:

ACC = ACCESSORIES	M = METAL
ACR = ACRYLIC	MIR = MIRROR
ACT = ACOUSTIC CEILING TILE	P = PAINT
BA = BASE	SF = SPECIAL FINISH
BR = BRICK	SS = STAINLESS STEEL
CNT = COUNTERTOP	SSU = SOLID SURFACE
CO = CONCRETE	ST = STONE
CA = CASING	T = TILE
EF = EXTERIOR FURNITURE	TB = TILE BASE
F = FABRIC	TT = TABLE TOP
FRP = FIBERGLASS REINFORCED PANEL	TTB = TABLE TOP BASE
GL = GLASS	VB = VINYL OR RUBBER BASE
GR = GROUT	VCT = VINYL COMPOSITION TILE
HW = HARDWARE	WC = WALL COVERING
IF = INTERIOR FURNITURE	WD = WOOD

PAINT NOTES:

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



1
A113 scale: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

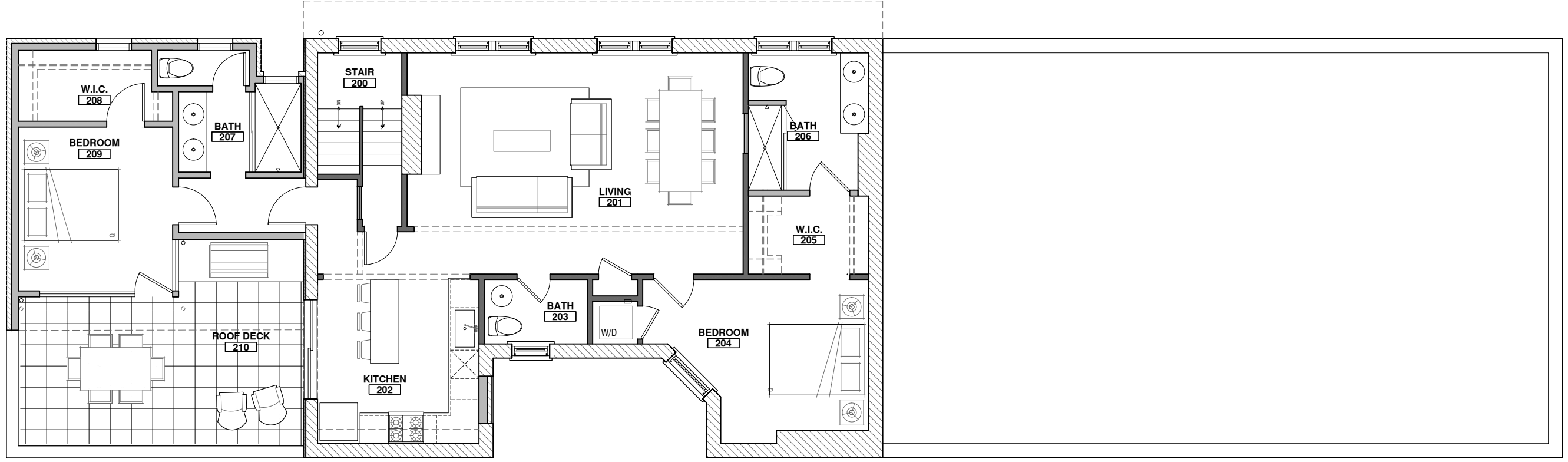
- a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- b. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.
- c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- g. 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.
- h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- l. 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.
- m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- p. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETRY, SHELVING, COUNTERS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.
- q. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.
- r. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450.
- s. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.
- t. REFER TO ELECTRICAL PLANS FOR EXIT SIGNAGE, EMERGENCY LIGHTING, AND EGRESS LIGHTING.

CONSTRUCTION CODED NOTES

1.

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL SEE PARTITION TYPE
- NEW CMU WALL SEE PARTITION TYPE
- PROVIDE SOUND BATT INSULATION WHERE INDICATED
- 1-HR RATED WALL
- 2-HR RATED WALL

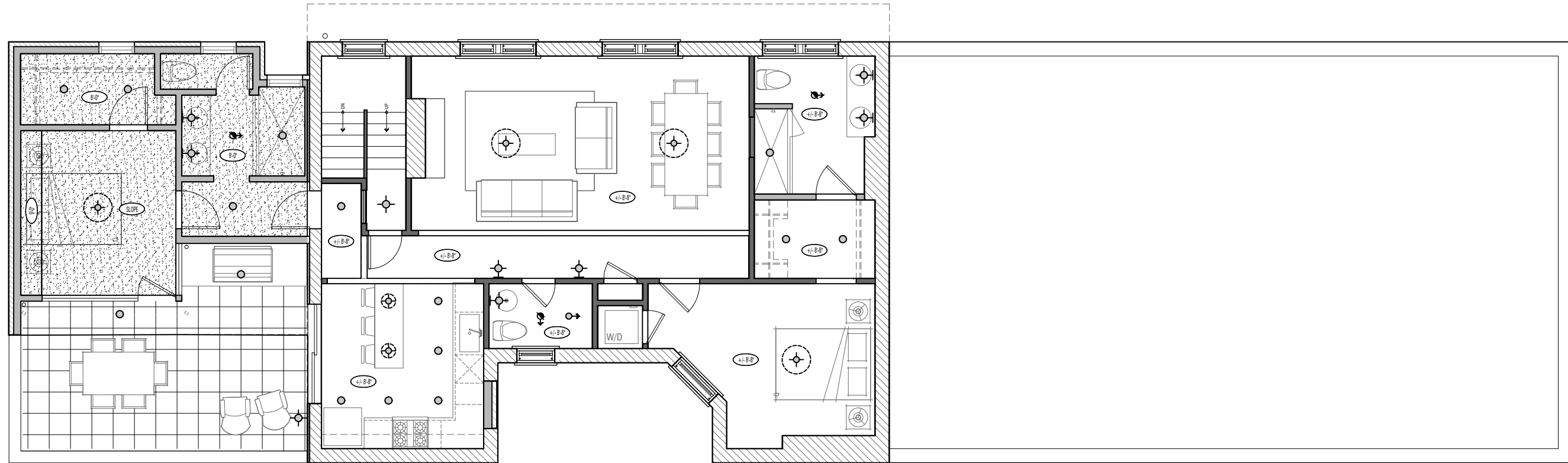
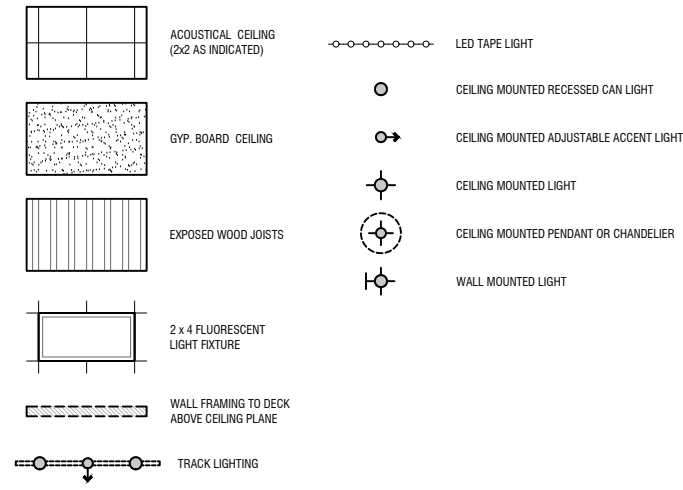


PROPOSED PLAN - LEVEL 02
 scale: 1/4" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- a. 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/ MEP DRAWINGS.
- b. ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.
- c. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED W/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.
- d. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.
- e. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
- f. 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.
- g. 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.
- h. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
- i. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH SURROUNDING CEILING FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.
- j. THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
- k. 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.
- l. ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O
- m. 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.
- n. PROVIDE CAT 6 DATA CABLING IN ALL UNITS
- o. PROVIDE 1) GFI DUPLEX OUTLET AT 6' ABV FLOOR BEHIND EVERY TOILET

GRAPHIC LEGEND




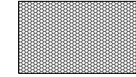

PROPOSED PLAN - LEVEL 02
 scale: 1/4" = 1'-0"

INTERIOR FINISH NOTES

- a. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC FINISH LOCATIONS, MATERIAL ORIENTATION, PATTERNS, AND LAYOUTS.
- b. ALL WALL SURFACES TO BE PAINTED TYPE 'X' GYP. BOARD U.N.O.
- c. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. - REFER TO FINISH SCHEDULE.
- d. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'C'
- e. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.
- f. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM OWNER OR DESIGNER.
- g. 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 MANUFACTURERS RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.
- h. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF NEW FLOORING MATERIAL.
- i. UNDER NO CIRCUMSTANCES SHOULD WOOD BE USED FOR FLOOR LEVELING OR AS A SUBSTRATE UNLESS SPECIFICALLY NOTED OTHERWISE.
- j. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.
- k. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES.
- l. ALL FLOOR MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.
- m. THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURERS INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE AND CARPET AREAS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX. SLOPE OF 1:20.
- n. GENERAL CONTRACTOR TO MAINTAIN EXISTING FINISH OF ALL EXPOSED STRUCTURE THAT WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.

- o. 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.
- p. GYPSUM WALL BOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. WHERE USED IN FIRE RATED ASSEMBLIES, 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.
- q. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.
- r. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
- s. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.
- t. PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.
- u. WOOD BLOCKING FOR SUPPORT OF FIXTURES, ACCESSORIES ETC. SHALL BE CONSTRUCTION AND/ OR STANDARD GRADE SPF.
- v. AREAS WITH WALL TILE SHALL BE INSTALLED/SEALED TIGHT TO FINISH FLOOR SURFACE.

INTERIOR FINISH NOTES

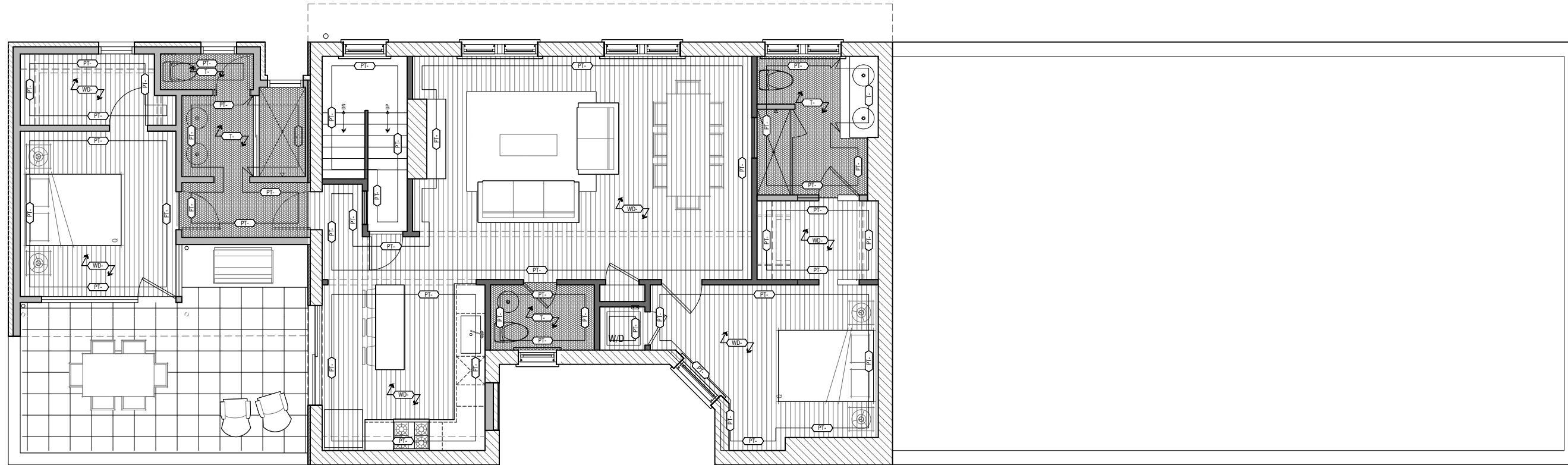
-  **CONC**
EXISTING CONCRETE FLOOR TO REMAIN
- GRIND SMOOTH AND PROVIDE NEW SATIN TOP COAT TO SEAL AND FILL EXISTING SURFACE
-  **CT**
NEW MOSAIC TILE FLOORING
-  **WD**
NEW ENGINEERED HARDWOOD FLOORING
- FINAL SELECTION TO BE DETERMINED

FINISH LEGEND:

ACC = ACCESSORIES	M = METAL
ACR = ACRYLIC	MIR = MIRROR
ACT = ACOUSTIC CEILING TILE	P = PAINT
BA = BASE	SF = SPECIAL FINISH
BR = BRICK	SS = STAINLESS STEEL
CNT = COUNTERTOP	SSU = SOLID SURFACE
CO = CONCRETE	ST = STONE
CA = CASING	T = TILE
EF = EXTERIOR FURNITURE	TB = TILE BASE
F = FABRIC	TT = TABLE TOP
FRP = FIBERGLASS REINFORCED PANEL	TTB = TABLE TOP BASE
GL = GLASS	VB = VINYL OR RUBBER BASE
GR = GROUT	VCT = VINYL COMPOSITION TILE
HW = HARDWARE	WC = WALL COVERING
IF = INTERIOR FURNITURE	WD = WOOD

PAINT NOTES:

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



1 FINISH PLAN - LEVEL 02
 A123 scale: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

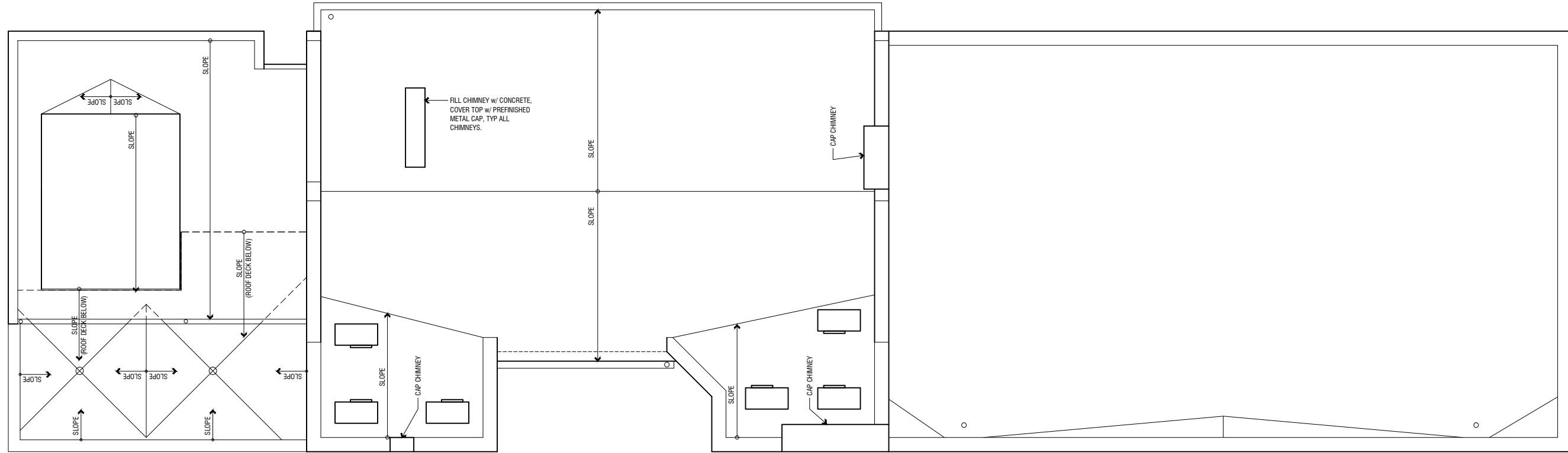
- a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- b. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.
- c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- g. 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.
- h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- l. 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.
- m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- p. 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.
- q. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.
- r. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450
- s. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.
- t. REFER TO ELECTRICAL PLANS FOR EXIT SIGNAGE, EMERGENCY LIGHTING, AND EGRESS LIGHTING.

CONSTRUCTION CODED NOTES

1.

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL SEE PARTITION TYPE
- NEW CMU WALL SEE PARTITION TYPE
- PROVIDE SOUND BATT INSULATION WHERE INDICATED
- 1-HR RATED WALL
- 2-HR RATED WALL



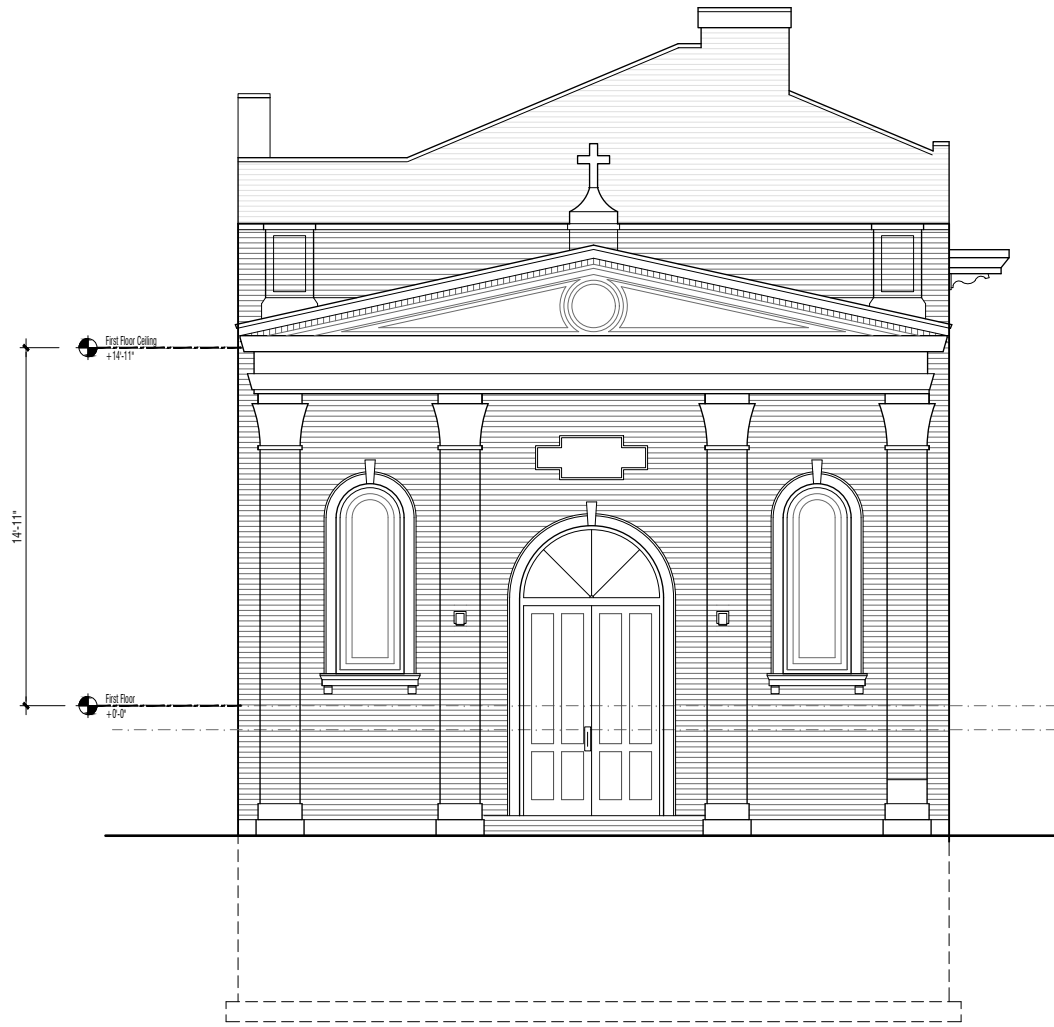
PROPOSED PLAN - ROOF PLAN
 scale: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

A.

ELEVATION CODED NOTES

1.



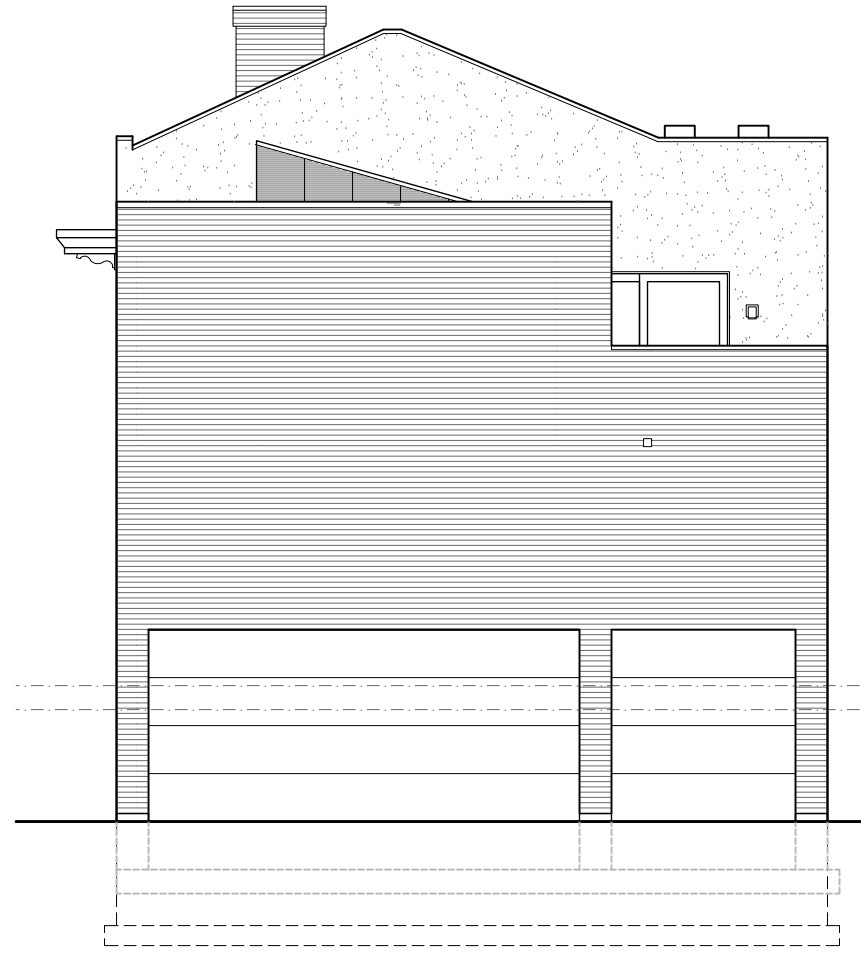
2 EXTERIOR ELEVATION - EAST
A200 scale: 1/4" = 1'-0"



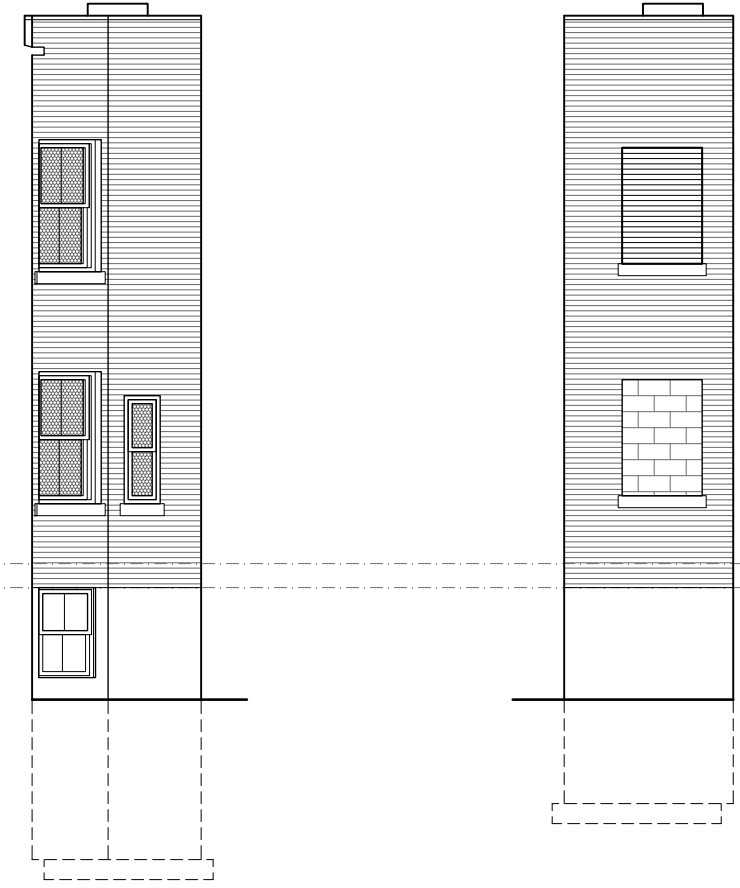
1 EXTERIOR ELEVATION - NORTH
A200 scale: 1/4" = 1'-0"

A.

1.



3 EXTERIOR ELEVATION - WEST
 A201 scale: 1/4" = 1'-0"



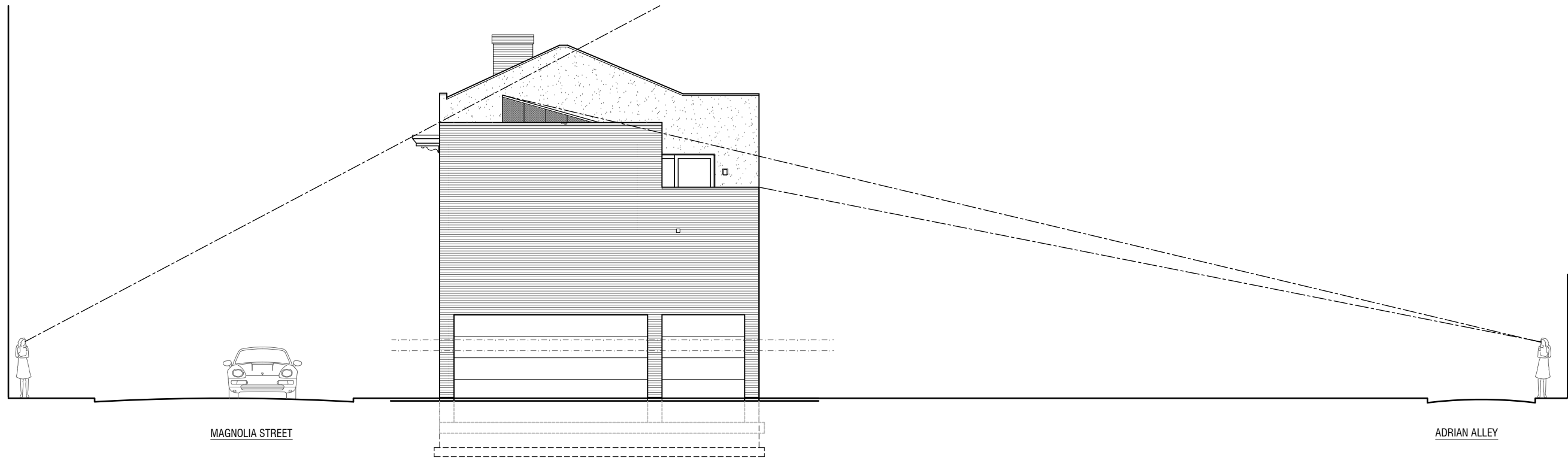
2 EXTERIOR ELEVATION - LIGHTWELL
 A201 scale: 1/4" = 1'-0"



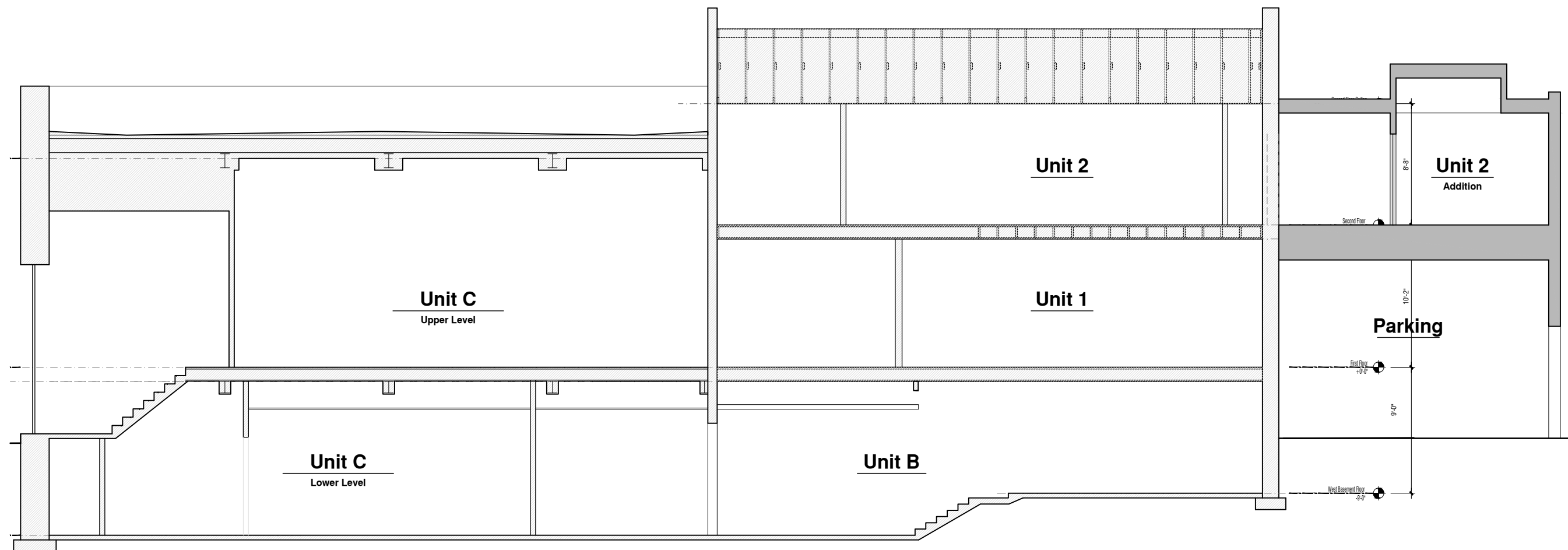
1 EXTERIOR ELEVATION - SOUTH
 A201 scale: 1/4" = 1'-0"

A.

1.



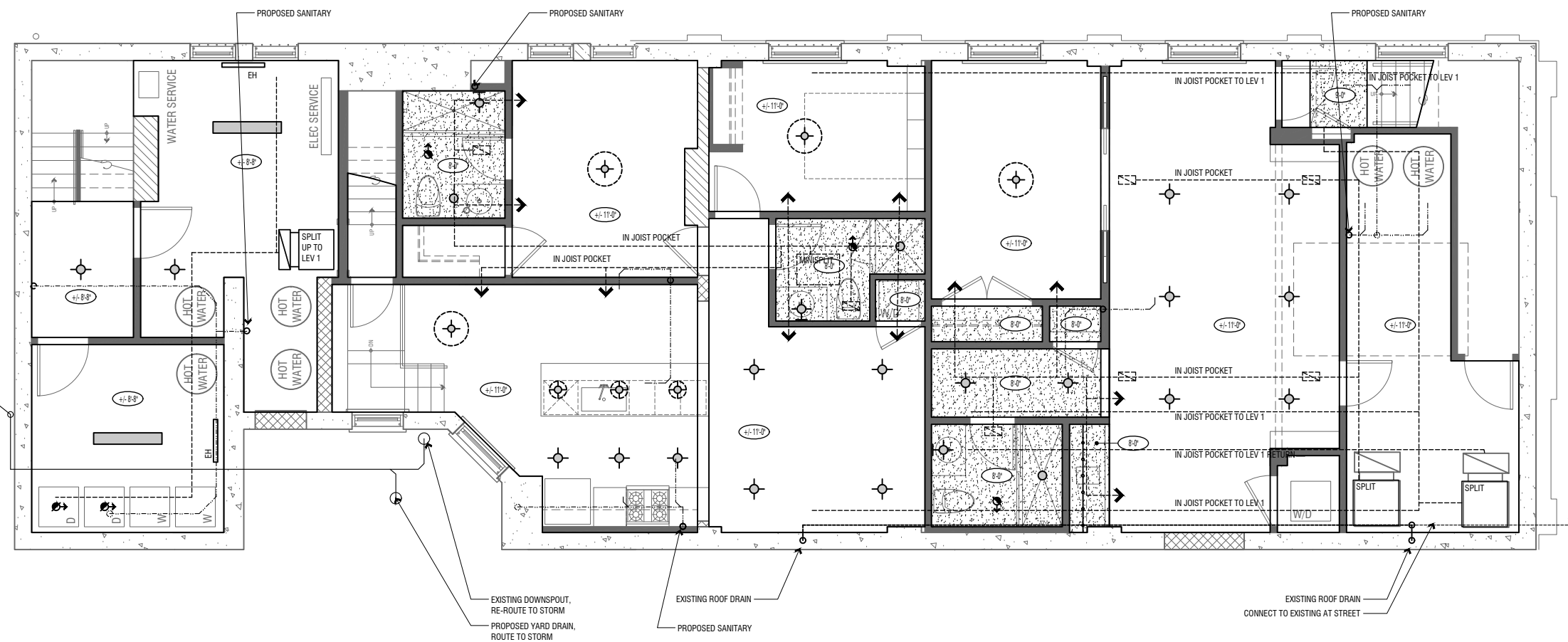
1 VIEW SHED DIAGRAM - WEST
A202 scale: 3/16" = 1'-0"



1 BUILDING SECTION - EAST/WEST
 A300 scale: 1/4" = 1'-0"











GRAPHIC LEGEND

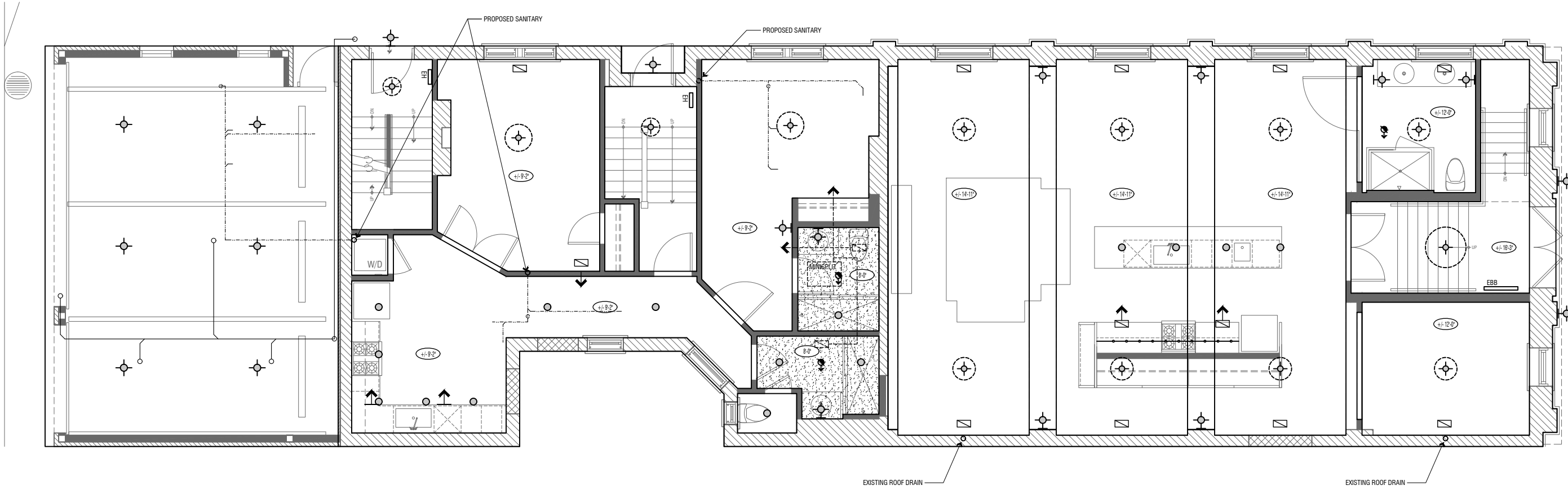
	EXISTING PLASTER CEILING AT HISTORIC LEVEL		EXHAUST FAN
	PROPOSED GYPBOARD CEILING, SMOOTH TEXTURE, PAINTED		CEILING OR FLOOR REGISTER
	SANITARY DRAIN LINE		THROUGH WALL REGISTER
	STORM DRAIN LINE		MECHANICAL UNIT, DASHED IF ABOVE
	HVAC DUCT		ELECTRIC HEATER



1 **PROPOSED MEP DIAGRAM - BASEMENT**
 M100 scale: 1/4" = 1'-0"

GRAPHIC LEGEND











	EXISTING PLASTER CEILING AT HISTORIC LEVEL		EXHAUST FAN
	PROPOSED GYPSUM BOARD CEILING, SMOOTH TEXTURE, PAINTED		CEILING OR FLOOR REGISTER
	SANITARY DRAIN LINE		THROUGH WALL REGISTER
	STORM DRAIN LINE		MECHANICAL UNIT, DASHED IF ABOVE
	HVAC DUCT		ELECTRIC HEATER

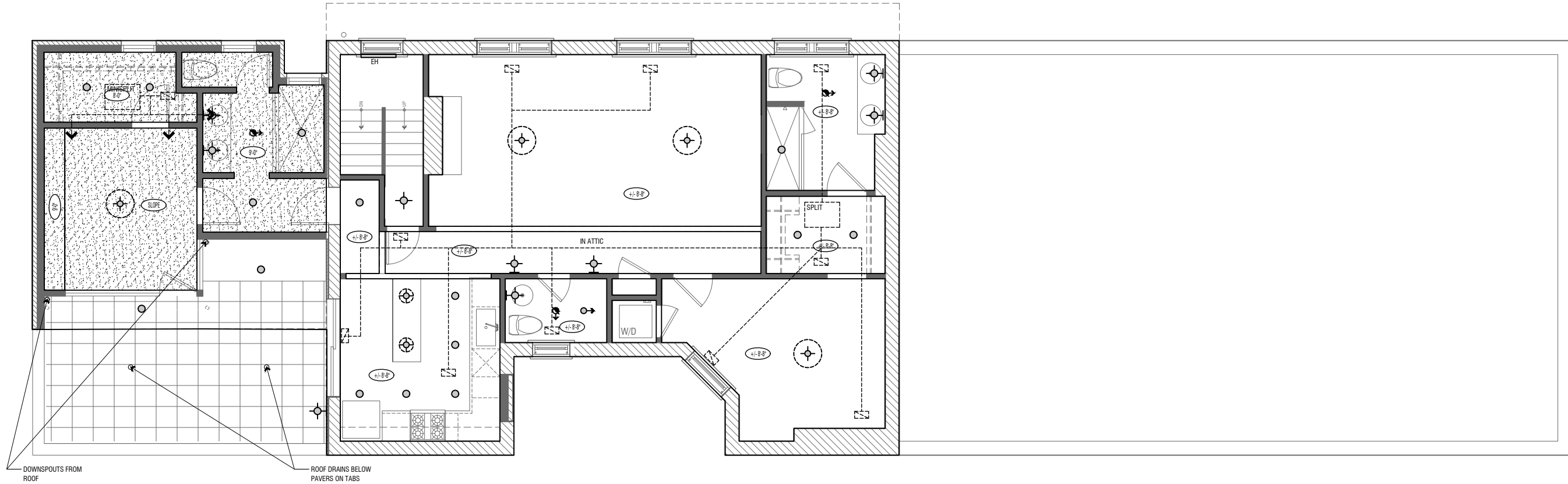




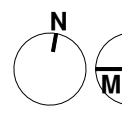
PROPOSED MEP DIAGRAM - LEVEL 01
 M110 scale: 1/4" = 1'-0"

GRAPHIC LEGEND

- | | | | |
|---|--|---|----------------------------------|
|  | EXISTING PLASTER CEILING AT HISTORIC LEVEL |  | EXHAUST FAN |
|  | PROPOSED GYPBOARD CEILING, SMOOTH TEXTURE, PAINTED |  | CEILING OR FLOOR REGISTER |
|  | SANITARY DRAIN LINE |  | THROUGH WALL REGISTER |
|  | STORM DRAIN LINE |  | MECHANICAL UNIT, DASHED IF ABOVE |
|  | HVAC DUCT |  | ELECTRIC HEATER |



DOWNSPOUTS FROM ROOF
 ROOF DRAINS BELOW PAVERS ON TABS



PROPOSED MEP DIAGRAM - LEVEL 02

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

MAY 2021- COA STAFF APPROVALS

NUMBER_KEY	REVIEW_COMPLETED_DATE	ORIGINALADDRESS1	COMP_TYPE	DESCRIPTION	ENTRY_COMMENTS
2021P02054	05/03/2021	918 YORK ST	CBPCBCP	Alteration	\$121.68 STAFF COA - CRYSTAL 2600 SERIES WINDOWS ARE HISTORICALLY APPROPRIATE WITH THE CONDITION THAT THE WINDOWS BE 1 OVER 1 ONLY AND PROVIDE NO INTERNAL GRIDS APPROVE PROJECTING SIGN AT EXISTING POST. MEETS ZONING REQUIREMENTS AND HISTORIC REQUIREMENTS. NON-ILLUMINATING BLADE SIGN UNDER 3.5X3.5 FEET AND 10 FEET ABOVE SIDEWALK.
2020P03915	05/06/2021	1200 MAIN ST	CBPCSGN	Signs	COA STAFF APPROVAL- NEW REAR DECK. NOT VISIBLE FROM THE STREET AND MADE OF WOOD.NEW LINCOLN WIDE RAIL ALUM CLAD WOOD WINDOWS.
2021P03116	05/06/2021	916 FINDLAY ST	CBPCBCP	Alteration	COA STAFF APPROVAL-APPROVE-THE UNBRICKING AND RESTABLISHMENT OF WINDOW OPENINGS ALONG THE BANK STREET FACADE- NEW DOOR SYSTEM TO FILL THE ENTIRE ORIGINAL DOOR OPENING ON BANK STREET.- NEW GLASS BLOCK IN A NON-STREET FACING WINDOW THAT CURRENTLYHAS GLASS BLOCK- NEW STAIRS AND RAILING ON SIDE FACADE.
2021P03567	05/06/2021	1125 BANK ST	CBPCBCP	Alteration	COA STAFF LEVEL- APPROVE THE NEW STAIRS AND FENCE IN THE REAR YARD. THE STAIRS AND FENCE ARE APPROPRIATE TO THE DISTRICT AND HOUSE.
2021P03444	05/06/2021	431 MILTON ST	CBPCBCP	Alteration	COA STAFF REVIEW- SIGN MEETS ALL HISTORIC GUIDELINES FOR THE DISTRICT. PROJECTING SIGN IS UNTER 3.5'BY 3.5 FEET AND IS NON-ILLUMINATED.
2021P03242	05/06/2021	15 W 14TH ST	CBPCSGN	Signs	STAFF LEVEL COA-EXTERIOR REHABILITATION TO HISTORIC REHAB STANDARDS. WINDOWS ARE WOOD WINDOWS AND DOORS ARE APPROPRIATE DESIGN. ALL DOORS AND WINDOWS FILL HISTORIC OPENINGS. REAR PORCHIS BEING REPAIRED.
2021P02716	05/06/2021	1410 VINE ST	CBPCBCP	Alteration	Install a privacy fence and gate in the rear yard. The fence is 6 feet tall and wood plank. The fence is on the subject property.
2021P03790	05/07/2021	1030 MOUND ST	FENCE	fence	The fence meets all guidelines for the Betts-Longworth Historic District.
2021P03438	05/07/2021	309 VINE ST	CBPCSGN	Signs	\$121.68 STAFF COA - SIGN SUBSTANTIALLY COMPLIES WITH DD AND LANDMARK GUIDELINES

2021P01225	05/07/2021	142 E CLIFTON AV	CBPCBCP	Alteration	REPLACEMENT WINDOWS MUST BE A WOOD WINDOW THAT MATCHES THE PROFILE AND SIZE OF THE ORIGINAL WINDOWS - FINAL WINDOW SELECTION TO BE APPROVED BY URBAN CONSERVATOR'S OFFICE
2021P03784	05/10/2021	210 E 13TH ST	CBPCBCP	Alteration	COA STAFF APPROVAL. EXTERIOR REHABILITATION WORK INCLUDING NEW DOORS TO MEET HISTORIC GUIDELINES. COA- STAFF LEVEL. APPROVE WIDENING OF A UTILITY DOOR ON THE REAR TO FACILITATE LOADING SUPPLIES INTO THE BREWHOUSE. THIS IS A NON-STREET FACING FACADE AND A NON-ARCHITECTURAL DEFINING CHARACTERISTIC.
2021P03788	05/10/2021	5909 HAMILTON AV	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09079	05/14/2021	404 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09064	05/14/2021	1210 SPRING ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09065	05/14/2021	1207 SPRING ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.

2020P09068	05/14/2021	513 E 12TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09073	05/14/2021	430 E 12TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09074	05/14/2021	421 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2021P03976	05/14/2021	4 Annwood Ln	FENCE	fence	Approve the installation of a 6 foot wood plank privacy fence along the side and rear property lines within the side and rear yard of the property. The fence meets all guidelines for fences within the East Walnut Hills Historic District.
2020P09061	05/14/2021	1336 BROADWAY	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.

2020P09078	05/14/2021	409 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09062	05/14/2021	1347 BROADWAY	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09067	05/14/2021	557 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09070	05/14/2021	500 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2021P01905	05/17/2021	830 MAIN ST	CBPCBCP	HVAC	\$121.68 STAFF COA - REPLACEMENT WINDOWS & REAR FIRE ESCAPE MEET GUIDELINES
2021P01905	05/17/2021	830 MAIN ST	CBPCBCP	Alteration	\$121.68 STAFF COA - REPLACEMENT WINDOWS & REAR FIRE ESCAPE MEET GUIDELINES
2021P03963	05/18/2021	1306 MAIN ST	CBPCBCP	Repair	COA ISSUED SEPARATELY. APPROVED PELLA WOODWRIGHT WINDOWS

2021P03962	05/18/2021	1306 MAIN ST	CBPCBCP	Repair	COA ISSUED SEPARATELY. APPROVED PELLA WOODWRIGHT WINDOWS COA- STAFF LEVEL-EXISTING SIGN DOES NOT MEET THE DESIGN GUIDELINES, BUT ARE RETAINING THE SIGN AND REFACING. THIS IS PERMITTED IN THE GUIDELINES.THE SECOND SIGN WITHIN THE ENTRANCE HALL MEETS THE DESIGN GUIDELINES.
2021P03073	05/18/2021	1430 CENTRAL PKWY	CBPCSGN	Signs	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09077	05/18/2021	411 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09075	05/18/2021	415 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09063	05/18/2021	1320 PENDLETON ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09066	05/18/2021	563 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.

2020P09072	05/18/2021	500 E 12TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09076	05/18/2021	413 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2020P09080	05/18/2021	210 E 13TH ST	CBPCBCP	Alteration	COA STAFF REVIEW-EXTERIOR WORK INCLUDES- BASIC BUILDING MAINTENANCE AND CLEANING- RE ROOFING WITH LIKE TO LIKE- REPAIRING AREAS OF MINOR DAMAGE- WOOD FASCIA, SOFFIT CORNICES, ORNAMENTAL TRIM ECT WITH LIKE FOR LIKE MATERIALS AND REPLICATION OF DESIGN.-NEW EXTERIOR DOORS, METAL HOLLOW DOORS TO MATCH HISTORIC DOORS IN PROFILE AND PATTERN/CONFIGURATION- WINDOWS REMAINING AND BEING REPAIRED.
2021P04102	05/19/2021	1601 MADISON RD	CBPCBCP	Repair	COA STAFF LEVEL APPROVAL.REPLACEMENT OF STOREFRONT WINDOWS AND DOORS ALL ALREADY PREVIOUSLY REPLACED. STAFF APPROVAL COA-APPROVE A ROOF DECK ON A REAR 2 STORY ROOF DECK. THE DECK WILL NOT BE VISIBLE FROM DAYTON STREET. THE DECK WILL SIT ONTOP OF THE SHED ROOF AND WILL NOT ADJUST THE ROOF SHAPE OF THE ROOF.
2021P03996	05/19/2021	837 DAYTON ST	CBPCBCP	Alteration	HISTORIC REVIEWOUTDOOR AREA PLANTERS AND RAILING ARE APPROPRIATE AND DO NOT IMPACT THE HISTORIC STRUCTURE.
2021P04225	05/20/2021	1437 VINE ST	CBPCBCP	Alteration	\$121.68 STAFF COA - SIGN SUBSTANTIALLY COMPLIES WITH DD AND LANDMARK GUIDELINES
2021P03438	05/25/2021	309 VINE ST	CBPCSGN	Signs	\$121.68 STAFF COAOUTDOOR PATIO MODIFICATION IS APPROVABLE AT STAFF LEVEL, PER BFJSAME DIMENSIONS AND FORM AS EXISTING - GLASS STOREFRONT ENCLOSURE AND NEW ROOF ARE APPROPRIATE TO DISTRICT
2021P01252	05/25/2021	1400 VINE ST	CBPCBCP	Alteration	

2021P04414	05/26/2021	73 MULBERRY ST	CBPCBCP	Alteration	\$121.68 COA - DECK AT REAR OF EXISTING BUILDING NOT VISIBLE FROM MULBERRY FRONTAGE
2021P03748	05/26/2021	1500 RACE ST	CBPCBCP	Alteration	COA STAFF LEVEL- OUTDOOR DINING RAILING AND FURNITURE IS APPROPRIATE TO THE DISTRICT.
2021P04047	05/26/2021	15 W 14TH ST	CBPCBCP	Alteration	RAILING, FURNITURE AND DECKING IS APPROPRIATE.