ITEM 1 March 22, 2021

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

APPLICATION #:	ZH20210009/COA2021004
APPLICANT:	Drawing Department
OWNER:	5920 HAMILTON LLC
ADDRESS:	**5920 Hamilton Avenue**
PARCELS:	023300040132
ZONING:	T5MS
OVERLAYS:	College Hill Mid-Business Historic District, College Hill Business District Urban Design Overlay
COMMUNITY:	College Hill
REPORT DATE:	March 5, 2021

Nature of Request:
The applicant is requesting zoning relief and a Certificate of Appropriateness (COA) for the rehabilitation of the building, exterior alterations to the building, the change of use to an Eating and Drinking establishment with alcoholic beverage sales, and an outdoor area that will have outdoor entertainment in the form of background music.

Details of Zoning Relief Required:

1. 1703-2.80(I) - Use Permit required for Eating and Drinking Establishment with Alcoholic Beverage Sales.
2. 1703-5.100(I)(1) – Use Permit required for an Outdoor Area within 100’ of a T3 transect.
3. 1703-5.100(I)(5) – Use Permit required for Outdoor Entertainment within 500’ of a T3 transect.

Existing Conditions:
5920 Hamilton Avenue is a contributing building within the College Hill Mid-Business Historic District. The one story building was constructed in 1937 with Art Deco detailing on the façade. The building is a long building with an adjacent pedestrian alley to the south. The building is within a commercial zone (T5MS) within the Form-Based Code Zoning and is located just south of a residential district (T3N) also in the Form-Based Code Zoning.

Proposed Conditions:
The proposal at 5920 Hamilton Avenue includes the following work:

1. Install new openings on the south façade along the pedestrian alley. This will include windows at the approximate locations of previous openings but larger than those original openings, and an enlarged entrance opening at the existing

door. The windows will have metal fire shutters located at the openings. These will be painted the same color as the building color to blend in.

2. Remove a portion of the roof at the rear of the building to create an outdoor patio within the existing walls of the building.
3. On the rear (east wall)- Install new openings with guardrails and stairs.
4. Install lighting along the south wall/pedestrian way.
5. On the roof install a mechanical screen approximately 11.5 feet back from the front of the façade and 10 ft. back from the south side façade.

Previous Review: NA



Figure 1: 5920 Hamilton Ave. Pictures provided by Google Street Views.

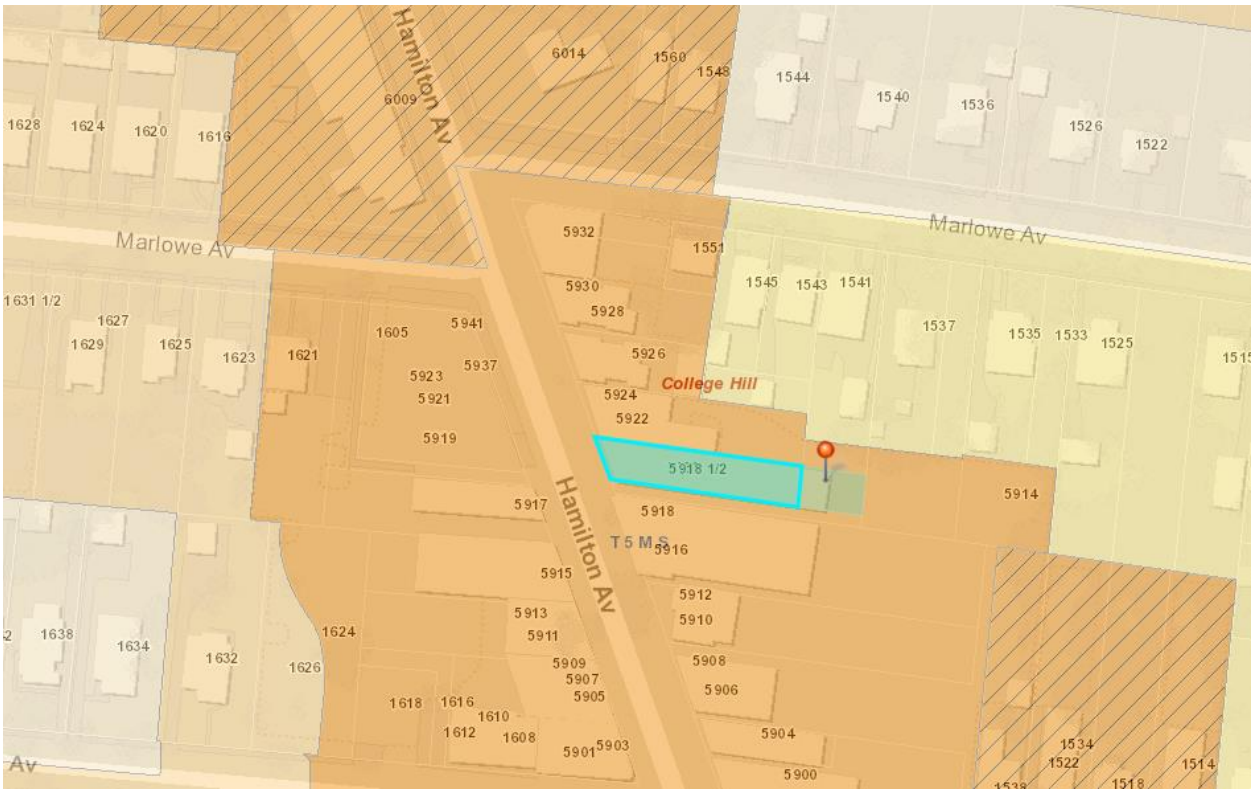


Figure 2: Map of 5920 Hamilton Ave. Map provided by Cagis Map

Applicable Zoning Code Sections:

Zoning District:	Section 1703	Form-Based Code District
Variance Requests:	Section 1703	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		College Hill Mid-Business Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is seeking a Use Permit for an outdoor eating and drinking area required for its proximity to a residential district and for the provision of outdoor entertainment. The applicant is also seeking a Use Permit for alcoholic beverage sales within the Form-Based Code District.

Standards for Use Permits/Conditional Use 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 is being rehabilitated as a restaurant and is retaining the historic features on the façade. It is in the interest of historic conservation for the restaurant use to occupy the building.

The new openings along the south façade will not affect the historic architectural or aesthetic integrity of the building or the district but will allow additional natural light into the building. The rear portion of the building is newer than the front and was added between approximately 1937-1950. Removing the roof of this section to allow for an outdoor area will not negatively impact the building.

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

A denial of the Use Permits would not result in the deprivation of all economically viable uses but would not create as inviting of a space for the restaurant. Having an outdoor area with entertainment and with alcohol sales provides positive marketing for the business. As 1435-05-4 only requires either (a) or (b) to be met, the application meets standard (a) as noted above.

Standards for Use Permits/Conditional Uses per Section 1445-05 and 1445-21

Per Section 1445-21 of the Cincinnati Zoning Code, 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. Eating or Drinking Establishment with Alcoholic Beverage Sales are specifically listed as a Use Permit in the limitations for the T5MS Zoning District, and Outdoor Entertainment and Location are specifically listed as Use Permit in 1703-5.100.I.

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

- ***Is the proposed use appropriately located, designed and configured?***

  The proposed alcoholic beverage sales is within a building in a business district, surrounded by other compatible uses and restaurants which serve alcohol.

  The proposed outdoor patio is located within former interior space. A portion of the roof is being removed and openings are being cut into the walls. It is located at the rear of the building, and the retention of the existing block walls creates a buffer from the diners and the residential zoning district. The proposed outdoor entertainment is intended to be background music being played during the hours of operation from 8:00 AM to 11:00 PM.

- ***Have any adverse impacts on the surrounding area been minimized?***

  Yes, adverse impacts on the surrounding area have been minimized to the greatest extent possible. As previously noted, the utilization of former interior

building space as outdoor dining retains the block walls and creates a significant buffer from any sound and light produced to the adjacent residential areas. The entertainment proposed is primarily background music, and any occasional live performance will be acoustic not amplified. Hours of operation are limited further reducing any potential adverse impacts.

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

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

   The underlying zoning is T5MS. The existing use of the property is permitted. The use of an Outdoor Area with Outdoor Entertainment is required to have a Use Permit and alcoholic beverage sales also requires a Use Permit.

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

   The proposed work does substantially conform to the guidelines for the College Hill Mid-Business Historic District. (Refer to Certificate of Appropriateness review below for additional analysis.)

3. **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.

   Plan Cincinnati (2012): The development is consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197). Additionally, the proposed development is consistent with the Compete Section of Plan Cincinnati by increasing economic development in the College Hill neighborhood.

4. **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 rehabilitation and reuse of the building may create more traffic but the current street system is adequate to carry the additional traffic.

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

   No additional buffering will be required for the property as it is an existing commercial building that is not being expanded. The outdoor dining area is buffered from the surrounding residential land uses by the retention of the exterior block walls.

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

   NA

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

   The operating hours will be 8:00 AM to 11:00 PM.

8. **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 use of the building and an outdoor dining area is compatible with other businesses directly adjacent to the property along Hamilton Avenue.

9. **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.

   NA

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

    There are no anticipated adverse effects on the access to the property by fire, police or other public services; and no impacts to access to light and air from adjoining properties.

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

    NA

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

    The proposed work will increase the property value of the subject property.

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

    The owner has an economic benefit to the proposed use.

Certificate of Appropriateness Review

ALTERATION AND REHABILITATION REVIEW CRITERIA

GENERAL GUIDELINES

Since there are a variety of building types in the College Hill Mid-Business Historic District each project should be reviewed individually. There are, however, a few guidelines that apply to all rehabilitation work.

1. Avoid removing or altering historic material or distinctive architectural features: if it's original and in fairly good condition, try to keep it and repair.

   Significant architectural details will not be affected. Brick and CMU on non-street facing elevations will be altered but they are not architecturally significant features.

2. Don't try to make the building look older than it really is. This also applies to any future additions to the building. Do not try and make new additions look like they were original to the building.

The changes do not make the building look older and there are not additions.

3. A later addition to an old building may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building.

NA

4. Repair rather than replace wherever possible. If replacing, replicate the original – don't invent something new that "might have been." For example: if replacing commercial storefront windows it is suggested that aluminum anodized bronze frame windows be used, or something of a similar visual effect.

The significant architectural features are being retained and repaired.

5. Be sensitive to distinct stylistic features and examples of skilled craftsmanship.

The windows are sensitive to the district and to the building. Locating them at the location of previous windows is an appropriate treatment.

6. Surface cleaning should be done by the gentlest means possible. Don't sandblast or use other abrasive methods. Cleaning may not be necessary at all.

NA

7. New additions should look new. They should be compatible with the existing structure but should not try to copy the old building.

NA

SPECIFIC GUIDELINES

WINDOWS: SHOULD REMAIN OPEN

Windows are a distinctive feature in buildings that comprise the College Hill Mid-Business District. The original pattern of window openings and their shape and configuration should not be altered. Window openings should not be reduced, enlarged, or filled in on street facades. Replacement windows should match the original in size, shape, design, and material. Vinyl replacement windows shall not be permitted.

Original window openings and storefronts should be retained.

However, the building code and egress requirements today are different than they were when the buildings were constructed. Conversion of window openings to door openings is allowed in order to meet egress and life & safety requirements.

The new windows that are being installed are a metal window that are commercial in nature and are appropriate for the building.

The new openings on the south façade are approximately located where previous and/or existing openings are located. While larger than the previous openings, the size is appropriate to the building and to the district. These openings will not detract from the building or its architectural significance.

The openings at the patio area will not have windows and will just be wall openings. These are acceptable openings and will not detract from the architectural significance of the building.

Metal fire shutters will have to be installed to meet the fire separation building code requirements. As the south façade is a primary street facing elevation and the shutters will be painted the color façade material they are on, this treatment is acceptable to facilitate light into the interior as well as meet the requirements of the building code.

UTILITY/SYSTEM INSTALLATION: PLACE THEM INCONSPICUOUSLY

The installation of utility and mechanical systems such as water or gas meters, and central air conditioning cooling units, should be inconspicuously placed and screening should be provided; he installation of such systems should be avoided on the street façade. Wall or window air conditioning units on the street façade should be avoided.

The proposed rooftop mechanical equipment will be set at least 10 ft. back from the street and pedestrian way elevations (west and south) minimizing visibility. A mechanical screen will be installed to obscure the view.

DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES

Demolition of existing buildings shall not be permitted unless one of the following conditions exist:

c. The demolition request is for an inappropriate addition, or a building of a later period, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

There are not any specific guidelines in rehabilitation regarding demolition or removal of roofs. The demolition of the rear portion of the roof is for a portion of the roof on the later addition. The removal of the roof will not be visible from the street and will not impact the overall historic integrity or architectural significance of the building or the surrounding streetscape. The removal of the roof and the new interior wall dividing the patio from the rest of the restaurant will retain the overall form of the existing building while providing an open air outdoor dining amenity.

Other Considerations:

Prehearing Results: March 3, 2021. The meeting was attended by the applicants.

Other Future Work: The applicants have discussed with staff potential options for the treatment on the façade where there is currently brick and standing seam metal. As the standing seam metal is not original and detracts from the architecture of the building, staff has advised the client that it would be permissible to remove at a staff level approval. The

applicants are still deciding on a treatment and staff has reviewed options that would all be able to be approved by staff. Staff will continue to work with them on an appropriate solution that would meet both historic guidelines and zoning requirements.

Recommendation:

I. ZONING RELIEF

The following recommendations are proposed for the project at 5920 Hamilton Avenue per the drawings submitted by Drawing Department dated 01/18/2021.

A. 1703-2.80(I) – **APPROVE**- Use Permit for Eating and Drinking Establishment with Alcoholic Beverage Sales.

B. 1703-5.100(I)(1) – **APPROVE** Use Permit for an Outdoor Area within 100' of a T3 transect.

C. 1703-5.100(I)(5) – **APPROVE** Use Permit for Outdoor Entertainment within 500' of a T3 transect with the following conditions:

1. The Outdoor Entertainment hours of operation will be limited to 8:00 AM – 11:00 PM every day.
2. Outdoor Entertainment will be limited to background music and acoustic, non-amplified live music.
3. The Use of the Outdoor Areas will comply with all regulations of Chapter 909, Community Noise.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** the application a Certificate of Appropriateness for changes to the property at 5920 Hamilton Avenue per plans submitted by Drawing Department dated 01/18/2021 with the following condition:

1. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines of the College Hill Mid-Business Historic District.

ADJUDICATION/DENIAL LETTER
Date: December 23, 2020
Location: 5920 Hamilton Ave
Request: Zoning Relief for outdoor dining
Zoning District: T5MS/ College Hill 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. 1703-2.80(I) - Use Permit required for Eating and Drinking Establishments with Alcoholic Beverage Sales.
2. 1703-5.100(I)(1) - Conditional Use approval required for an Outdoor Area within 100' of a T3 transect.
3. 1703-5.100(I)(5) - Conditional Use approval required for Outdoor Entertainment within 500' of a T3 transect.

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
- [x] Driveways, sidewalks, walkways, terraces, and other paved surfaces
- [x] 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;
- [x] Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- [x] 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)
- [x] If the outdoor area will include the south area, a covenant or consolidation plat for that area
- [ ] _____
- [ ] _____

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 5920 Hamilton Ave
Hamilton Co. Parcel ID No.: 233-0004-0132-00 Zoning District: T5Ms
Historic District: College Hill Mid-Business Overlay District: College Hill Business Dist

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

Name: Drawing Dept
Contact Person (if legal entity): Kevin Kluender
Address: 3127 Madison Rd
City: Cincinnati, State: Ohio Zip Code: 45209
Phone: 513 237 8915 or 513 272 8099 E-mail: kevin@drawingdept.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: 5920 Hamilton Ave, LLC
Contact Person (if legal entity): Seth Walsh of CHCURC
Address: 1551 MARLOWE AVE
City: Cincinnati State: ohio Zip Code: 45224
Phone: (513) 681-1551 E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
Project will alter the east portion (rear) of the existing building to provide outdoor dining area by removing portion of the roof and creating new openings in existing masonry wall.
Additionally, openings in the existing south wall for windows are proposed.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
Conditional Use applications for outdoor dining and outdoor entertainment in proximity to residential districts are also in process.

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: _____ Date: 1/25/2021

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or

(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;

(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and

(iii) Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

(aa) A property's current level of economic return;

(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;

(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

(ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

Click any blue box
for additional information
(hyper-link)

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 5920 Hamilton Avenue COMMUNITY College Hill
PARCEL ID(S) 233-0004-0132-00 HILLSIDE DISTRICT: ☐ Yes ☑ No
BASE ZONING CLASSIFICATION T5Ms ZONING OVERLAY (if applicable) College Hill Business Dist
HISTORIC DISTRICT: ☐ No ☑ Yes: (name) College Hill Mid-Business
☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Drawing Dept Architects CONTACT PERSON (if legal entity) Kevin Kluender
ADDRESS 3217 Madison Rd CITY Cincinnati STATE Oh ZIP 45209
EMAIL kevin@drawingdept.com RELATIONSHIP TO OWNER (if not owner) architect
TELEPHONE 513 237 8915 or 513 272 8099

Section 3. OWNER

NAME 5920 HAMILTON LLC CONTACT PERSON (if legal entity) Seth Walsh of CHCURC
ADDRESS 1551 MARLOWE AVE CITY Cincinnati STATE Oh ZIP 45224
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE (513) 681-1551

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)*

use permit sought for eating and drinking with alcoholic beverage sales, conditional uses sought for outdoor dining area and outdoor entertainment (background music).

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 Kevin Kluender Signature Kevin Kluender Date 01/25/21

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.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$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.

INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL

Applicants requesting approval a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the conditional use is specifically listed in the applicable zoning district use regulations;

   b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**

   c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE PERMIT

Applicants requesting approval Use Permit must demonstrate through credible testimony, documentary evidence, or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applicants that are not supported by testimony, documentary evidence, or written statements may be denied.

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

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

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the Use Permit is specifically listed in the applicable transect zone use table;

   b. the project meets any limitations specifically listed in the applicable transect zone regulations; **and**

   c. the project's location, design, configuration, and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

INSTRUCTIONS FOR APPLICATIONS REQUESTING VARIANCE, SPECIAL EXCEPTION, or CONDITIONAL USE WITHIN A HISTORIC DISTRICT

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1435-05 and applicable section sections of 1445. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds 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 in the district or vicinity where the property is located and either:

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

   OR

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

   (aa)A property's current level of economic return;
   (bb)Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;
   (cc)The feasibility of alternative uses for the property that could earn a reasonable economic return;
   (dd)Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;
   (ee)Knowledge of landmark designation or potential designation at time of acquisition; and/or
   (ff)Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Parcel ID	Address	Index Order	Tax Year
233-0004-0132-00	5920 HAMILTON AVE	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD **School District** CINCINNATI CSD		**Images/Sketches** 
Appraisal Area 05100 - COLLEGE HILL	**Land Use** 420 - SM DETACHED RET (UNDER 10	
Owner Name and Address 5920 HAMILTON LLC 1551 MARLOWE AVE CINCINNATI OH 45224 (call 946-4015 if incorrect)	**Mailing Name and Address** 5920 HAMILTON LLC 1551 MARLOWE AVE CINCINNATI OH 45224 (call 946-4800 if incorrect)	
Assessed Value 64,260	**Effective Tax Rate** 89.090432	**Total Tax** $9,002.89
Property Description HAMILTON AVE 35.47 X 215.22 IRR PT LOT 3 S F CARYS SUB PARS 132-137 CONS		

Appraisal/Sales Summary

Year Built	1936
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	11/3/2017
Last Sale Amount	$0
Conveyance Number	156111
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	7
Acreage	0.151

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	91,690
CAUV Value	0
Market Improvement Value	91,920
Market Total Value	183,610
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

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

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wEdge version 4.0.7657.25263
Data updated: 2021/01/21

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

College Hill Sleepy Bee Historic Certificate of Appropriateness Narrative

The existing building at 5920 Hamilton Avenue is a one story commercial building with an ornate limestone facade surrounding a large storefront window. There is evidence that the westernmost portion of the building (approx 85' from angled corner) is the older of two building phases, with a full basement and brick walls. The eastern portion (approx 100') is of concrete block with a parged and painted exterior treatment.

The proposed alteration of the subject property includes the following items:

- Creation of a number of new openings on the south side of the existing building for windows providing daylight to the exterior
- Removal of portion of roof and creation of openings at the east end of the building to create an outdoor dining area within the volume of the existing building

We believe that the proposed work *is* in accordance with the district's guidelines for many reasons.

The public facade of the building facing Hamilton Avenue will be unaltered save for the inclusion of a fabric signage awning to cover the area where one originally existed. The existing storefront glazing will remain and the limestone masonry will be cleaned as necessary in accordance with NPS standards. The awning will cover the existing haphazard metal siding and brick area. Additionally, on this facade, rooftop mechanical equipment will be screened.

Along the South wall, the proposed openings in the wall are within the language of the historic building as there is evidence of historical openings that have since been closed with masonry. While the proposed openings do not attempt to match the size or location of the historic openings, we feel that those proposed retain an appropriate amount of masonry between them that the building is still recognizable as a masonry building. Repairs to the surrounding masonry will be done with historic brick, salvaged from the building and tinted mortar to match existing adjacent.

The alteration of the western-most portion of the building to create outdoor dining space is proposed to occur within the walls and part of the roof of the existing building. Large openings are proposed and some structural reinforcement will be necessary, but we feel that even though the space will be outdoors, it will still be visually understood to be part of the historic building.

In summary, we feel that the design of the proposed alteration substantially conforms to the district guidelines and keeps the most characteristic aspects of the historic building intact, treats the

building with respect for proposed alterations and introduces a modern-era use into a historic building while keeping the building legible and providing for an activity that will enhance quality of life in the neighborhood and vibrancy in the surrounding district.

We hope that your agree with our proposal and welcome the opportunity to address questions and comments.

Sincerely,

Kevin Kluender, AIA
Drawing Dept

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

College Hill Sleepy Bee Conditional Use Narrative

The proposed project includes an alteration of the existing building to include an outdoor dining area within the existing exterior walls through removal of a portion of roof and creation of several large openings in the existing walls. As such, the proposed project requires the following Conditional Uses:

- 1703-5.100(I)(1) - Conditional Use approval required for an Outdoor Area within 100' of a T3 transect.
- 1703-5.100(I)(5) - Conditional Use approval required for Outdoor Entertainment within 500' of a T3 transect.

We believe that is in the public interest as the proposed use is permissible within the zoning district and because it is a use currently enjoyed by other properties in the immediate vicinity, will not have an adverse effect on the surrounding area. Additionally, this project transforms a currently vacant storefront in the heart of the commercial district into a vibrant, pedestrian friendly and much sought after restaurant, which encourages economic benefits, job creation, and tax valuation.

The proposed conditional uses are specifically listed in the zoning code at the locations listed above and is otherwise in accordance with additional application zoning regulations. The proposed restaurant tenant for this building is an upscale bistro-type establishment that anticipates popular breakfast, lunch and early dinner services. While alcoholic beverages are on the menu, the tenant will not be a boisterous bar or nightclub, so the outdoor area will not present acoustic issues for residences nearby. Music through speakers will be provided at a comfortable, background level to cover up the noise from Hamilton Avenue and various mechanical noises from the building. In the unlikely event of live music performances, these would be acoustic (non amplified) only.

In conclusion, we feel that the proposed conditional uses will provide and promote an active and vibrant commercial environment and hope that you agree with our proposal. We welcome the opportunity to address questions and comments.

Sincerely,

Kevin Kluender, AIA
Drawing Dept

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

College Hill Sleepy Bee Use Permit Narrative

The proposed project is the alteration of the existing building to include a restaurant tenant that will include sale of Alcoholic Beverages.

- 1703-2.80(I) - Use Permit required for Eating and Drinking Establishments with Alcoholic Beverage Sales.

The zoning code for this property's transect does specifically require a Use Permit at the above location for sale of alcoholic beverages. The tenant's proposed concept for the project is a restaurant that is focused on food and coffee with an upscale cocktail menu for weekend brunch and evenings and is not a bar or a nightclub. To that end, the project will not present adverse effects on the surrounding neighborhood.

In conclusion, we feel that the proposed Use Permit will provide and promote an active and vibrant commercial environment and hope that you agree with our proposal. We welcome the opportunity to address questions and comments.

Sincerely,

Kevin Kluender, AIA
Drawing Dept

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513.272.8099 | www.drawingdept.com

College Hill Sleepy Bee - Expected Witnesses

John Hoebbel, architect, Drawing Dept - john@drawingdept.com
Kevin Kluender, architect, Drawing Dept - Kevin@drawingdept.com
Frances Kroner, Executive Chef, Sleepy Bee - queenbee@sleepybeecafe.com
Michael Fischer, Contractor, 8k Construction - fischer@8kconstruction.com

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

DRAWING INDEX

- REVISED DRAWING
- PREVIOUSLY ISSUED DRAWING IS CURRENT
- REISSUED DRAWING WITHOUT REVISION

SHEET #	SHEET DESCRIPTION	ZONING SUBMISSION - JAN 18, 2021
	ARCHITECTURAL	
A000	COVER, GEN INFO	●
A010	LIFE SAFETY	●
	EXISTING PROPERTY SURVEY	●
A020	SITE PLAN	●
A021	SITE PHOTOS	●
A090	EXISTING PLANS / SELECTIVE DEMOLITION PLANS	●
A091	EXISTING ELEVATIONS / SELECTIVE DEMOLITION ELEVS	●
A100	BASEMENT FLOOR PLAN	●
A110	LEVEL 1 FLOOR PLAN	●
A120	FINISH PLAN	●
A130	REFELCTED CEILING PLAN	●
A140	ROOF PLAN	●
A200	EXTERIOR ELEVATIONS, BUILDING SECTION	●
	ELECTRICAL	
	MECHANICAL	
	PLUMBING	

PROJECT TEAM

ARCHITECT
DRAWING DEPT
3217 MADISON ROAD
CINCINNATI, OH 45209
(513) 272 8099

GENERAL CONTRACTOR
8K CONSTRUCTION
4018 APPLE STREET
CINCINNATI, OH 45223
513-400-4891

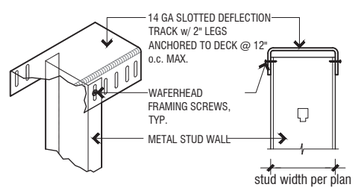
STRUCTURAL ENGINEER
ADVANTAGE GROUP ENGINEERS
1527 MADISON ROAD
CINCINNATI, OH 45206
(513) 396 8900

MEP ENGINEER
ENGINEERED BUILDING SYSTEMS, INC.
515 MONMOUTH ST. SUITE 240
NEWPORT, KY 41071
(859) 261 0585

GRAPHIC SYMBOLS

EXISTING NON-STRUCTURAL CONSTRUCTION TO BE REMOVED
EXISTING STRUCTURAL CONSTRUCTION TO BE REMOVED
EXISTING CONSTRUCTION TO REMAIN
PROPOSED SCHEDULED PARTITION/FRAMING
1-HOUR RATED CONSTRUCTION
2-HOUR RATED CONSTRUCTION
3-HOUR RATED CONSTRUCTION
PROPOSED MASONRY CONSTRUCTION
AREA OF INFILL AT FLOOR OR CEILING
PROPOSED SCHEDULED PARTITION/FRAMING TO DECK
PROPOSED SCHEDULED PARTITION/BATT INSULATION

DOOR TAG - REFER TO DOOR SCHEDULE (D / 12)
WINDOW TAG - REFER TO WINDOW SCHEDULE (W / 01)
ALIGN w/ ESTABLISHED SURFACES
INTERIOR ELEVATIONS (MULTIPLE)
PARTITION TYPE (P1)
INTERIOR ELEVATION (SINGLE) (1 / 12)
FINISH TAG (F-1)
CENTERLINE
WALL FINISH & BASE TAG (WF-001 / B-001)
KEY NOTE (1)
SPOT ELEVATION (100.00')
DETAIL SECTION (1 / 12)
FLOOR LEVEL ELEVATION (FIRST FLOOR SUBFLOOR 12-9")
BUILDING SECTION (NO SH)
DETAIL (1 / 7.00)
REVISION (1)

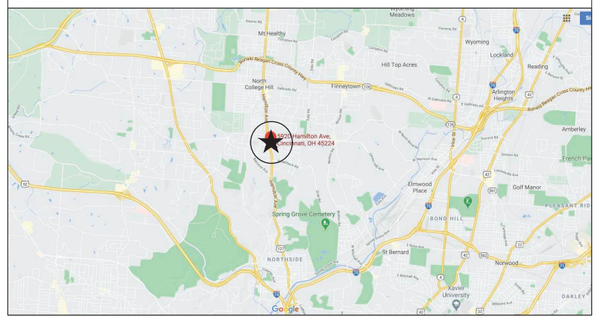


DEFLECTION TRACK DETAIL

N.T.S.

- INSTALL AT ALL FULL-HEIGHT WALL LOCATIONS
- DO NOT FASTEN G.W.B. TO DEFLECTION TRACK

5920 HAMILTON AVENUE



GENERAL CONDITIONS

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

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

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

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

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

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

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.

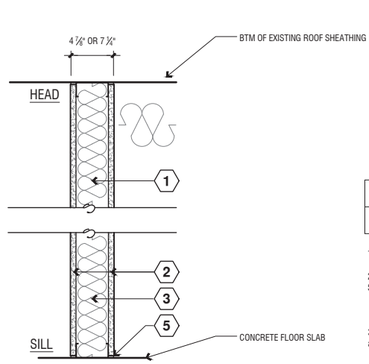
DUE TO THE NATURE OF REMODELING AN EXISTING STRUCTURE, CERTAIN ASSUMPTIONS MUST BE MADE BY THE ARCHITECT REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE PORTIONS OF THE BUILDING. IN THE EVENT THAT DISCREPANCIES ARISE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

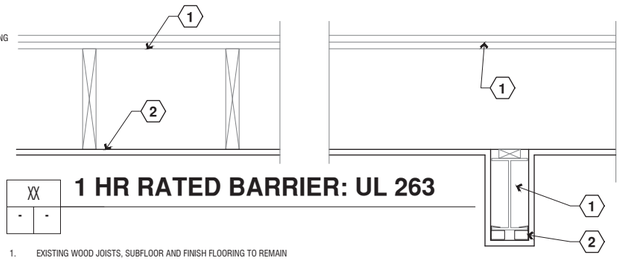
PROPERTY PROTECTION:
THE AREAS OF MAJOR CONSTRUCTION WORK AND RENOVATION ARE DEPICTED ON THE DRAWINGS. THE REMAINING AREAS OF THE FACILITY AND SITE ARE TO BE SECURED AND PROTECTED FROM WEATHER AND DAMAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF PROTECTIVE 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 STUD. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

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





XX / 1 HR RATED BARRIER: UL 263

1. EXISTING WOOD JOISTS, SUBFLOOR AND FINISH FLOORING TO REMAIN

2. GYPSUM BOARD — NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. GYPSUM BOARD SECURED WITH 1-7/8 IN. LONG, 6D CEMENT COATED NAILS SPACED 6 IN. OC.

UNITED STATES GYPSUM CO — TYPES C, IP-X1, IP-X2, IPC-AR, SCX, WRX

3. BATTS AND BLANKETS — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

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.

1 / 1hr RATED PARTITION - UL 263 / U432

1 1/2" = 1'-0"

1. METAL STUDS — Min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications (bearing walls). Studs to be cut 1/2 to 3/4 in. less than assembly height and friction-fitted into floor and ceiling runners (nonbearing walls).
(Not shown) — Channel shaped, fabricated from min 0.0329 in. thick, bare metal thickness (No. 20 MSG) corrosion-protected steel, that provides a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

2. GYPSUM BOARD — Nom 5/8 in. thick, 24 to 54 in. wide gypsum panels, attached vertically or horizontally with 1-1/4 in. long Type S-12 steel screws. When applied vertically to studs, joints centered over studs and staggered one stud cavity on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and 12 in. OC in the field. When applied horizontally to studs, no distance requirement on joints on opposite sides of studs and attached with screws spaced 8 in. OC along the edges and in the field. When used in widths other than 48 in., gypsum panels to be installed horizontally.

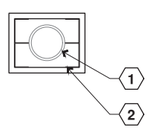
UNITED STATES GYPSUM CO — Type FRX-G.

3. BATTS AND BLANKETS — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

THERMAFIBER INC — TYPE SAFB.

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



XX / 1 HR RATED COLUMN: UL 263

1. EXISTING STEEL COLUMN TO REMAIN

2. GYPSUM BOARD — NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. GYPSUM BOARD SECURED WITH 1-7/8 IN. LONG, 6D CEMENT COATED NAILS SPACED 6 IN. OC.

UNITED STATES GYPSUM CO — TYPES C, IP-X1, IP-X2, IPC-AR, SCX, WRX

3. BATTS AND BLANKETS — NONE

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.

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architecture & design
3217 madison rd cincinnati ohio 45209
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SLEEPY BEE COLLEGE HILL
5920 Hamilton Ave.
Cincinnati, Ohio 45224

A000
ZONING SUBMISSION - JANUARY 18, 2021

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

CONSTRUCTION TYPE: **IIIb**
MASONRY EXTERIOR WALLS w/ WOOD FLOOR AND ROOF FRAMING MEMBERS
PROPOSED USE: A2 RESTAURANT
SPRINKLERED: NO

HEIGHT ALLOWABLE: 55'
HEIGHT PROPOSED:

STORIES ABOVE GRADE PLANE: 2
STORIES PROPOSED: 1

AREA ALLOWABLE: 9,500 SF
AREA PROPOSED: 2 FIRE AREAS, SEE BELOW

LEVEL 1
EXISTING INTERIOR AREA 5193 SQ. FT.
PROPOSED INTERIOR AREA 4449 SQ. FT.
FIRE AREA A 2350 SQ. FT.
FIRE AREA B 2080 SQ. FT.
PROPOSED EXTERIOR AREA 517 SQ. FT.

BASEMENT LEVEL
EXISTING AREA 2414 SQ. FT.
PROPOSED S2 1027 SQ. FT.

SPRINKLERING
NOT REQUIRED
903.2.1.2 - A2 REQUIRES SPRINKLERING FOR:
- >5000 SF OF FIRE AREA (SEE ABOVE)
- >100 OCCUPANTS (SEE PLAN, LESS THAN 100)
- "FIRE AREA NOT ON LEVEL OF DISCHARGE SERVING SUCH OCCUPANCIES"

FIRE ALARM
NOT REQUIRED, A USE LESS THAN 300 OCCUPANTS (OBC 907.2.1)

SMOKE DETECTORS
AS REQUIRED BY NFPA 72 FOR MAGNETIC HOLD OPEN DEVICES

STORY WITH 1 MEANS OF EGRESS

USE	MAX OCC.	COMMON PATH OF TRAVEL
S	29	75'

A2 TRAVEL DISTANCE: 200'
A2 COMMON PATH OF TRAVEL: 75'

BASEMENT *(TOTAL OCCUPIED AREA = 1027 SQ. FT.)*

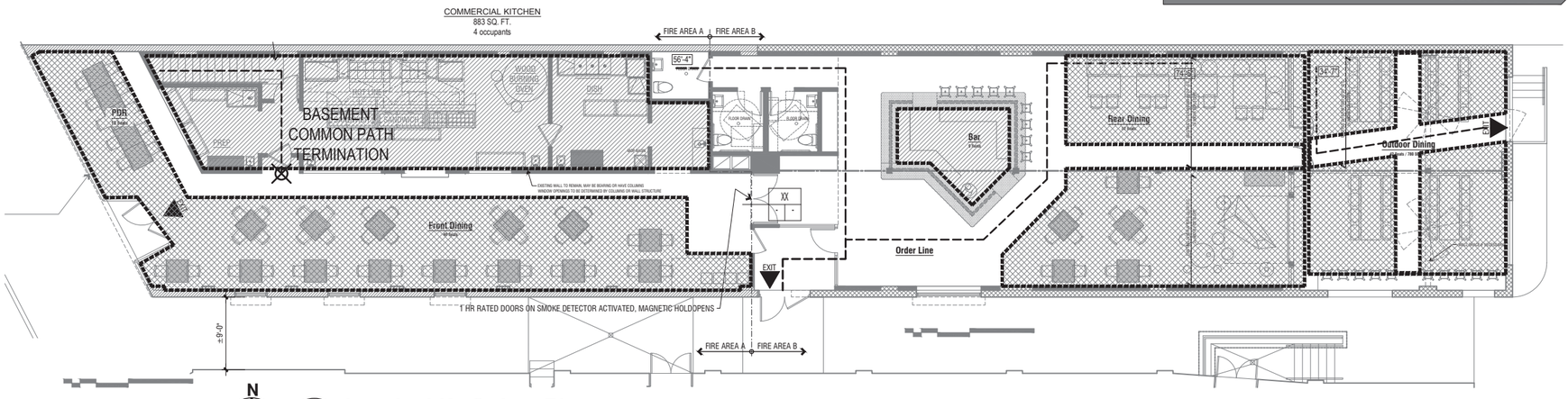
S-2 STORAGE	200 SQ. FT. GROSS PER OCCUPANT	
- DRY STORAGE	432 SQ. FT. / 200 = 2	
- WALK-IN COOLER	95 SQ. FT. / 200 = 1	
ACCESSORY B		
- OFFICE	73 SQ. FT. / 100 = 1	
ACCESSORY S-1		
- STORAGE	28 SQ. FT. / 200 = 1	
(TOTAL ACCESSORY USES < 10% OCCUPIED AREA)		
	SUBTOTAL	5

LEVEL 1

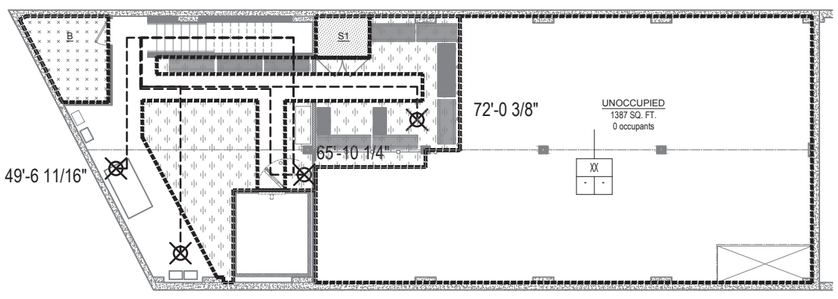
A-2 COMMERCIAL KITCHEN	200 SQ. FT. GROSS PER OCCUPANT	
- KITCHEN	883 SQ. FT. / 200 = 4	
- BAR	121 SQ. FT. / 200 = 1	
	SUBTOTAL	5
A-2 UNCONCENTRATED	15 SQ. FT. NET PER OCCUPANT	
FIRE AREA A		
- FRONT DINING	981 SQ. FT. / 15 = 65	
FIRE AREA B		
- REAR DINING	822 SQ. FT. / 15 = 55	
- OUTDOOR DINING	517 SQ. FT. / 15 = 35	
- BAR SEATING (24" PER)	BY DESIGN 9	
	SUBTOTAL	164

**TOTAL SEATS = 164 x 5% ADA = 8 ACCESSIBLE SEATS REQ'D. (PROVIDE, OBC 1108.2.9)*

TOTAL LEVEL OCCUPANTS **174**

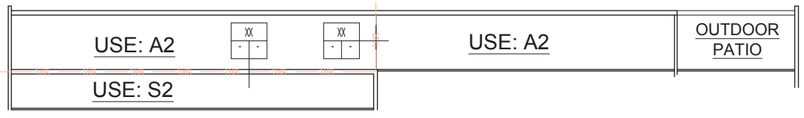


1 **Level 1 Life Safety Plan**
1/8" = 1'-0"



B **Basement Life Safety Plan**
1/8" = 1'-0"

EXIT
STARTING POINT OF MEASUREMENT
DIRECTION OF TRAVEL
EXIT ACCESS TRAVEL PATH
24'-5" TRAVEL DISTANCE
AREA BOUNDARY
1-HR WALL CONSTRUCTION
2-HR WALL CONSTRUCTION
3-HR WALL CONSTRUCTION



2 **Section Diagram**
1/16" = 1'-0"

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

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A010
ZONING SUBMISSION - JANUARY 18, 2021

PLAT OF SURVEY IN
S. F. CARY'S SECOND SUBDIVISION
PLAT BOOK 11, PAGE 54, HCRO
COLLEGE HILL
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JANUARY 4, 2021

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY C. HEYL, OHIO SURVEYOR NO. 7792

STATE OF OHIO — JEFFREY C. HEYL 7792 — REGISTERED PROFESSIONAL SURVEYOR

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513)574-4140
BOUNDARY@CINCI.RR.COM

NOTE TO: 8K CONSTRUCTION CO.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein platted.

SCALE 1" = 20'
0 20 40 60

NAIL SET
BLDG COR/PL
T-NAIL 110
BLOCK BUILDING
5920 BRICK BUILDING
BLOCK BUILDING
233-0004-0132 & 0137
5920 HAMILTON AVE, LLC
O.R. 13826, PAGE 881
N24°31'00"W 35.47'
S86°58'00"E 214.71'
T-NAIL 112
NAIL/CAP (SET IN ROOT)
CONCRETE WALL
8' PRIVACY FENCE
N87°08'00"W 75.00'
5/8" PIN SET
F.POST 0.87' SOUTH 0.52' EAST
N86°55'00"W 75.01'
EX. 1/2" PIN (TRISTATE-4189) 0.25' EAST 0.78' SOUTH
NAIL SET (IN WALL) N79°01'12"E 0.13'
LOT # 3
LOT # 5
LOT # 5
LOT # 6
LOT # 6
LOT # 7
1/2" PIN SET
65.00'
N00°53'00"E
233-0004-0145
CITY OF CINCINNATI
O.R. 9940, PAGE 2005
65.00'
N00°53'00"E 69.01'
233-0004-0007
HAMILTON COUNTY LAND REVITILIZATION CORP.
O.R. 13942, PAGE 668
68.73'
N00°53'00"E
NAIL SET
S86°58'00"E CONCRETE 199.49'
T-NAIL 111
SPIKE SET
31.47'
9.42'
SPIKE SET
LOT # 2
LOT # 5 75.00'
N87°08'00"W
LIGHT POLE
MAG HUB SET
N87°08'00"W 100.00'
MAG HUB SET
75.00'
40.00'
LIGHT POLE
F. POST 1.3' SOUTH 0.4' WEST
LOT # 7
LOT # 13
5918
BRICK CINEMA
233-0004-0014 & 0120
5920 HAMILTON AVE, LLC
O.R. 13826, PAGE 881
5916
N24°31'00"W 85.05'
SIDEWALK
ASPHALT PARKING
LOT # 10
T-NAIL 101
NAIL SET
CONCRETE
262.96'
S87°08'00"E
T-NAIL 102
MAG HUB SET
65.57'
LOT # 2
LOT # 14
10.00'
233-0004-0018
5920 HAMILTON AVE, LLC
O.R. 13826, PAGE 881
N00°53'00"E
220.00'
4' CHAIN LINK FENCE
LOT # 14
LOT # 13
LOT # 13
LOT # 12
LOT # 11
5910
TWO STORY FRAME
233-0004-0015
5920 HAMILTON AVE, LLC
O.R. 13826, PAGE 881
50.01'
N24°31'00"W
HAMILTON AVENUE
(60' R/W)
NAIL SET
MAG HUB SET
44.43'
N00°53'00"E
241.50'
S87°08'00"E
LIGHT POLE
LOT # 2
LOT # 1
LIGHT POLE
MAG HUB SET
61.90'
SIDEWALK
5906
4 STORY BUILDING
233-0004-0016
5920 HAMILTON AVE, LLC
O.R. 13826, PAGE 881
55.00'
LOT # 1
LOT # 14
N00°53'00"E
220.00'
GARAGE
220.00'
NAIL SET
S87°08'00"E
LIGHT POLE
214.93'
MINI SPIKE SET
1-STY
grass
2 STORY ALUMINUM
COR. 3.8'
TWO STORY BRICK APARTMENT
1534
N00°53'00"E
28.33'
N24°31'00"W
33.57'
5904
ASPHALT PARKING
55.00'
5900
1538
LIGHT POLE
PUNCH MARK (ON GRATE)
CONCRETE
188.36'
10.00'
40.00' COR. 3.7'
F.POST
S87°08'00"E 50.00'
EX. 3/4" PIPE
47.00'
N87°08'00"W
53.00'
50.00'
EX. 3/4" PIPE
50.00'
75.00'
T-NAIL 103
T-NAIL 104
SIDEWALK
grass
NAIL SET
NAIL SET
T-NAIL 105
SIDEWALK
T-NAIL 106
CEDAR AVENUE
(60' R/W)
S87°08'00"E

000028

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

SUBJECT PROPERTY:
ZONED T5MS
COLLEGE HILL BUSINESS
HISTORIC AND URBAN DESIGN
OVERLAY DISTRICTS

5920 HAMILTON AVE.
CONSTRUCTION TYPE: 3B, 5B?
STORIES: 1 w/ PARTIAL BASEMENT
BASEMENT AREA: 2,500sf
LEVEL 1 AREA: 5,600sf
NOT SPRINKLERED

PROPOSED EGRESS STAIR

PROPOSED OUTDOOR PATIO WITHIN WALLS OF EXISTING BUILDING

ZONED: T3N

ZONED: T5MS

EXISTING ASPHALT PAVING

±9'-4"

PEDESTRIAN PATH

ZONED: T3N

ZONED: T5MS-O

HOLLYWOOD THEATER
5918 & 5916

CONCRETE PAVED PEDESTRIAN PATH

PROPOSED AREA WELL FOR THEATER EGRESS

HAMILTON AVENUE

P

5910

EXISTING PARKING LOT AND ADJACENT BUILDINGS ARE OWNED BY SAME OWNER AND ARE PART OF A FUTURE RE-DEVELOPMENT PROCESS. PARKING SHOWN HERE IS ILLUSTRATIVE OF CURRENT LAYOUT AND SHOWN TO ILLUSTRATE POTENTIAL PARKING LAYOUT PERTAINING ONLY TO THE SUBJECT PROJECT.

ZONED: T5MS

ZONED: T5MS-O

5906

5904

5900

EXISTING CURB CUTS

PARKING:
1703-2.80 F, ZONED T5MS, PROPOSED "SERVICE"
5,500 SF = 2 SPACES MIN.
(5,000 SF REQ 0 SPACES, 2 SP PER 1,000 SF ABOVE 5000 SF)
5,500 SF = 24 SPACES MAX.
(4 PER 1,000 SF)

1 ACCESSIBLE SPACE REQ'D

N

Site Diagram
1/16" =1'-0"

NOT A SURVEY OR PLAT

0' 2' 4' 8' 16'

CEDAR AVENUE

000029

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FRONT (HAMILTON AVE) ELEVATION









SOUTH ELEVATION FROM HAMILTON AVENUE AT LEFT TO PARKING LOT CORNER ON RIGHT



EAST (PARKING LOT) ELEVATION



NORTH ELEVATION

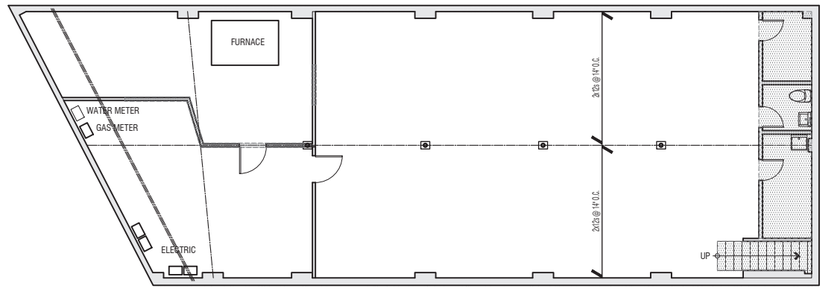
HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

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GENERAL CONSTRUCTION NOTES

A.

DEMOLITION CODED NOTES

1.

WALL LEGEND

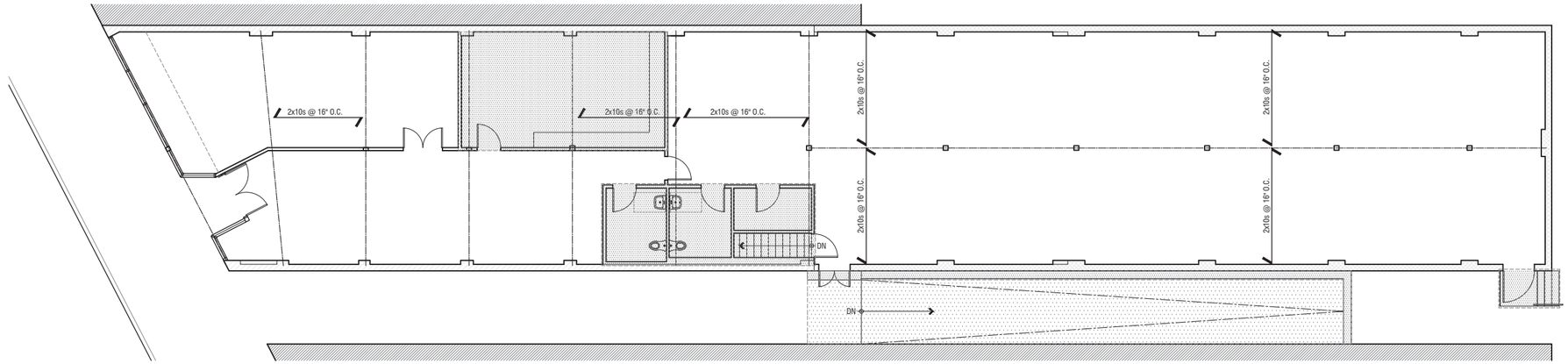
- ITEM TO BE DEMOLISHED
- EXISTING CMU BLOCK WALL
- EXISTING BRICK
- EXISTING CAST-IN-PLACE CONCRETE
- EXISTING PARTITION

N

Existing Plan / Demolition Plan - Basement

1/8" = 1'-0"

0' 2' 4' 8' 16'

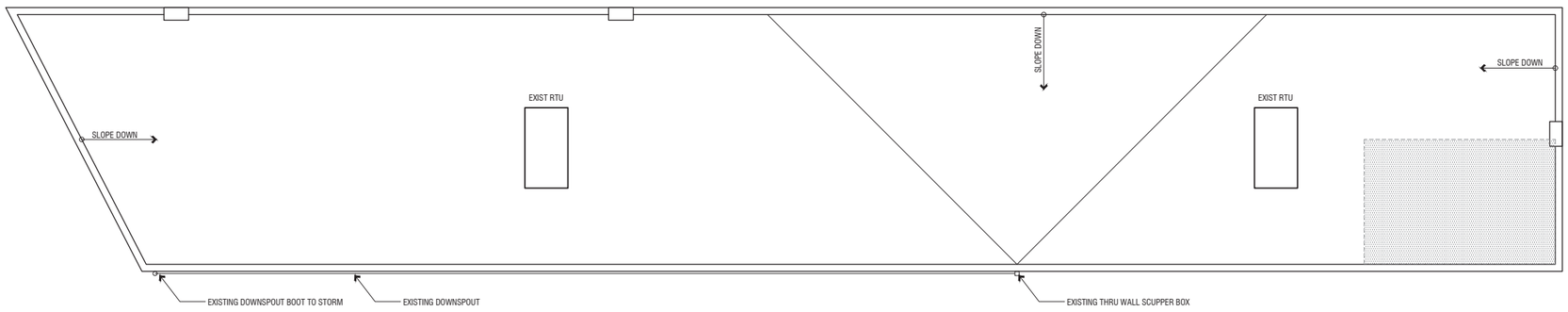


N

Existing Plan / Demolition Plan - Level 1

1/8" = 1'-0"

0' 2' 4' 8' 16'



N

Existing Plan / Demolition Plan - Roof

1/8" = 1'-0"

0' 2' 4' 8' 16'

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

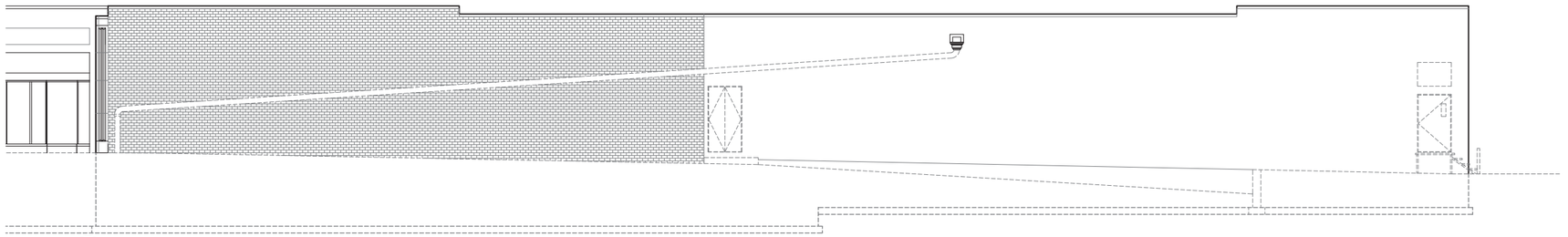
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A090

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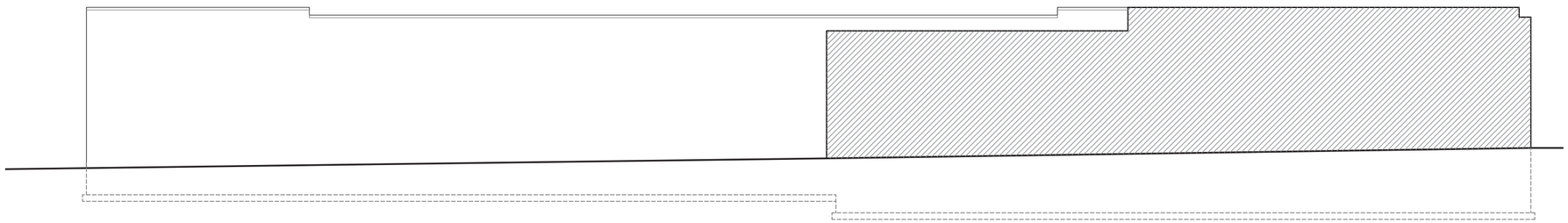
South Elevation - Existing
1/8" = 1'-0"
0' 2' 4' 8' 16'



East Elevation - Existing
1/8" = 1'-0"
0' 2' 4' 8' 16'



West Elevation - Existing
1/8" = 1'-0"
0' 2' 4' 8' 16'



North Elevation - Existing
1/8" = 1'-0"
0' 2' 4' 8' 16'

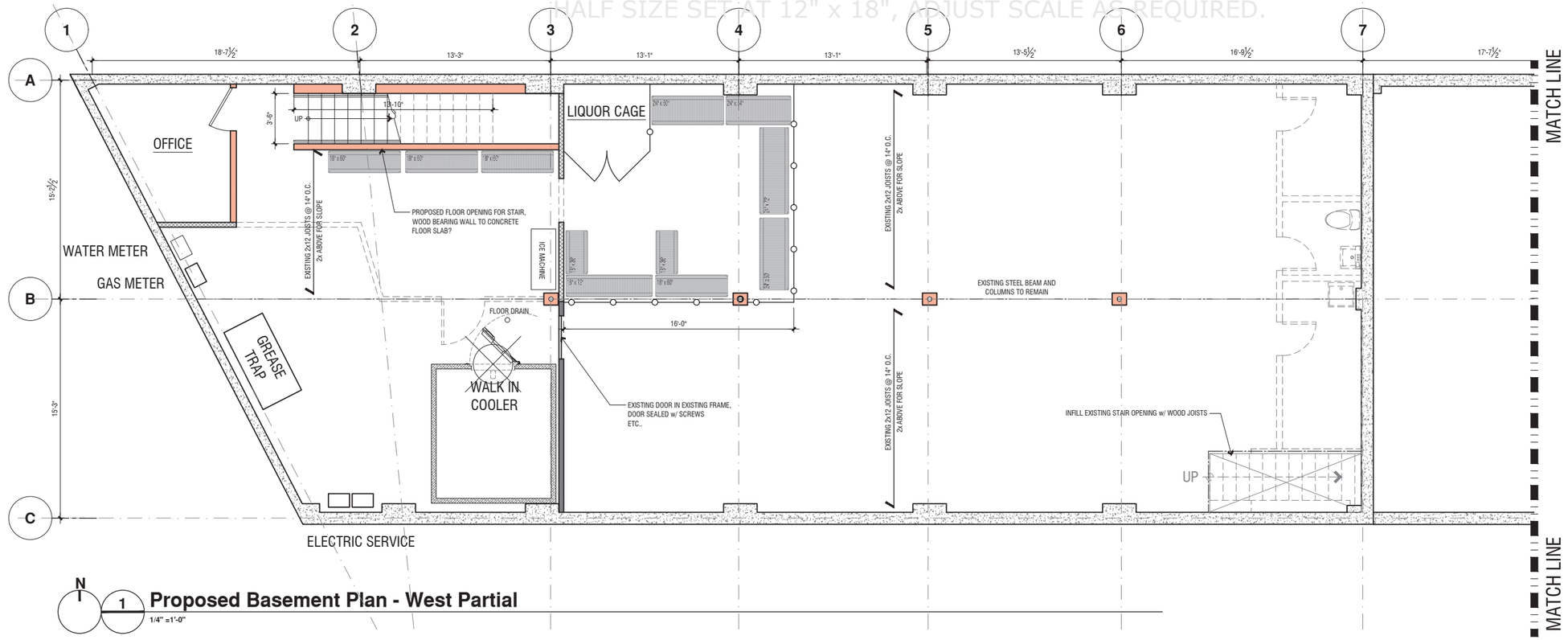
HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

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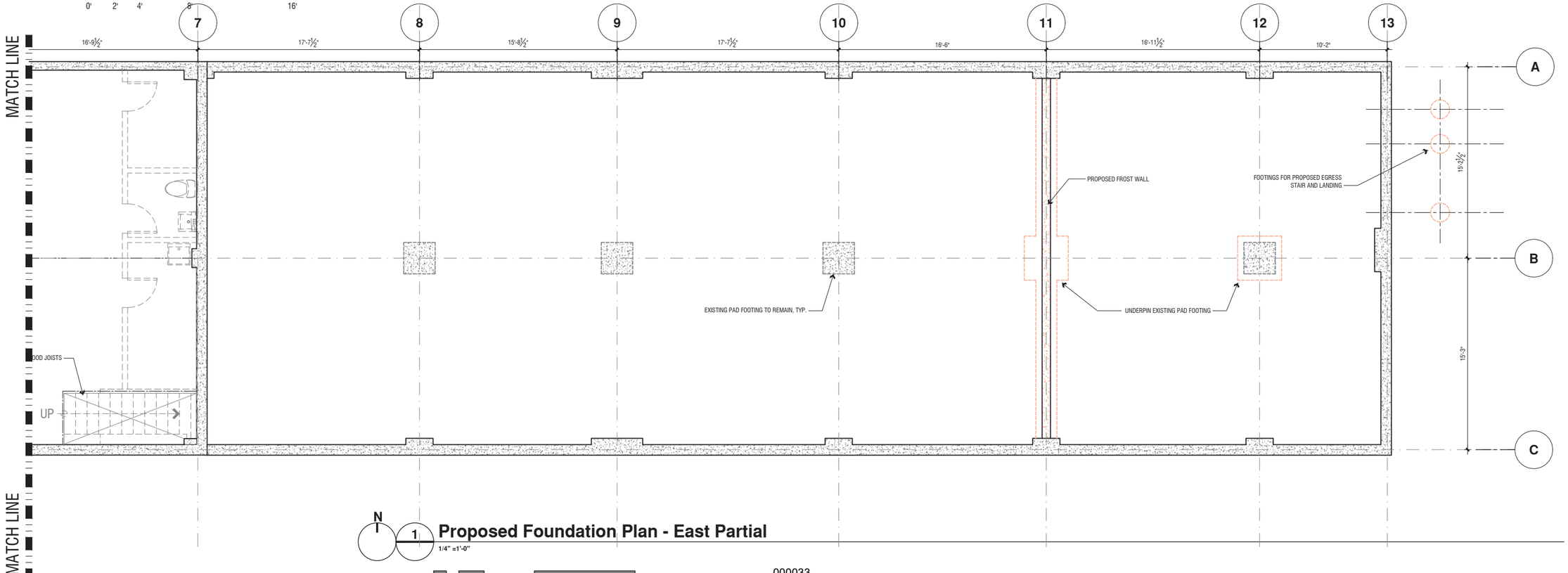


N

1 **Proposed Basement Plan - West Partial**

1/4" =1'-0"

0' 2' 4' 8' 16'



N

1 **Proposed Foundation Plan - East Partial**

1/4" =1'-0"

0' 2' 4' 8' 16'

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

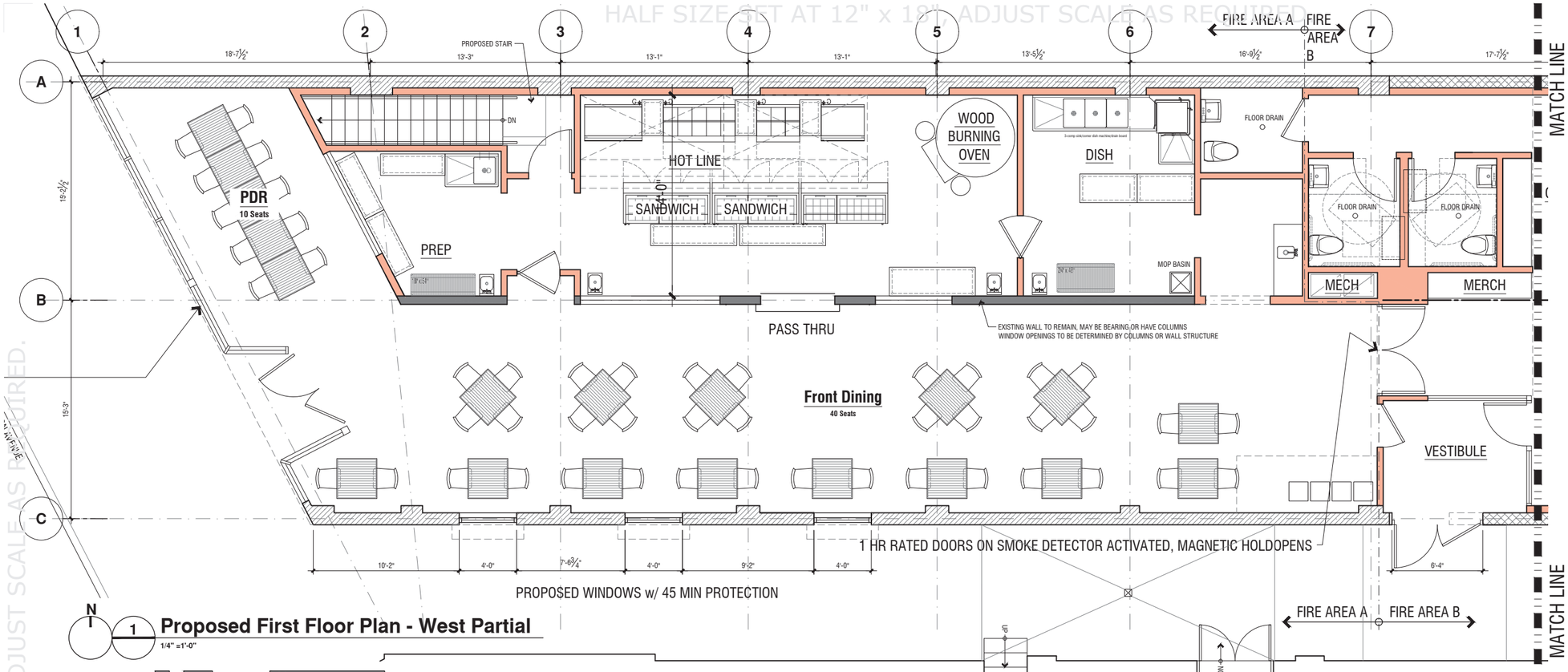
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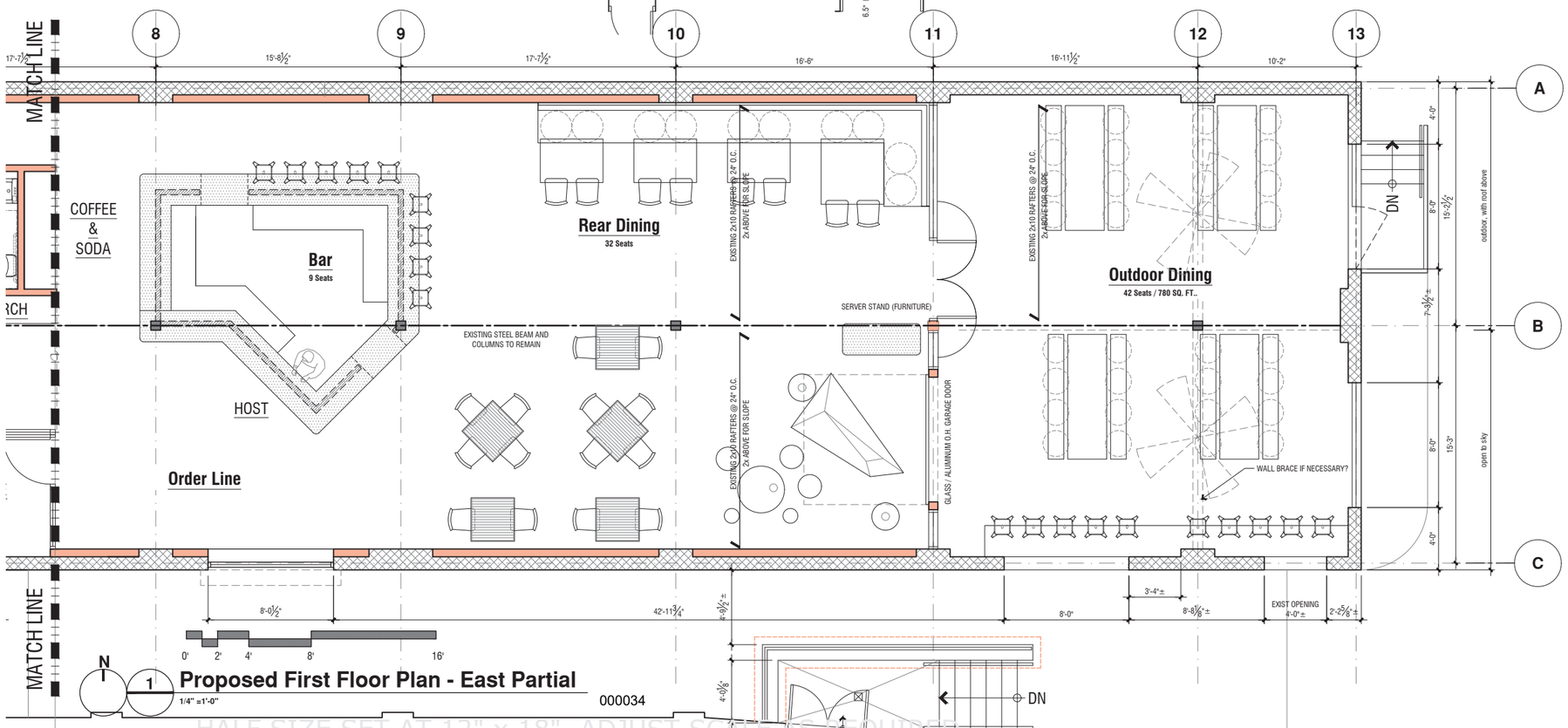
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A100

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000034

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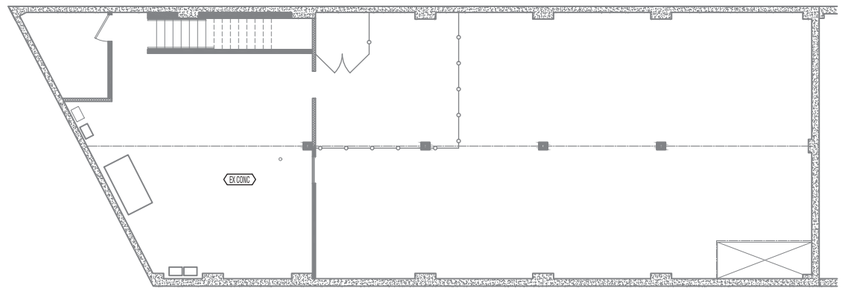
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A110

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MATERIAL LEGEND

EX CONC — EXISTING CONCRETE FLOOR TO REMAIN - PROVIDE CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE

CONC — PROPOSED CONCRETE SLAB, SLOPE TO DRAIN

EX WD — EXISTING WOOD FLOOR - REFINISH w/ POLYURETHANE

WD1 — WOOD FLOORING TO MATCH EXISTING ADJACENT

T-1 — TILE FLOOR

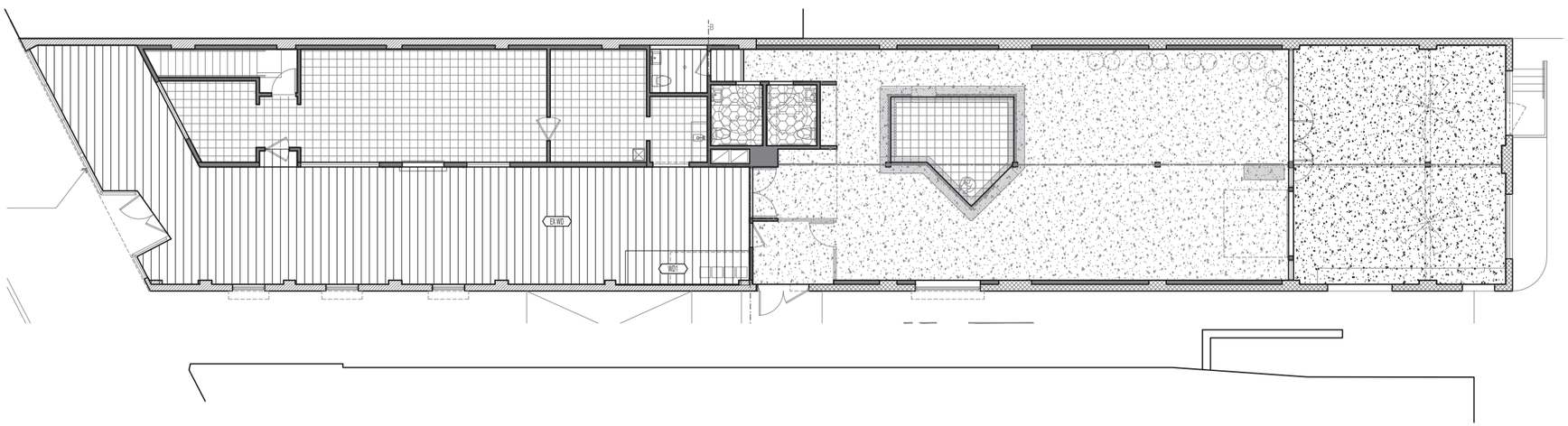
T-2 — TILE FLOOR

N

Finish Plan - Basement

1/8" =1'-0"

0' 2' 4' 8' 16'



N

Finish Plan - Level 1

1/8" =1'-0"

0' 2' 4' 8' 16'

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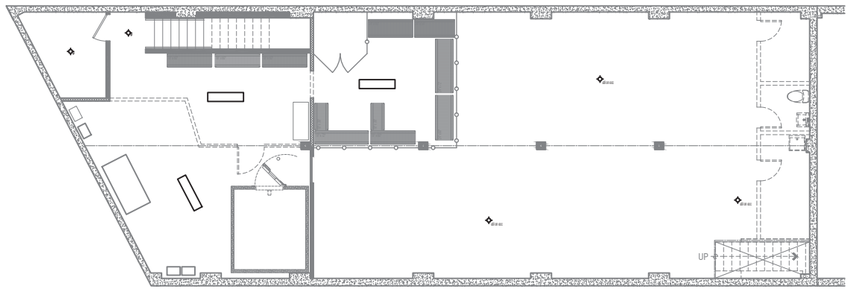
A120

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N

Proposed Reflected Ceiling Plan - Basement

1/8" =1'-0"

0' 2' 4' 8' 16'

NOTE: ALL FIXTURES ARE REPRESENTATIVE OF LIGHTING TYPE, BUT SELECTIONS ARE NOT FINAL ELECTRICIAN SHALL REFER TO ARCHITECTURAL RCP FOR MOST CURRENT FIXTURE SCHEDULE

LIGHT FIXTURE SCHEDULE — ✱ DENOTES FIXTURE TO BE CIRCUITED FOR EGRESS

ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE MODEL#	LAMP TYPE	QTY	REMARKS
A	LED RECESSED CAN			1000 LUMENS AT 3500K	8' @	BLACK TRIM RING, BLACK BAFFLE
B	LED RECESSED CAN			1500 LUMENS AT 3500K	8' @	WHITE TRIM RING, WHITE BAFFLE
	LED TROFFER LIGHT			3500+ LUMENS AT 3500K, SWITCHABLE LUMENS PREFERRED	2 x 2	WHITE
P1	DECORATIVE PENDANT					
P2	DECORATIVE PENDANT					
P3	DECORATIVE PENDANT					

LIGHT FIXTURE NOTES:
1. REFER TO MANUFACTURERS SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS
2. REFER TO LIGHTING SUPPLIER'S SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
3. RUBBER COATED OR LENSED LAMPS MAY BE NEEDED IN FOOD PREP AREAS. COORDINATE W/ ELECTRICIAN.
4. A/V & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
5. REFER TO MECHANICAL DRAWINGS FOR EXHAUST FAN LOCATIONS.
6. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY/EXIT SYSTEM LOCATIONS.
7. CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURER'S APPROVED LIST.

LED LAMP NOTES:
a. PROVIDE SUBMITTALS OF ALL LED LAMPS FOR DINNER AND ARCHITECT APPROVAL PRIOR TO ORDERING
b. ALL LED FIXTURE LAMPS ARE TO RECEIVE COLORED GELS FOR FILTERING TROFFER CLEVELITE OF ACCEPTABLE EQUIVALENTS PRIOR TO SUBMITTAL.
c. NOTE BRANDS REQUIREMENTS PER SCHEDULE AND CONFIRM SUITABILITY OF DIMMING DEVICE WITH LIGHTING CIRCUIT.
d. LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LAMP ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR DINNER AND ARCHITECT REVIEW

ELECTRICAL DEVICE CEILING
DINNER TO PROVIDE FINAL APPROVAL ON ALL ELECTRICAL DEVICES PRIOR TO ORDERING PER DESIGN BASIS BELOW

LEGEND

- ACOUSTIC CEILING TILE 1
- ACOUSTIC CEILING TILE 2
- DYP. BOARD CEILING
- WOOD CEILING
- WALL FRAMING TO DECK ABOVE CEILING PLANE
- 2 x 4 TROFFER LIGHT FIXTURE
- 2 x 2 LED TROFFER LIGHT FIXTURE
- RECESSED 2 x 2 SUPPLY (DIFFUSER)
- RECESSED 2 x 2 RETURN (GRILLE)
- CEILING FAN
- STRIP FLUORESCENT LIGHT
- TRACK LIGHTING
- UNDER CABINET LIGHT w/ LENS
- STRING LIGHT
- CEILING MOUNTED RECESSED CAN LIGHT
- CEILING MOUNTED ADJUSTABLE ACCENT LIGHT
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED LIGHT
- CEILING MOUNTED PENDANT OR CHANDELIER
- WALL MOUNTED LIGHT
- CEILING MOUNTED SPEAKER
- TV LOCATION
- EMERGENCY HEADS
- ILLUMINATED EXIT SIGN
- COMBO EXIT SIGN/EMERGENCY LIGHT
- EMERGENCY LIGHT REMOTE HEAD
- CEILING HEIGHT
- DUPLEX OUTLET (NOTE HEIGHT IF MARKED)
- QUADRUPLEX OUTLET
- FLOOR OUTLET
- SMOKE DETECTOR
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- WEATHER PROOF SWITCH
- SWITCH ON OCCUPANCY SENSOR
- SWITCH ON TIMER
- DATA JACK
- PHONE JACK

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. LIGHTING INTENSITY SHALL BE (1) AT LEAST 10 FOOT CANDLES IN WALK-IN UNITS & DRY FOOD STORAGE AREAS, (2) AT LEAST 20 FOOT CANDLES WHERE FOOD IS CONSUMER SELF-SERVED OR WHERE FRESH PRODUCE OR PACKAGED FOODS ARE SOLD, INSIDE REACH-INS AND UNDER-COUNTER REFRIGERATORS, ABOVE HAND WASHING & WARE WASHING AREAS, AND AT EQUIPMENT & UTENSIL STORAGE (3) AND AT LEAST 50 FOOT CANDLES IN FOOD PREP AREAS.

d. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED w/ VISS SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.

e. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.

f. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.

g. 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.

h. 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.

i. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.

j. 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.

k. THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.

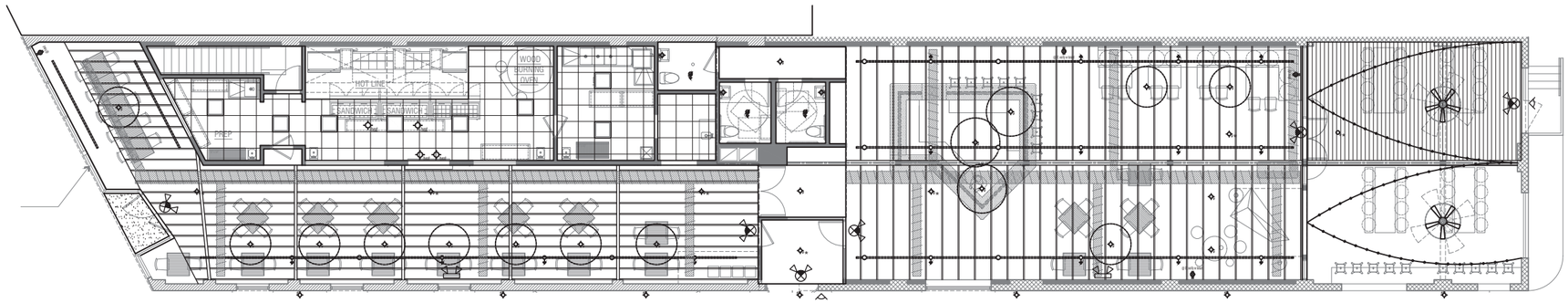
l. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FINISHED FLOOR MATERIALS AND COORDINATE WITH CONTRACTORS PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION TO ADJUST NOTED REQUIRED DIMENSIONS.

m. ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O

n. 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.

o. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.

p. MODIFY SPRINKLER HEADS AS REQUIRED FOR DROPPED CEILINGS AND BULKHEAD AREAS. SPRINKLERS MUST COVER EXPOSED STRUCTURE ABOVE SOFFIT AREAS AS WELL AS OCCUPIABLE SPACE BELOW SOFFITS. SPRINKLER CONTRACTOR TO SUPPLY SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL. FIRE PROTECTION PLAN SHOWS DESIGN INTENT.



N

Proposed Reflected Ceiling Plan - Level 1

1/8" =1'-0"

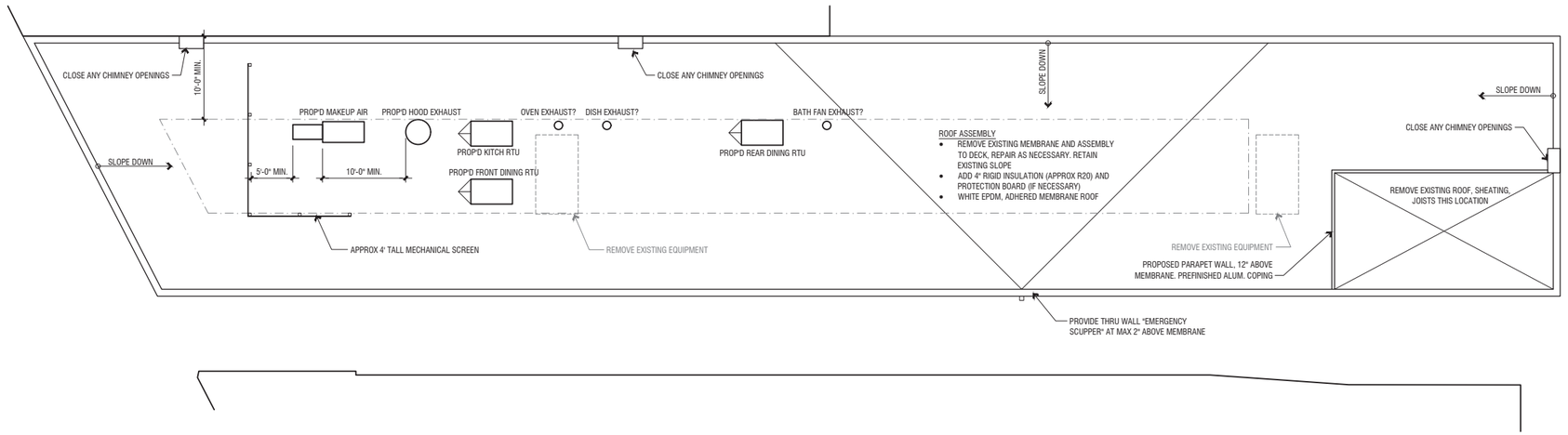
0' 2' 4' 8' 16'

SLEEPY BEE COLLEGE HILL
5920 Hamilton Ave.
Cincinnati, Ohio 45224

A130
ZONING SUBMISSION - JANUARY 18, 2021

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.



N

5 **Proposed Roof Plan**

1/8" =1'-0"

0' 2' 4' 8' 16'

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SLEEPY BEE COLLEGE HILL

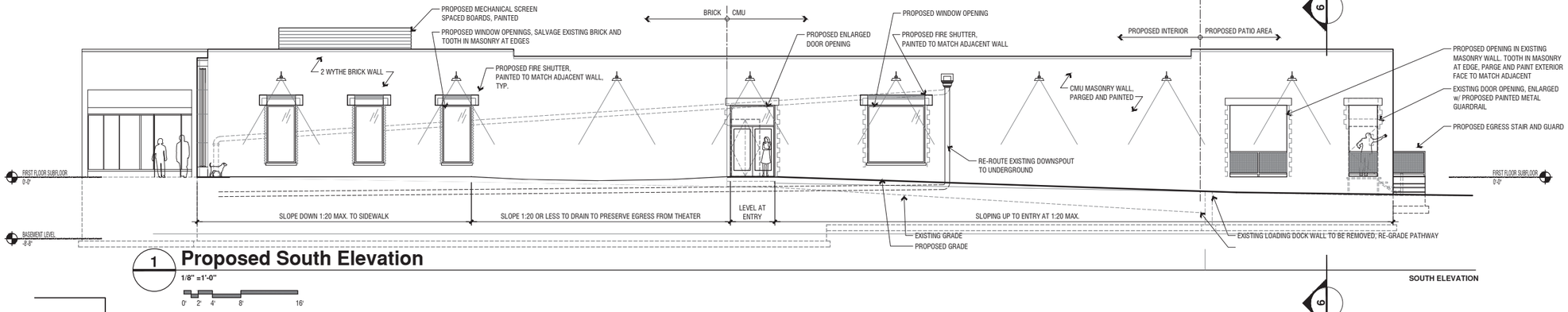
5920 Hamilton Ave.
Cincinnati, Ohio 45224

A140

ZONING SUBMISSION - JANUARY 18, 2021

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

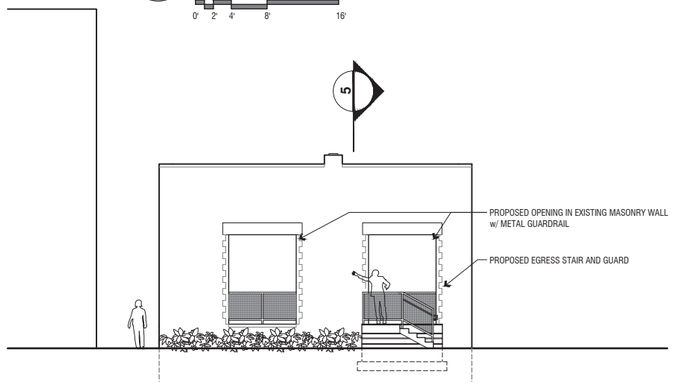


1 Proposed South Elevation

1/8" =1'-0"

0' 2' 4' 8' 16'

SOUTH ELEVATION

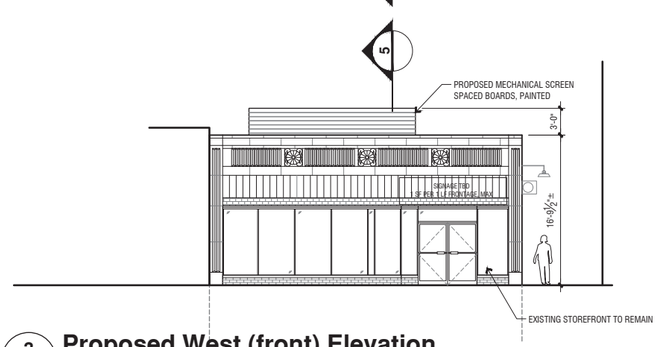


2 Proposed East (rear) Elevation

1/8" =1'-0"

0' 2' 4' 8' 16'

EAST ELEVATION

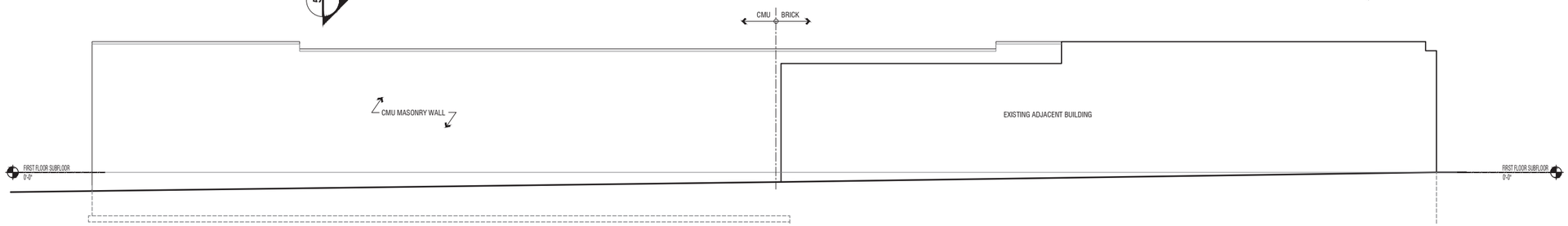


3 Proposed West (front) Elevation

1/8" =1'-0"

0' 2' 4' 8' 16'

WEST ELEVATION

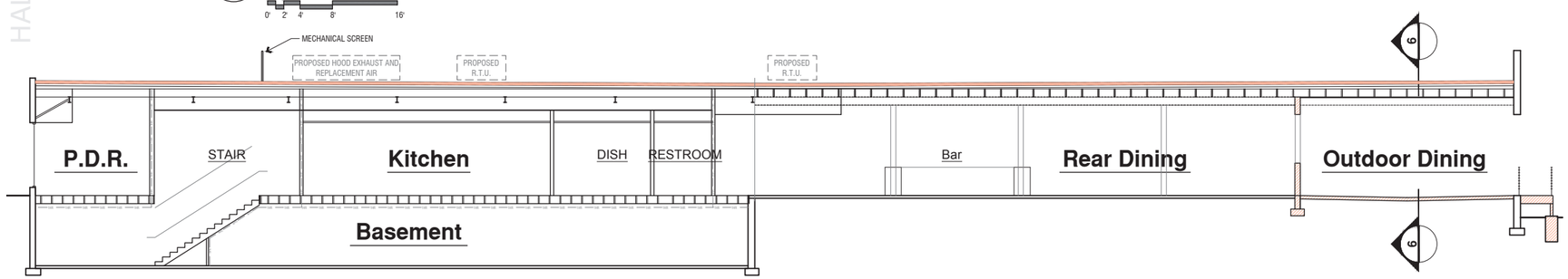


4 Proposed North Elevation

1/8" =1'-0"

0' 2' 4' 8' 16'

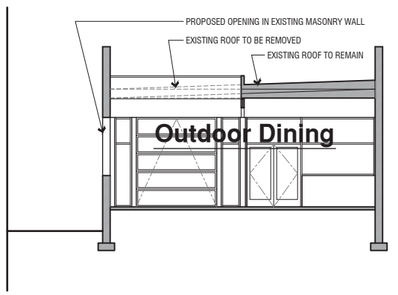
NORTH ELEVATION



5 Proposed Building Section

1/8" =1'-0"

0' 2' 4' 8' 16'



6 Proposed Building Section

1/8" =1'-0"

0' 2' 4' 8' 16'

HALF SIZE SET AT 12" x 18", ADJUST SCALE AS REQUIRED.

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SLEEPY BEE COLLEGE HILL
5920 Hamilton Ave.
Cincinnati, Ohio 45224

A200
ZONING SUBMISSION - JANUARY 18, 2021

Sleepy Bee

Hello from Sleepy Bee.

A little bit about us. We are an independent local, family friendly breakfast/ lunch restaurant group with 4 locations in Cincinnati: Oakley, Blue Ash, Downtown and a fast casual location called Sleepy Bee "on the fly" in Clifton. Founded by an artist, doctor and a chef. The restaurants pride themselves on their role in the local community. We source most of the ingredients from local farms. Local and community art adorn each location. Sustainability is one of our primary focuses. We inhabit preoccupied buildings. As a part of the 2030 initiative we are in the process of reducing our environmental impact by 50 percent. We look forward to opening on College Hill's main street in one of the historic buildings that make the community so charming. We plan on introducing something a bit new here, speaking to both the community and environmental threads. We are adding dinner and a wood fired oven. The space will also have additional family friendly interactive elements so that we can truly become a unique but integral part of the College Hill fabric. Thank you for the opportunity.

Best,
Sandra Gross and Frances Kroner

Scanned with CamScanner

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

APPLICATION #:	COA20210006
APPLICANT:	David VonderBrink, Elevar Design Group
OWNER:	W LIBERTY & ELM LLC
ADDRESS:	1617 Elm Street
PARCELS:	013300030143
ZONING:	PD- Planned Development 76
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	March 5, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 5-story mixed-use building at the corner of Liberty and Elm Street. The building will include apartments, commercial, ancillary uses, and on-site parking. Freeport Alley will be rehabilitated and maintained for pedestrian and bicycle use.

The overall development includes two sites separated by Logan Street. Planned Development (PD) #76 originally as approved in 2016 was only the site located at 1617 Elm Street and PD #76 was amended to update the program statement as well as add an additional parcel at 1620 Central Parkway, also known as 1621 Logan Street. While the buildings are related as they are part of the same development, as they are on separate parcels and have slightly different design elements they will need to be approved separately.

Existing Conditions:
The site is mostly a vacant site that is bisected by Freeport Alley. There is frontage on Elm Street, Liberty Street, Green Street and Logan Street. The current COA is for the construction of the new buildings on the vacant site.



Figure 1: Corner of Liberty and Elm Street. Image provided from Google Street Views.

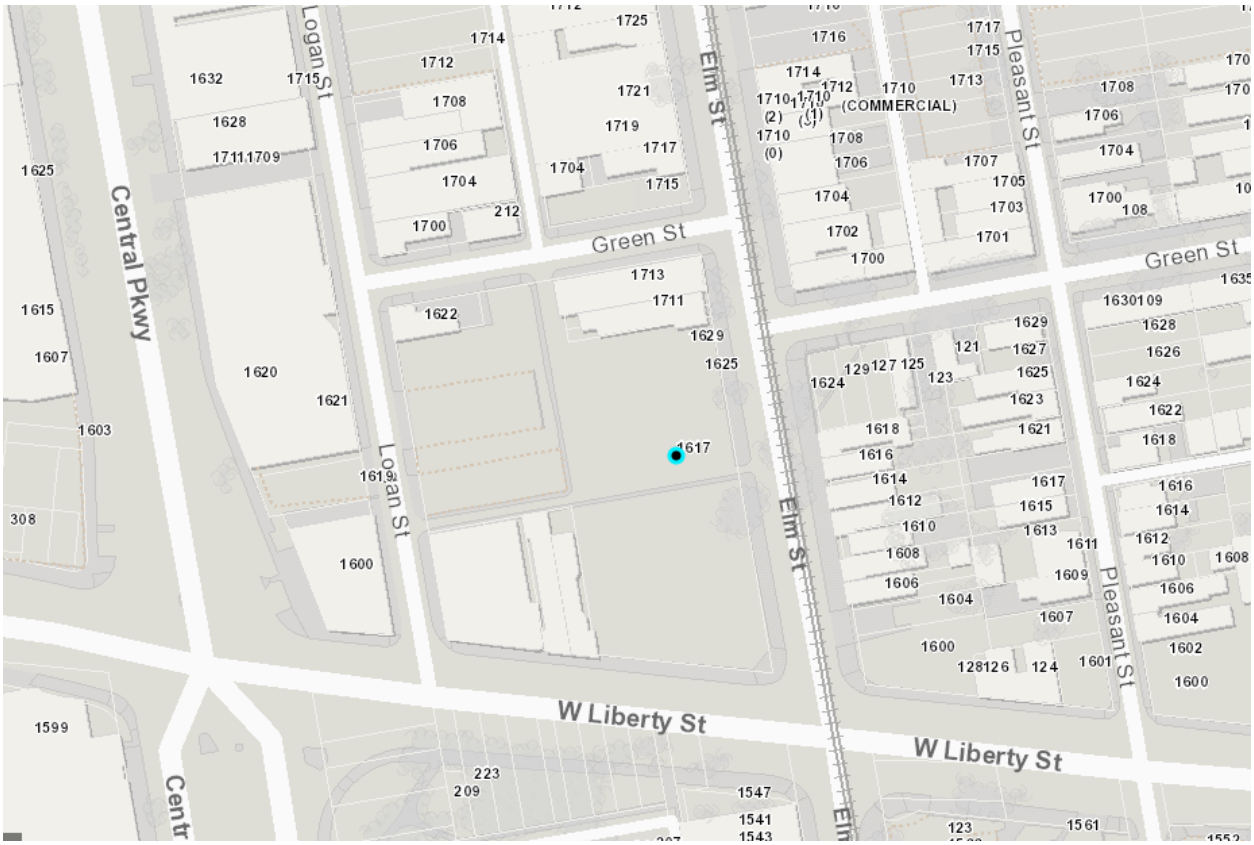


Figure 2: Map of 1617 Elm Street. Map provided by Cagis.

Proposed Conditions:

The proposal is to construct a 5-story mixed-use building oriented to the corner of Liberty Street and Elm Street. Commercial uses will be focused on the frontages of Liberty Street and Elm Street. Logan Street and Green Street are secondary facades that provide access to the internal parking garage.

The building façade along Liberty Street will include the following:

1. The massing/height at this location is five stories.
2. The overall design and ornamentation of the building wraps the corner to have a frontage on Elm Street.
3. The first floor will have commercial storefronts.
4. Punched openings on floors 2-5 with a balcony and ribbon windows/doors oriented at the corner on the 2nd floor.
5. The main façade materials include brick at the ground floor and an Aluminum Composite Materials (ACM) metal panel system in a gray color on the upper floors.

The building façade along Elm Street will include the following:

1. From the street the height will appear to be four stories with a fifth story set back.
2. The first floor will have commercial storefronts.
3. The window pattern found on the corner portion at Liberty Street will be continued along this portion of the building.

4. The main material will be brick. Two different colors of brick will be used for the main material with a dark gray on the portion to the south of the alley and a red brick on the portion to the north of the alley. The gray ACM metal panel system is utilized at the corner with Liberty Street.
5. The building will span the alley, but the first floor will remain open to allow pedestrian access to the alley.

The building façade along Green Street will include the following:

1. The massing/height at this location is four and five stories.
2. The portion of the building along Green street is set back from the street to provide access to the garage.
3. The material used is a fiber cement siding and panel system on the upper floors and brick on the ground level.
4. The upper stories of the façade are mostly punched openings in a similar pattern as the rest of the building.

The building façade along Logan Street will include the following:

1. The massing/height at this location is five stories.
2. The material used is a fiber cement panel system on the upper floors and brick on the ground level.
3. The façade is mostly punched openings in a similar pattern as the rest of the building with an automobile entrance to allow for parking.

Previous Reviews: This application is at the same site as a previously approved project. The new development does include an additional site along Central Parkway which is reviewed in a separate staff report. The new proposal at this site is similar in size and massing along Liberty Street and Elm Street, but is shorter than the previously approved project. The current proposal includes more site coverage and building along Logan Street and Green Street. The previous approval was presented at the September 12, 2016 meeting of the Historic Conservation Board (HCB), and with some directed changes from the board was approved at the September 26, 2016 meeting.



Figure 3: Current proposal for PD #76 compared to the previously approved height. Figure provided by applicant.

Applicable Zoning Code Sections:

Zoning District:	Section 1429 Planned Development Districts
Historic District/Reg:	Over the Rhine Historic District
COA Standard:	Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Review:

The use, density, setbacks and all other elements reviewed under the base zoning are established with the Planned Development. The Historic Conservation Board does not have any zoning relief to review, just zoning compliance with Chapter 1435: Historic Preservation.

Certificate of Appropriateness Review

Per § 1435-011-2 (b)

The Historic Conservation Board shall review all final development plans submitted for the creation of a new planned development district located within or overlapping a Historic District or containing a Historic Landmark or Historic Site. Prior to the City Planning Commission's review of a final development plan, the Historic Conservation Board shall make written findings to the City Planning Commission about its approval, conditional approval, or denial of any certificates of appropriateness identified in (a) above, and for any additional certificates of appropriateness that it may identify that were not readily apparent from the concept plan.

It is Staff's recommendation that this project substantially meets the guidelines for the Over-the-Rhine Historic District for New Construction.

The applicants have worked with Staff and have utilized Staff's guidance and recommendations in the development of the design for this project. The applicants have also received and responded to feedback from the community and their concerns about the previously approved design. One of the major issues stated in the previous feedback received from the public was the overall height of building.

The building has four frontages. The main frontages are along the major roads of Liberty Street and Elm Street. The review of compatibility has been focused on these facades. Green Street and Logan Street were provided with more flexibility as they are both secondary streets and are needed for automobile access. In the below review staff will break the review up into the Liberty Street and Elm Street facades and Green Street and Logan Street facades.

Staff review of the Guidelines:

New Construction

A. Intent and General Guidelines

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

> *This infill development is bringing back development to an important corner in Over-the Rhine, and providing a streetscape continuity that was lost when the previous buildings were demolished. The project is providing additional economic vitality to the neighborhood through providing density and more residents for existing and future businesses.*

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

> *This infill development, while all one project and one building is designed in a way to be compatible with the neighborhood by breaking the buildings up into sections. It is designed to be both sympathetic to the rhythm of the street while using the industrial forms and massing found in the northern portion of the neighborhood. The building does not try to replicate or recreate a historic building.*

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

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

Staff details the compatibility of the project with the surrounding buildings below in the specific guidelines analysis. Staff will also detail where flexibility is desired to help balance the programmatic needs of the project.

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

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

B. Specific Guidelines

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

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

   Liberty Street/Elm Street:
   Both street frontages provide a very strong base with the storefronts. The first floor is taller in height than the upper floors.
   - *The section of the building at the corner differentiates the base with a change in material from the panels to brick. The corner is accentuated and highlighted with a recessed storefront and steps/ramp to account for the change in grade along Liberty Street.*
   - *The section of the building along Elm Street creates a base that is distinguishable with the use of a storefront lintel in a cast stone material as well as brick horizontal banding.*

Green Street/Logan Street:
Both of these facades take on a more residential language without a storefront base. The base is still defined by a change in color and material.

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

Liberty Street/Elm Street:
The middle is defined in each section with the regular fenestration of the windows. There is change of plane at the windows as they are recessed, and the balconettes are projecting.

- *The section of the building at Liberty Street/Elm Street provides horizontal bands between the windows within the façade. While not traditional sills, a change in color of the material below the windows provides a sill type detail.*
- *While the sills and lintels provide a horizontal band to indicate the floor lines, they do not overpower the vertical nature of the building.*

Green Street/Logan Street:
The middle is defined in each section with the regular fenestration of the windows. There is change of plane at the windows as they are recessed, and the balconettes are projecting.

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

Liberty Street/Elm Street:
The top on the building is a fairly simple and understated top.

- *The section of the building at Liberty Street/Elm Street has the top defined by the façade material and a metal coping.*
- *The section of the building along Elm Street has brick banding that has a slight projection to provide a more modern cornice.*

Green Street/Logan Street:
The top is defined by the façade material and a metal coping.

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

The roofs are a flat form. This is appropriate for the district as the building is taller than three stories and buildings of three stories or more generally have low pitched shed roofs that are not visible above the principal façade.

The roof does not have an overhang.

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

- *The windows are punched openings oriented in both horizontal rows and vertical columns.*
- *The windows/doors are grouped in three within each individual opening. This is appropriate for a commercial building and is contextual to industrial style buildings from which the building is taking its architectural cues.*
- *Individual windows within the groups are taller than they are wide.*
- *Window sashes are set back from the wall surface.*
- *The windows all have sills or a change in material below the window to create a sill element. The windows on the sections along Elm Street have a soldier course above the windows that act as a lintel.*

- *There are two sections with a more curtain wall form:*
    - *Second Floor corner of Liberty Street and Elm Street- This is acceptable at this location as it is used to both accentuate the corner and create an extended base.*
    - *The connection over Freeport Alley fronting Elm Street- this is acceptable as it is respecting that this was originally an alley and there was not a building over the alley.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the windowsill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

- *Storefronts are taller than the individual upper floors.*
- *They are framed by strong brick piers.*
- *Along Elm Street they have cast stone lintels separating them from the upper floors.*
- *Along Liberty Street they have a change of material from brick to the panel system.*
- *At the corner the storefront is separated from the upper floors by a projecting architectural element that frames the second-floor balcony.*
- *There are large, fixed expanses of clear glass.*
- *There are not any roll down shutters or metal bar systems installed.*
- *The storefronts range from 12.8 ft. to 18 ft. tall, depending on the grade of the sidewalk.*
- *Where bulkheads are provided, they sit at more than 18 inches and less than three feet.*
- *At the corner the storefront windows do not have a bulkhead or sill, but the windows go the entire height of the opening. As this is an exception from the overall design, and this is an element that has been often incorporated on other commercial infill, staff finds this is appropriate at this portion of the building.*

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of

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

Liberty Street/Elm Street:

- *The section of the building at Liberty Street is set back a minimum of 2'3" from the property line. On Elm Street it is set back a minimum of 2'8" from the property line. At the corner entrance, the setbacks vary to recess around the corner from 6 ft. to 12'2" from the property line. Due to the need for construction foundations to be entirely on the site, we have typically been supportive of a minimal setback. This setback will not be an obvious deviation from the streetscape context along Liberty Street due to the separation from the adjacent building by over 18 ft. Along Elm Street this will not be a disruption to the streetscape context as the building directly to the north has the upper portion of the building set back from the street.*
- *There is a larger setback at the corner portion oriented to Liberty Street/Elm Street. This provides an area for outdoor dining on the property and not within the right of way. Also, this corner is particularly tight due to the acute angle of the street and the existing utility poles at the corner which requires a bit more room for accessibility. This design helps to provide ADA accessibility to the storefront on the property and not on the public right of way.*

Green Street/Logan Street:

- *The building is set back along Green Street over 26 ft. from the right of way. This is a secondary street and there are no other buildings along this block of Green Street fronting onto the street. This is a utilitarian façade with an automobile entrance. Setting the building back provides allowances for a driveway to the entrance as well as hides the garage entrance from the street view.*
- *The building along Logan Street is 2'2" off the property line. Due to the need for construction foundations to be entirely on the site, we have typically been supportive of a minimal setback.*

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

As the building is one building, breaking the building into multiple faux- buildings was not desired or required by the guidelines. Using the architectural language of industrial and large format buildings in the neighborhood the building creates a contextual rhythm with the following:

- *Even breaks in the storefront with brick pillars.*
- *A consistent pattern of windows across the façade.*
- *Providing breaks in the building where there were historically breaks. Along Elm Street this break is created with a recessed hyphen between the northern red brick building and the southern gray brick building.*
- *Articulation along the street with the window columns and brick patterns also creates a visual rhythm.*

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

As a large format mixed use building, the building does have an overall horizontal form, but the building has many elements that provide a strong vertical emphasis.

- *The individual windows are taller than they are wide.*
- *The windows create vertical columns.*
- *Along Elm Street changes in the brick plane create vertical columns along the façade.*
- *White decorative panels also create a vertical ornamentation.*

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

The overall height of the new construction is five stories with the Elm Street façade having the appearance of a 4-story building on the street with a fifth story set back.

- *The adjacent buildings on Liberty Street are four stories tall and the building along Liberty Street has a 5-story façade.*
- *Along Elm Street the adjacent building to the north is three stories. The façade along Elm Street is four stories and the fifth story is set back. The fifth story won't be visible from the street and the building will have the appearance of a 4-story building.*
- *Along Logan Street and Green Street, the building is five stories tall. The building at the corner of Logan Street and Green Street is three stories. We have provided flexibility in height on these streets due to the overall program of the building and that these are secondary streets.*

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

Proposed materials include brick, cast stone, ACM metal panels, fiber cement panels, and fiber cement lap siding.

Brick and cast stone have been materials that have been approved in many treatments on other infill projects in Over-the-Rhine. The use of red brick adjacent to the historic buildings on the north end of Elm Street provides a contextual element to the red brick of the contributing buildings along Elm Street.

The proposed panel systems are similar to the Allura panel which was a main material on the previously approved design. The board has also approved a fiber cement siding/panels- Nichiha on several projects in Over-the-Rhine.

The application materials propose vinyl windows on the interior of the courtyard, and Marvin fiberglass windows on the exterior elevations. Specifications for the window products are included in the application materials. The proposed vinyl windows within the courtyard are a cost saving measure. This is acceptable as

the windows can be considered not exposed as they are internal to the building and not visible from the public right-of-way. The Marvin fiberglass window requires the approval of the HCB, but is a product which has been previously approved which has an appropriate design for the infill building.

Other Considerations:

Prehearing Results
March 3, 2021 - The meeting was attended by the applicants. No members of the public attended.

Comments Provided to Staff: Staff has received five letters of opposition to the project which are included in this packet.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** a Certificate of Appropriateness for infill development at the Corner of Liberty Street and Elm Street at 1617 Elm Street per drawings submitted by Elevar Design Group dated 2/5/2021 with the following conditions:
    a. A building permit for the work associated with the COA must be issued before the expiration of the Final Development Plan or the COA shall expire.
    b. All signs and awnings will be subsequently approved through a COA process and shall follow the Over-the-Rhine Historic Guidelines for signs.

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

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

APPLICATION #:	COA2021007
APPLICANT:	David VonderBrink, Elevar Design Group
OWNER:	OTR BIH LLC
ADDRESS:	1621 Logan Street
PARCELS:	013300030004
ZONING:	PD- Planned Development 76
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	March 5, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for the construction of a 6-story residential building on Central Parkway. The building will include apartments and ancillary uses. The request will also require the reapproval of a previously approved demolition of a non-contributing building.

The overall development includes two sites separated by Logan Street. Planned Development (PD) #76 originally as approved in 2016 was only the site located at 1617 Elm Street and PD #76 was amended to update the program statement as well as add an additional parcel at 1620 Central Parkway, also known as 1621 Logan Street. While the buildings are related as they are part of the same development, as they are on separate parcels and have slightly different design elements they will need to be approved separately.

Existing Conditions:
1621 Logan Street is a circa 1975 one-story brick building with no window openings and is bounded by Logan Street on the east and Central Parkway on the west. The property is bordered by existing buildings to the north and south. The property is not listed in the list of non-contributing buildings in the Over-the-Rhine Historic District; however this is likely an oversight as the building dates to 1975 and is not compatible with the district.



Figure 1: Image of 1621 Logan St. Image provided from Google Street Views.

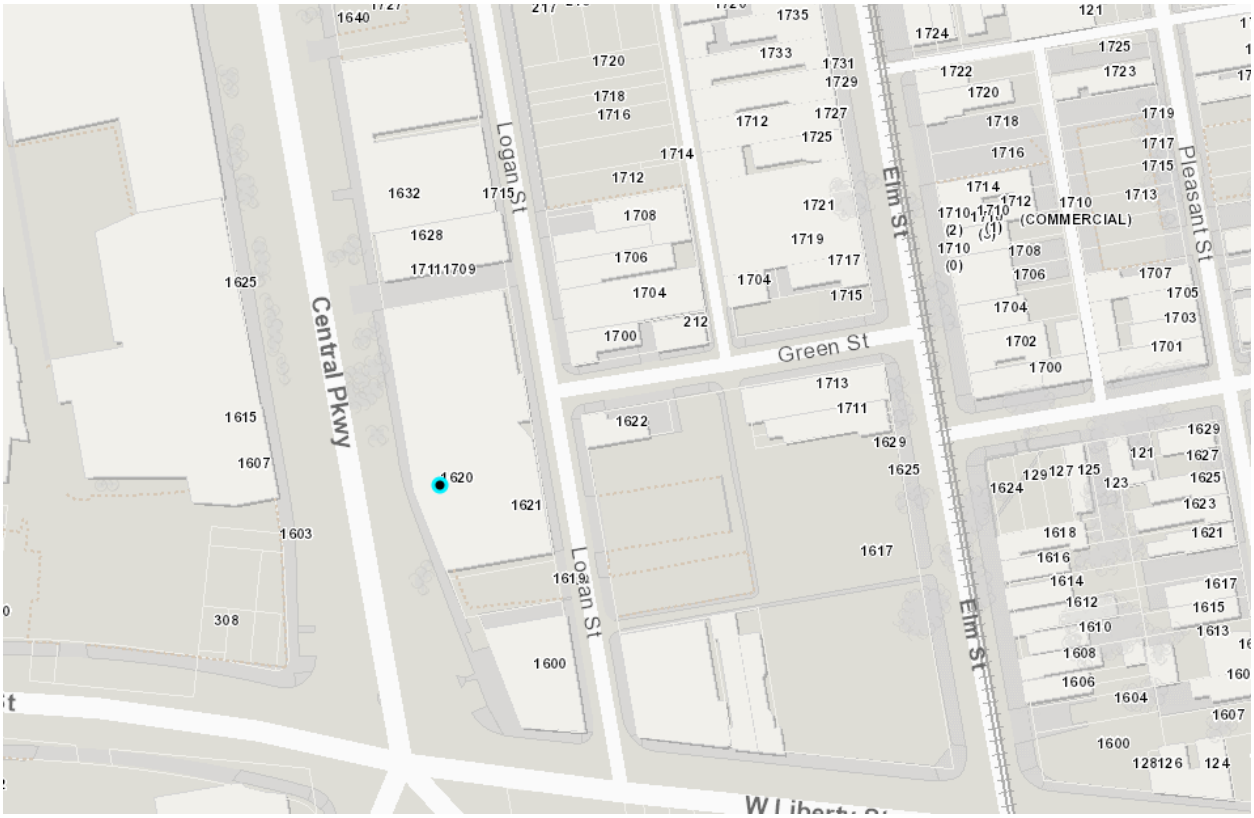


Figure 2: Map of 1621 Logan Street/1620 Central Parkway. Map provided by Cagis.

Proposed Conditions:
The proposal is to demolish the non-contributing building and to construct a 6-story residential building oriented to Central Parkway. The site has dual frontages with Central Parkway as the main frontage. Other buildings along Central Parkway that have a dual frontage use Logan Street as the secondary/utilitarian face. Due to the elevation change between Central Parkway and Logan Street the height will be seven stories on Logan Street.

The new construction will feature the following:

1. The building is a 6-story building with a dual frontage on Central Parkway and Logan Street
2. The building is broken into two masses (north and south) with a step back that follows the angle of the street.
3. The building has a 4 story façade at Central Parkway with two additional stories recessed above.
4. The materials include Aluminum Composite Materials (ACM) metal panel system, fiber cement panels and siding, and buff and dark gray colored brick.

Previous Reviews: On September 24, 2018 the non-contributing building was approved for demolition and a parking lot was approved in its location (COA2018056).

Applicable Zoning Code Sections:

Zoning District:	Section 1429 Planned Development Districts
Historic District/Reg:	Over the Rhine Historic District
COA Standard:	Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Review:
The use, density, setbacks and all other elements reviewed under the base zoning are established with the Planned Development. The Historic Conservation Board (HCB) does not have any zoning relief to review, just zoning compliance with Chapter 1435: Historic Preservation.

Certificate of Appropriateness Review

Per § 1435-011-2 (b)

The Historic Conservation Board shall review all final development plans submitted for the creation of a new planned development district located within or overlapping a Historic District or containing a Historic Landmark or Historic Site. Prior to the City Planning Commission's review of a final development plan, the Historic Conservation Board shall make written findings to the City Planning Commission about its approval, conditional approval, or denial of any certificates of appropriateness identified in (a) above, and for any additional certificates of appropriateness that it may identify that were not readily apparent from the concept plan.

It is Staff's recommendation that this project substantially meets the guidelines for the Over-the-Rhine Historic District for New Construction.

The applicants have worked with Staff and have utilized Staff's guidance and recommendations in the development of the design for this project. Due to the location on Central Parkway which has a large parcel assemblage, has buildings of varying architectural style and scale, and is also the boundary of the Over-the-Rhine Historic District, the site does allow for more flexibility in design and compliance with the conservation guidelines.

The demolition of the building had been previously proposed and approved, and staff has no new concerns about the demolition of the building.

Staff comments on the Guidelines:

Demolition

Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:
1. The Historic Conservation Board, when acting on any application for a Certificate of Appropriateness seeking approval of demolition, may approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

The building is not listed in the non-contributing buildings found in the Over-the-Rhine Historic Conservation Guidelines. However, the building was built in 1975 and was not built within the period of significance which is listed as 1840-1941. In the National Register Historic District Boundary (updated in 2014), this property was carved out of the district boundaries and is not within the National Register Boundaries (see Figure 3). As the local district boundaries do not match up with the National Register Historic District boundaries and follow the streets rather than carving out parcels, this property has been included in the local designation.

While this building is not listed as a non-contributing building, the list in the adopted Over the Rhine Historic Conservation Guidelines mirrors the Non-Contributing list in the National Register nomination. Staff believes that not listing this building as a non-contributing building was an oversight when the local district was established, and the boundaries were simplified to run along Central Parkway rather than carving out individual properties.

The removal of the unsympathetic building will improve the aesthetics of Central Parkway by eliminating a structure that does not contribute to the historic character of the district and will free up a large parcel of land for future redevelopment.



Figure 3: Location of subject property outlined in Red with National Register Historic District in Yellow.

New Construction

A. Intent and General Guidelines

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

> *This infill development site will be vacant with the permitted demolition of the non-contributing building. The current non-contributing building on the site detracts from the historic district.*

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

This infill development is designed to be sympathetic to the neighborhood context without being replicative. The design uses similar brick material and window patterning.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the surrounding buildings below in the specific guidelines analysis. Staff will also detail where flexibility is desired to help balance the programmatic needs of the project.

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

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

B. Specific Guidelines

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

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

   Both the Central Parkway and Logan Street facades take on a more residential language without a storefront base as the use is solely a residential building. The base is differentiated by material, color, and horizontal banding at the base on

much of the building. As a residential façade, the difference in base is minimal from the middle of the building. A minimal base is found in the context of the buildings to the north and south which do not have a strongly distinguishable base.

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

The middle is defined with the regular fenestration pattern of the windows. There is change of plane at the windows as they are recessed, and the balconettes are projecting.

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

Along Central Parkway there are two tops to the building, one on the 4-story portion of the building and one at the true top to the building. The tops on the building are fairly simple and understated which is common for this scale of building in the district.

- *Both the 4-story section and the 6-story sections that are faced with the panel system have a simple cap created by change of color in the façade material and a metal coping.*
- *The section of the building that is sided with brick banding, has a slight projection in the brick to provide a more modern cornice top.*

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

The roof is a flat form. This is appropriate for the district as the building is taller than three stories and buildings of three stories or more generally have low pitched shed roofs that are not visible above the principal façade.

The roof does not have an overhang.

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

- *The windows are punched openings oriented in both horizontal rows and vertical columns.*
- *The windows/doors are typically grouped in three within each individual opening. This is appropriate for a commercial building and is contextual to the industrial style buildings from which the building is taking its architectural cues.*
- *Individual windows within the groups are taller than they are wide.*
- *Window sashes are set back from the wall surface.*
- *The windows typically have sills or a change in material below the window to create a sill element.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the

windowsill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

NA- As a residential building storefronts were not incorporated as part of the design.

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

On both frontages the building has a minimal minimum setback. Due to the need for construction foundations to be entirely on the site, we have typically been supportive of a minimal setback. There are portions of the building along Logan Street which are set back further to create ground floor outdoor amenity space. The proposed retaining wall and railing/fence create a strong street edge.

Along Central Parkway the street starts to angle to the southeast about halfway on the site. Rather than follow the angle of the street, the proposal sets back the building to accommodate for the angle. This allows for the building to align better with the building at the corner of Liberty Street and Central Parkway. This step back also functions to break up the building into two masses and helps to continue the contextual streetscape rhythm.

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

The context of buildings along Central Parkway directly adjacent to the site is buildings from the 1930s. These buildings are buff colored buildings with larger windows. They are wider than they are tall, and their designs are horizontal in emphasis. Breaking the building into multiple faux- buildings was not desired or required by the guidelines based on the context. The Central Parkway façade is organized into three masses defined by color and setbacks.

Using the architectural language of industrial and large format buildings, as well as the directly adjacent buildings, the proposed design creates a contextual rhythm through the following elements:

- *A consistent pattern of windows across the façade.*
- *Articulation along the street with the window columns, brick patterns, and balconies creating a visual rhythm and subdivisions.*
- *Stepping the building back at the south and creating a strong vertical element at the entrance to break up the horizontal nature of the building.*

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

As a large format residential building, the building has an overall horizontal form consistent with the Central Parkway streetscape context, but many of the design elements provide a strong vertical emphasis, as detailed below.

- *The individual windows are taller than they are wide.*
- *The windows create vertical columns.*
- *On the brick portion of the building, changes in the brick planes create vertical columns along the façade.*
- *The entrance at the middle and at the step-back creates a strong vertical architectural element on the building.*
- *White decorative panels create a vertical ornamentation.*

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

The overall height of the building is six stories along Central Parkway and seven stories on Logan Street due to the change in grade between the two streets.

- *The directly adjacent buildings on Central Parkway are two stories and the Film Center on the same block is four stories. Further up on Central Parkway the Logan Street Apartments is five stories tall.*
- *Along the street façade of Central Parkway, the façade is four stories and then the two stories are set back from the street face for an overall six story height but a streetscape appearance of four stories.*
- *The site location provides for some flexibility in height due both to its outward facing orientation at the boundary of the historic district, and to the wide variance of height of the contributing buildings on Central Parkway north of Liberty Street.*

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

Proposed materials include brick, cast stone, ACM metal panels, and fiber cement panels.

Brick and cast stone have been materials that have been approved in many treatments on other infill projects in Over-the-Rhine. The use of buff colored brick on this building ties into the context of buff colored brick buildings along Central Parkway.

The proposed panel systems are similar to the Allura panel which was a main material on the previously approved design. The board has also approved a fiber cement siding/panels- Nichiha on several projects in Over-the-Rhine.

The application propose Marvin fiberglass windows, and specifications for the window product are included in the application materials. The Marvin fiberglass window requires the approval of the HCB, but is a product which has been previously approved which has an appropriate design for the infill building.

Other Considerations:

Prehearing Results
March 3, 2021 - The meeting was attended by the applicants. No members of the public attended.

Comments Provided to Staff: Staff has received five letters of opposition to the project which are included in this packet.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** a Certificate of Appropriateness for infill development at 1621 Logan Street per drawings submitted by Elevar Design Group dated 2/5/2021 with the following conditions:
    a. A building permit for the work associated with the COA must be issued before the expiration of the Final Development Plan or the COA shall expire.
    b. All signs and murals will be approved through a COA process and shall follow the Over-the-Rhine Historic Guidelines for signs.

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

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1617 Elm Street
Hamilton Co. Parcel ID No.: 133-0003-0143-00 Zoning District: PD-76
Historic District: OTR Overlay District: N/A

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

Name: David VonderBrink
Contact Person (if legal entity): _____
Address: 555 Carr Street
City: Cincinnati State: Ohio Zip Code: 45203
Phone: 513.721.0600 E-mail: dvonderbrink@elevar.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: W Liberty & Elm LLC
Contact Person (if legal entity): Stephen Dronen
Address: 14 W 15th Street
City: Cincinnati State: Ohio Zip Code: 45202
Phone: 513.698.2650 E-mail: sdronen@keanventures.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
Mixed use building: apartments, commercial, structured parking

ZONING RELIEF ☐ Yes ☑ No

Provide a very brief summary of the zoning relief requested:
Consistent with the existing PD

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: _____ Date: 2/5/2021

ADJUDICATION/DENIAL LETTER
Date: January 19, 2021
Location: 1617 Elm Street
Request: Infill/New Construction
Zoning District: PD #76/ Over-the-Rhine Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. 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.**

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

- [x] Site section and/or Site elevations including any adjacent properties
- [x] Driveways, sidewalks, walkways, terraces, and other paved surfaces
- [x] Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- [x] Existing and proposed landscape areas and materials, if proposed to be altered;
- [x] Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- [x] Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- [ ] Site line drawings for any roof additions.
- [x] 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
- [x] Window brochures and cut sheet
- [ ] Roof product information (brochure)
- [ ] Garage door brochures
- [x] Sample materials or color samples. _____
- [x] Fence drawings of style, fence brochures or photo of a sample fence
- [x] 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
- [x] All written correspondence submitted by the applicant and other affected persons
- [ ] Tentative project schedule
- [ ] Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- [ ] _____
- [ ] _____
- [ ] _____

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

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

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____

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

Historic District: _____ Overlay District: _____

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

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:

_____

_____

_____

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

_____

_____

_____

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:_____ Date:_____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or

(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;

(ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and

(iii) Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

(aa) A property's current level of economic return;

(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;

(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

(ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1621 Logan Street
Hamilton Co. Parcel ID No.: 133-003-0003-90; 133-0003-0004-90; 133-0003-0005-90; 133-003-000(Zoning District: PD-76
Historic District: OTR Overlay District: N/A

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

Name: David VonderBrink
Contact Person (if legal entity): _____
Address: 555 Carr Street
City: Cincinnati State: Ohio Zip Code: 45203
Phone: 513.721.0600 E-mail: dvonderbrink@elevar.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: OTR BIH, LLC
Contact Person (if legal entity): Stephen Dronen
Address: 14 W 15th Street
City: Cincinnati State: Ohio Zip Code: 45202
Phone: 513.698.2650 E-mail: sdronen@keanventures.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☑ Demolition

Provide a very brief summary of the project:
Demolition of a non-contributing 1970s recreation facility and construction of an apartment building

ZONING RELIEF ☐ Yes ☑ No

Provide a very brief summary of the zoning relief requested:
Consistent with the existing PD

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: _____ Date: 2/5/2021

ADJUDICATION/DENIAL LETTER
Date: January 19, 2021
Location: 1620 Central Parkway
Request: Infill/New Construction/Demolition Non-Contributing Building
Zoning District: PD #76/ Over-the-Rhine Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. 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.**

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
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  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
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  - 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

- [x] Site section and/or Site elevations including any adjacent properties
- [x] Driveways, sidewalks, walkways, terraces, and other paved surfaces
- [x] Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- [x] Existing and proposed landscape areas and materials, if proposed to be altered;
- [x] Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- [x] Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- [ ] Site line drawings for any roof additions.
- [x] 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
- [x] Window brochures and cut sheet
- [ ] Roof product information (brochure)
- [ ] Garage door brochures
- [x] Sample materials or color samples. _____
- [x] Fence drawings of style, fence brochures or photo of a sample fence
- [x] 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
- [x] 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

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Monday- Friday 7:30 am—4 pm
(513) 352-4848
Urban.Conservator@Cincinnati-OH.gov

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____

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

Historic District: _____ Overlay District: _____

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

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:

_____

_____

_____

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

_____

_____

_____

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature:_____ Date:_____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

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(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;

(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

(ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 8:26:50 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0003-90	1621 LOGAN ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
465 - LODGE HALL/AMUSEMENT PARK

Owner Name and Address
OTR BIH LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
OTR BIH LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
599,680

Effective Tax Rate
89.090432

Total Tax
$53,442.19

Property Description
LOGAN ST EX-11 32 X 78 IRR PT LOT 58 JNO MC LEANS

Appraisal/Sales Summary

Year Built	1972
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/9/2018
Last Sale Amount	$0
Conveyance Number	179817
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.060

Tax/Credit/Value Summary

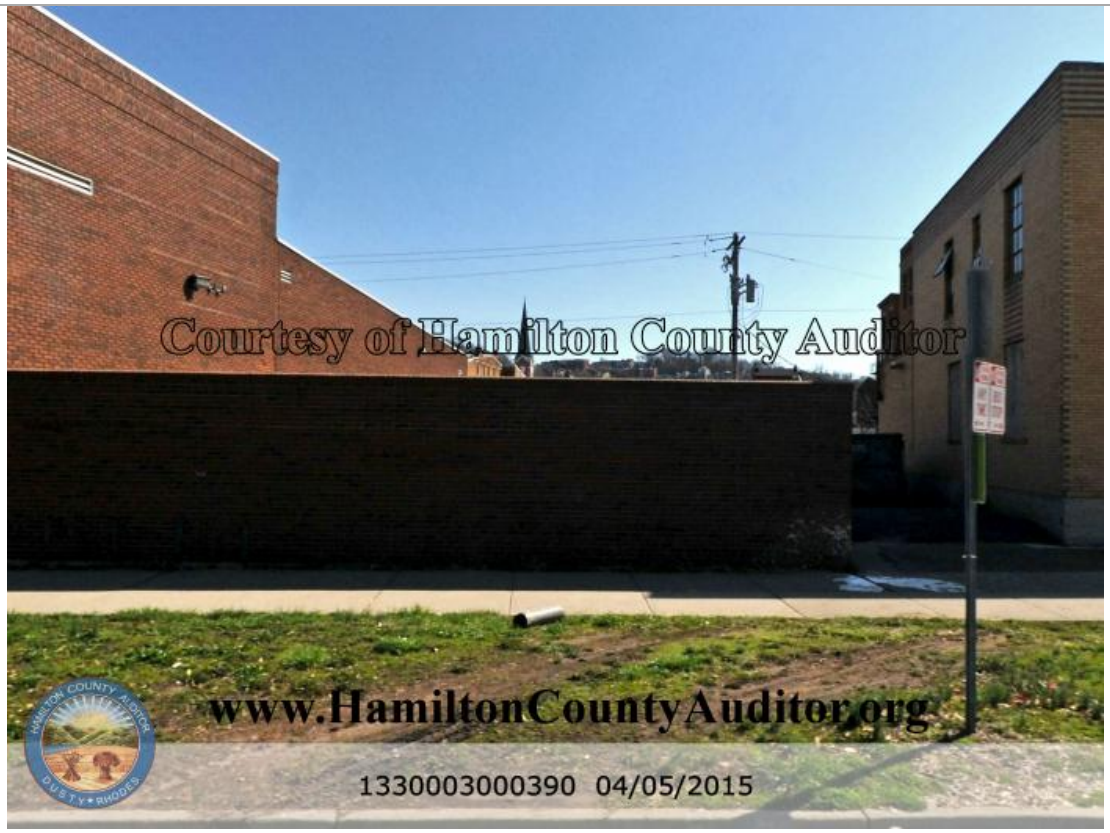
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	60,690
CAUV Value	0
Market Improvement Value	1,652,680
Market Total Value	1,713,370
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

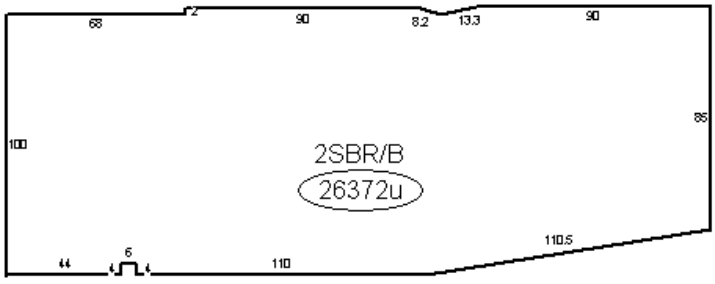
Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	179817	0	8/9/2018	FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC	OTR BIH LLC
2018	170092	1,000,000	5/1/2018	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD	FG OTR 1 LLC
2016	106212	500,000	4/11/2016	BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	BOYS CLUBS OF GREATER

Parcel Photo



Parcel Sketch



Related Names

Name	Relationship	Status
OTR BIH LLC	Parcel Owner	Current
OTR BIH LLC	Mail Name	Current

Detailed Name Information

Full Name OTR BIH LLC	**Type** Parcel Owner
Address 11501 DEERFIELD RD CINCINNATI OH 45242	**Mailing Flags** [Change Notice] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 8:28:42 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0004-90	1621 LOGAN ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
OTR BIH LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
OTR BIH LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
68,910

Effective Tax Rate
89.090432

Total Tax
$6,193.67

Property Description
LOGAN ST EX-11 125 X 100 IRR PT LOT 57 JNO MC LEANS

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	8/9/2018
Last Sale Amount	$0
Conveyance Number	179817
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.275

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	196,880
CAUV Value	0
Market Improvement Value	0
Market Total Value	196,880
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	179817	0	8/9/2018	FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC	OTR BIH LLC
2018	170092	1,000,000	5/1/2018	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD	FG OTR 1 LLC
2016	106212	500,000	4/11/2016	BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	BOYS CLUBS OF GREATER

Parcel Photo



No sketch available.

Related Names

Name	Relationship	Status
OTR BIH LLC	Parcel Owner	Current
OTR BIH LLC	Mail Name	Current

Detailed Name Information

Full Name OTR BIH LLC	**Type** Parcel Owner
Address 11501 DEERFIELD RD CINCINNATI OH 45242	**Mailing Flags** [Change Notice] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 8:29:26 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0005-90	1621 LOGAN ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
OTR BIH LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
OTR BIH LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
19,930

Effective Tax Rate
89.090432

Total Tax
$1,786.43

Property Description
LOGAN ST EX-11 25 X 100 PT LOT 57 JNO MC LEANS

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	8/9/2018
Last Sale Amount	$0
Conveyance Number	179817
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.058

Tax/Credit/Value Summary

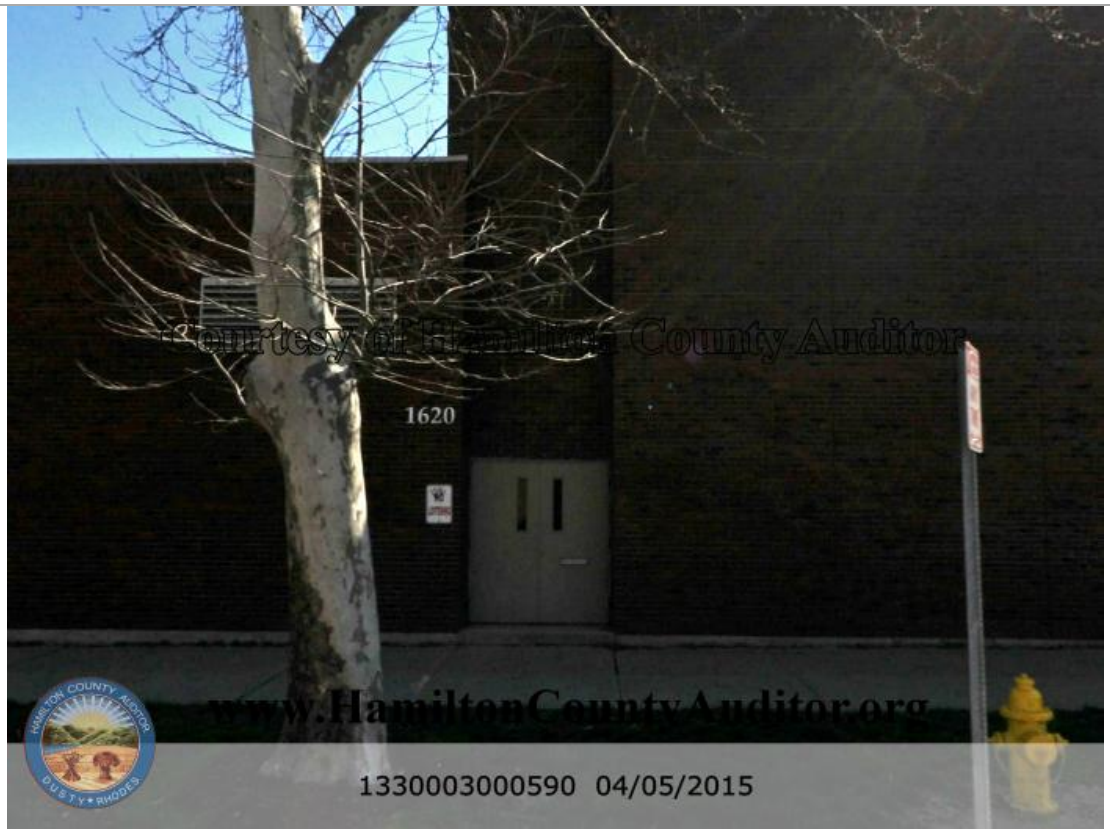
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	56,930
CAUV Value	0
Market Improvement Value	0
Market Total Value	56,930
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	179817	0	8/9/2018	FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC	OTR BIH LLC
2018	170092	1,000,000	5/1/2018	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD	FG OTR 1 LLC
2016	106212	500,000	4/11/2016	BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	BOYS CLUBS OF GREATER

Parcel Photo



No sketch available.

Related Names

Name	Relationship	Status
OTR BIH LLC	Parcel Owner	Current
OTR BIH LLC	Mail Name	Current

Detailed Name Information

Full Name OTR BIH LLC	**Type** Parcel Owner
Address 11501 DEERFIELD RD CINCINNATI OH 45242	**Mailing Flags** [Change Notice] [Reduction Notice]

Parcel ID	Address	Index Order	Tax Year
133-0003-0006-90	1621 LOGAN ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
OTR BIH LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
OTR BIH LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Assessed Value
27,060

Effective Tax Rate
89.090432

Total Tax
$2,428.31

Property Description
LOGAN ST EX-11 40 X 100 LOT 56 JNO MC LEANS SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	8/9/2018
Last Sale Amount	$0
Conveyance Number	179817
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.094

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	77,300
CAUV Value	0
Market Improvement Value	0
Market Total Value	77,300
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

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

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Data updated: 2021/02/04

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Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 8:30:53 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0007-90	1621 LOGAN ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

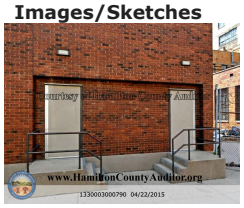
Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
OTR BIH LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
OTR BIH LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
22,140

Effective Tax Rate
89.090432

Total Tax
$1,985.11

Property Description
LOGAN ST 30 X 100 LOT 55 JNO MC LEANS SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	8/9/2018
Last Sale Amount	$0
Conveyance Number	179817
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.068

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	63,260
CAUV Value	0
Market Improvement Value	0
Market Total Value	63,260
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	179817	0	8/9/2018	FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC FG OTR 1 LLC	OTR BIH LLC
2018	170092	1,000,000	5/1/2018	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD	FG OTR 1 LLC
2016	106212	500,000	4/11/2016	BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER BOYS CLUBS OF GREATER	GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD GRANDIN COMPANY LTD
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	BOYS CLUBS OF GREATER

Parcel Photo



No sketch available.

Related Names

Name	Relationship	Status
OTR BIH LLC	Parcel Owner	Current
OTR BIH LLC	Mail Name	Current

Detailed Name Information

Full Name OTR BIH LLC	**Type** Parcel Owner
Address 11501 DEERFIELD RD CINCINNATI OH 45242	**Mailing Flags** [Change Notice] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 2/5/2021 8:24:16 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0143-00	ELM ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
W LIBERTY & ELM LLC
11501 DEERFIELD RD
CINCINNATI OH 45242
(call 946-4015 if incorrect)

Mailing Name and Address
W LIBERTY & ELM LLC
12207 ILLINOIS RD
FORT WAYNE IN 46774
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
269,900

Effective Tax Rate
89.090432

Total Tax
$24,181.69

Property Description
ELM ST 1.2172 AC

Appraisal/Sales Summary

Year Built	2018
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	11/30/2018
Last Sale Amount	$0
Conveyance Number	189404
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	1.217

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	766,150
CAUV Value	0
Market Improvement Value	5,010
Market Total Value	771,160
TIF Value	522,360
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

**2018 11/16 CG-PER B/S FOR TY 2019: VOID PARS 133-3-22, (23 THRU 26), 27 THRU 40, 140 & 141/NEW PAR 143

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	400 COMMERCIAL VACANT LAND	0	2018

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories

Improvements

Improvement	Measurements	Year Built
Chain Link Fencing, 4 Ft. High w/Top Rail	170	1978
Asphalt	8600	1978

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	$2,037.75	$1,981.07	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
2018	189404	0	11/30/2018	W LIBERTY & ELM LLC	W LIBERTY & ELM LLC
2018	188436	0	11/16/2018	W LIBERTY & ELM LLC	W LIBERTY & ELM LLC

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	766,150	5,010	771,160	0	120 Reappraisal, Update or Annual Equalization
2019	10/4/2019	612,920	4,010	616,930	0	50 Changes to/from Exempt Property
2019	10/4/2019	269,200	4,010	273,210	0	130 Annual Maintenance on Splits & Combines

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 by 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

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	W LIBERTY & ELM LLC
Tax Bill Mail Address	W LIBERTY & ELM LLC 12207 ILLINOIS RD FORT WAYNE IN 46774

Taxable Value	
Land	268,150
Improvements	1,750
Total	269,900

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
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) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$14,816.16		$14,816.16	
Credit			$2,793.40		$2,793.40	
Subtotal			$12,022.76		$12,022.76	
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**	**$12,022.76**	**$0.00**	**$12,022.76**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$12,022.76		$12,022.76	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$136.17		$0.00	
Total Due	$0.00		$12,158.93		$12,022.76	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$12,158.93**		**$24,181.69**	

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	$136.17	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$0.00		$0.00	
Owed	$0.00		$136.17		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
7/15/2020	2 - 2019	$0.00	$0.00	$10,414.46	$0.00
1/27/2020	1 - 2019	$0.00	$10,550.30	$0.00	$0.00

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

Tax Distribution Information

Market Value

Land	766,150
Building	5,010
Total	**771,160**

Assessed Value (35%)

Land	268,150
Building	1,750
Total	**269,900**

Tax Rate Information

Full Tax Rate (mills)	109.790000
Reduction Factor	0.188538
Effective Tax Rate (mills)	89.090432
Non Business Credit	0.088077
Owner Occupancy Credit	0.022019

Tax Calculations

Gross Real Estate Tax	$29,632.32
- Reduction Amount	$5,586.80
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$12,022.76
- Sales Tax Credit	$0.00
+ Current Assessment	$136.17
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$12,158.93

Half Year Tax Distributions

School District	$2,466.64
Township	$0.00
City/Village	$8,688.88
Joint Vocational School	$0.00
County General Fund	$98.37
Public Library	$79.26
Family Service/Treatment	$13.32
HLTH/Hospital Care-Indigent	$106.63
Mental Health Levy	$91.24
Developmental Disabilities	$161.80
Park District	$40.49
Crime Information Center	$11.86
Children Services	$185.02
Senior Services	$61.64
Zoological Park	$17.61

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



No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$136.17

Related Names

Name	Relationship	Status
W LIBERTY & ELM LLC	Parcel Owner	Current
W LIBERTY & ELM LLC	Mail Name	Current

FREEPORT ROW AT LIBERTY & ELM

1621 Logan St. & 1617 Elm St., CINCINNATI, OH 45202

HISTORIC CONSERVATION BOARD SUBMITTAL

PROJECT TEAM

OWNER

OTR PROJECT PARTNERS, LLC
941 North Meridian Street
Indianapolis, IN 46204
(317) 554-6676

DEVELOPMENT / CONSTRUCTION

BUCKINGHAM COMPANIES
941 North Meridian Street
Indianapolis, IN 46204
(317) 554-6676

DEVELOPMENT PARTNER

KEAN DEVELOPMENT
1311 Vine Street
Cincinnati, OH 45202
(513) 698-2650

ARCHITECT

ELEVAR DESIGN GROUP
555 Carr Street
Cincinnati, OH 45203
(513) 721-0600

CIVIL ENGINEER

BAYER BECKER
1404 Race Street, Suite 204
Cincinnati, OH 45202
(513) 834-6151

STRUCTURAL ENGINEER

PIERCE ENGINEERS, Inc.
222 W. Washington Ave. #650
Madison, WI 53703
(608) 256-7304

MEP ENGINEERS

KBSO CONSULTING
1344 S. Rangeline Rd., Suite 202
Carmel, IN 46032
(317) 973-0227

INTERIOR DESIGN

SJL DESIGN GROUP
921 N. Riverfront Blvd., Suite 100
Dallas, TX 75207
(214) 443-9090

LANDSCAPE ARCHITECT

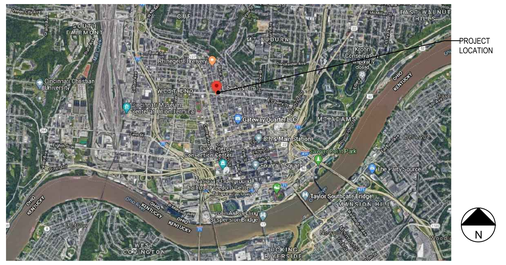
KUDELA & WEINHEIMER
6925 Portwest Drive, Suite 100
Houston, TX 77024
(713) 869-6987

PROJECT RENDERINGS

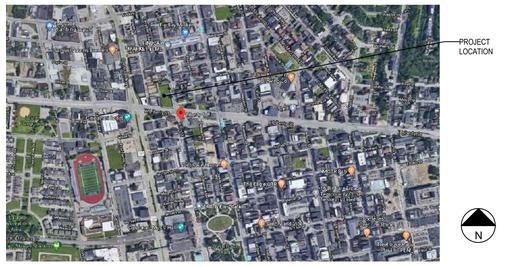




VICINITY MAP



LOCATION MAP



DRAWING INDEX

G000	COVER / SHEET INDEX
AS100	ARCHITECTURAL SITE PLAN
A100	TYPICAL BUILDING PLANS
0-C200	SITE SURVEY
0-C300	SITE LAYOUT PLAN
BUILDING 1	
1-C300	B1 SITE LAYOUT PLAN
B1-A101	B1 BUILDING FLOOR PLANS
B1-A102	B1 ELEVATIONS
B1-A103	B1 PERSPECTIVE RENDERINGS
B1-L100	B1 LANDSCAPE PLAN
B1-S100	B1 SIGNAGE
BUILDING 2	
2-C301	B2 SITE LAYOUT PLAN
B2-A201	B2 BUILDING FLOOR PLANS
B2-A202	B2 ELEVATIONS
B2-A203	B2 COURTYARD ELEVATIONS
B2-A204	B2 PERSPECTIVE RENDERINGS
B2-L100	B2 LANDSCAPE PLAN
B2-S200	B2 SIGNAGE
REF-01	CONTEXTUAL IMAGES
REF-02	CONTEXTUAL IMAGES

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203

bayer becker
1404 RACE STREET, CINCINNATI, OH 45202

KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202

BUCKINGHAM COMPANIES
941 N MERIDIAN ST., INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM
1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

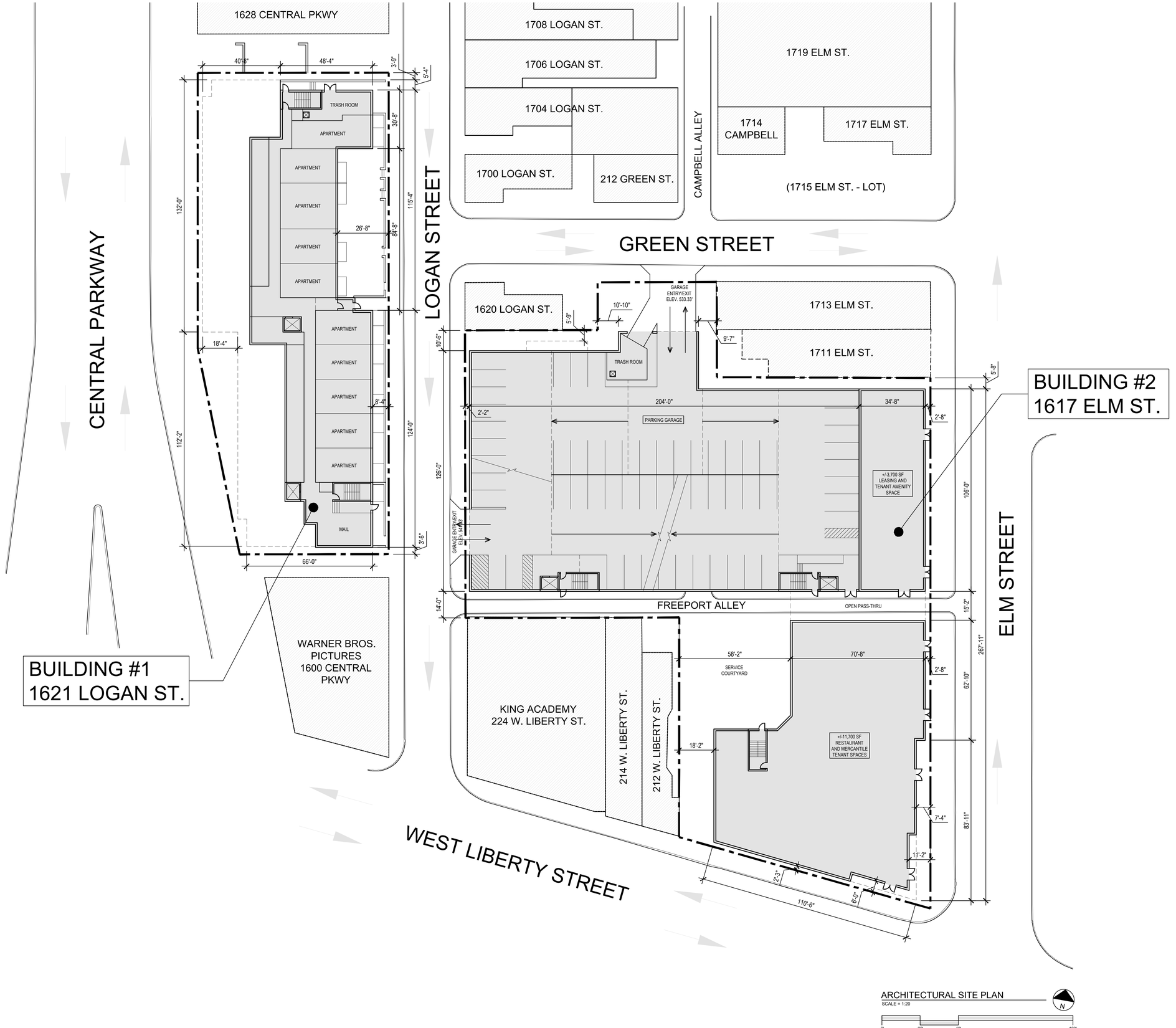
ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
COVER
SHEET INDEX

SCALE:	COMM. NO:
PER DWG	E-19787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #
G000

elevar DESIGN GROUP ©



ARCHITECTURAL SITE PLAN

SCALE = 1:20

0' 20' 40' 100'

N

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST. CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
ARCHITECTURAL SITE PLAN

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #
AS100

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203

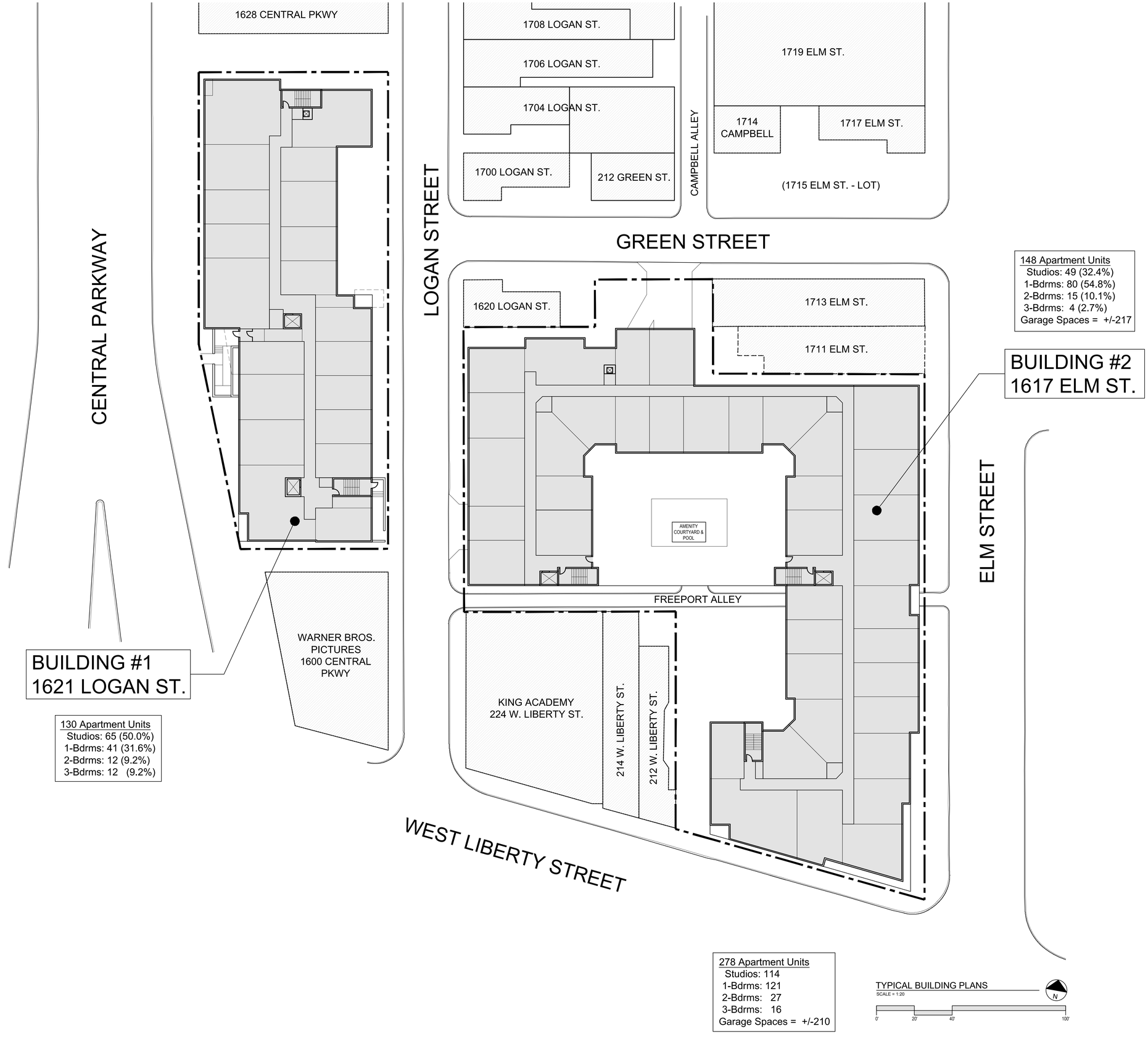
bayer becker
1404 RACE STREET, CINCINNATI, OH 45202

KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202

BUCKINGHAM COMPANIES
941 N MERIDIAN ST., INDIANAPOLIS, IN 46204

AAT
OH 45202

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555 CARR STREET, CINCINNATI, OH 45203
bayer becker
1404 RACE STREET, CINCINNATI, OH 45202
KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202
BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
TYPICAL BUILDING PLANS

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTY	PER ISSUE

SHEET #
A100

elevar DESIGN GROUP ©

Drawing name: J:\2020\20-0015\CV\DWG\20-0015 CD.dwg - Layout Tab: Existing Conditions

LOGAN STREET

CENTRAL PARKWAY (PUBLIC) R/W

GREEN STREET (PUBLIC)

WEST LIBERTY STREET (PUBLIC) R/W Varies

ELM STREET (PUBLIC) ONE WAY

Lot #59 | Lot #58 | Lot #57 | Lot #60 | Lot #54 | Lot #53

D.B.5412, Pg. 42

ONE WAY

Ex. 48" Water

Ex. 12" Clay Son

Ex. 24" Clay Son

Ex. 6" Water

Ex. 48" Brick Son

Ex. 36" Brick Son

Ex. 12" Conc Son

Ex. 6"W

Ex. Curb Cut

Ex Conc Wpk

Ex. Conc Bld.

Ex. Multi-Story Masonry Building

Ex. 2-Story Masonry Building

Ex. Masonry Building

Ex. Multi-Story

Ex. Sanitary M.H.

Ex. Sm. CB

Ex. Inlet

Ex. Asphalt

Ex. Curb

Ex. Overhead Wire

Ex. Utility Pole

Ex. Fire Hydrant

Ex. Gas Valve

Ex. Gas Meter

Ex. Water Valve

Ex. Water Meter

Ex. Water Manhole

Ex. Electric Manhole

Ex. Electric Box

Ex. Telephone Manhole

Ex. Telephone Box

Ex. Cable TV Box

Ex. Cable TV Manhole

Ex. Light Pole

Ex. Sign

Ex. Bollard

Ex. Tree

Ex. Shrub

Ex. Bench

Ex. Trash Can

Ex. Planter

Ex. Retaining Wall

Ex. Fence

Ex. Guard Rail

Ex. Concrete Pad

Ex. Steps

Ex. Ramp

Ex. Handicap Ramp

Ex. Handicap Parking Space

Ex. Parking Space

Ex. Parking Meter

Ex. Bus Stop Sign

Ex. Traffic Signal

Ex. Traffic Signal Box

Ex. Traffic Signal Pole

Ex. Traffic Signal Mast Arm

Ex. Traffic Signal Controller

Ex. Traffic Signal Cabinet

Ex. Traffic Signal Loop

Ex. Traffic Signal Camera

Ex. Traffic Signal Detector

Ex. Traffic Signal Pedestrian Button

Ex. Traffic Signal Pedestrian Signal

Ex. Traffic Signal Pedestrian Signal Pole

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Ex. Traffic Signal Pedestrian

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FREEPORT ROW AT LIBERTY & ELM

1617 ELM STREET, CINCINNATI, OH 45202

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH - REV #1	09/15/2020
PD AMENDMENT	09/15/2020
100% SD Submission	12/17/2020
HBC SUBMITTAL	02/05/2021

SHEET TITLE: SITE LAYOUT PLAN

SCALE: PER DWG | COMM. NO: E-10787
DRAWN BY: FWH | PER ISSUE
SHEET #: 0-C300

941 N MERIDIAN ST. INDIANAPOLIS, IN 46204
BUCKINGHAM COMPANIES

1311 VINE STREET. CINCINNATI, OH 45202
KEAN DEVELOPMENT

1404 RACE STREET. CINCINNATI, OH 45202
bauer becker

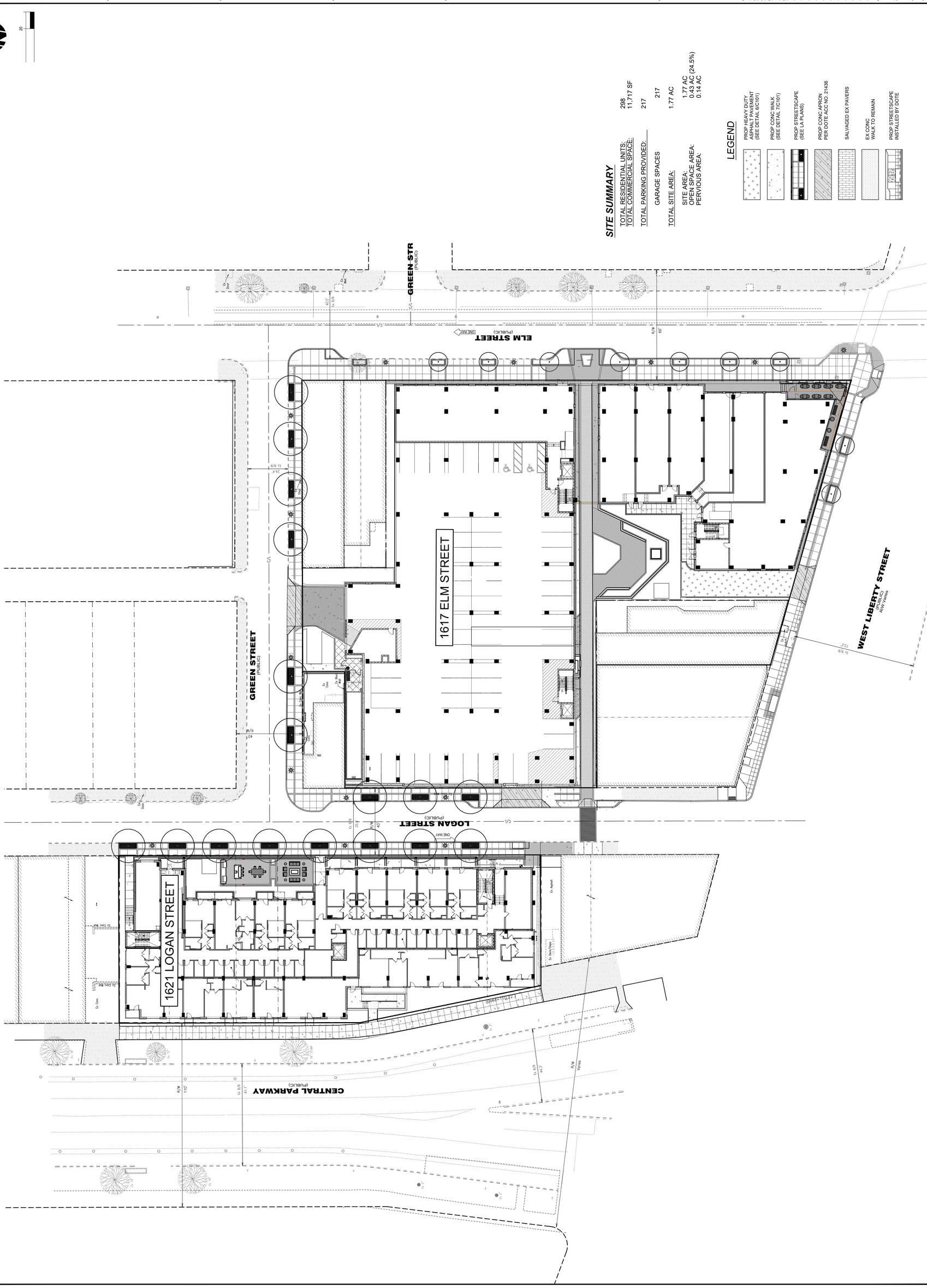
555 CARR STREET. CINCINNATI, OH 45203
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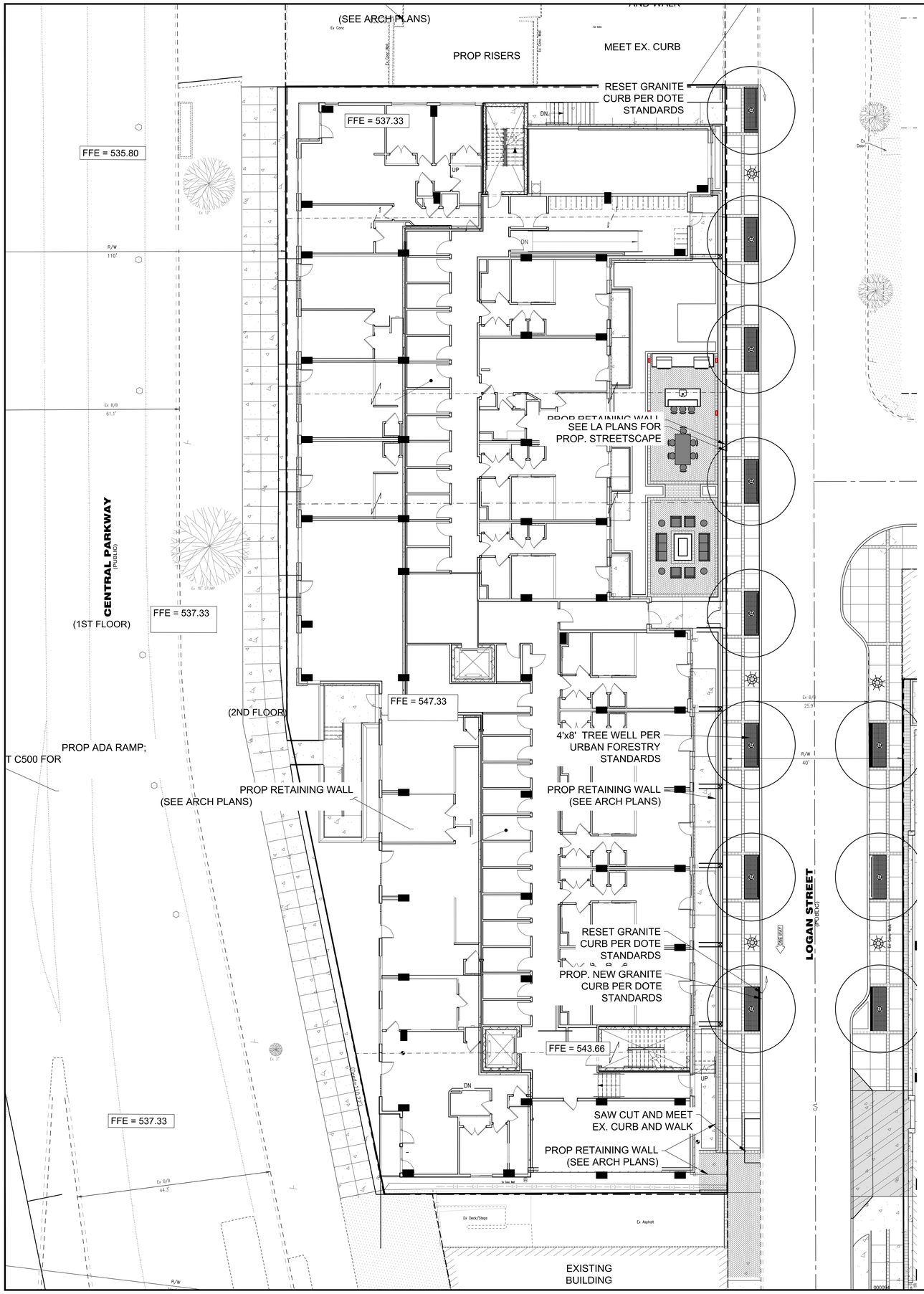
SITE SUMMARY

TOTAL RESIDENTIAL UNITS:	298	
TOTAL COMMERCIAL SPACE:	11,717 SF	
TOTAL PARKING PROVIDED:	217	
GARAGE SPACES	217	
TOTAL SITE AREA:	1.77 AC	
SITE AREA:		1.77 AC
OPEN SPACE AREA:		0.43 AC (24.5%)
PERVIOUS AREA:		0.14 AC

LEGEND

- PROP HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL B/C101)
- PROP CONC WALK (SEE DETAIL 7/C101)
- PROP STREETSCAPE (SEE LA PLANS)
- PROP CONC APRON PER DOTE ACC NO. 21438
- SALVAGED EX PAVERS
- EX CONC WALK TO REMAIN
- PROP STREETSCAPE INSTALLED BY DOTE


GREEN STR (PUBLIC)
ELM STREET (PUBLIC)
ONE WAY
1617 ELM STREET
WEST LIBERTY STREET (PUBLIC)
R/W Varies
GREEN STREET (PUBLIC)
LOGAN STREET (PUBLIC)
1621 LOGAN STREET
CENTRAL PARKWAY (PUBLIC)
R/W 110'
Ex. 8/8 61.1'
Ex. 8/8 44.0'
Ex. Asphalt
Ex. Conc. Walk
Ex. Conc. Curb
Ex. Overhead Elec. Lines
Ex. Conc. Bldg.
Ex. Brick Bldg.
Ex. Conc. Bldg.
Ex. Curb Inlet
Ex. Manhole
Ex. Tree
Ex. Bollard
Ex. Light Pole
Ex. Sign
Ex. Bench
Ex. Hydrant
Ex. Gas Valve
Ex. Water Valve
Ex. Fire Connection
Ex. Electric Box
Ex. Gas Meter
Ex. Electric Meter
Ex. Telephone Pedestal
Ex. Cable Box
Ex. Mailbox
Ex. Flag Pole
Ex. Bollard Light
Ex. Traffic Signal
Ex. Traffic Signal Box
Ex. Traffic Signal Pole
Ex. Traffic Signal Mast Arm
Ex. Traffic Signal Controller
Ex. Traffic Signal Cabinet
Ex. Traffic Signal Pedestal
Ex. Traffic Signal Loop
Ex. Traffic Signal Detector
Ex. Traffic Signal Camera
Ex. Traffic Signal Antenna
Ex. Traffic Signal Battery Backup
Ex. Traffic Signal Power Supply
Ex. Traffic Signal Wiring
Ex. Traffic Signal Conduit
Ex. Traffic Signal Junction Box
Ex. Traffic Signal Pull Box
Ex. Traffic Signal Handhole
Ex. Traffic Signal Vault
Ex. Traffic Signal Transformer
Ex. Traffic Signal Meter
Ex. Traffic Signal Disconnect
Ex. Traffic Signal Fuse
Ex. Traffic Signal Circuit Breaker
Ex. Traffic Signal Relay
Ex. Traffic Signal Timer
Ex. Traffic Signal Clock
Ex. Traffic Signal Photocell
Ex. Traffic Signal Lens
Ex. Traffic Signal Visor
Ex. Traffic Signal Backplate
Ex. Traffic Signal Mounting Bracket
Ex. Traffic Signal Pole Base
Ex. Traffic Signal Pole Cover
Ex. Traffic Signal Pole Foundation
Ex. Traffic Signal Pole Grounding
Ex. Traffic Signal Pole Lightning Protection
Ex. Traffic Signal Pole Surge Protection
Ex. Traffic Signal Pole Transient Voltage Surge Suppression
Ex. Traffic Signal Pole Uninterruptible Power Supply
Ex. Traffic Signal Pole Battery Backup
Ex. Traffic Signal Pole Power Supply
Ex. Traffic Signal Pole Wiring
Ex. Traffic Signal Pole Conduit
Ex. Traffic Signal Pole Junction Box
Ex. Traffic Signal Pole Pull Box
Ex. Traffic Signal Pole Handhole
Ex. Traffic Signal Pole Vault
Ex. Traffic Signal Pole Transformer
Ex. Traffic Signal Pole Meter
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Ex. Traffic Signal Pole Circuit Breaker
Ex. Traffic Signal Pole Relay
Ex. Traffic Signal Pole Timer
Ex. Traffic Signal Pole Clock
Ex. Traffic Signal Pole Photocell
Ex. Traffic Signal Pole Lens
Ex. Traffic Signal Pole Visor
Ex. Traffic Signal Pole Backplate
Ex. Traffic Signal Pole



LEGEND

- PROP HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 6/C101)
- PROP CONC WALK (SEE DETAIL 7/C101)
- PROP STREETSCAPE (SEE LA PLANS)
- PROP CONC APRON PER DOTE ACC NO. 21436
- SALVAGED EX PAVERS
- EX CONC WALK TO REMAIN
- PROP STREETSCAPE INSTALLED BY DOTE

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KEAN DEVELOPMENT
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BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN STREET, CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/12/2020
100% SD Submission	12/11/2020
HBC SUBMITTAL	02/05/2021

SHEET TITLE

SITE LAYOUT PLAN

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
FWH	PER ISSUE

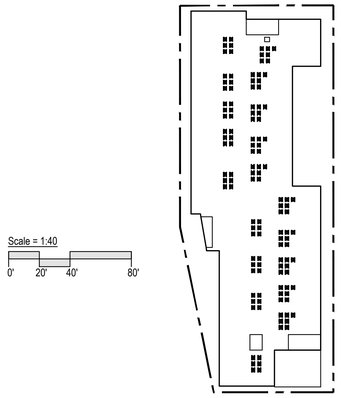
SHEET #

1-C300

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Plot time: Jan 22, 2021 - 10:32am
Drawing name: J:\2020\20-0015\CV\DWG\20-0015 CD.dwg - Layout Tab: Layout

BUILDING #1
ROOF PLAN



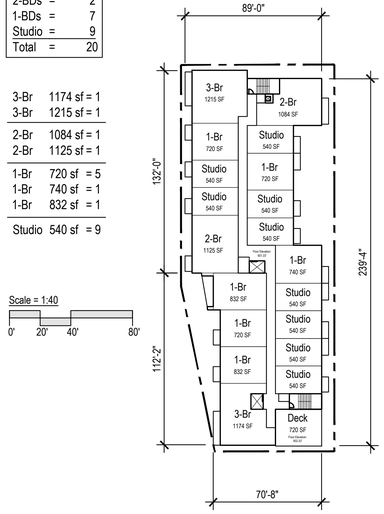
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BUILDING #1
FLOOR 7

GSF AREA = 16,974
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,344)
NRSF AREA = 14,630 (86.2%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	7
Studio	=	9
Total	=	20

3-Br	1174 sf	= 1
3-Br	1215 sf	= 1
2-Br	1084 sf	= 1
2-Br	1125 sf	= 1
1-Br	720 sf	= 5
1-Br	740 sf	= 1
1-Br	832 sf	= 1
Studio	540 sf	= 9



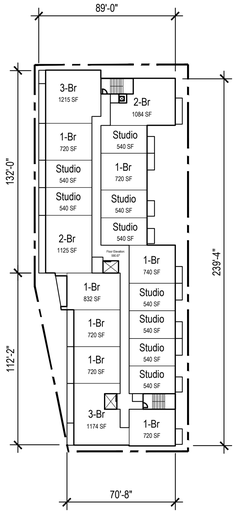
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BUILDING #1
FLOOR 6

GSF AREA = 16,974
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,344)
NRSF AREA = 14,630 (86.2%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	7
Studio	=	9
Total	=	20

3-Br	1174 sf	= 1
3-Br	1215 sf	= 1
2-Br	1084 sf	= 1
2-Br	1125 sf	= 1
1-Br	720 sf	= 5
1-Br	740 sf	= 1
1-Br	832 sf	= 1
Studio	540 sf	= 9



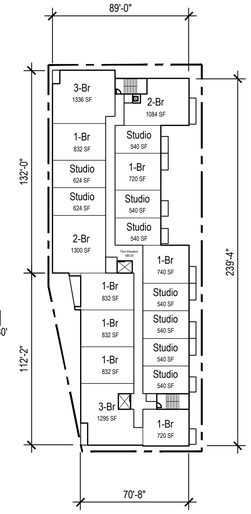
Scale = 1:40
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BUILDING #1
FLOOR 5

GSF AREA = 17,894
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,344)
NRSF AREA = 15,550 (86.9%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	7
Studio	=	9
Total	=	20

3-Br	1295 sf	= 1
3-Br	1336 sf	= 1
2-Br	1084 sf	= 1
2-Br	1300 sf	= 1
1-Br	720 sf	= 2
1-Br	740 sf	= 1
1-Br	832 sf	= 4
Studio	540 sf	= 7
Studio	624 sf	= 2



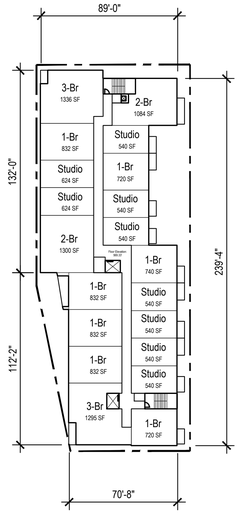
Scale = 1:40
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BUILDING #1
FLOOR 4

GSF AREA = 17,894
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,344)
NRSF AREA = 15,550 (86.9%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	7
Studio	=	9
Total	=	20

3-Br	1295 sf	= 1
3-Br	1336 sf	= 1
2-Br	1084 sf	= 1
2-Br	1300 sf	= 1
1-Br	720 sf	= 2
1-Br	740 sf	= 1
1-Br	832 sf	= 4
Studio	540 sf	= 7
Studio	624 sf	= 2



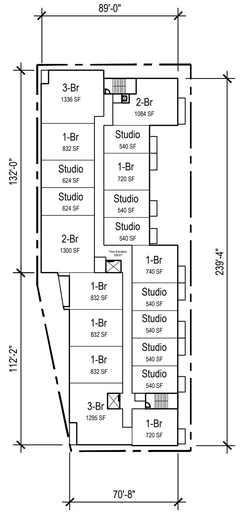
Scale = 1:40
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BUILDING #1
FLOOR 3 (PODIUM)

GSF AREA = 17,894
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,344)
NRSF AREA = 15,550 (86.9%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	7
Studio	=	9
Total	=	20

3-Br	1295 sf	= 1
3-Br	1336 sf	= 1
2-Br	1084 sf	= 1
2-Br	1300 sf	= 1
1-Br	720 sf	= 2
1-Br	740 sf	= 1
1-Br	832 sf	= 4
Studio	540 sf	= 7
Studio	624 sf	= 2



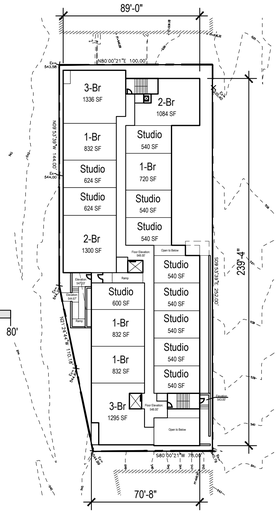
Scale = 1:40
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BUILDING #1
FLOOR 2

GSF AREA = 17,873
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 2,629)
NRSF AREA = 15,244 (85.3%)

3-BDs	=	2
2-BDs	=	2
1-BDs	=	4
Studio	=	11
Total	=	19

3-Br	1295 sf	= 1
3-Br	1336 sf	= 1
2-Br	1084 sf	= 1
2-Br	1300 sf	= 1
1-Br	720 sf	= 1
1-Br	832 sf	= 3
Studio	540 sf	= 8
Studio	600 sf	= 1
Studio	624 sf	= 2



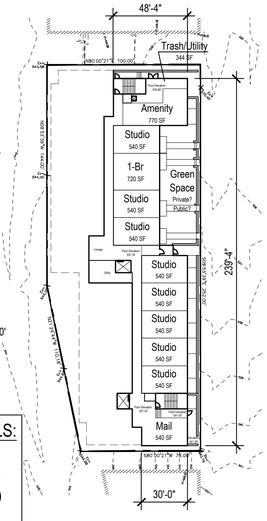
Scale = 1:40
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BUILDING #1
FLOOR 1 (LL LEVEL)

GSF AREA = 9,755
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 3,945)
NRSF AREA = 5,810 (59.6%)

1-BDs	=	1
Studio	=	8
Total	=	9

1-Br	720 sf	= 1
Studio	540 sf	= 8



Scale = 1:40
0' 20' 40' 80'

BUILDING #1 TOTALS:
128 Apartment Units
Studios: 64 (50.0%)
1-Bdrms: 40 (31.6%)
2-Bdrms: 12 (9.2%)
3-Bdrms: 12 (9.2%)

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203
bayer becker
1404 RACE STREET, CINCINNATI, OH 45202
KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202
BUCKINGHAM COMPANIES
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FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
BUILDING #1
FLOOR PLANS

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #
B1-A101

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B1: CENTRAL PKWY (WEST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B1: LOGAN ST. (EAST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B1: NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B1: SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

CONCEPTUAL IMAGES - CONCEPT SUBJECT TO CHANGE

000096

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HCB SUBMITTAL	02/05/2021

SHEET TITLE

BUILDING #1 ELEVATIONS

SCALE	COMM. NO
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #

B1-A102

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B1: CENTRAL & LIBERTY LOOKING NE



B1: CENTRAL FACADE LOOKING NE



B1: LOGAN FACADE LOOKING SW



B1: CENTRAL FACADE LOOKING SE

CONCEPTUAL IMAGES - CONCEPT SUBJECT TO CHANGE

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SHEET TITLE

B1
PERSPECTIVE RENDERINGS

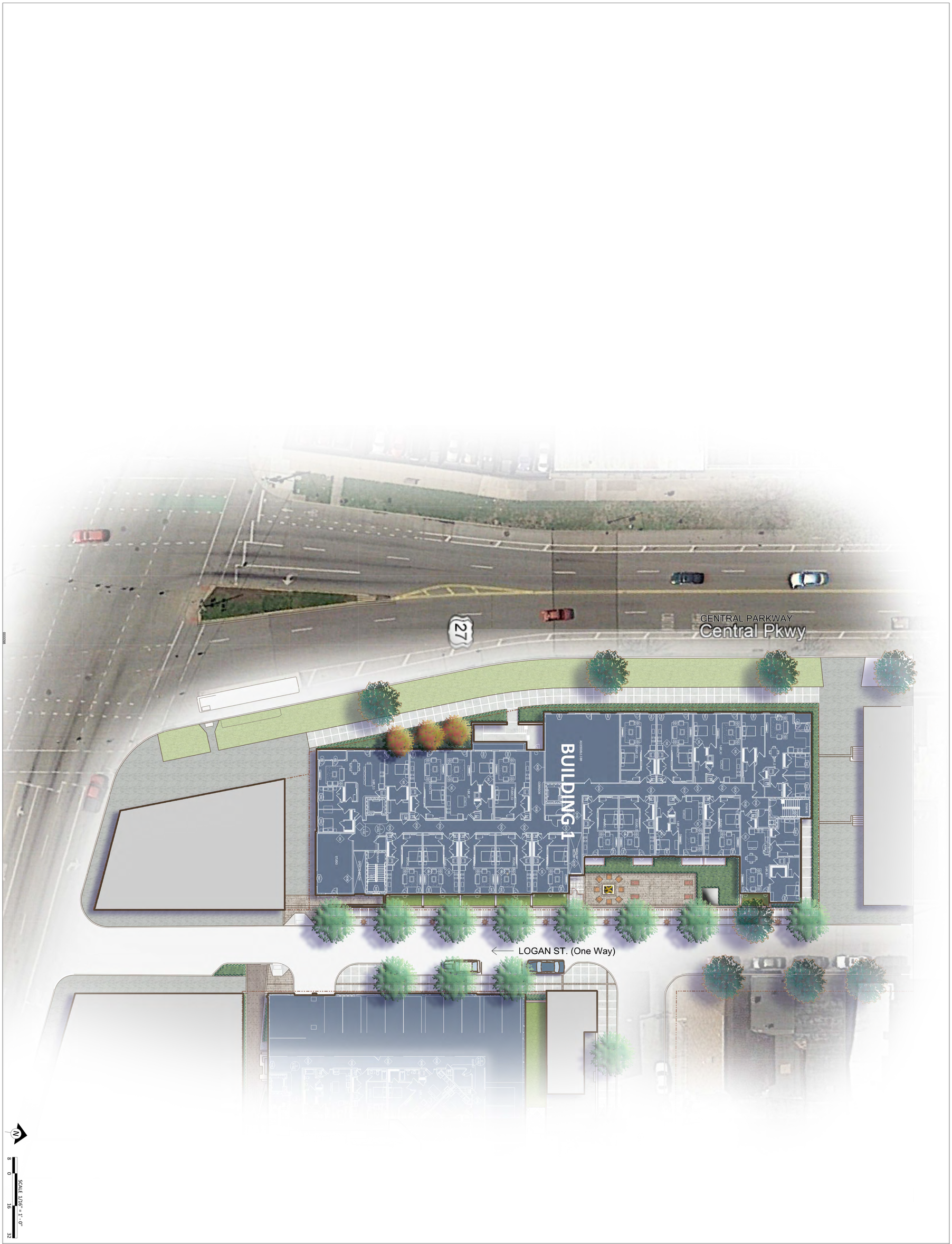
SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #

B1-A103

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9/29/2014 4:05:59 PM



N

SCALE: 1/16" = 1'-0"
8 0 16 32

B1-L100

SHEET TITLE:
LANDSCAPE SITE PLAN

SCALE: 1/8" = 1'-0"
DRAWN BY: WH
DATE: 05 FEBRUARY 2021
CHK'D BY: DWC

ISSUED
HCB SUBMITTAL — DATE 02/05/2021

INTERIM REVIEW ONLY
Document incomplete; Not intended for permit, bidding or construction.
DATE: 02/05/2021
LANDSCAPE ARCHITECT: Darin Weinheimer
REGISTRATION: 1901522

FREEPORT ROW AT LIBERTY & ELM

1617 ELM STREET, CINCINNATI, OH 45202

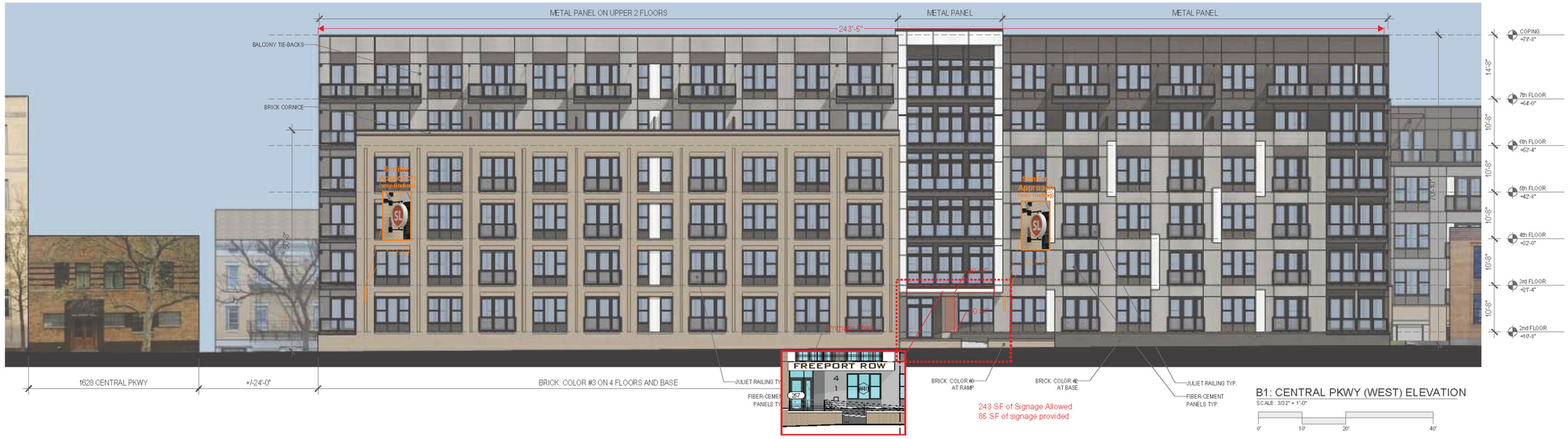
BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

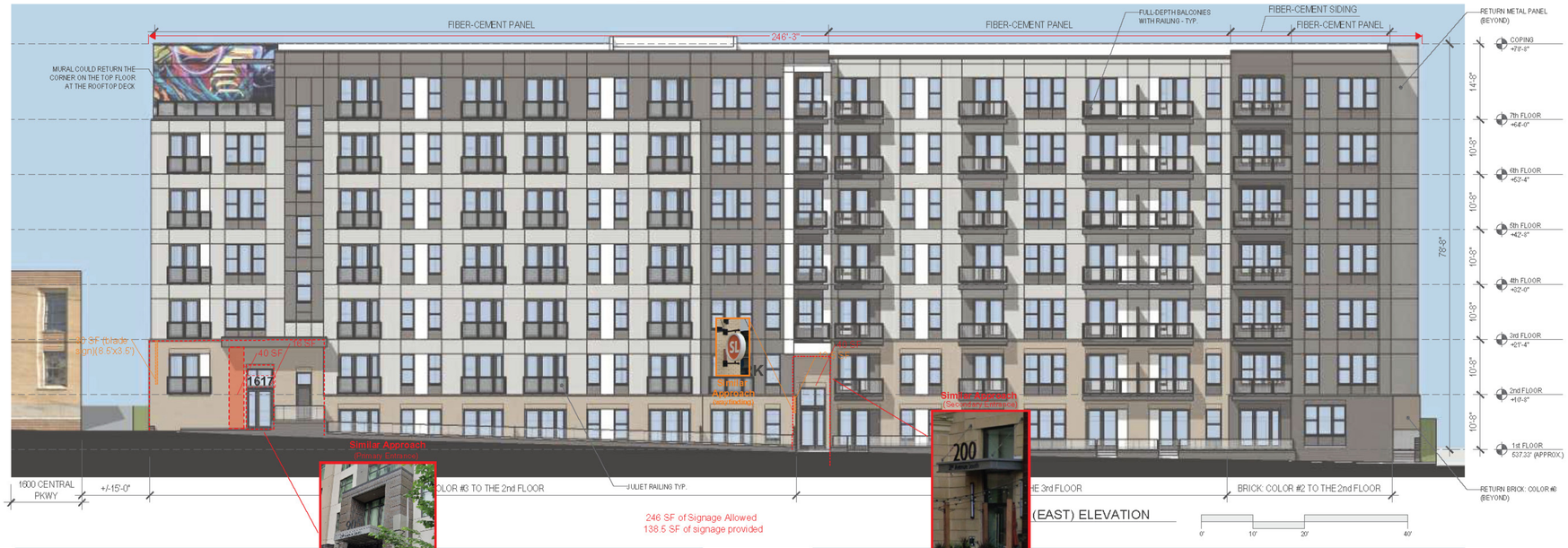
KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202

KUDELA & WEINHEIMER LANDSCAPE ARCHITECTS
6925 PORTWEST DRIVE, SUITE 100, HOUSTON, TX 77024

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KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202
BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1617 ELM STREET, CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
FD AMENDMENT	09/05/2020
HCB SUBMITTAL	**02/05/2021**

SHEET TITLE

B1 SIGNAGE

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTY	PER ISSUE

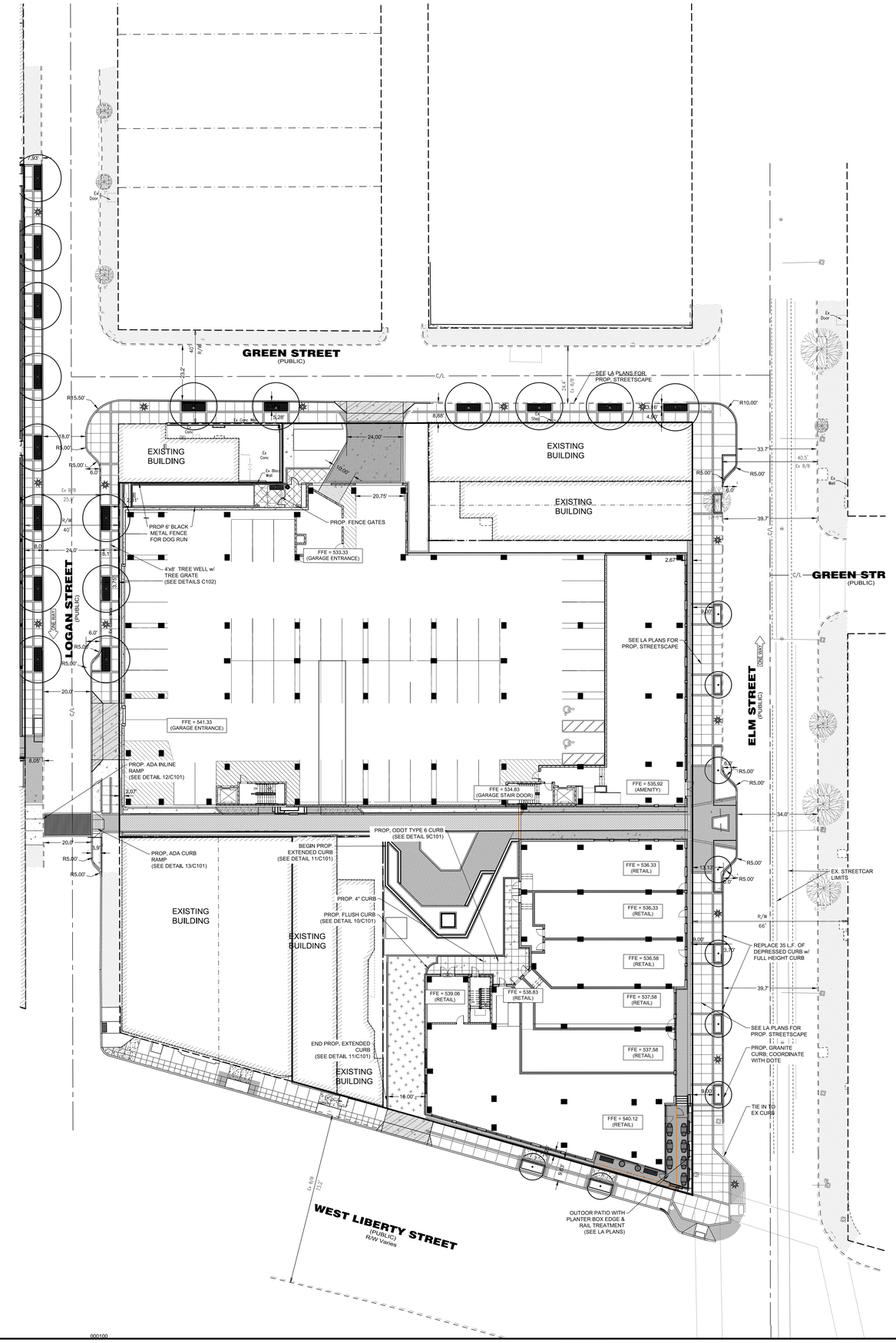
SHEET #

B1-S100

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State Plane NAD83 (2011)
Basis of Bearings

SCALE: 1" = 20



LEGEND

- PROP HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 6/C101)
- PROP CONC WALK (SEE DETAIL 7/C101)
- PROP STREETSCAPE (SEE LA PLANS)
- PROP CONC APRON PER DOTE ACC NO. 21436
- SALVAGED EX PAVERS
- EX CONC WALK TO REMAIN
- PROP STREETSCAPE INSTALLED BY DOTE

Plot time: Jan 22, 2021 - 9:18am
Drawing name: J:\2020\20-0015\CV\DWG\20-0015 CD.dwg - Layout Tab: Layout

000100

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BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1617 ELM STREET, CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/12/2020
100% SD Submission	12/11/2020
HBC SUBMITTAL	02/05/2021

SHEET TITLE

COLORED SITE PLAN

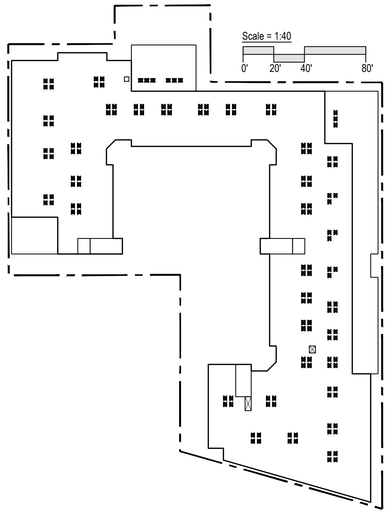
SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
FWH	PER ISSUE

SHEET #

2-C301

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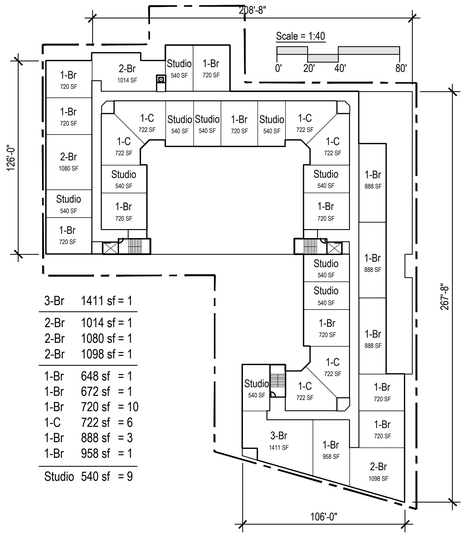
BUILDING #2
ROOF PLAN



BUILDING #2
FLOOR: 5

GSF AREA = 28,190
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 5,730)
NRSF AREA = 22,460 (79.7%)

3-BDs =	1
2-BDs =	3
1-BDs =	20
Studio =	10
Total =	34

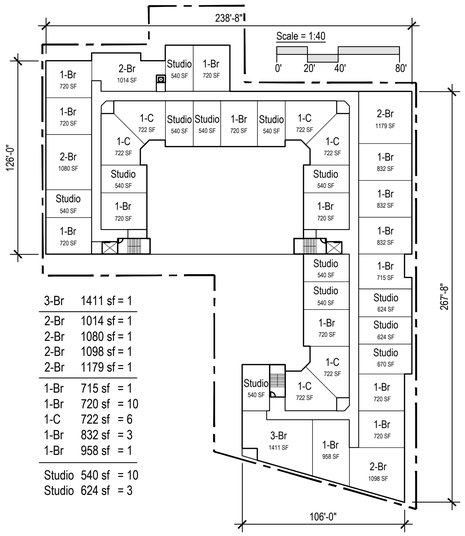


3-Br	1411 sf	= 1
2-Br	1014 sf	= 1
2-Br	1080 sf	= 1
2-Br	1098 sf	= 1
1-Br	648 sf	= 1
1-Br	672 sf	= 1
1-Br	720 sf	= 10
1-C	722 sf	= 6
1-Br	888 sf	= 3
1-Br	958 sf	= 1
Studio	540 sf	= 9

BUILDING #2
FLOOR: 4

GSF AREA = 33,820
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 5,010)
NRSF AREA = 28,810 (85.2%)

3-BDs =	1
2-BDs =	4
1-BDs =	21
Studio =	13
Total =	39

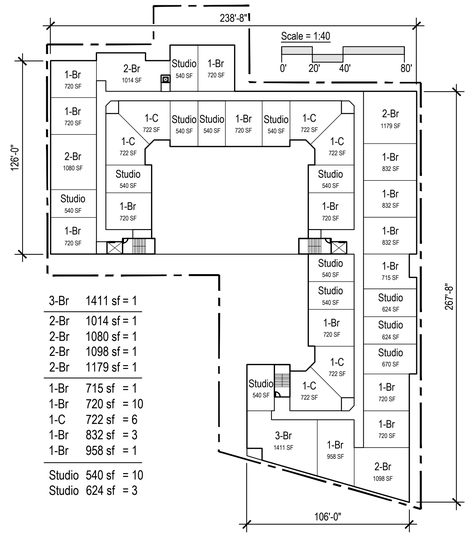


3-Br	1411 sf	= 1
2-Br	1014 sf	= 1
2-Br	1080 sf	= 1
2-Br	1098 sf	= 1
2-Br	1179 sf	= 1
1-Br	715 sf	= 1
1-Br	720 sf	= 10
1-C	722 sf	= 6
1-Br	832 sf	= 3
1-Br	958 sf	= 1
Studio	540 sf	= 10
Studio	624 sf	= 3

BUILDING #2
FLOOR: 3

GSF AREA = 33,820
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 5,010)
NRSF AREA = 28,810 (85.2%)

3-BDs =	1
2-BDs =	4
1-BDs =	21
Studio =	13
Total =	39

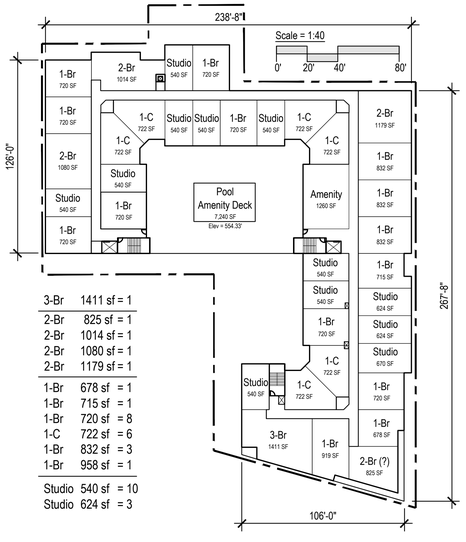


3-Br	1411 sf	= 1
2-Br	1014 sf	= 1
2-Br	1080 sf	= 1
2-Br	1098 sf	= 1
2-Br	1179 sf	= 1
1-Br	715 sf	= 1
1-Br	720 sf	= 10
1-C	722 sf	= 6
1-Br	832 sf	= 3
1-Br	958 sf	= 1
Studio	540 sf	= 10
Studio	624 sf	= 3

BUILDING #2
FLOOR: 2 (PODIUM)

GSF AREA = 33,820
(CORRIDOR + STAIRS/ELEVATORS + UTILITY = 5,725)
NRSF AREA = 28,155 (83.1%)

3-BDs =	1
2-BDs =	4
1-BDs =	20
Studio =	12
Total =	37

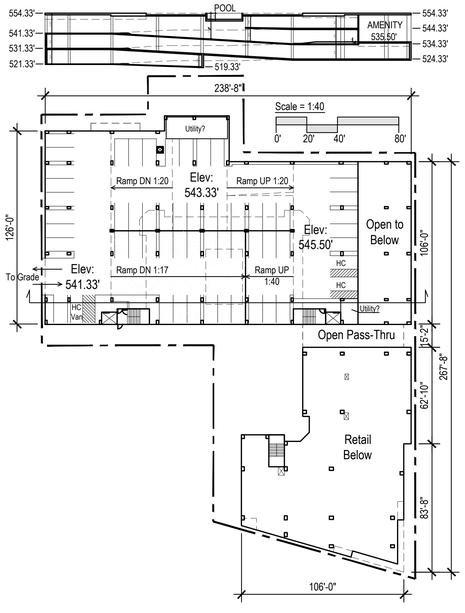


3-Br	1411 sf	= 1
2-Br	825 sf	= 1
2-Br	1014 sf	= 1
2-Br	1080 sf	= 1
2-Br	1179 sf	= 1
1-Br	678 sf	= 1
1-Br	715 sf	= 1
1-Br	720 sf	= 8
1-C	722 sf	= 6
1-Br	832 sf	= 3
1-Br	958 sf	= 1
Studio	540 sf	= 10
Studio	624 sf	= 3

BUILDING #2
UL GARAGE

GSF AREA = 20,080 (level 541.33' to 544.33')
(STAIRS/ELEVATORS + UTILITY = 1,060)

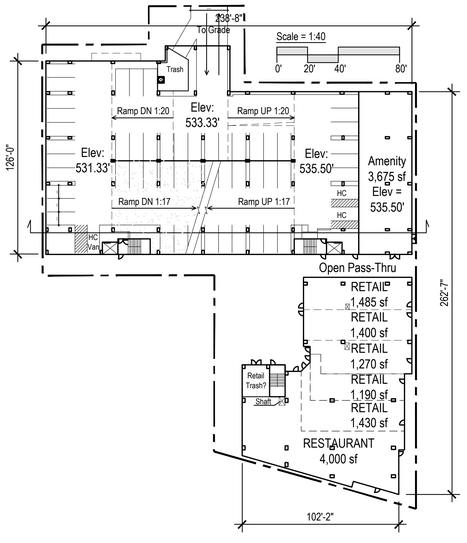
PARKING SPACES (level 541.33' to 544.33') = 43



BUILDING #2
GRADE LEVEL

GSF AREA = 24,444 (level 531.33' to 541.33')
(STAIRS/ELEVATORS + UTILITY = 1,020)

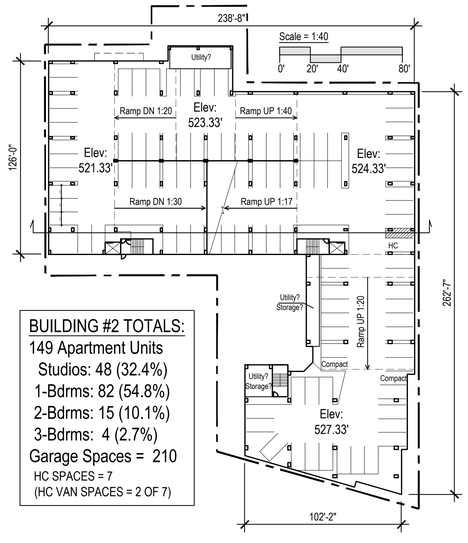
PARKING SPACES (level 531.33' to 541.33') = 56



BUILDING #2
LL GARAGE

GSF AREA = 43,400 (level 521.33' to 531.33')
(STAIRS/ELEVATORS + UTILITY = 1,230)

PARKING SPACES (level 521.33' to 531.33') = 111



BUILDING #2 TOTALS:
149 Apartment Units
Studios: 48 (32.4%)
1-Bdrms: 82 (54.8%)
2-Bdrms: 15 (10.1%)
3-Bdrms: 4 (2.7%)
Garage Spaces = 210
HC SPACES = 7
(HC VAN SPACES = 2 OF 7)

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555 CARR STREET, CINCINNATI, OH 45203
bayer becker
1404 RACE STREET, CINCINNATI, OH 45202
KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202
BUCKINGHAM COMPANIES
941 N MERIDIAN ST., INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM
1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
BUILDING #2
FLOOR PLANS

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #
B2-A201

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B2: ELM ST. (EAST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B2: W. LIBERTY ST. (SOUTH) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B2: GREEN ST. (NORTH) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B2: LOGAN ST. (WEST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

CONCEPTUAL IMAGES - CONCEPT SUBJECT TO CHANGE

000102

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BUCKINGHAM COMPANIES
941 N MERIDIAN ST., INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE

BUILDING #2 ELEVATIONS

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTY	PER ISSUE

SHEET #

B2-A202

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B2 - INTERIOR EAST ELEVATION (5 / 2-A202)
3/32" = 1'-0"



B2 - INTERIOR SOUTH ELEVATION (4 / 2-A202)
3/32" = 1'-0"



B2 - INTERIOR WEST ELEVATION (3 / 2-A202)
3/32" = 1'-0"



B2 - INTERIOR NORTH ELEVATION (6 / 2-A202)
3/32" = 1'-0"



B2 - SOUTH ELEVATION (1 / 2-A202)
3/32" = 1'-0"

0' 10' 20' 40'

CONCEPTUAL IMAGES - CONCEPT SUBJECT TO CHANGE

000103

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203

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KEAN DEVELOPMENT
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BUCKINGHAM COMPANIES
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FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
BUILDING #2 COURTYARD ELEVATIONS

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTY	PER ISSUE

SHEET #
B2-A203

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B2: ELM ST. FACADE LOOKING SW



B1 & B2: BIRDSEY LOOKING SW



B2: ELM ST. FACADE LOOKING NW



B2: LIBERTY & ELM LOOKING NW

CONCEPTUAL IMAGES - CONCEPT SUBJECT TO CHANGE

000104

elevar DESIGN GROUP
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1404 RACE STREET, CINCINNATI, OH 45202

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BUCKINGHAM COMPANIES
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FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE

B2
PERSPECTIVE RENDERINGS

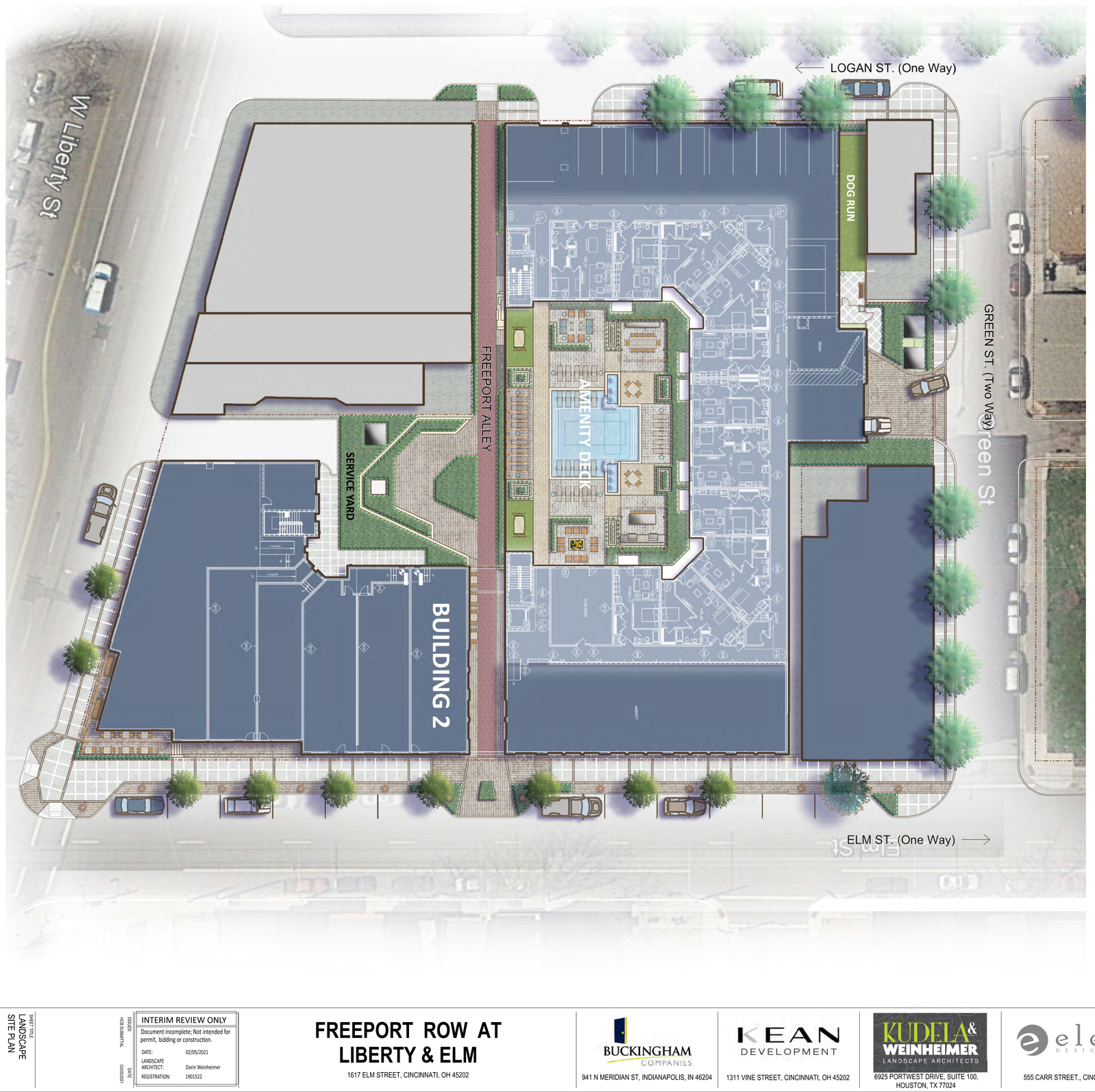
SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #

B2-A204

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9/29/2014 4:05:59 PM



N

8 0 16 32

SCALE: 1/16" = 1'-0"

SHEET NO. B2-L100

SHEET TITLE
LANDSCAPE SITE PLAN

SCALE AS NOTED
DRAWN BY KW
DATE 03 FEBRUARY, 2021
DRAWING NO. 20-001.105

ISSUED
HCB SUBMITTAL — DATE 02/05/2021

INTERIM REVIEW ONLY

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DATE: 02/05/2021
LANDSCAPE ARCHITECT: Darin Weinheimer
REGISTRATION: 1901522

FREEPORT ROW AT LIBERTY & ELM

1617 ELM STREET, CINCINNATI, OH 45202

BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202

KUDELA & WEINHEIMER LANDSCAPE ARCHITECTS
6925 PORTWEST DRIVE, SUITE 100, HOUSTON, TX 77024

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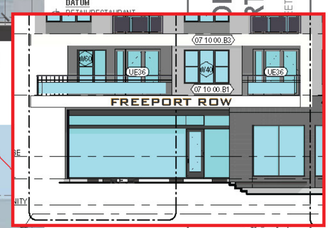
292 SF of signage allowed
156.5 SF of signage provided
131 SF of retail signage assumed
(to be submitted at a later date)

B2: ELM ST. (EAST) ELEVATION
SCALE: 3/32" = 1'-0"
0' 10' 20' 40'



B2: W. LIBERTY ST. (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"
0' 10' 20' 40'

127 SF of Signage allowed
78 SF of signage provided
13 SF of retail signage assumed
(to be submitted at a later date)

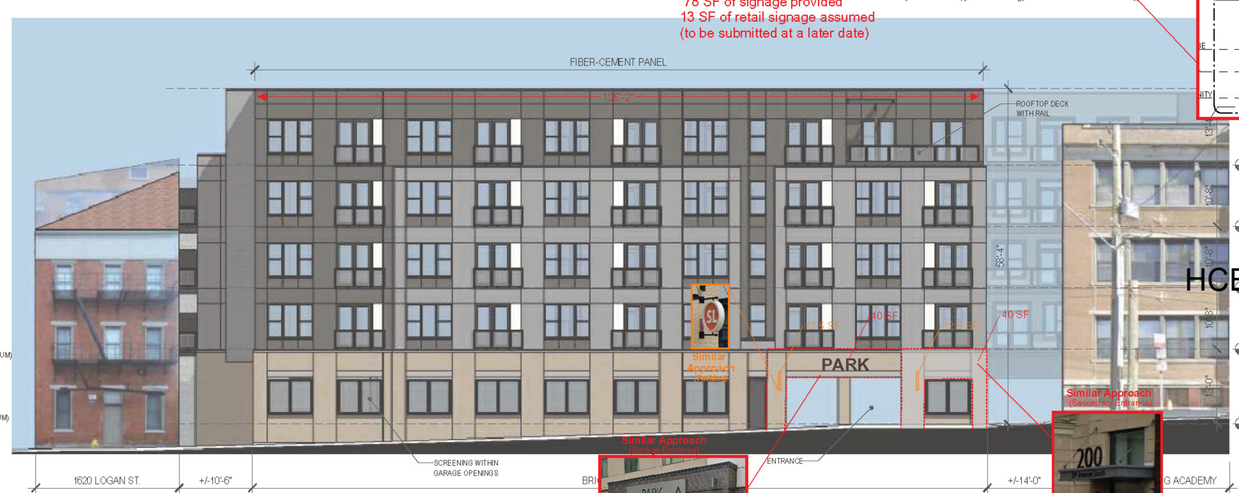






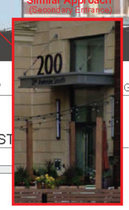
76 SF of Signage allowed
52.5 SF of signage provided

B2: GREEN ST. (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"
0' 10' 20' 40'





125 SF of Signage allowed
105 SF of signage provided



B2: LOGAN ST. (WEST

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ISSUED	DATE
CSR - TECHNICAL	03/27/2020
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[illegible]	06/05/2020

SHEET TITLE
B2 SIGNAGE

SCALE	COMM. NO.
PER DWG	E-10757
DRAWN BY	DATE
DTV	PER ISSUE
SHEET #	

B2-S200

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KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202

BUCKINGHAM COMPANIES
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RT ROW AT
TY & ELM
ET, CINCINNATI, OH 45202

000106



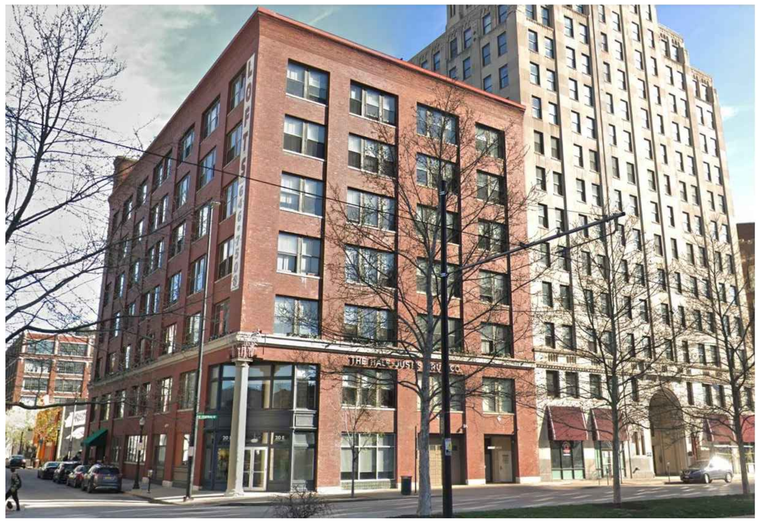
COLUMBIA FLATS: 1301 WALNUT



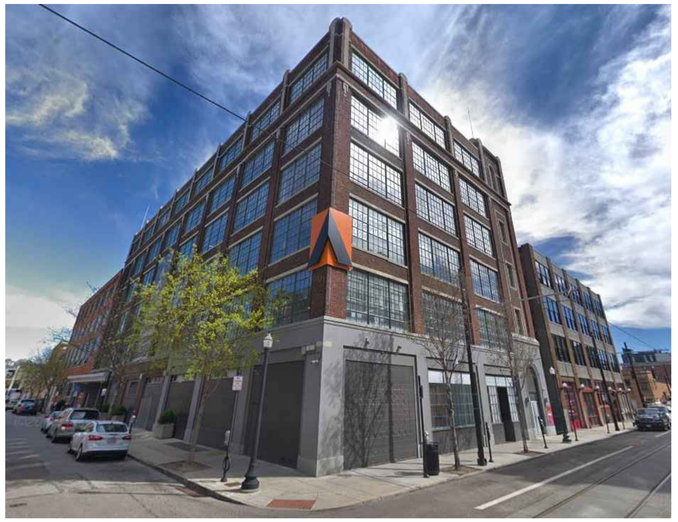
STRIETMANN CENTER: 235 W. 12TH



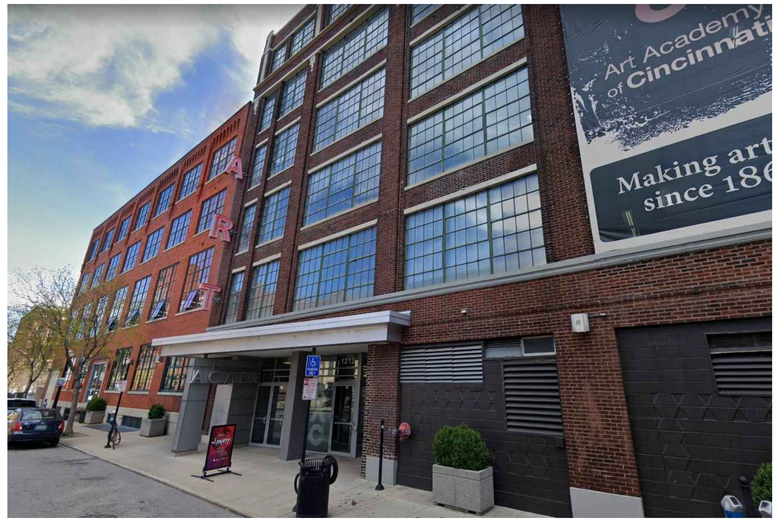
RETAIL/APTS: 1410-1420 MAIN ST.

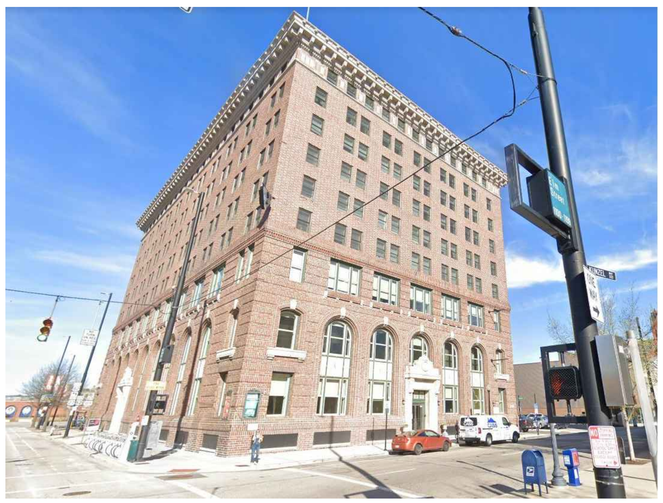


HALE JUSTIS LOFTS: 20 E. CENTRAL

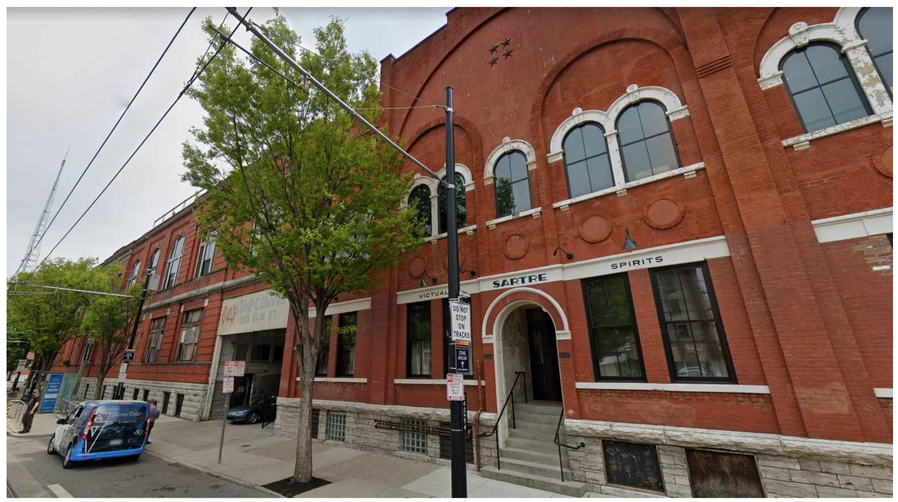


ART ACADEMY: 1212 JACKSON ST.





CENTRAL PKWY YMCA: 1105 ELM ST.



RHINEGEIST: 1910 ELM ST.



OVER-THE-RHINE MAP

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203

bayer becker
1404 RACE STREET, CINCINNATI, OH 45202

KEAN DEVELOPMENT
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BUCKINGHAM COMPANIES
941 N MERIDIAN ST., INDIANAPOLIS, IN 46204

WAT
...M
...TI, OH 45202

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
CONTEXTUAL IMAGES

SCALE:	COMM. NO.:
PER DWG	E-19787
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SHEET #
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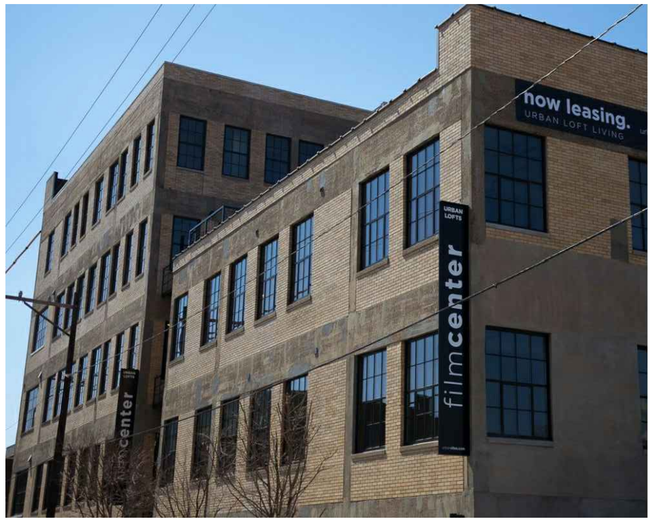
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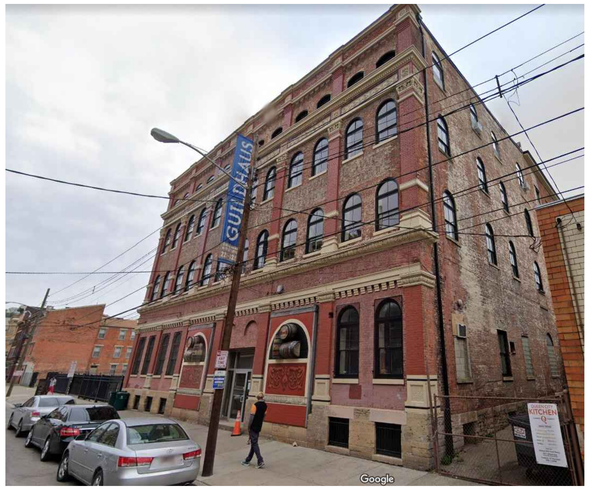
RETAIL & CONDOS: 1640 RACE ST.



SAM ADAMS & APTS: 1632 CENTRAL PKWY.



FILM CENTER APTS: 1727 LOGAN ST.



GUILDHAUS APTS: 1622 VINE ST.



RESTAURANT & CONDOS: 1401 REPUBLIC ST.



OFFICE & BISTRO: 1400 RACE ST.



OFFICE: 1818 RACE ST.



CAFE' & BISTRO: 1810 ELM ST.



OVER-THE-RHINE MAP

elevar DESIGN GROUP
555 CARR STREET, CINCINNATI, OH 45203
bayer becker
1404 RACE STREET, CINCINNATI, OH 45202
KEAN DEVELOPMENT
1311 VINE STREET, CINCINNATI, OH 45202
BUCKINGHAM COMPANIES
941 N MERIDIAN ST, INDIANAPOLIS, IN 46204

FREEPORT ROW AT LIBERTY & ELM

1621 LOGAN ST. & 1617 ELM ST., CINCINNATI, OH 45202

NOT FOR CONSTRUCTION

ISSUED	DATE
CSR - TECHNICAL	03/27/2020
CSR - TECH. - REV 01	05/15/2020
PD AMENDMENT	06/05/2020
HCB SUBMITTAL	02/05/2021

SHEET TITLE
CONTEXTUAL IMAGES

SCALE	COMM. NO.
PER DWG	E-10787
DRAWN BY	DATE
DTV	PER ISSUE

SHEET #
Ref-02

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FREEPORT ROW AT LIBERTY & ELM

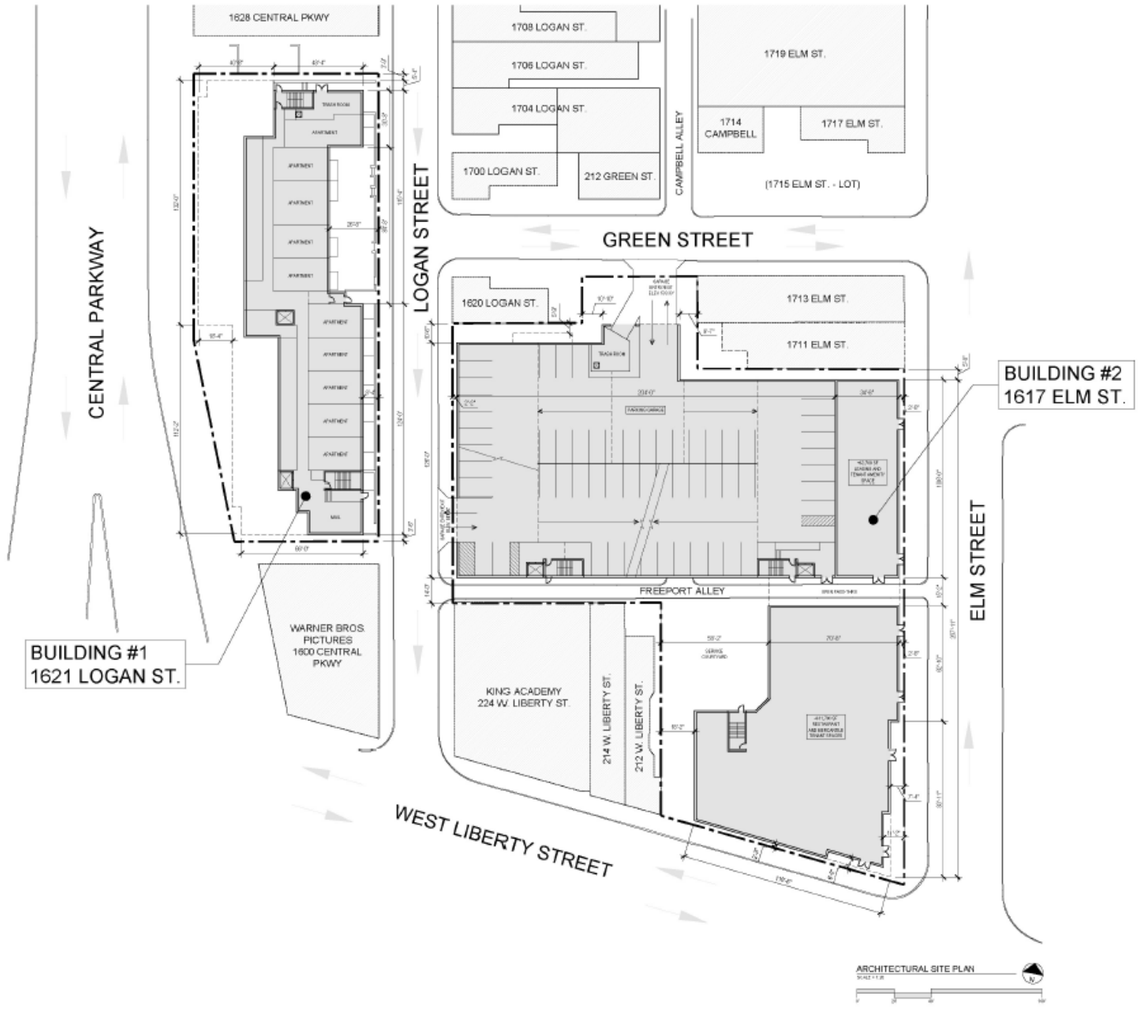
1621 Logan St. (Building 1)

PROJECT DESCRIPTION:

The proposed project consists of 2 buildings on 2 sites, but under the same Planned Development. Building 1 is proposed to be built on the existing Boys and Girls Club building site, located at 1621 Logan St. Building 2 is proposed to be constructed on a consolidated site bounded by Liberty St. to the south, Elm St. to the East, Green St. to the north, and Logan St. to the west. There are no existing buildings or structures on the land where Building 2 is proposed.

This analysis of the architectural appropriateness of the project will focus on **Building 1.**

Comprehensive Site Plan:



elevar
DESIGN GROUP

Text in Italics on the following pages has been copied from the "Revised Over-The-Rhine Historic District Conservation Guidelines" (as revised May 5, 2003) for reference.

A. Intent and General Guidelines

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

Building 1 will be built on the existing Boys & Girls Club building site. The existing building, which has been vacant for years and is a non-contributing structure within the OTR fabric, will be demolished.

The programmatic elements and design strive to improve the physical quality and economic vitality of this corner of OTR by bringing activity and excitement to the Central Parkway and Logan Street facades through the potential for hundreds of occupants on this currently vacant property will inherently inject economic vitality into the neighborhood and the City as a whole. 278 apartment units are proposed for the overall project, with 130 units in Building 1.

Existing Site Aerial, 1621 Logan St. (Existing Boys & Girls Club):



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

We completely agree with this approach to the design of new construction in OTR. The quality of the existing buildings in the district is indeed exceptional. Replicating century-old buildings in quality and aesthetics is difficult to do successfully with new building uses, construction techniques, materials, and cost constraints. Most century-old buildings in OTR were constructed of multi-wythe masonry bearing walls, intricate cornices, stone window sills, headers, and surrounds, and cast iron and plate glass storefront openings. Due to building codes, energy codes, accessibility guidelines, and labor costs, buildings can no longer be built in the same or similar way.

We'll dive into more detail under "Specific Guidelines" to further explain why we believe our proposed design is well-executed and appropriate within the fabric of the OTR neighborhood.

Partial View of the Proposed Central Pkwy Facade:



Partial View of the Art Academy Building. 1212 Jackson St.:



3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

As noted above, the building is proposed to be built on the existing Boys & Girls Club building site. The addition of this building and its 130 apartment units to the overall project is the most notable major amendment (in addition to the structured parking in Building 2) to the previously approved Planned Development. With this increased project size also comes the opportunity for an increased positive impact on this corner of the neighborhood, OTR, and the City as a whole.

So we looked at the design of these two buildings a little bit differently than the previously approved design and other infill projects in OTR. Typically, these other designs and structures have attempted to break up the larger street facade of a building by articulating 25' to 30' wide 'buildings within a building' based on adjacent or nearby buildings that sit on 25' or 30' wide parcels. However, plenty of historically significant examples exist in OTR that provide scale, rhythm, and language that can begin to inform a different design approach for larger sites and therefore, larger buildings. A few of these larger buildings are shown here to the right. In addition, Building 1 sits just south of the renovated Sam Adams Tap Room and Film Center Apts, a 4 and 5-story building with similar large scale building proportions, windows, bays, and facade rhythms. It will also front on Central Pkwy, the western edge of the OTR neighborhood, and a defining vehicular artery that separates OTR and the more industrial and commercial buildings across Central to the west, such as the Sam Adams Brewery.

Columbia Building, 1301 Walnut St.:



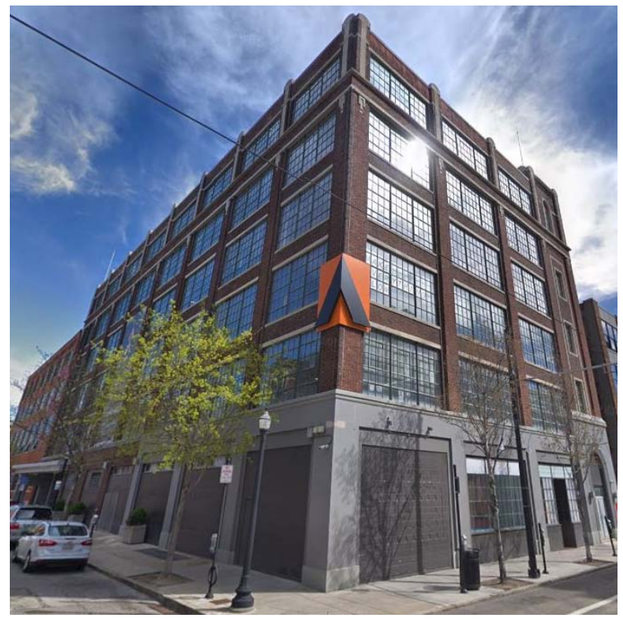
Apartments, 1410- 1420 Main St.:



Hale Justis Lofts, 20 E. Central:



Art Academy, 1212 Jackson St.:



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

This is our hope. As noted above, we believe the scale of the site and the programmatic needs of this development require us to look at design criteria a little differently than a smaller infill project in OTR. While adjacent buildings directly influenced design decisions we have made, the fact that the project site for Building 1 takes almost the entirety of the Girls & Boys Club building site and faces Central Parkway to the west requires us to look beyond the block and immediately adjacent qualifying structures for design cues in regards to scale, composition, proportion, height, and openings. Additional examples of large scale buildings in OTR that have influenced our design for both Building 1 and Building 2 are shown here:

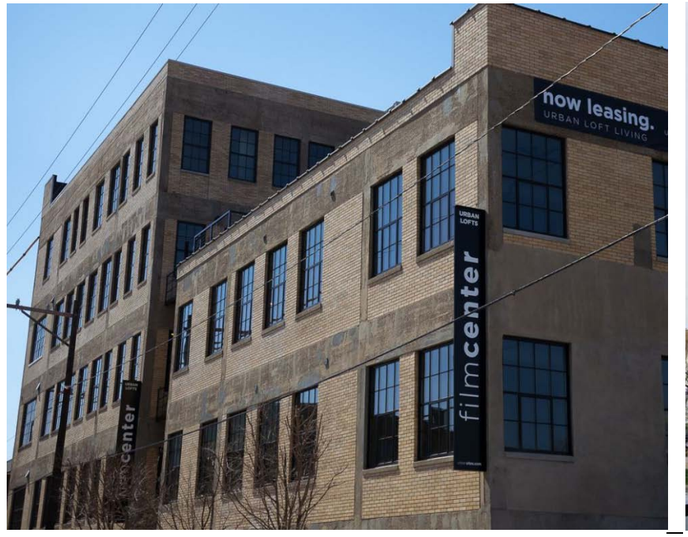
Streitmann Center, 235 W. 12th St.:



Retail & Condos, 1640 Race St.:



Sam Adams + Film Center Apts, 1727 Logan St.:



Sam Adams + Film Center Apts, 1632 Central Ave.:



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

As mentioned, we first approached the design of this building in terms of scale. It's a vacant building site that is seeking to help revitalize this corner of OTR by bringing online 130 apartments units (278 total). So in search of design guidance from nearby large scale buildings we looked at existing and historically significant structures such as the Art Academy, the Sam Adams Tap Room and Film Center Apts, Hale Justis Lofts, and others already referenced.

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

To create a strong base to the building as a whole, as well as the facade 'subsections' or blocks within this primary facade of the building, we have proposed a change in material, a change in color, and the inclusion of a horizontal band at the floor line above grade level. On the Central Pkwy elevations, towards the north end of the building (shown on the left side of the images on this page) with the first floor about 4' above grade, we articulated the base with a continuous beige to tan color brick band below the cast-stone sills of the windows and patio doors. This same base language continues in the portion of the facade to the south with a continuous dark gray color brick band below the windows, patio doors, and metal panel facade above.

Building Base Along Central Pkwy:



Building Base Along Central Pkwy:



Similarly, the base along Logan is defined by a change in material, a change in color, and the inclusion of a horizontal band at the floor line above grade level. In the image to the right of the Building 1 facade facing Logan St., the base is defined by brick/masonry 'bays' that mimic the openings and rhythm established by the primary facade of the building on Central Pkwy. (that we'll describe in more detail under item #6). The beige-tan color in the image directly to the right will be brick with a cast stone band, headers, and sills shown in a lighter gray color. The dark gray, light gray, and white panels will be the EasyTrim fiber-cement and trim system panels. Similar to the primary facade of the building (the west elevation facing Central) and the primary facades in Building 2, we have set up a rhythm of 12' bays created by the 8' wide voids and 4' wide solids.

Building Base Along Logan St.:



Building Base Along Logan St.:



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

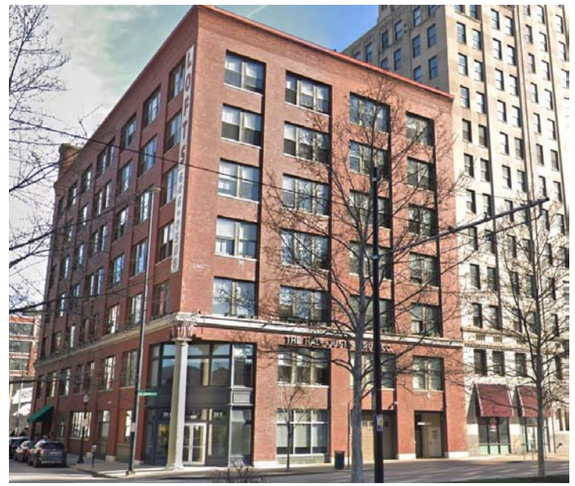
Our design approach began with precedent and inspiration found in other large scale buildings within OTR. We took cues from buildings already mentioned and highlighted in this analysis such as 1640 Race, the Streitmann Center, the Art Academy, the Sam Adams Tap Room and Film Center Apts, Hale Justis Lofts, 1410 Main St., the Columbia Building, and others. Quite intentionally, the goal in our design from the moment we put pencil to paper was to create a rhythm of vertical massing elements and openings that recalled the industrial and commercial language of large scale buildings within the district.

To that goal, we established a typical bay spacing of 12' within the facade. A simple rhythm of massing and voids that created an industrial or commercial language that worked relatively well with the dwelling units behind the exterior walls (based on typical and reasonable bedroom and living room dimensions). Using historically significant buildings such as the Art Academy and the Hale Justis Lofts, we created large openings or 'voids' within the rhythm of masonry or panel 'massing' of 12' bays. Because of cost constraints tied to very large windows and patio doors, it was necessary to create openings 'larger than they would otherwise appear' by utilizing the window or door voids but also an inset panel adjacent to patio doors or below windows. The 'massing', with additional brick inset details or metal panel reveal details, accentuate the vertical element of the 12' wide 'bays' between openings or voids, much like the example buildings noted. See imagery to the right for precedent and design approach:

Art Academy Building, 1212 Jackson St.:



Hale Justis Lofts, 20 E. Central:



Central Pkwy Facade 'Middle' Details:



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

In this case, because we looked to larger industrial or commercial precedents within OTR, the design of the building's 'top' actually strayed a bit from the traditional treatment of tops or cornices in the more common Italianate or Greek Revival architectural styles found within OTR. While a more Italianate or Greek Revival treatment of the cornice of a building can be easily defined by ornate corbels, fascias, and details, the industrial or commercial architectural language of the late 19th and early 20th century sought to create a top or cap to a building's facade through subtle details within the facade materials. The brick work found in the Art Academy's and the Hale Justis Lofts' cornices are a great example of this. Because of current construction techniques, intricate cornice details are all but unheard of within today's building lexicon. So we approached this from that vantage point - the correct solution is a subtle 'top' or cornice in the dominate facade material - brick or panel. Within the brick cornice, we aimed to achieve the appropriate top to the facade by way of brick details that include soldier and rowlock courses to provide subtle yet effective shadows and treatment of the building's top. This is shown in the imagery to the right:

Art Academy Building:



Hale Justis Lofts:

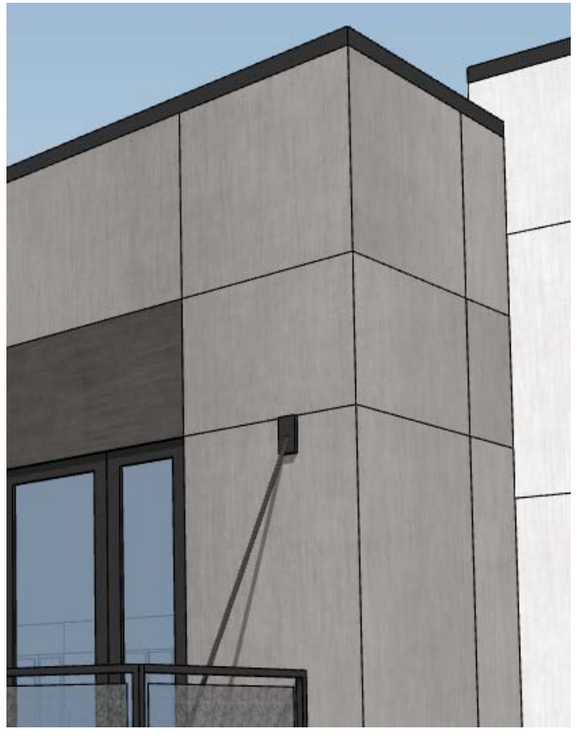


Sam Adams Tap Room:



Proposed 'Top' or Cornice Within the Brick and Metal Panel Facades along Central Pkwy:





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

Low slope or 'flat' roofs are the appropriate design approach for a building in this corner of OTR. Adjacent structures, as well as the larger scaled buildings we looked to for precedent and influence, employ low slope or flat roofs. Our proposed design will utilize flat roofs with mechanical equipment located away from the roof parapet so as to conceal the mechanical equipment from street view as much as possible.

Aerial View of the Proposed Buildings, looking NW:



Aerial View of the Proposed Buildings, looking SW:



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

Windows and openings are indeed extremely important. And as with the overall design concept, we looked to industrial and commercial buildings for influence and design cues. In reference to the larger building examples already mentioned (such as the Art Academy, Sam Adams, Hale Justis Lofts, and the Streitmann Center as seen in the detailed views to the right), the openings in our design intentionally do not fit within the 2:1 proportion of height to width. Instead, from a large scale building perspective, we looked to establish a rhythm of mass and void, pilasters and openings, that pulled from the rhythm established in these larger buildings. But, at the same time, we are looking to replace the vacant Boys & Girls Club building in OTR with a residential building. So while we looked to establish a more commercial or industrial rhythm to the openings, we also looked to include individual vertical windows with the 2:1 proportion of height to width. So the typical individual windows within the established larger opening rhythm are 6' high x 3' wide.

Art Academy:



Sam Adams:



Hale Justis Lofts:



Streitmann Center:



Central Pkwy Facade Opening Rhythm:



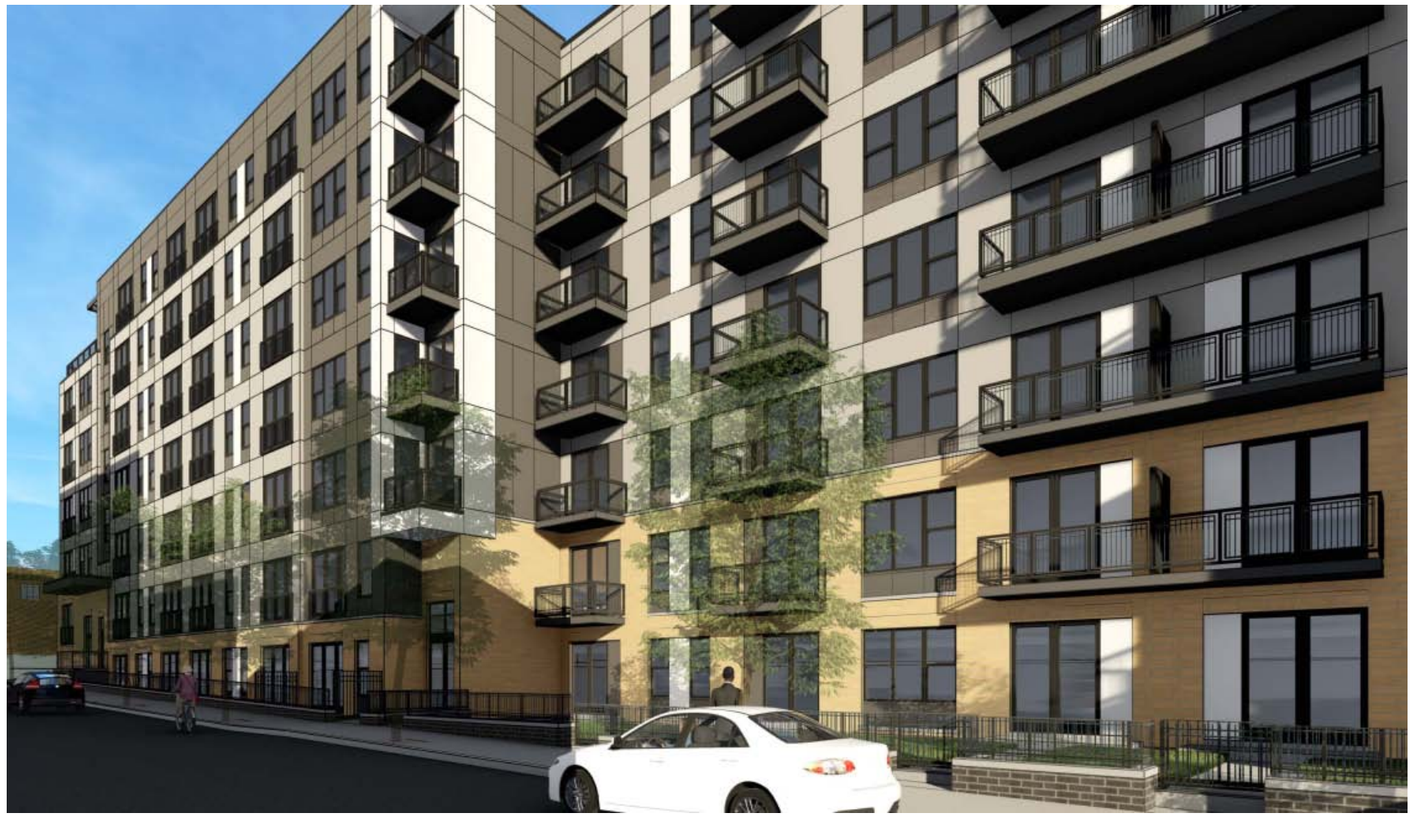
Windows will be setback from the face of the primary facade material as much as possible given typical construction and installation techniques. Typically, this means that the face of the window and patio door units will set back from the face of masonry by 3" to 4" and setback for other panel facade materials such as fiber-cement or metal, but about 1". Windows will be grouped together in the openings - a combination of single-hung and fixed window units as well as patio doors with full lite sidelites. Muntins will not be used. For energy efficiency, glazing will be double-pane, Low-E coated and will be clear. Windows and patio door openings will be aligned vertically, within the established rhythm and they will occupy the approximate area of the principal facades:

Central Pkwy = approx. 42% openings
Logan St. = approx. 38% openings

4. Storefronts: *New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.*

We will not have a retail component to Building 1 given the building's location along Central Pkwy and Logan St., which are not retail corridors like Elm St. and Building 2.

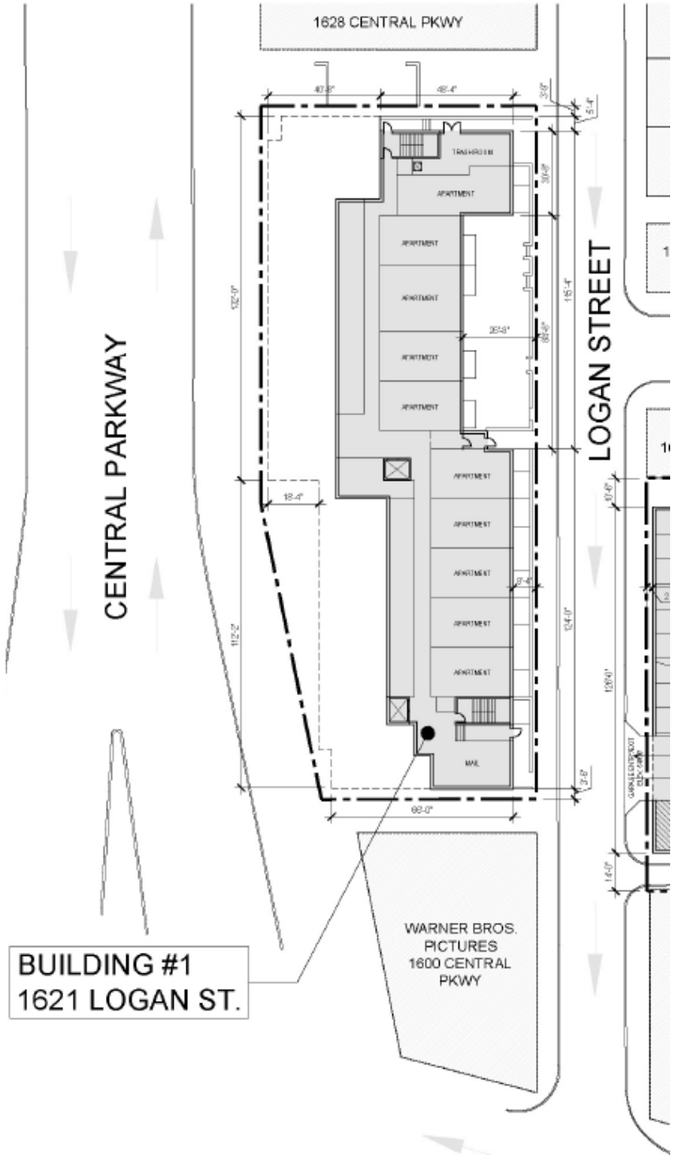
Logan St. Facade Opening Rhythm:



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

With Building 1, as it relates to property lines and setbacks, we were faced with a unique challenge. Given the distinctive dimensions and shape of the property, we worked with typical unit dimensions and depths within the overall site parameters to create a floor plate and massing concept that addressed street presence - on Central as well as Logan - while still keeping in mind the limitations of typical apartment dimensions and rentable/usable area. In other words, we could not extend the building to the extent of the property and still get the unit plans and rentable areas to work. So we took this opportunity to set the building back, where appropriate, to provide green space and outdoor amenity spaces along Central and Logan. This also allowed us to provide a few balconies, a major selling point in rental units, in the areas of the building recessed from the street. Please see a further explanation of the full-depth balconies at the end of this analysis.

Plan of Building 1 showing setbacks, First Floor:



Second Floor:



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

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

In response to Item #6 and #7, and as noted above under item #3, the vertical columns of masonry, and openings between, create a rhythm similar to other commercial or industrial scale buildings in OTR. The Art Academy and Hale Justis Lofts being the best examples of this and the most notable influences on our design approach. We established a typical bay spacing of 12' within the facade by way of 4' wide solids and 8' wide voids. A simple rhythm of massing and voids that creates an industrial or commercial language that works well with the building's function and program. Within the metal panel facades, such as at the south end of the Central Pkwy facade, we have introduced accent panels (shown in white) to accentuate the verticality of the massing. Within the masonry pilasters we have suggested a recessed brick detail to accentuate the verticality of these elements.

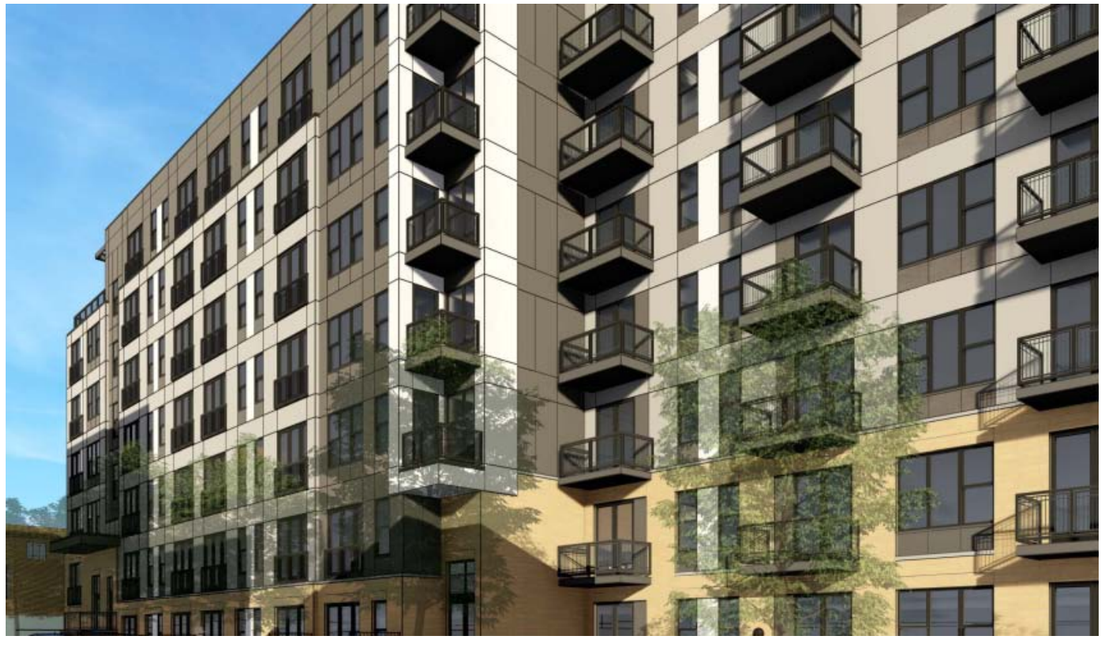
View looking northeast on Central:



Brick detail:



View looking southwest on Logan:



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

When first given the opportunity to look into this expanded version of the previously approve Planned Development, the height of Building 2 was at the top of our list of design concerns, no pun intended. We began to design both buildings in the Spring of 2019. Soon after understanding the program and project needs of our client to make this a financially viable development, we began to have discussions with members of the OTR stakeholder groups starting in mid-Summer of 2019. And during those early discussions, the height of Building 2, especially along Elm, was a point of emphasis and concern. So we started by looking at a design that would reduce the height of the corner element and mass of the previously approved design. This led to an overall lower Building 2 height as well as a setback top floor along Elm. This reduced the number of units in the project. In order to pick up those lost apartment units in B2, we discussed the option with a few OTR stakeholders of increasing the height of B1 due to its primary facade facing Central, the western-most boundary of the OTR neighborhood and the existing industrial or warehouse building stock along this stretch of Central. Please also see our analysis of the height of Building 2 for more information.

<u>Sam Adams Tap Room and Film Center Lofts, just to the north of Building 1:</u>
Estimated height = 59' above grade on Central



<u>King Academy + 214 and 212 W. Liberty:</u>
Estimated height = 50' above grade on Liberty



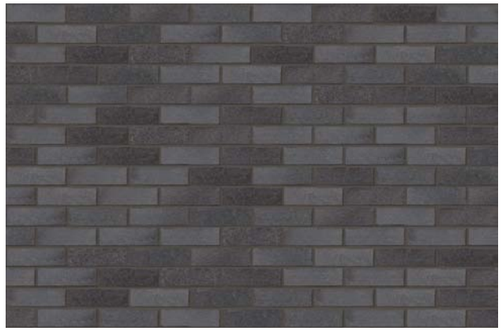
9. Materials: *New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as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

Our design incorporates masonry - brick and cast stone - as the dominant facade material at the base, or first floor level, on all street facades. We have also pushed the extent of the masonry to be the dominant material up to the 4th floor on the west facade facing Central Pkwy, the primary facade in our design. Brick will be a running bond in most cases with rowlock and soldier course accents and bands. We will use a mixture of modular and utility size brick.

Warner Bros. Pictures Building, just to the south of Building 1:
Estimated height = 27' above grade on Central and Liberty

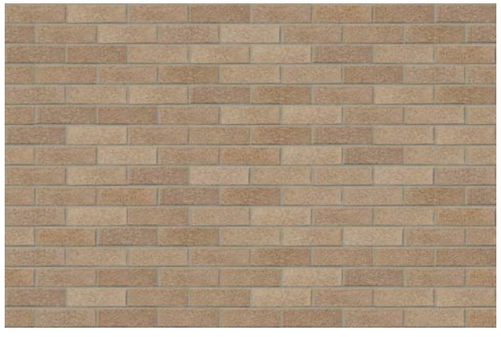


Dark Gray to Black Brick Blend, Central and Logan St. Facades:





Beige to Tan Brick Blend, Central and Logan St. Facades:



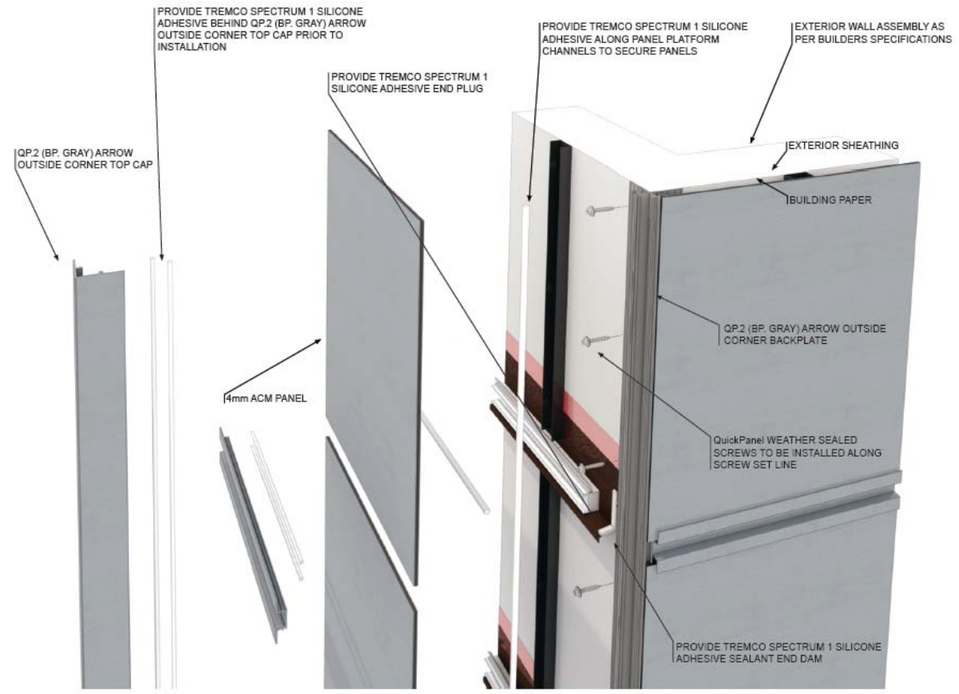


In addition to brick and cast stone accents, we will be using ACM (Aluminum Composite Materials) panels and trim system at the corner of Liberty and Elm. See images to the right as well as attached literature for additional "QuickPanel" details and specs.

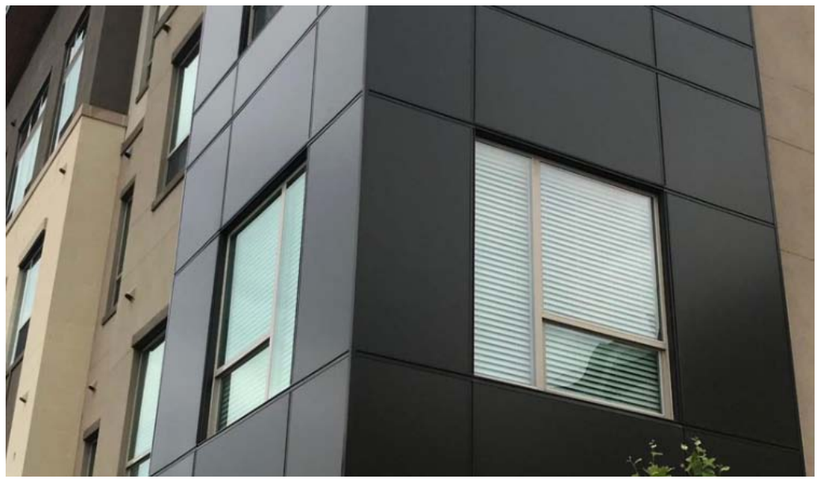
On secondary or less prominent facades, above the first floor of masonry, we will be using a fiber-cement panel and trim system. The appearance of the fiber-cement panel and trim system will be very similar to the metal panel system. See attached literature for additional "EasyTrim" details and specs.

In order to provide more expensive facade materials such as brick, cast stone, and metal panels on the primary facades, we will be using fiber-cement lap siding as the dominant material on the interior courtyard facades, which will be for the most part hidden from street view. We will not be using stucco, synthetic stucco, or plastic on the building facades.

'QuickPanel' ACM Panel detail:



'QuickPanel' ACM installed example image:



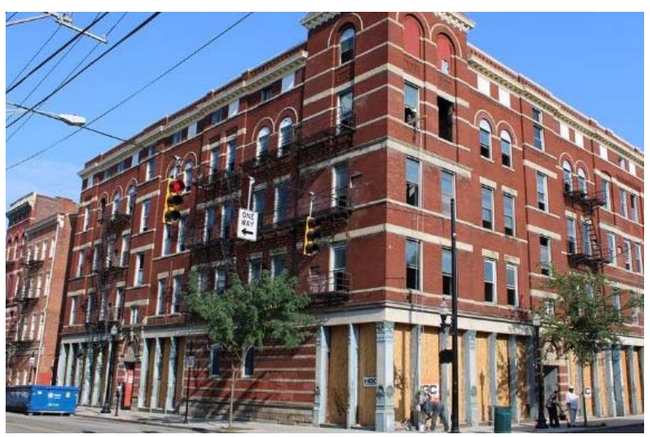
Decks: *Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.*

The text above is taken from the 'Site Improvement' section of the "Revised Over-The-Rhine Historic District Conservation Guidelines". Noting that balconies serving dwelling units in historically significant buildings in OTR are difficult to find, the inclusion and design of the balconies were still an important element we needed to consider per our Client's program needs. There are a few precedents within OTR where balconies exist. In addition, there are many more examples where fire escapes were installed on the primary facades of historically significant buildings. These fire escapes, when serving a building with apartments or condo units, are often used as balconies by the tenants. So we approached the design and location of the balconies in both Building 1 and Building 2 by taking cues from these balcony and fire escape conditions.

Balconies facing Main St. on an apartment building at the corner of Main and Orchard:



Fire escapes (often used as balconies) on the primary facade of 1301 Walnut and 1818 Race:





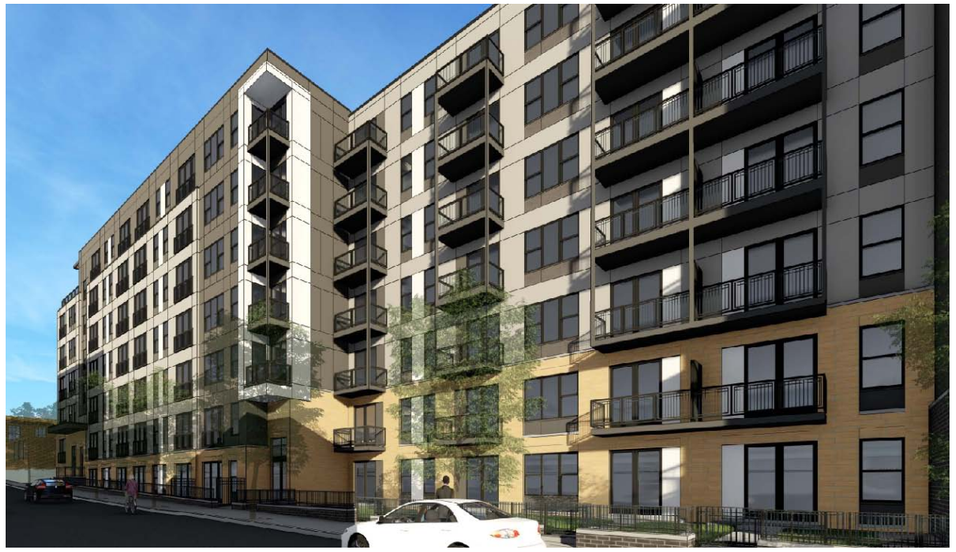
We started with our design of the balconies by only locating full depth balconies in recessed areas of the facade. With only a few exceptions, all patio doors on facades with minimal setbacks on the primary facades of both Building 1 and Building 2 will have Juliet balcony railings. Which means, the railing is installed just beyond the exterior of the door and an occupied balcony space is not provided.

Full depth balconies are shown in these areas:
Building 1:
-The setback in the Building 1 facade along Logan
- The recessed corners and upper floor in Building 1 facade along Central
- The vertical "shadow box" element at the center of the west elevation of Building 1 facing Central
Building 2:
- The setback above Freeport Alley in the Elm St. facade of Building 2
- The second floor corner "shadow box" element at the corner of Liberty and Elm
- The interior courtyard facades in Building 2 that face the pool and outdoor amenity space

In the upper image to the right (East facade of Building 1 facing Logan Street), due to Construction Type limitations of the upper floors (Type 3B) the balconies must be supported by posts. We actually feel this helps with the design of these balconies, allowing them to feel more integrated into the facade, much like the fire escape examples found throughout OTR and noted on the previous page.

In the lower image to the right (West facade of Building 1 facing Central), again due to Construction Type limitations of the upper floors, we hope to install prefabricated metal balconies that would tie back to the building facade with tie rods as indicated here. If we can work this into the budget (metal balconies are more expensive than wood) we feel these will very closely resemble a few examples of balconies found throughout OTR on historically significant buildings, such as Main and Orchard noted on the previous page.

Painted or Stained wood balconies with posts in the recessed portion of the Logan St. Facade of Building 1:



Metal (or painted/stained wood) balconies on the top floor of the Central Pkwy Facade of Building 1:



FREEPORT ROW AT LIBERTY & ELM

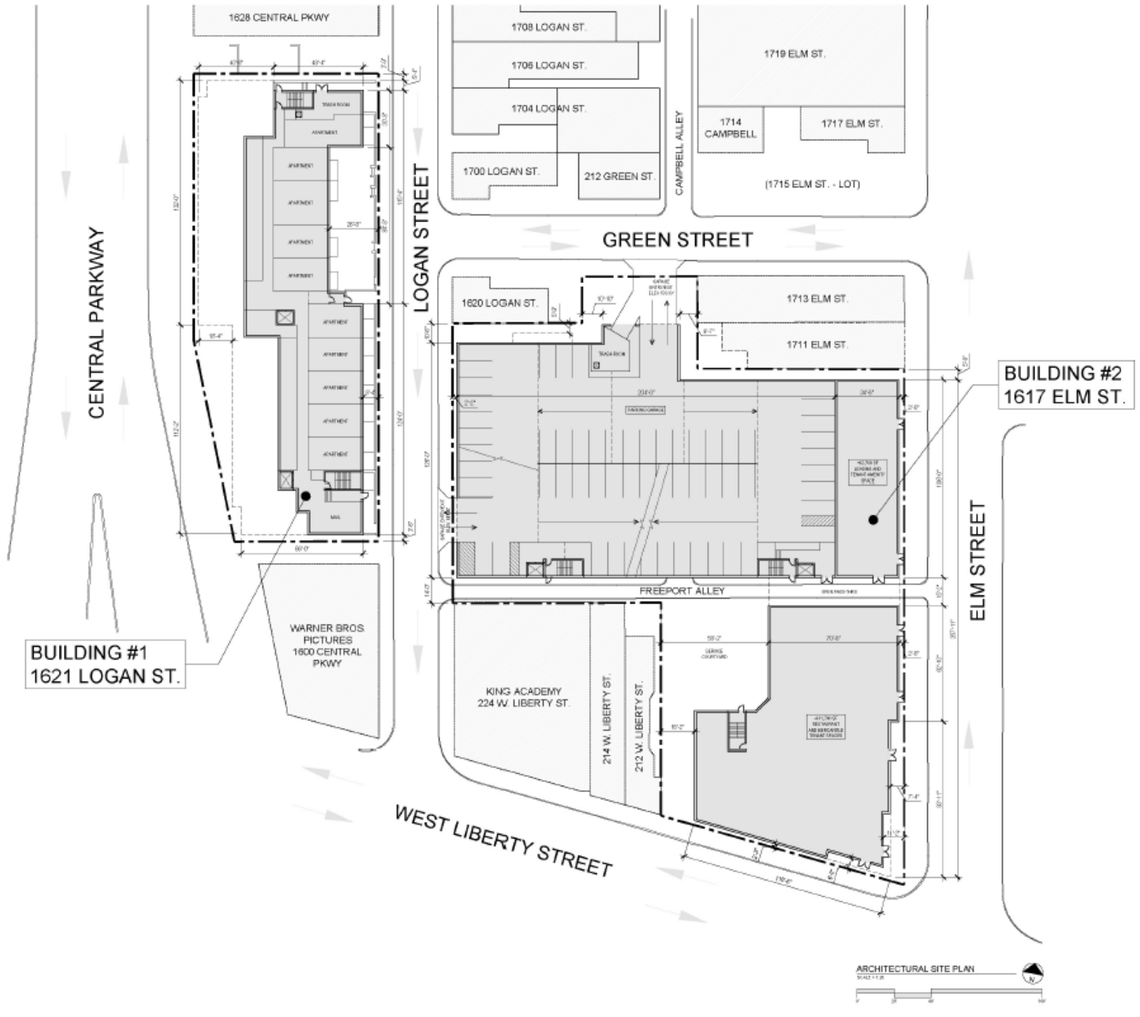
1617 Elm St. (Building 2)

PROJECT DESCRIPTION:

The proposed project consists of 2 buildings on 2 sites, but under the same Planned Development. Building 1 is proposed to be built on the existing Boys and Girls Club building site, located at 1621 Logan St. Building 2 is proposed to be constructed on a consolidated site bounded by Liberty St. to the south, Elm St. to the East, Green St. to the north, and Logan St. to the west. There are no existing buildings or structures on the land where Building 2 is proposed.

This analysis of the architectural appropriateness of the project will focus on **Building 2.**

Comprehensive Site Plan:



Text in Italics on the following pages has been copied from the "Revised Over-The-Rhine Historic District Conservation Guidelines" (as revised May 5, 2003) for reference.

A. Intent and General Guidelines

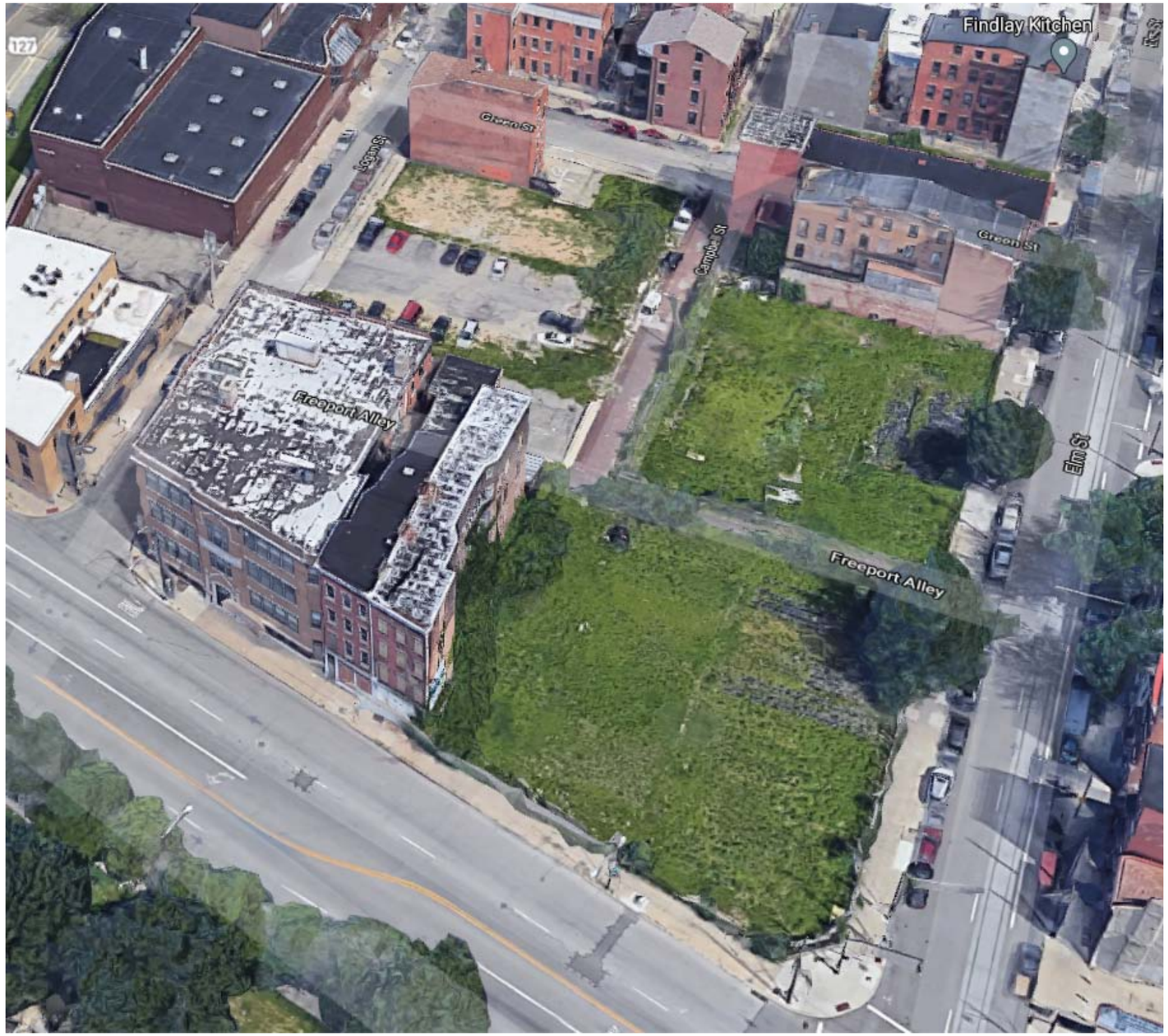
1. Infill construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

Building 2 will infill one of the largest contiguous vacant sites in Over-The-Rhine. All existing adjacent structures within this city block will remain.

The programmatic elements and design strive to improve the physical quality and economic vitality of this corner of OTR by bringing activity and excitement to the Elm Street and W. Liberty Street facades of the site through multiple retail spaces (scaled with smaller, local tenants in mind) and building amenity spaces located at sidewalk level. 278 apartment units are proposed for the overall project (148 units in Building 2). Building 2 will also include approximately 10,000 sf of street front retail space, and a +/-210 space parking garage that will be partially below grade and partially above grade.

The potential for hundreds of occupants on this currently vacant corner will inherently inject economic vitality into the neighborhood and the City as a whole.

Existing Site Aerial, 1617 Elm St.:



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

We completely agree with this approach to the design of new construction in OTR. The quality of the existing buildings in the district is indeed exceptional. Replicating century-old buildings in quality and aesthetics is difficult to do successfully with new building uses, construction techniques, materials, and cost constraints. Most century-old buildings in OTR were constructed of multi-wythe masonry bearing walls, intricate cornices, stone window sills, headers, and surrounds, and cast iron and plate glass storefront openings. Due to building codes, energy codes, accessibility guidelines, and labor costs, buildings can no longer be built in the same or similar way.

We'll dive into more detail under "Specific Guidelines" to further explain why we believe our proposed design is well-executed and appropriate within the fabric of the OTR neighborhood.

Partial View of the Proposed Elm St. Facade:



Partial View of the Art Academy Building. 1212 Jackson St.:



3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

As noted above, the building is proposed to be built upon one of the largest contiguous vacant sites in OTR. Because of that fact, and the programmatic needs of our Client to make the project financially viable - a goal that has not yet occurred despite significant efforts by various development and design teams - our proposed project has grown in size and density from previously submitted and approved versions by increasing the total apartment units to approximately 278, including retail space, adding an integral parking garage, and increasing space designated for private and public amenity use. With this increased project size also comes the opportunity for an increased positive impact on this corner of the neighborhood, OTR, and the City as a whole.

So we looked at the design of this building a little bit differently than the previously approved design and other large scale infill projects in OTR. Typically, these other designs and structures have attempted to break up the larger street facade of a building by articulating 25' to 30' wide 'buildings within a building' based on adjacent or nearby buildings that sit on 25' or 30' wide parcels. However, plenty of historically significant examples exist in OTR that provide scale, rhythm, and language that can begin to inform a different design approach for larger sites and therefore, larger buildings. A few of these larger buildings are shown here:

Columbia Building, 1301 Walnut St.:



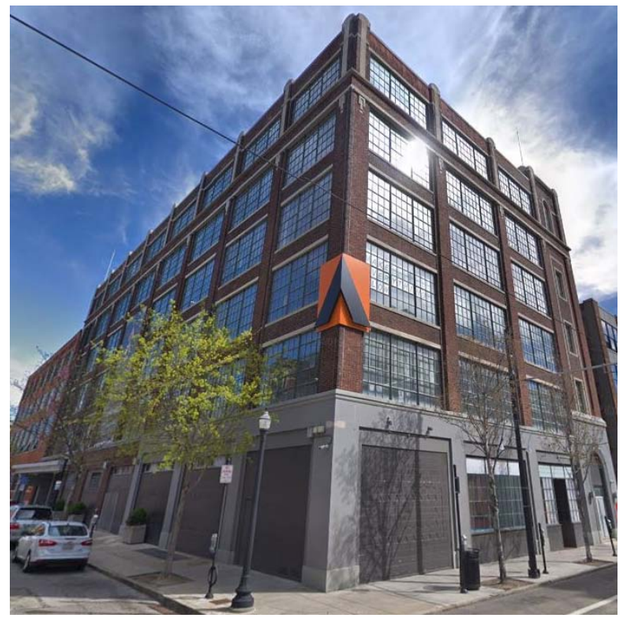
Apartments, 1410- 1420 Main St.:



Hale Justis Lofts, 20 E. Central:



Art Academy, 1212 Jackson St.:



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

This is our hope. As noted above, we believe the scale of the site and the programmatic needs of this development require us to look at design criteria a little differently than a smaller infill project in OTR. While adjacent buildings directly influenced design decisions we have made, the fact that the project site for Building 2 takes almost the entirety of the block requires us to look beyond the block and immediately adjacent qualifying structures for design cues in regards to scale, composition, proportion, height, and openings. Additional examples of large scale buildings in OTR that have influenced our design are shown here:

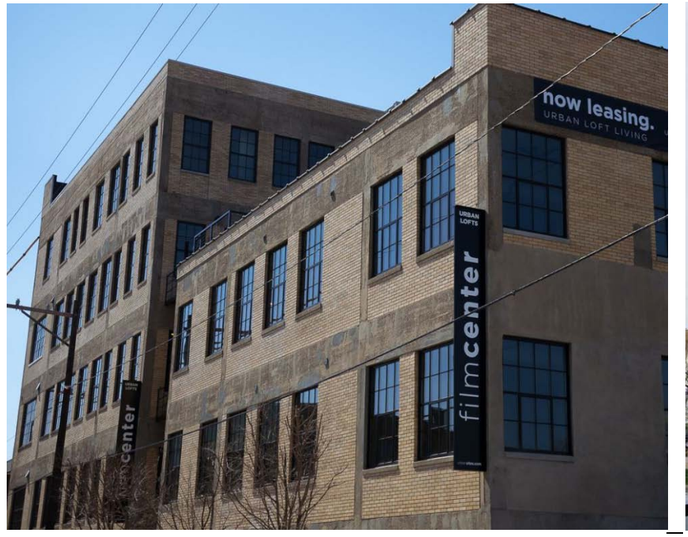
Streitmann Center, 235 W. 12th St.:



Retail & Condos, 1640 Race St.:



Sam Adams + Film Center Apts, 1727 Logan St.:



Sam Adams + Film Center Apts, 1632 Central Ave.:



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

As mentioned, we first approached the design of this building in terms of scale. It's a large continuous vacant site that, by program, is seeking to revitalize this corner of OTR with a relatively large building with many uses - apartments, structured parking, amenity spaces, and retail. So in search of design guidance from nearby large scale buildings we looked at existing and historically significant structures such as the Art Academy, the Sam Adams Tap Room and Film Center Apts, Hale Justis Lofts, and others already referenced.

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

To create a strong base to the building as a whole, as well as the facade 'subsections' or blocks within the primary facade of the building (Elm St.), we have proposed a change in material, a change in color, and the inclusion of a horizontal band at the floor line above grade level. On the Elm Street facade towards the north end of the building (shown in the top image to the right) the location of the cast stone band with a brick soldier course row above was very deliberately informed by the first floor cornice location on the adjacent existing building to the north, 1711 Elm St. This same base language continues in the portion of the facade just south of Freeport Alley. The reddish-brown and dark-gray colors in these two images to the right will be brick with a cast stone band, sills, and accents shown in a lighter gray color.

Building Base Along Elm St.:



Building Base Along Elm St.:



Similarly, the base along Logan is defined by a change in material, a change in color, and the inclusion of a horizontal band at the floor line above grade level. In the image to the right of the Building 2 facade facing Logan St., the base is defined by brick/masonry 'bays' that mimic the openings and rhythm established by the primary facade of the building on Elm St. (that we'll describe in more detail under item #6). The beige-tan color in the image directly to the right will be brick with a cast stone band, headers, and sills shown in a lighter gray color.

The openings along the Logan St. facade of Building 2 will be treated much like punched storefront openings facing Elm, but for the purpose of natural ventilation for the garage behind this facade wall, the openings will be screened with a metal mesh to partially obscure the parked cars beyond from pedestrians on Logan St. The image on the far right is an installed example of this metal mesh but in a horizontal orientation rather than a vertical orientation as our design shows.

Building Base Along Logan St.:



Metal Screen Panel Example:



Along Liberty, we're utilizing the same approach to creating a strong base by way of a change in materials and colors, as well as a horizontal element at the floor level above grade. This approach wraps the corner onto Elm as shown. Existing grades are working against here, as they slope upwards along Liberty from the corner but downwards along Elm, as we try to create a consistent floor elevation for a future restaurant here. But from an exterior facade design vantage point we felt it was important to wrap the language of the base around the corner of both facades facing Elm as well as Liberty. The dark-gray color at the base of the building in the image to the right will be brick with a cast stone band, sills, and accents shown in a lighter gray color. We'll explain our approach to the design of the Liberty and Elm corner in more detail under item #4.

Building Base Along Liberty:



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

Our design approach began with precedent and inspiration found in other large scale buildings within OTR. We took cues from buildings already mentioned and highlighted in this analysis such as 1640 Race, the Streitmann Center, the Art Academy, the Sam Adams Tap Room and Film Center Apts, Hale Justis Lofts, 1410 Main St., the Columbia Building, and others. Quite intentionally, the goal in our design from the moment we put pencil to paper was to create a rhythm of vertical massing elements and openings that recalled the industrial and commercial language of large scale buildings within the district.

To that goal, we established a typical bay spacing of 12' within the facade. A simple rhythm of massing and voids that created an industrial or commercial language that worked relatively well with the dwelling units behind the exterior walls (based on typical and reasonable bedroom and living room dimensions). Using historically significant buildings such as the Art Academy and the Hale Justis Lofts, we created large openings or 'voids' within the rhythm of masonry or panel 'massing' of 12' bays. Because of cost constraints tied to very large windows and patio doors, it was necessary to create openings 'larger than they would otherwise appear' by utilizing the window or door voids but also an inset panel adjacent to patio doors or below windows. The 'massing', with additional brick inset details or metal panel reveal details, accentuate the vertical element of the 12' wide 'bays' between openings or voids, much like the example buildings noted. See imagery to the right for precedent and design approach:

Art Academy Building, 1212 Jackson St.:



Hale Justis Lofts, 20 E. Central:



Elm Street Facade 'Middle' Details:



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

In this case, because we looked to larger industrial or commercial precedents within OTR, the design of the building's 'top' actually strayed a bit from the traditional treatment of tops or cornices in the more common Italianate or Greek Revival architectural styles found within OTR. While a more Italianate or Greek Revival treatment of the cornice of a building can be easily defined by ornate corbels, fascias, and details, the industrial or commercial architectural language of the late 19th and early 20th century sought to create a top or cap to a building's facade through subtle details within the facade materials. The brick work found in the Art Academy's and the Hale Justis Lofts' cornices are a great example of this. Because of current construction techniques, intricate cornice details are all but unheard of within today's building lexicon. So we approached this from that vantage point - the correct solution is a subtle 'top' or cornice in the dominate facade material - brick or panel. Within the brick cornice, we aimed to achieve the appropriate top to the facade by way of brick details that include soldier and rowlock courses to provide subtle yet effective shadows and treatment of the building's top. This is shown in the imagery to the right:

Art Academy Building , 1212 Jackson St.:



Hale Justis Lofts, 20 E. Central:



Proposed 'Top' or Cornice Within the Brick Facade along Elm St.:



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

Low slope or 'flat' roofs are the appropriate design approach for a building in this corner of OTR. Adjacent structures, as well as the larger scaled buildings we looked to for precedent and influence, employ low slope or flat roofs. Our proposed design will utilize flat roofs with mechanical equipment located away from the roof parapet so as to conceal the mechanical equipment from street view as much as possible.

Aerial View of the Proposed Buildings, looking NW:



Aerial View of the Proposed Buildings, looking SW:



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

Windows and openings are indeed extremely important. And as with the overall design concept, we looked to industrial and commercial buildings for influence and design cues. In reference to the larger building examples already mentioned (such as the Art Academy, Sam Adams, Hale Justis Lofts, and the Streitmann Center as seen in the detailed views to the right), the openings in our design intentionally do not fit within the 2:1 proportion of height to width. Instead, from a large scale building perspective, we looked to establish a rhythm of mass and void, pilasters and openings, that pulled from the rhythm established in these larger buildings. But, at the same time, we are looking to fill this vacant lot in OTR with a mostly residential building. So while we looked to establish a more commercial or industrial rhythm to the openings, we also looked to include individual vertical windows with the 2:1 proportion of height to width. So the typical individual windows within the established larger opening rhythm are 6' high x 3' wide.

Art Academy:



Sam Adams:



Hale Justis Lofts:



Streitmann Center:



Elm St. Facade Opening Rhythm:



Windows will be setback from the face of the primary facade material as much as possible given typical construction and installation techniques. Typically, this means that the face of the window and patio door units will set back from the face of masonry by 3" to 4" and setback for other panel facade materials such as fiber-cement or metal, but about 1". Windows will be grouped together in the openings - a combination of single-hung and fixed window units as well as patio doors with full lite sidelites. Muntins will not be used. For energy efficiency, glazing will be double-pane, Low-E coated and will be clear. Windows and patio door openings will be aligned vertically, within the established rhythm and they will occupy the approximate area of the principal facades:

Elm St. = approx. 40% openings.
Liberty St. = approx. 41% openings
Logan St. = approx. 37% openings

W. Liberty St. Facade Opening Rhythm:





Logan St. Facade Opening Rhythm:



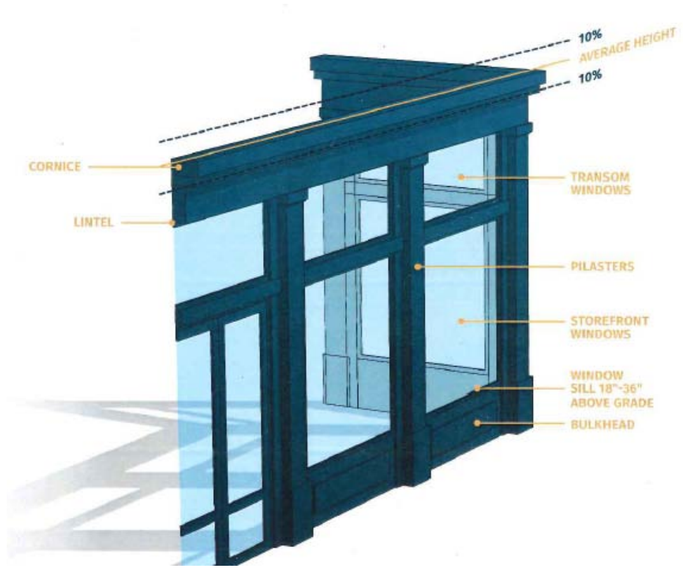


4. Storefronts: *New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.*

In Building 2, storefronts play an important role along Elm St. and W. Liberty. The design of these storefront openings took direct cues from historically significant examples within the district (as noted in the images to the right) as well as the storefront section of the proposed but yet-to-be-adopted "OTR Historic Conservation Guidelines for New Construction", also shown in an image to the right.

Typical storefront openings will be taller than individual upper floors, they will be framed by piers or columns, have a lintel separating them from the upper floors, will be dividing into bays that increase verticality, and will have large expanses of clear glass. The storefront lintels will vary between 12' and 18' especially along Elm. Due to existing sidewalk grades, this dimension will be reduced along Liberty. The sill height will vary but will be at or near 18" to 3" above the sidewalk elevation. Storefront windows will be detailed to be set back as much as possible, with the goal of around 12" to provide strong relief, depth, and shadow lines.

Storefronts, "OTR Historic Conservation Guidelines for New Construction":



1400 Race St:



1818 Race St:



Additional storefront design influences shown in the images to the right as well as detailed views of our proposed storefront design and details:

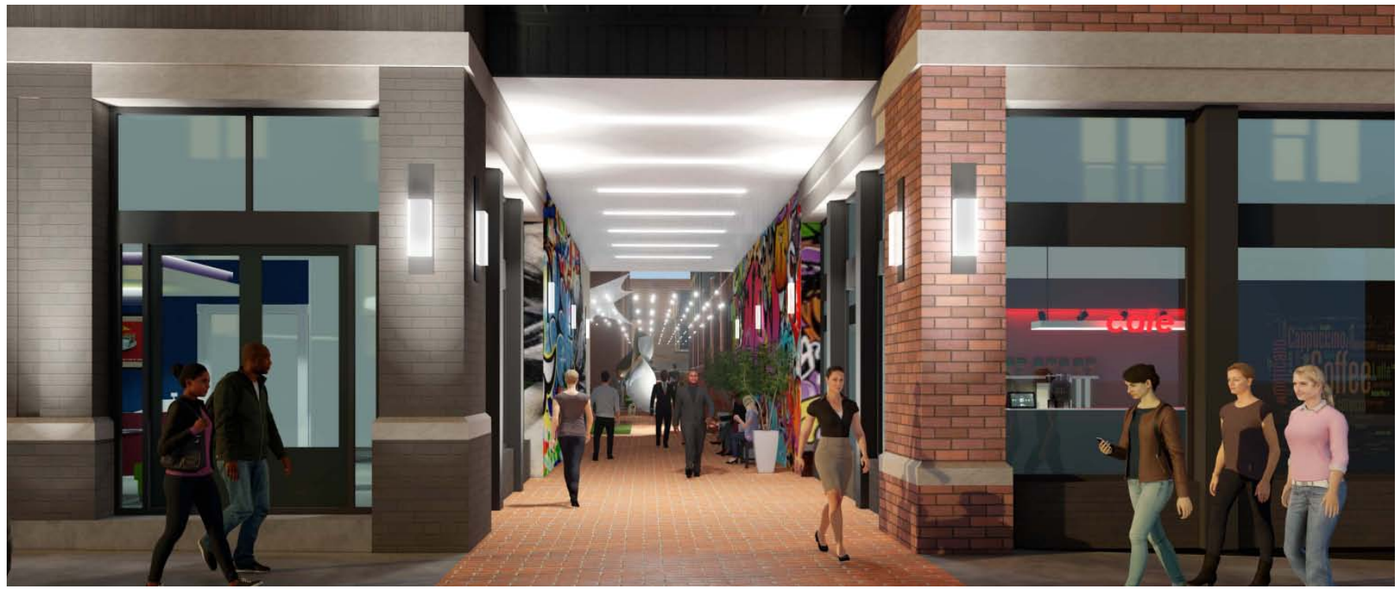
1640 Race St:



Main and Orchard:



View of the storefront and 'Arts Alley' where Freeport Alley is currently located:



Additional detailed views of our proposed storefront design and details:

View of the storefront and base at the NW corner of Liberty and Elm:



Storefront details along Elm:

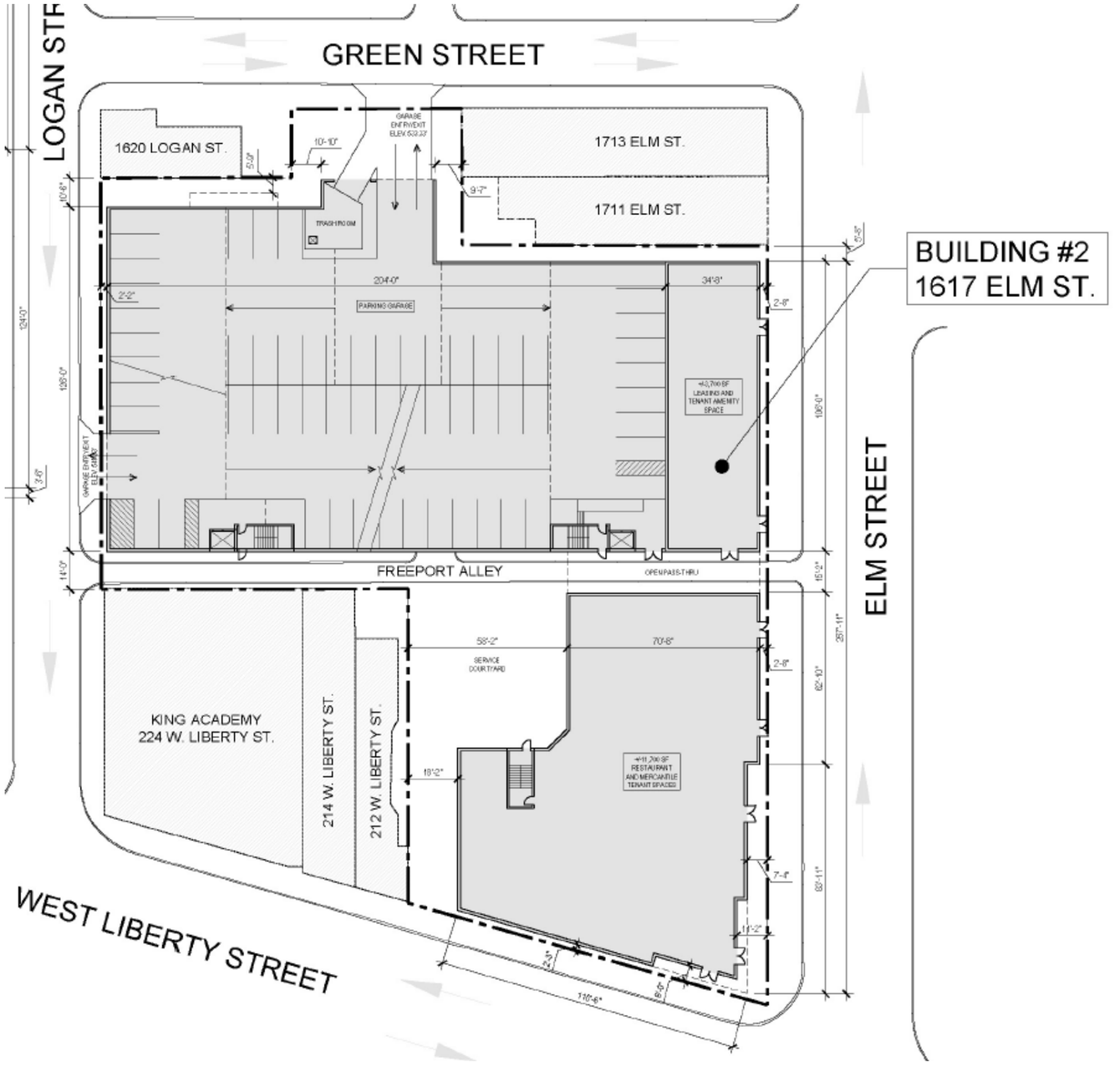




5. Setback: *Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential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

As previously noted, Building 2 is proposed to be built upon one of the largest contiguous vacant sites in OTR. Because of that fact, and the programmatic needs of our Client, the building is large in comparison to adjacent properties, but similar in floor plate size as nearby existing buildings within OTR as referenced throughout this document. Keeping the "edge" along Elm, Liberty, and Logan was an important consideration in our design. We also had to consider setbacks from existing overhead power lines, the location of foundations below grade in relation to the property lines, and future retail tenant entry door locations. The result was a relatively consistent flat facade set back about two and half feet from the Elm and Liberty property lines, and a about a foot from the Logan Street property line. A setback in the Elm Street facade at the Freeport Alley location has been included to draw attention to the 'Arts Alley' that will be located and accessed from Elm here. We also included a setback at the corner along Elm in order to provide the potential for a small outdoor dining area should a restaurant tenant lease the corner retail space in the future.

Plan of Building 2 showing setbacks:



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

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

In response to Item #6 and #7, and as noted above under item #3, the vertical columns of masonry, and openings between, create a rhythm similar to other commercial or industrial scale buildings in OTR. The Art Academy and Hale Justis Lofts being the best examples of this and the most notable influences on our design approach. We established a typical bay spacing of 12' within the facade by way of 4' wide solids and 8' wide voids. A simple rhythm of massing and voids that creates an industrial or commercial language that works well with the building's function and program. Within the metal panel facades, such as at the corner of Liberty and Elm, we have introduced accent panels (shown in white) to accentuate the verticality of the massing. Within the masonry pilasters we have suggested a recessed brick detail to accentuate the verticality of these elements.

View looking northwest on Elm:



Brick detail:



View looking north on Liberty:

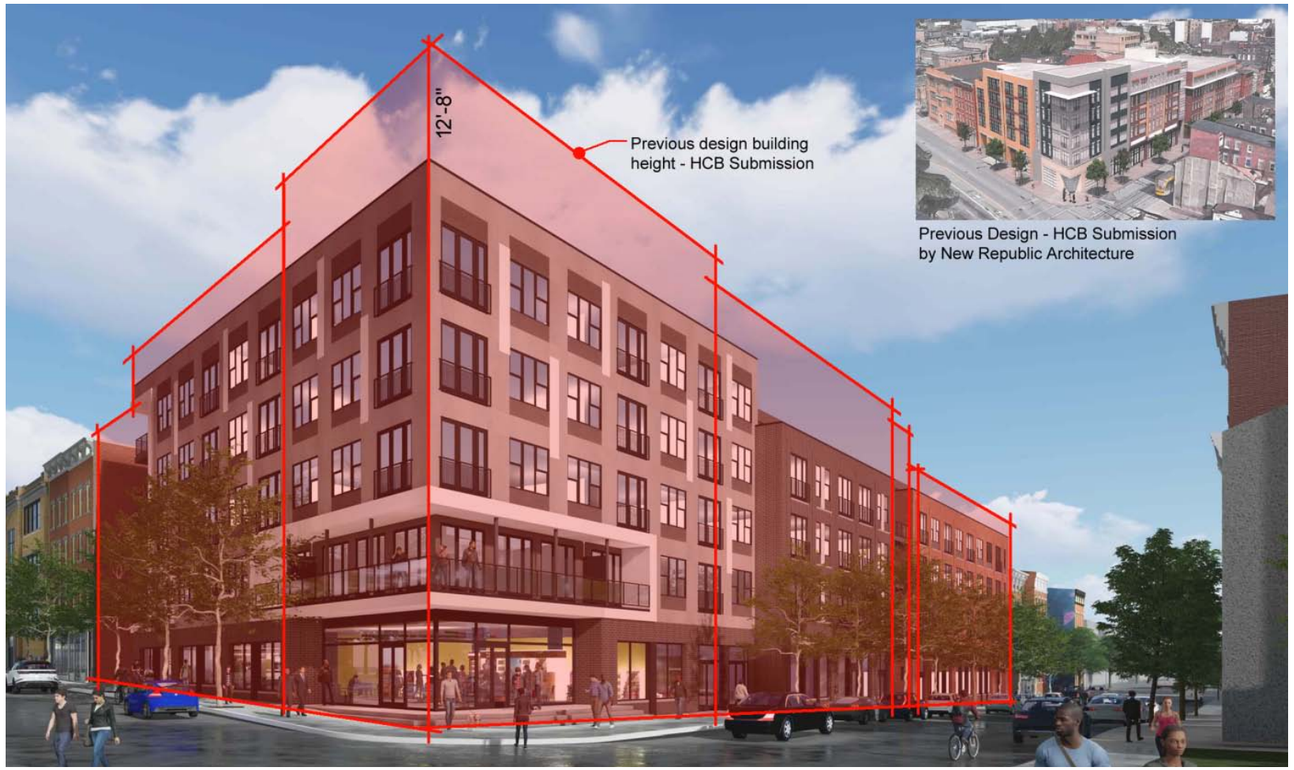


8. Height: *The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.*

When first given the opportunity to look into this expanded version of the previously approve Planned Development, the height of Building 2 was at the top of our list of design concerns, no pun intended. We began to design both buildings in the Spring of 2019. Soon after understanding the program and project needs of our client to make this a financially viable development, we began to have discussions with members of the OTR stakeholder groups starting in mid-Summer of 2019. And during those early discussions, the height of Building 2, especially along Elm, was a point of emphasis and concern. So we started by looking at a design that would reduce the height of the corner element and mass of the previously approved design. The image to the right shows how we were able to successfully reduce the height of the building by more than 12'.

In addition, through numerous discussions with OTR stakeholders, we pulled back the fifth floor along Elm such that it would not be visible from most angles along Elm or even along Liberty. This significant move, and reduction in apartment units, effectively created a 4-story facade along Elm Street for two thirds the length of the facade that more appropriately relates to the existing adjacent structures to the north as well as the existing structures across Elm Street to the east. The result is a facade that effectively appears to be 4-stories in height and varies dimensionally no more than the equivalent of one story from the height of the adjacent contributing buildings - shown on the right side in these two images to the right image:

Corner of Liberty and Elm with the previously approved design massing shown for reference:



View looking northwest on Elm:

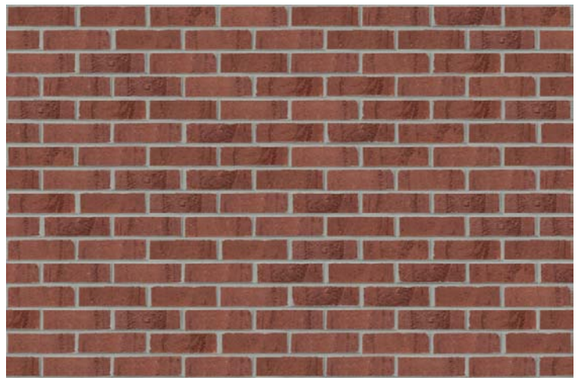




9. Materials: *New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as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

Our design incorporates masonry - brick and cast stone - as the dominant facade material at the base, or first floor level, on all street facades. We have also pushed the extent of the masonry to be the dominant material up to the 4th floor on the east facade facing Elm Street, the most important facade in our design. Brick will be a running bond in most cases with rowlock and soldier course accents and bands. We will use a mixture of modular and utility size brick.

Red to Brown Brick Blend, Elm Street Facade:



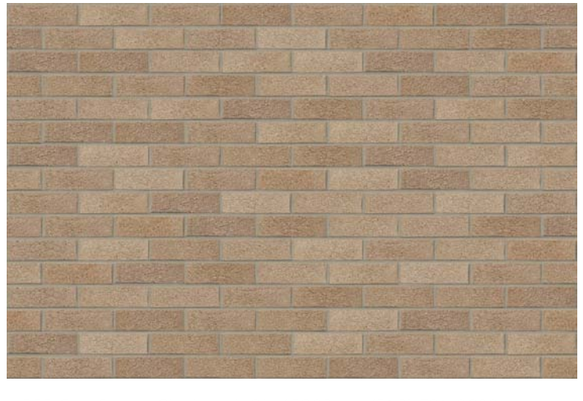


Dark Gray to Black Brick Blend, Elm and Liberty Facades:





Beige to Tan Brick Blend, Logan and Green St. Facades:



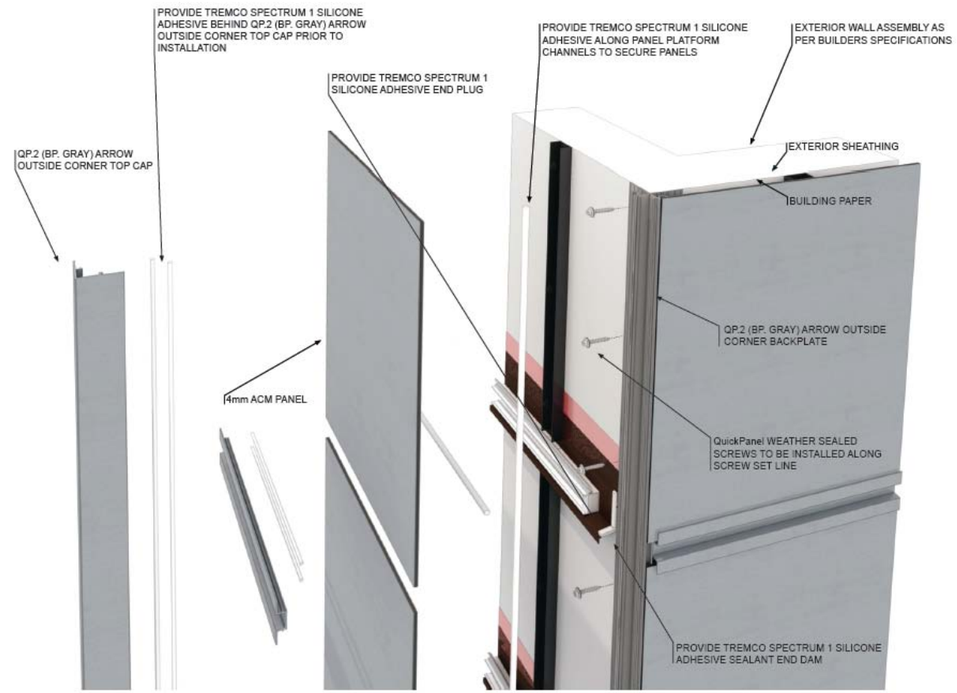


In addition to brick and cast stone accents, we will be using ACM (Aluminum Composite Materials) panels and trim system at the corner of Liberty and Elm. See images to the right as well as attached literature for additional "QuickPanel" details and specs.

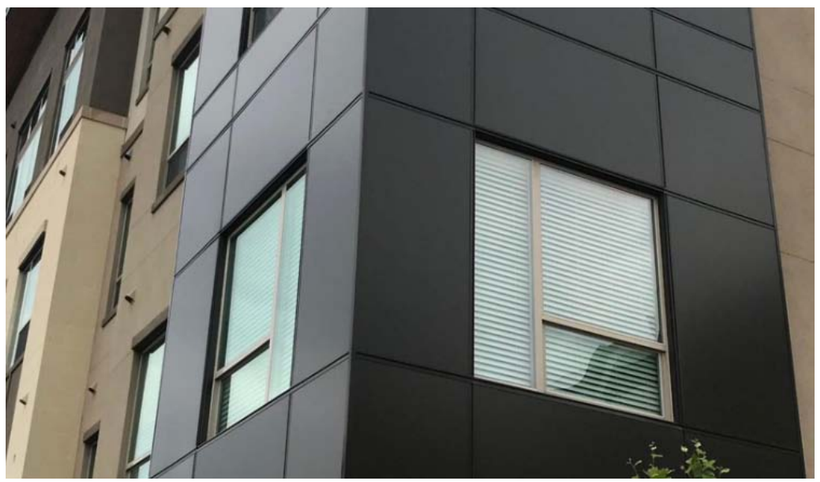
On secondary or less prominent facades, above the first floor of masonry, we will be using a fiber-cement panel and trim system. The appearance of the fiber-cement panel and trim system will be very similar to the metal panel system. See attached literature for additional "EasyTrim" details and specs.

In order to provide more expensive facade materials such as brick, cast stone, and metal panels on the primary facades, we will be using fiber-cement lap siding as the dominant material on the interior courtyard facades, which will be for the most part hidden from street view. We will not be using stucco, synthetic stucco, or plastic on the building facades.

'QuickPanel' ACM Panel detail:



'QuickPanel' ACM installed example image:



The Corner: While not addressed directly in Item 'B. Specific Guidelines' of the "Revised Over-The-Rhine Historic District Conservation Guidelines", the design of the corner of Building 2 is an important element we considered.

We felt the NW corner at the intersection of Liberty and Elm has the opportunity to 'announce' an entrance to this area of OTR. West Liberty Street is an important east-west pedestrian and vehicular artery in the community that is currently undergoing a well-deserved street, curb, and sidewalk revitalization and safety improvement plan. We felt a unique or dynamic corner design element that would draw one's eye into Elm Street, towards Findlay Market (just a block north), Rhinegeist Brewery, and other retailers and restaurants would be appropriate. Because of the retail use on the first floor and the residential use on the upper four floors, we created a "wrapping" element by way of a "floating shadow box" on the second floor level. This allowed for a fair amount of glass and transparency at street level by way of recessed storefront, that would give the appearance of a floating box above as well as the opportunity for outdoor dining at this active corner.

We took cues from the treatment of corners in other large-scale buildings located in OTR. A few example images are shown here to the right. However, a 2-story vertical corner element did not seem appropriate here because of the different uses on the first floor and second floor. So we chose to rotate the corner element to create a unique, modern, and dynamic architectural accent that draws one's eye into this corner of OTR. And going back to the concern we and the OTR stakeholders had with the height of the building at this corner, we felt an accent element closer to street level, rather than at the parapet level, would be more appropriate and more effective.

View of the NW corner of Liberty and Elm, looking NW:



1801 Elm St. (2 blocks north of the project):



Hale Justis (Jackson and Central):



4mm ACM QuickPanel Rainscreen System

SHOP DRAWINGS

- Integrated Rainscreen
- Fire Rated Panels
- Wind Load Tested
- UV Protected
- EZ.Lock™ Trim Technology
- No Face Fasteners
- ColorMatch™ + ColorLock™
- Complete System & Services



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EasyTrim has a full project management and on-site installation training team ready to assist in any way possible to ensure that every job goes on the wall, not only correctly, but efficiently, saving time and money.

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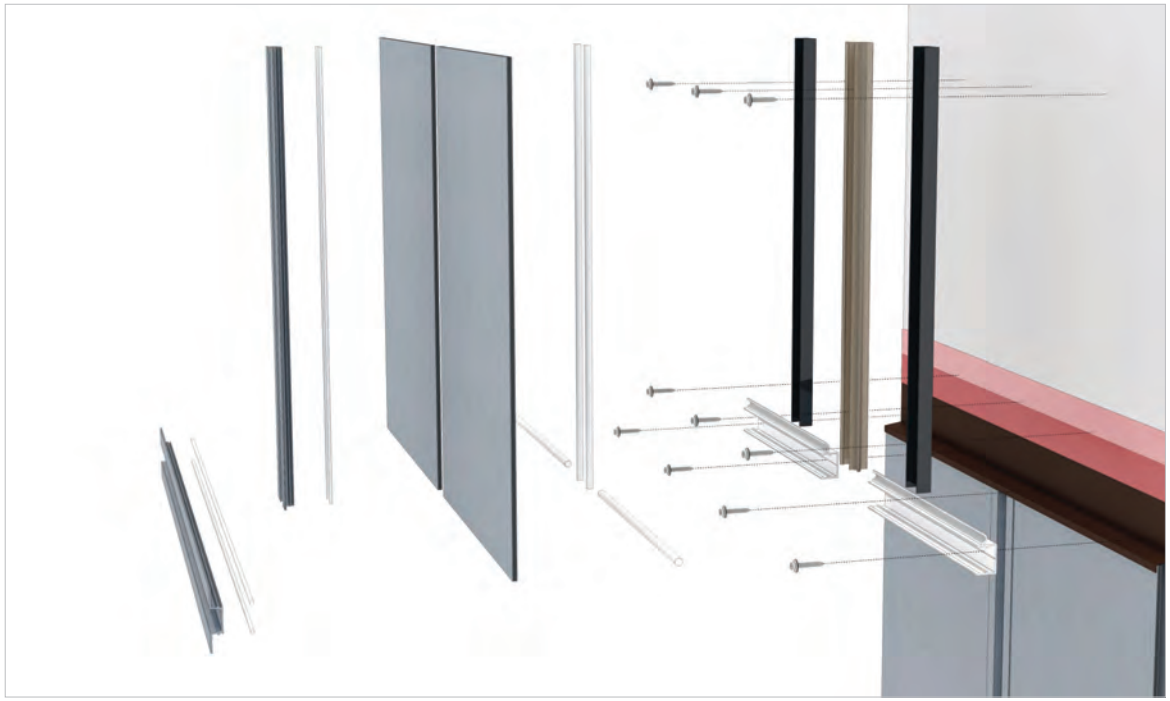
EasyTrim has a full estimating team that can provide professional BOQ and cost estimates for you or your customers at no charge to you. Please inquire with your local sales rep or email estimates@easytrimreveals.com for more information.

Complete System & Services

Everything required to clad your exterior. When purchasing the 4mm ACM QuickPanel System everything necessary to get the system up on the wall is included as one bundle. Our motto is if we can make something easy, we do.

Our goal with the ACM QuickPanel System was to do the impossible: revolutionize the architectural world that was dominated by tradition. That meant reimagining every element of exterior design and system delivery to make it not only lightweight, easy-to-install, elegant, and durable, but most importantly a superior integrated rainscreen. The result is more than just a new affordable attachment method. It's the future of exterior architectural design.

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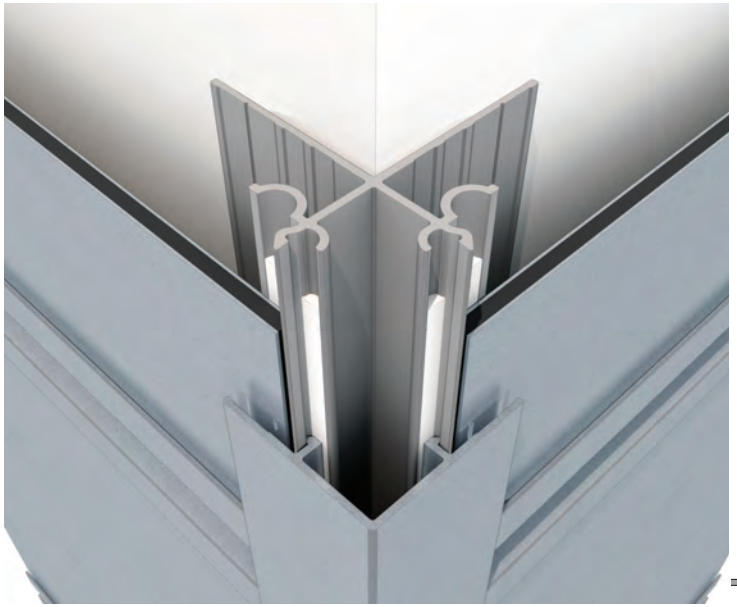
Color Coded Installation

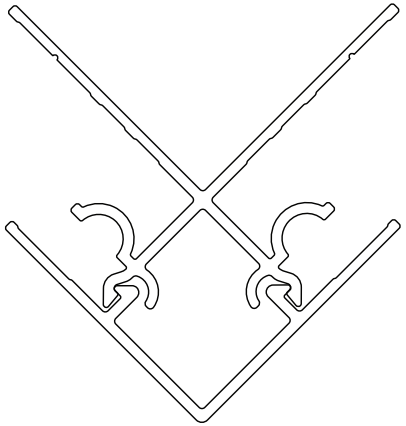
Color Coded trim backplates ensure the proper piece is picked and installed on the wall in the correct place.

EZ.Lock™ Trim Technology

2-Piece trim assemblies allow everything to be measured and cut on-site eliminating the need for any off-site fabrication.

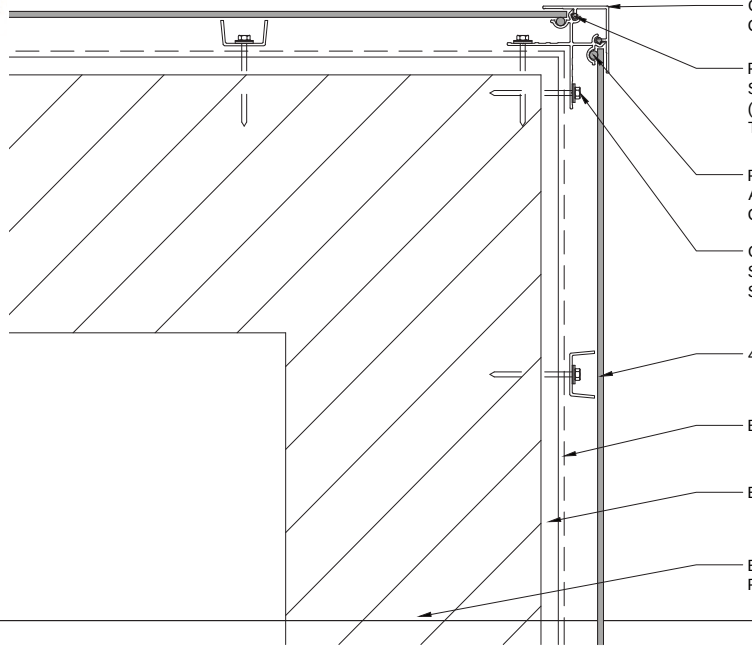
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QP.2 - ARROW OUTSIDE CORNER ASSEMBLY

BP. GRAY



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QuickPanel PROFILES:

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- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
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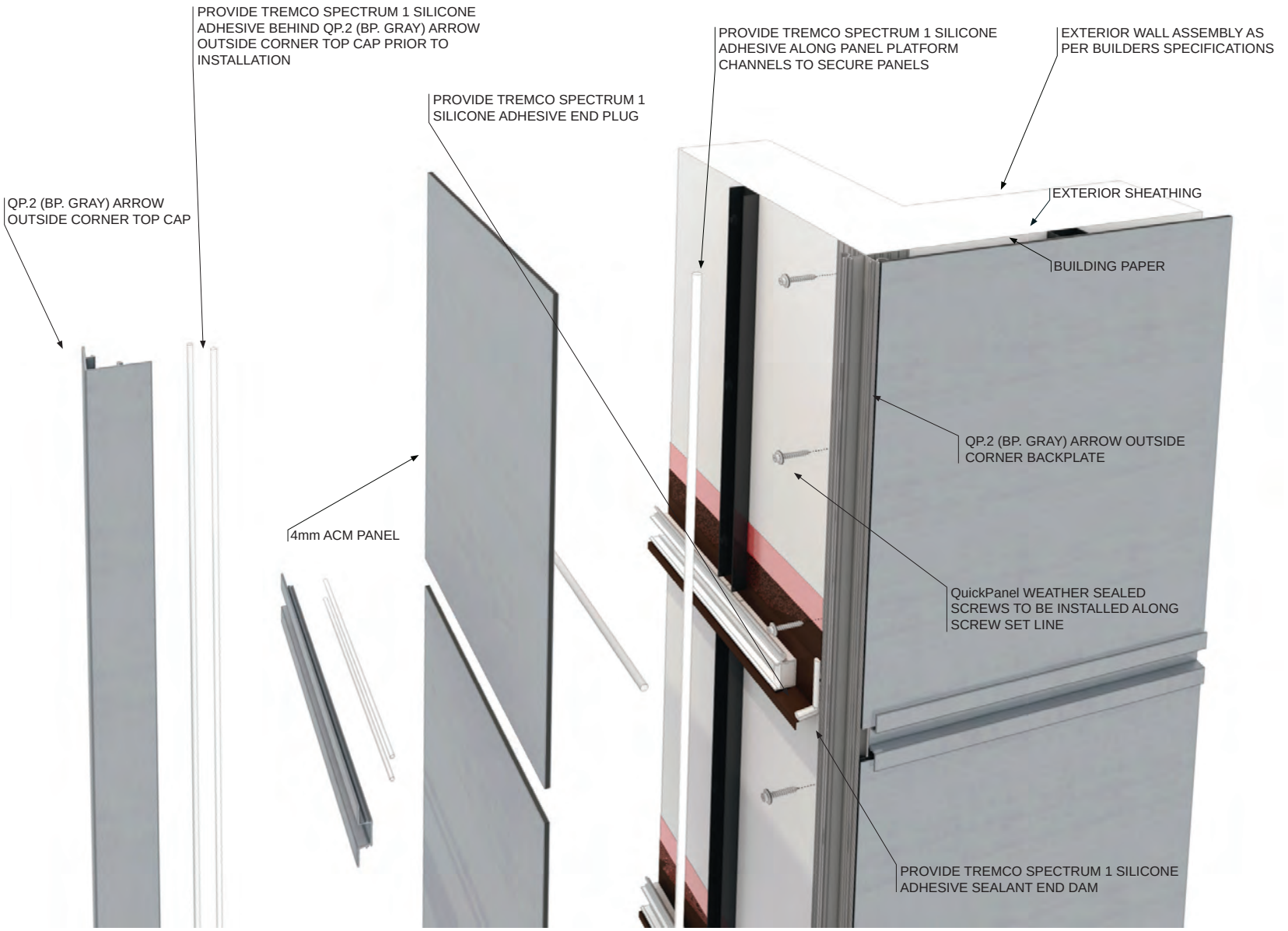
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QuickPanel WEATHER SEALED SCREWS
QuickPanel WEATHER TAPE
TREMCO SPECTRUM 1 SILICONE ADHESIVE
[NOTE: BP = BACKPLATE]

4mm ACM
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- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

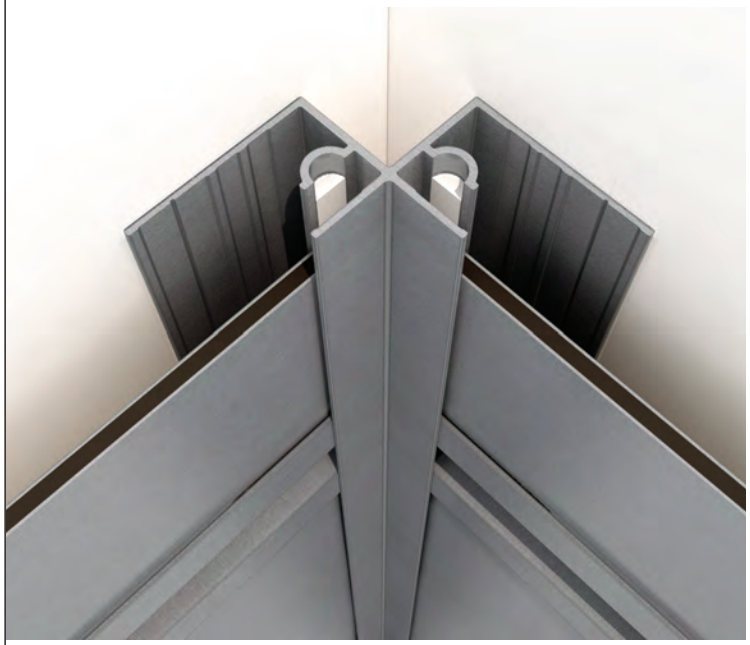
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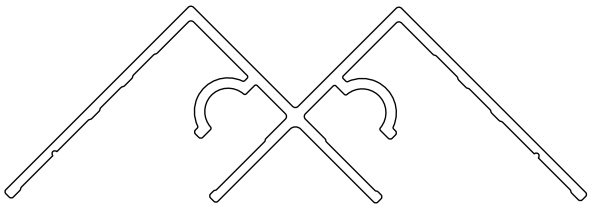
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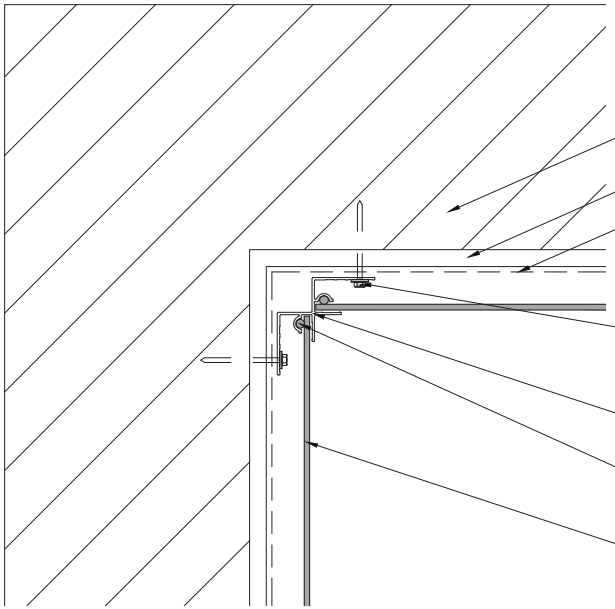
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QP.3 - INSIDE CORNER

COLOR MATCH



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- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
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- QuickPanel WEATHER SEALED SCREWS
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- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

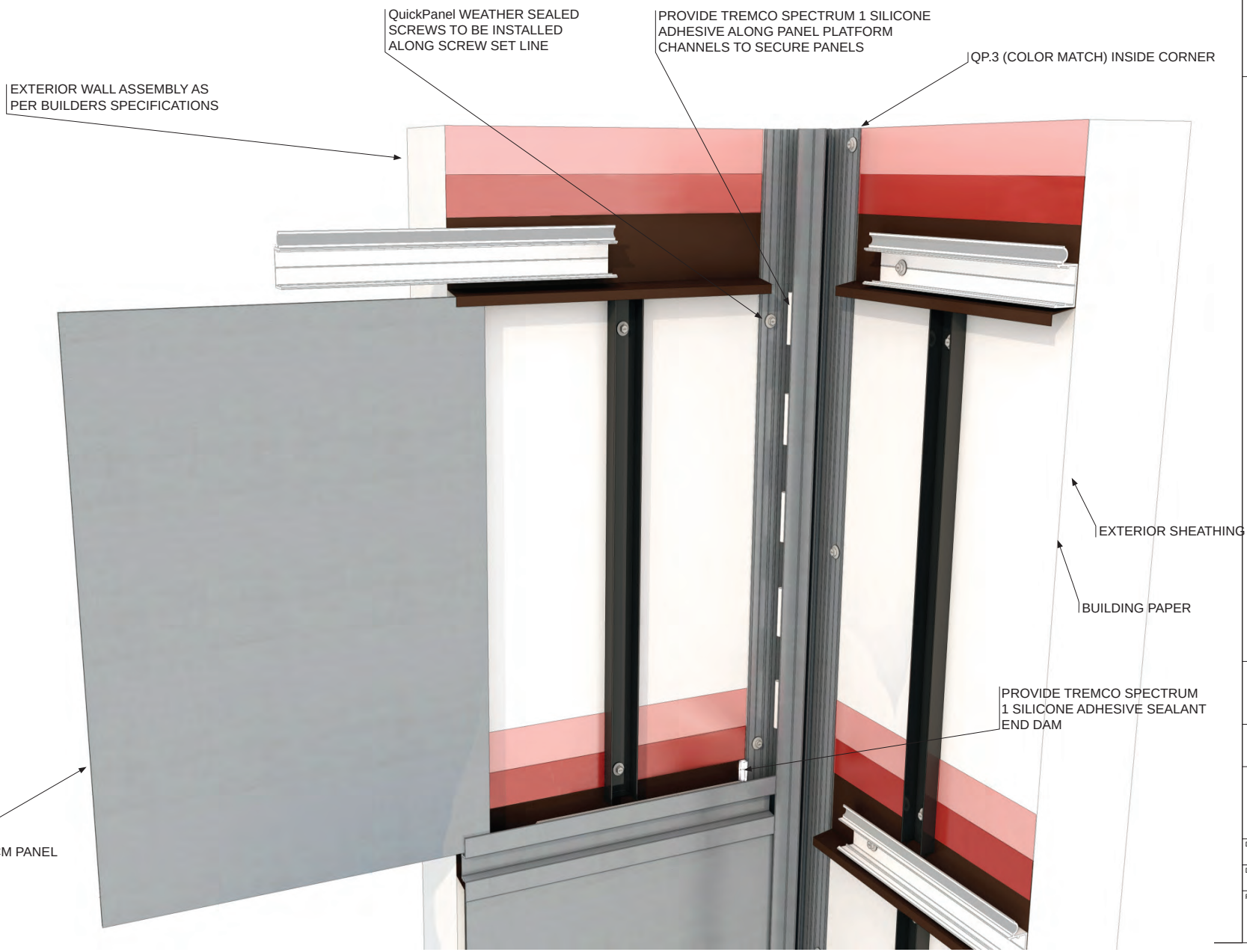
4mm ACM

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QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

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QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

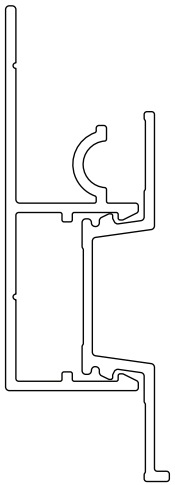
4mm ACM
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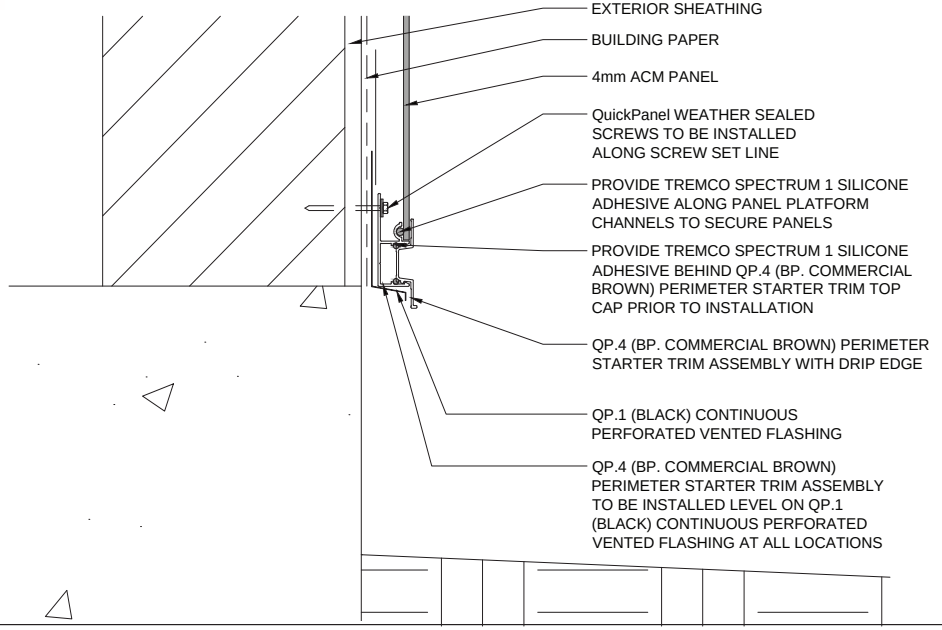
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QP.4 - PERIMETER STARTER TRIM ASSEMBLY

COLOR MATCH



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QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

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QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

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QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

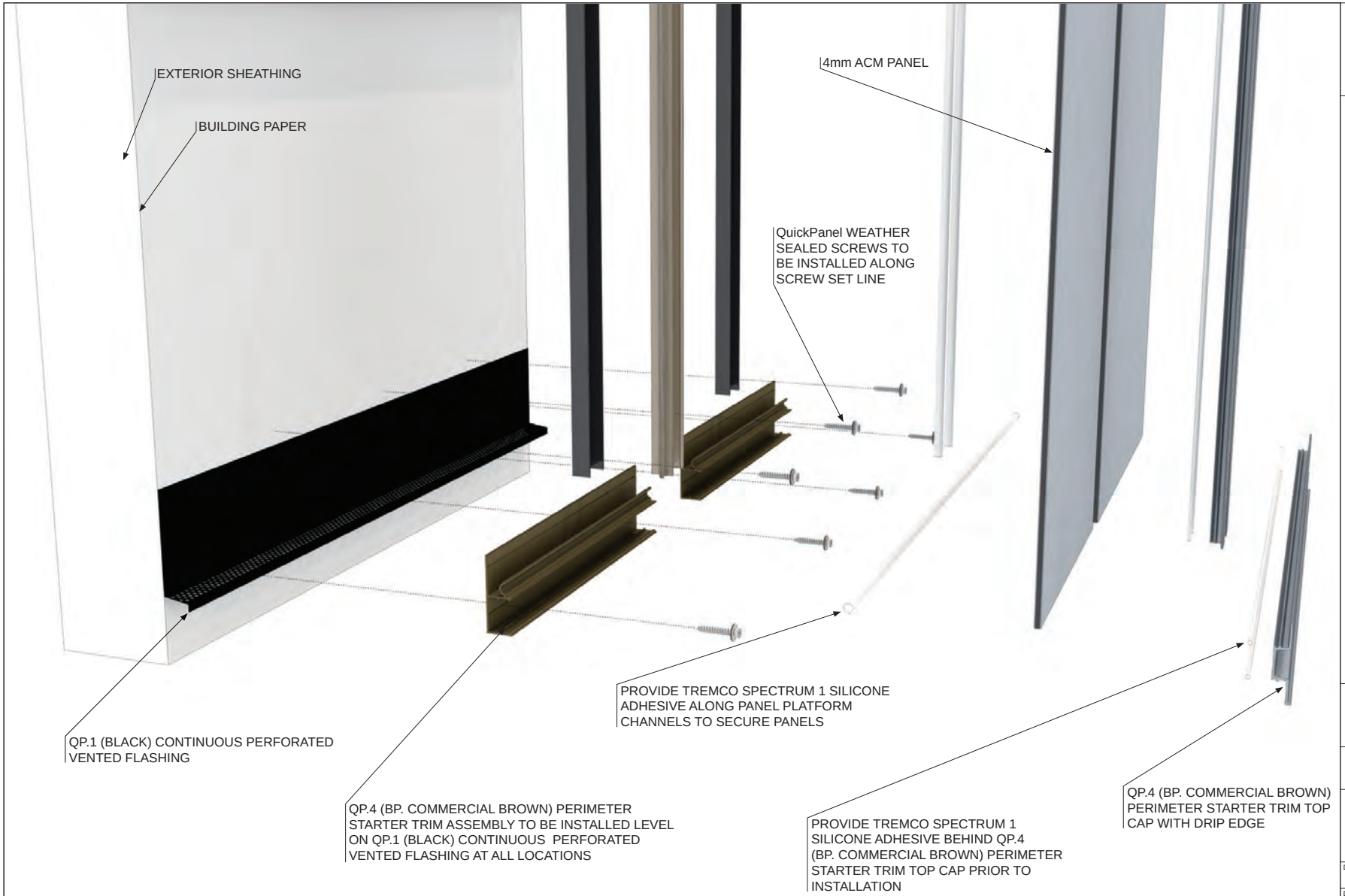
4mm ACM

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QuickPanel PROFILES:

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- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
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- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

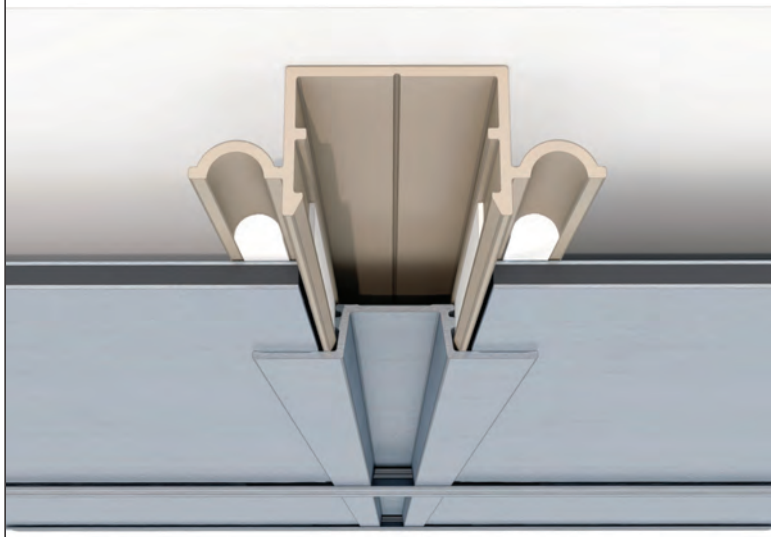
4mm ACM

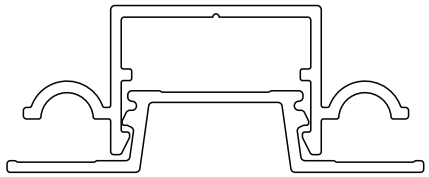
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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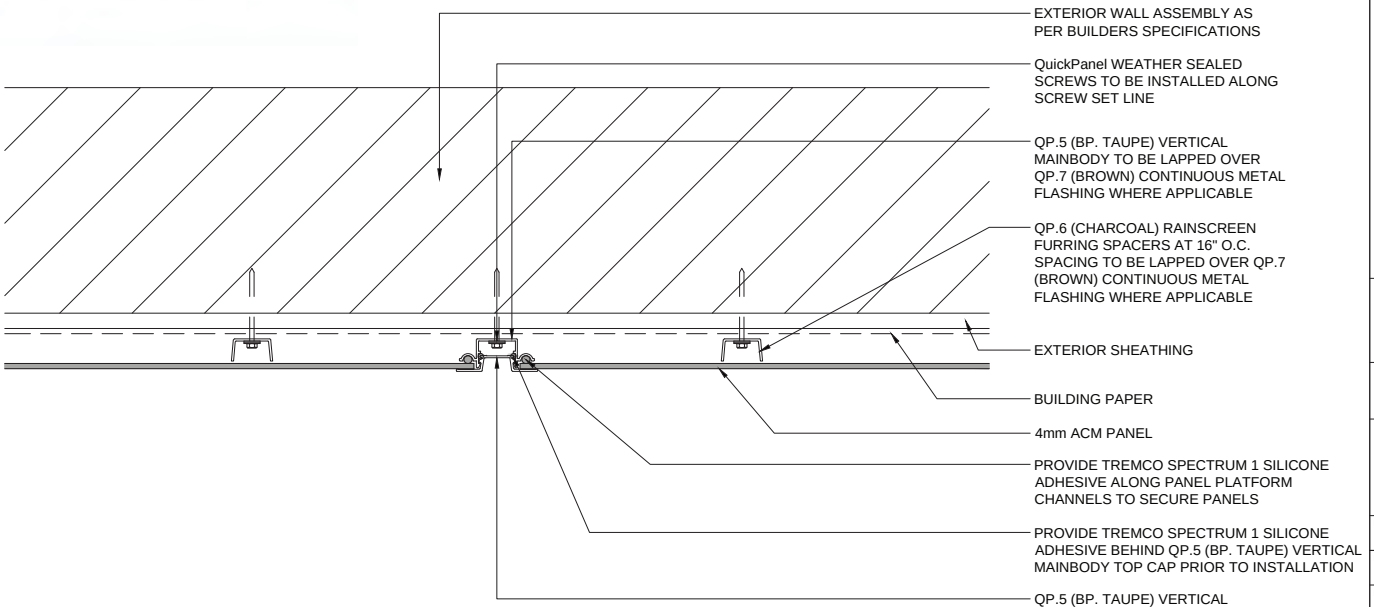
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.4





QP.5 - VERTICAL MAINBODY ASSEMBLY

BP. TAUPE



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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

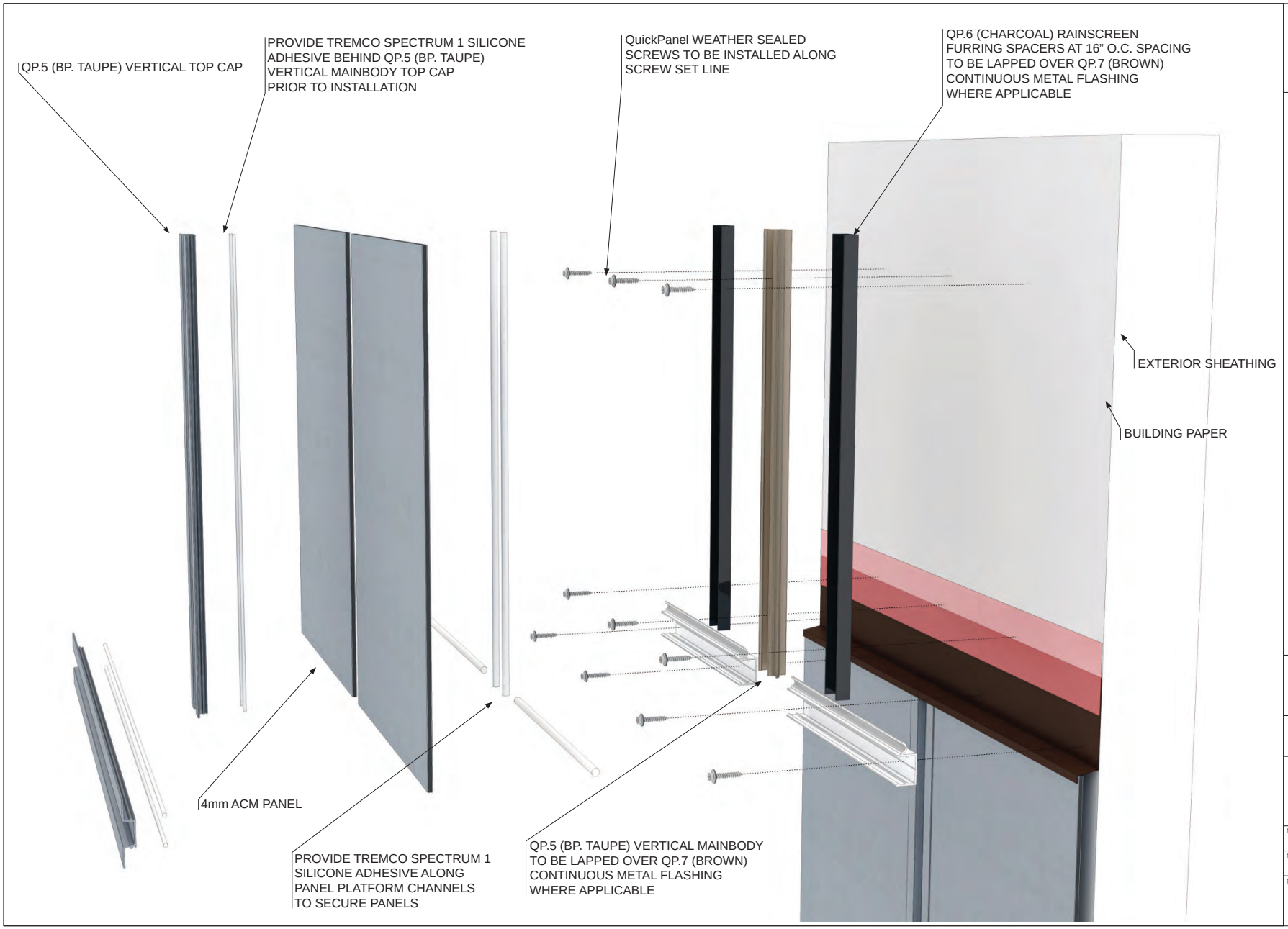
[NOTE: BP = BACKPLATE]

4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.5



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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

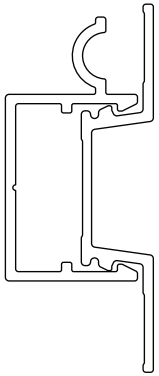
4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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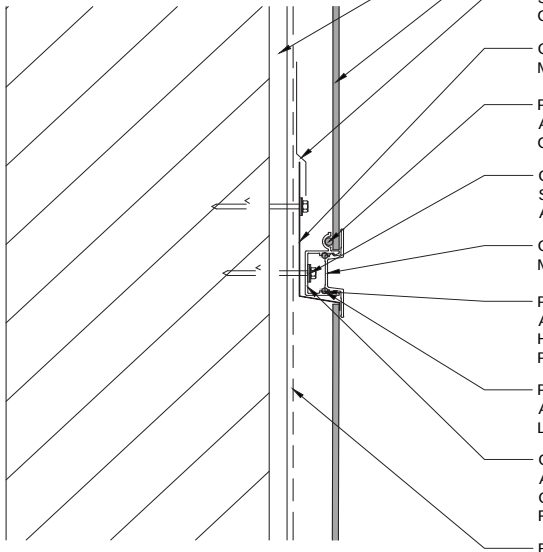
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.5





QP.8 - HORIZONTAL MAINBODY ASSEMBLY

BP. WHITE



EXTERIOR SHEATHING

4mm ACM PANEL

SHINGLE LAPPED TAPE OVER FLASHING

QP.7 (BROWN) CONTINUOUS METAL FLASHING

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ALONG PANEL PLATFORM CHANNELS TO SECURE PANELS

QuickPanel WEATHER SEALED SCREWS TO BE INSTALLED ALONG SCREW SET LINE

QP.8 (BP. WHITE) HORIZONTAL MAINBODY ASSEMBLY

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE BEHIND QP.8 (BP. WHITE) HORIZONTAL MAINBODY TOP CAP PRIOR TO INSTALLATION

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ACROSS ALL END DAM LOCATIONS

QP.8 (BP. WHITE) HORIZONTAL MAINBODY ASSEMBLY TO BE INSTALLED LEVEL ON QP.7 (BROWN) CONTINUOUS METAL FLASHING AT ALL LOCATIONS

BUILDING PAPER

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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

QP.7: CONTINUOUS METAL FLASHING (BROWN)

QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)

QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)

QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)

QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)

QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)

QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)

QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)

QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

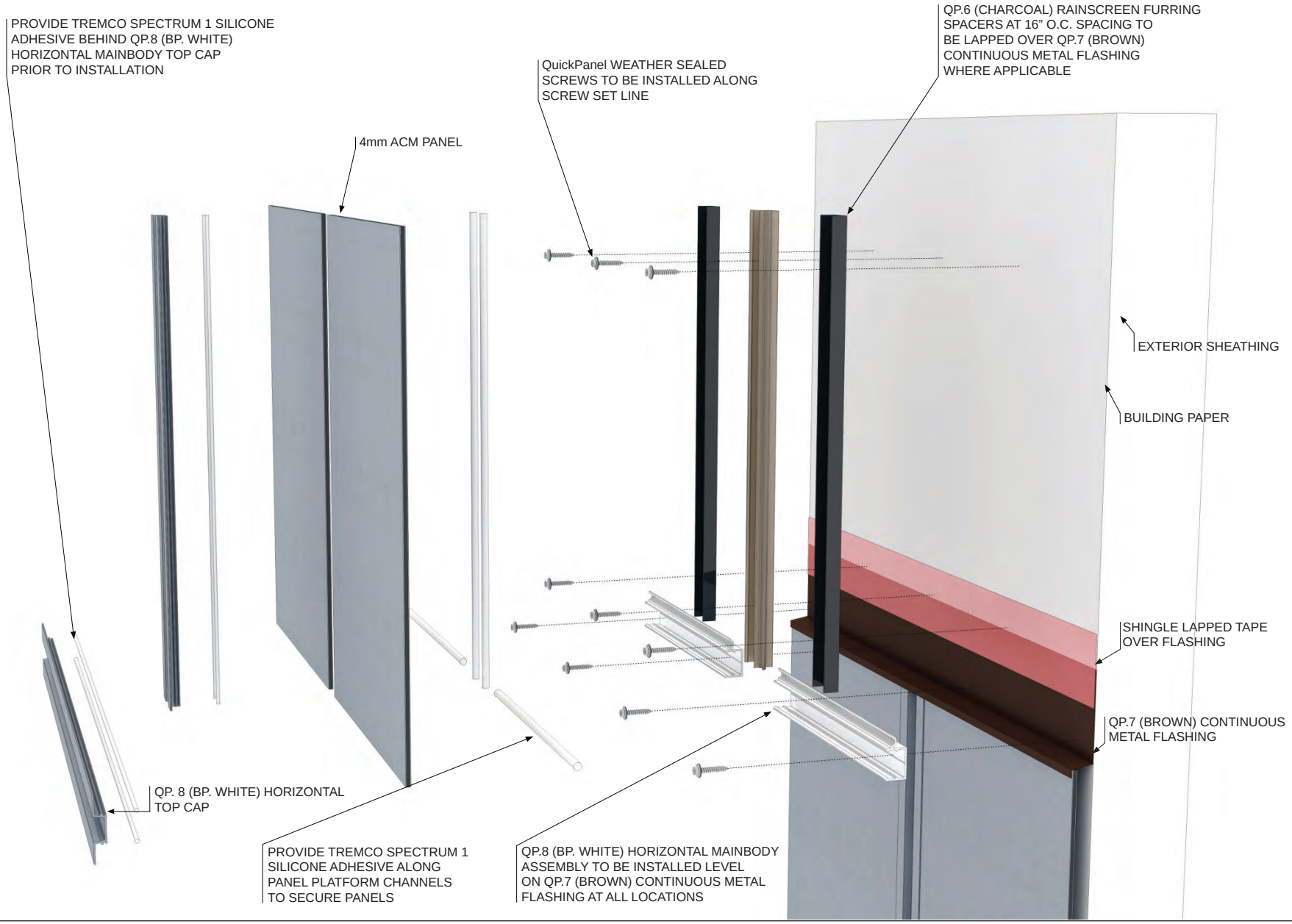
[NOTE: BP = BACKPLATE]

4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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PROJECT NUMBER:	QP.8



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QuickPanel PROFILES:

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- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
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- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

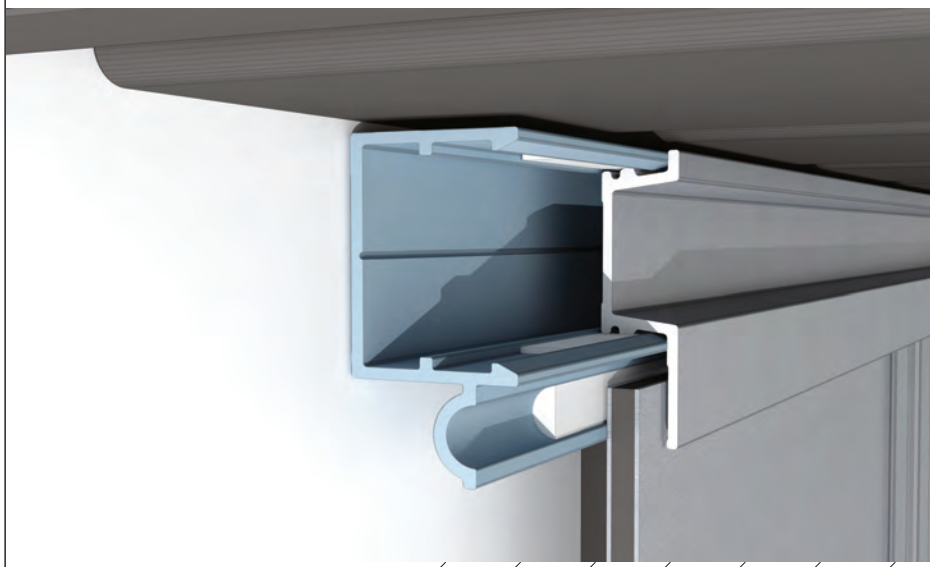
[NOTE: BP = BACKPLATE]

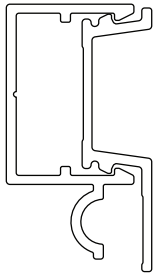
4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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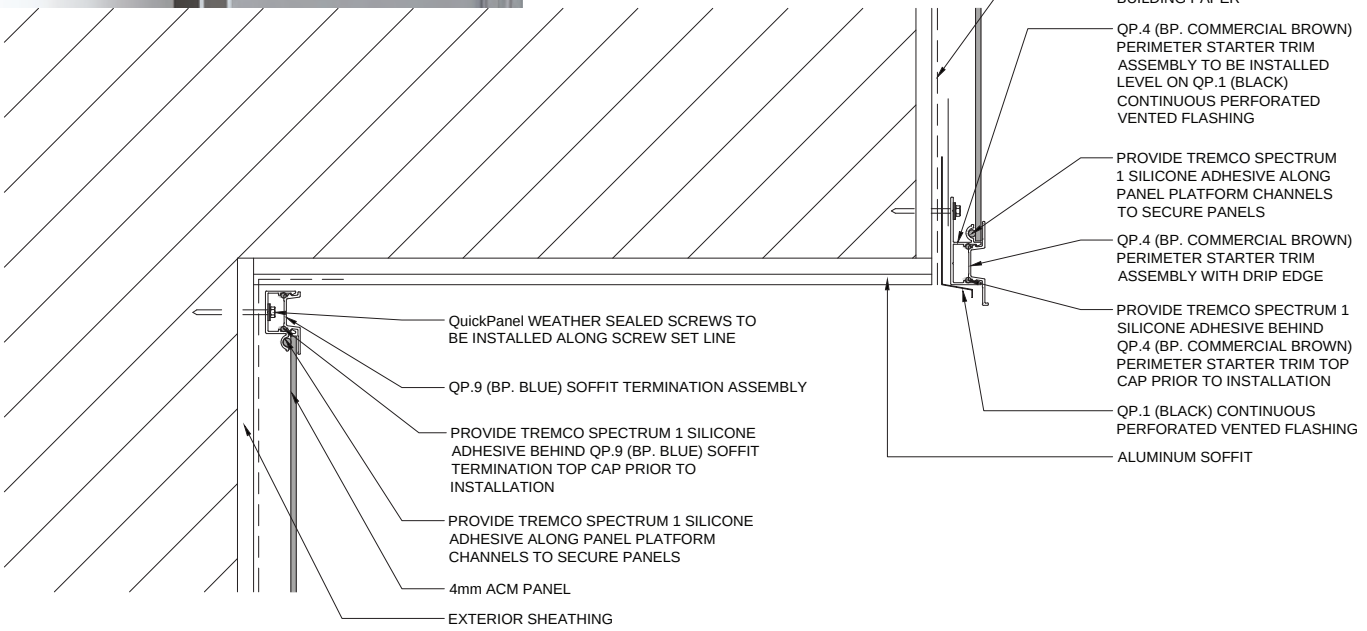
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER: QP.8
PROJECT NUMBER:	





QP.9 - SOFFIT TERMINATION ASSEMBLY

BP. BLUE



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QuickPanel PROFILES:

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- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

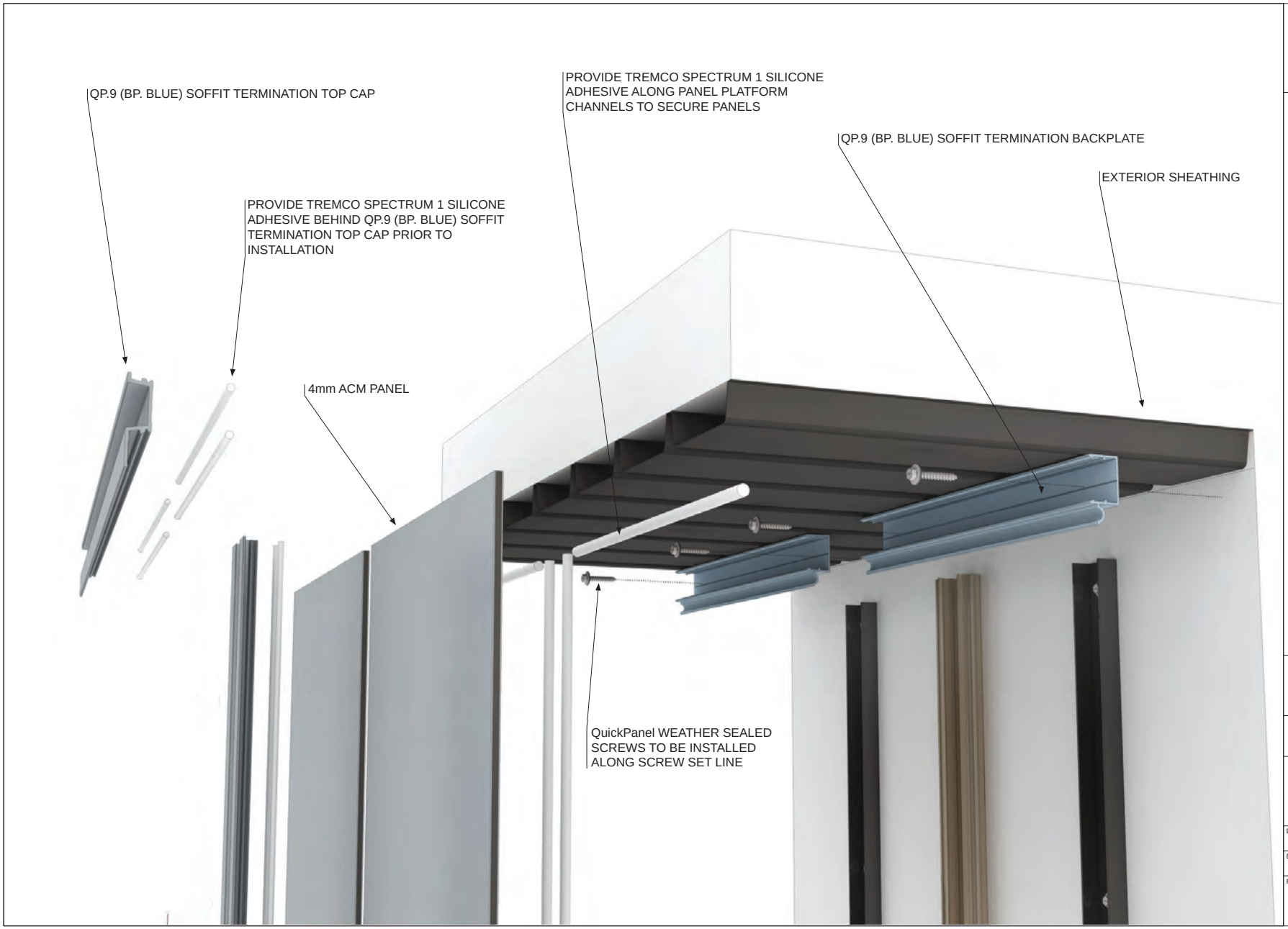
4mm ACM

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QuickPanel System Details

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PROJECT NUMBER:	



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QuickPanel PROFILES:

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- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
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- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

4mm ACM

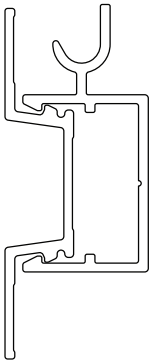
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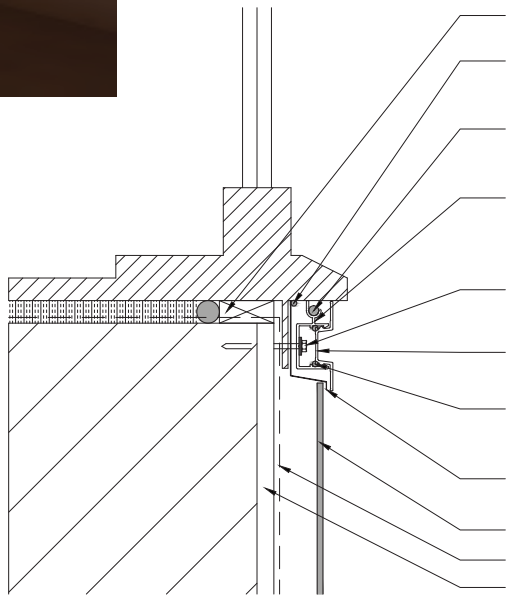
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.9





QP.10 - HORIZONTAL WINDOW SILL ASSEMBLY

BP. BEIGE



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QuickPanel PROFILES:

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- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

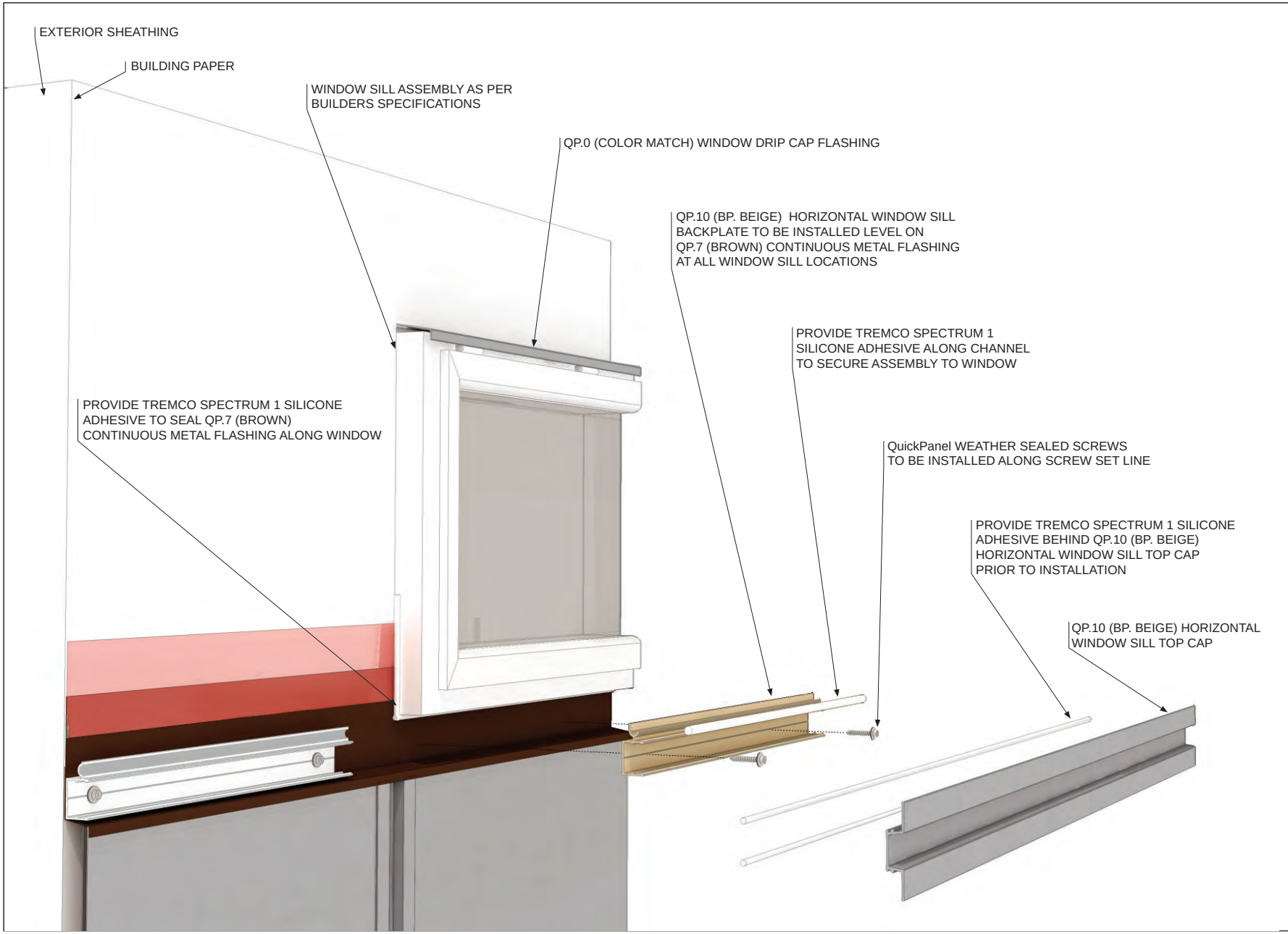
4mm ACM

QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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DATE ISSUED:	DRAWING NUMBER: QP.10
PROJECT NUMBER:	



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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

QP.7: CONTINUOUS METAL FLASHING (BROWN)

QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)

QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)

QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)

QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)

QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)

QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)

QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)

QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

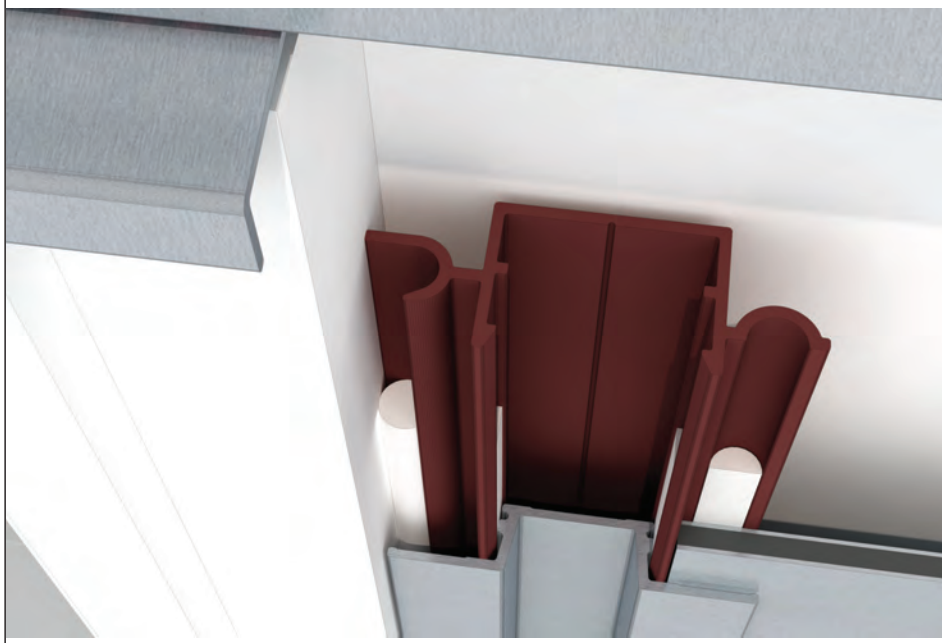
4mm ACM

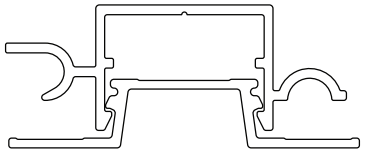
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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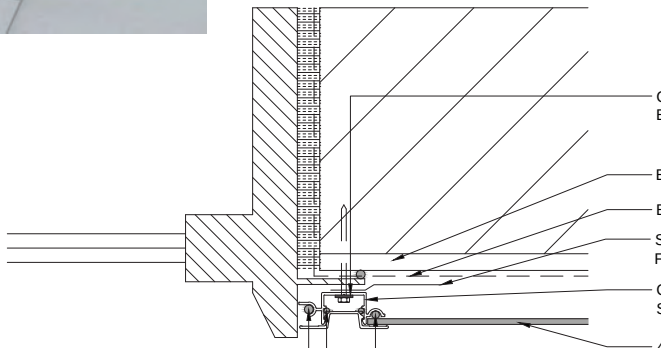
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.10





QP.11 - VERTICAL WINDOW SIDES ASSEMBLY

BP. RED



QuickPanel WEATHER SEALED SCREWS TO BE INSTALLED ALONG SCREW SET LINE

EXTERIOR SHEATHING

BUILDING PAPER

SHINGLE LAPPED TAPE OVER FLANGE

QP.11 (BP. RED) VERTICAL WINDOW SIDES ASSEMBLY

4mm ACM PANEL

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ALONG PANEL PLATFORM CHANNELS TO SECURE PANELS

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE BEHIND QP.11 (BP. RED) VERTICAL WINDOW SIDES TOP CAP PRIOR TO INSTALLATION

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ALONG CHANNEL TO SECURE ASSEMBLY TO WINDOW

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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

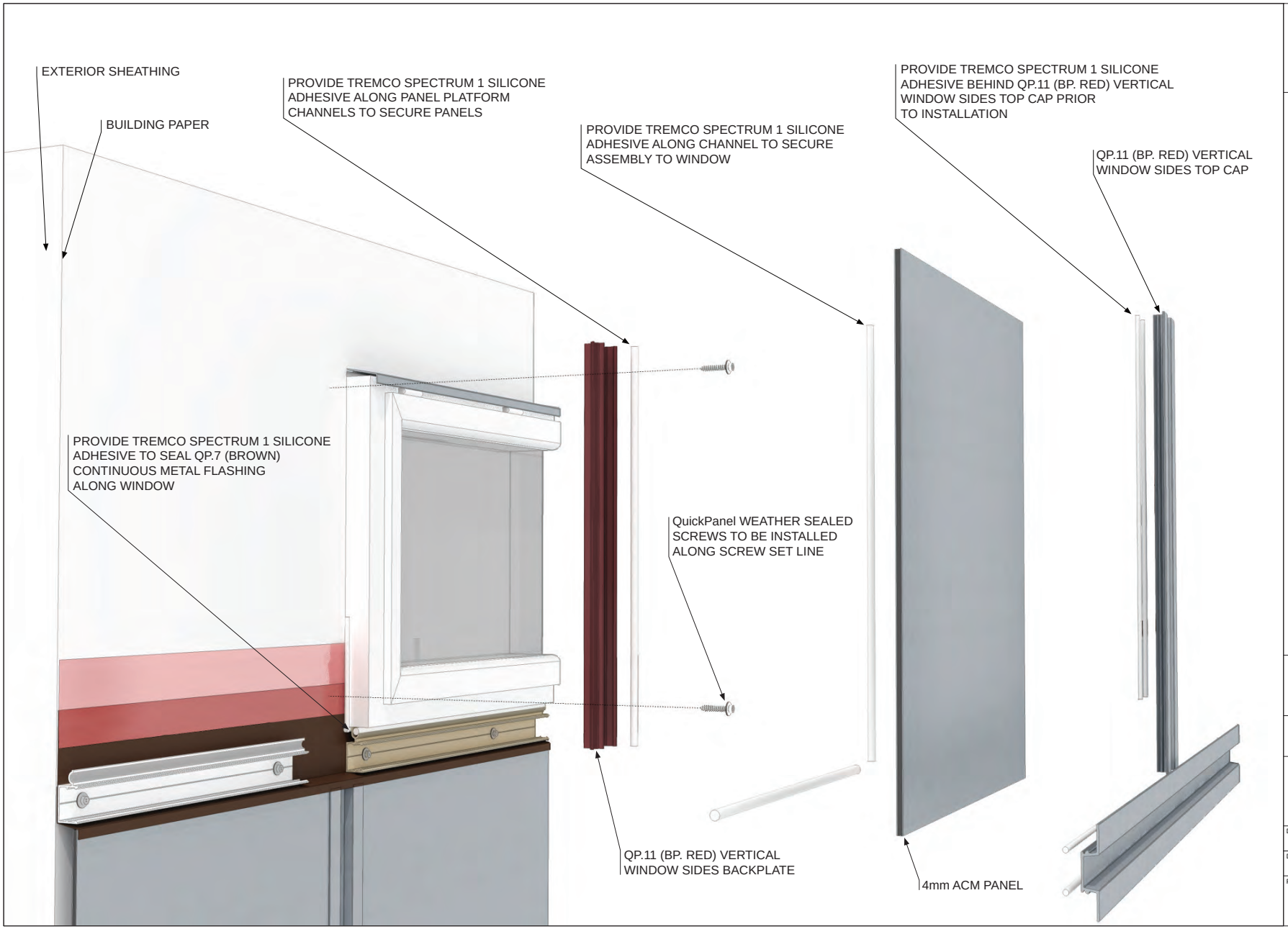
[NOTE: BP = BACKPLATE]

4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

QP.7: CONTINUOUS METAL FLASHING (BROWN)

QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)

QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)

QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)

QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)

QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)

QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)

QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)

QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

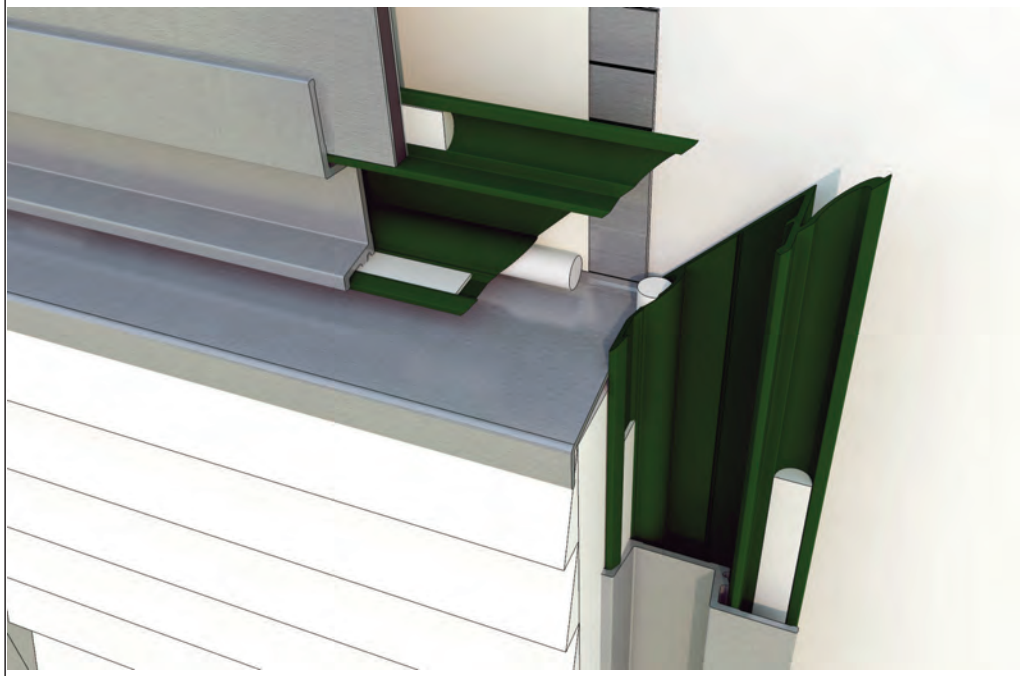
4mm ACM

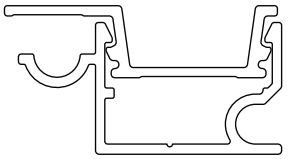
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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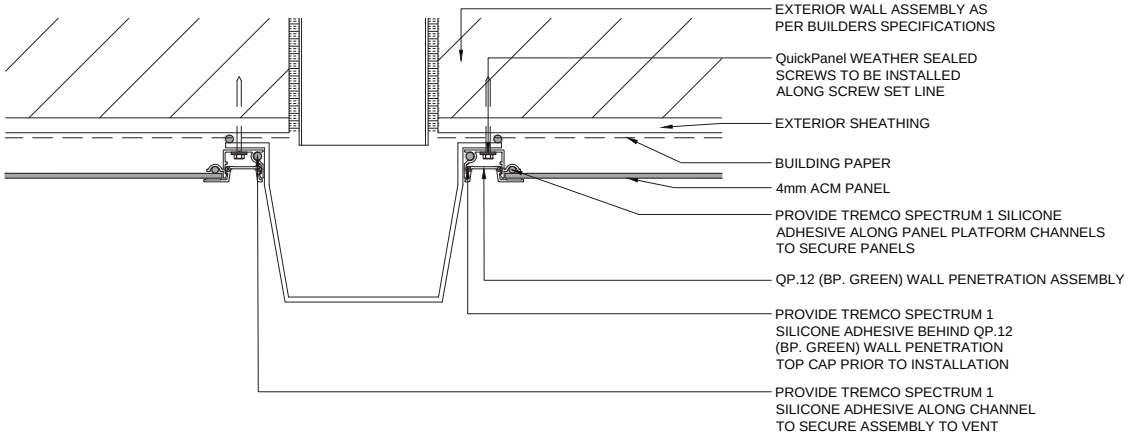
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.11

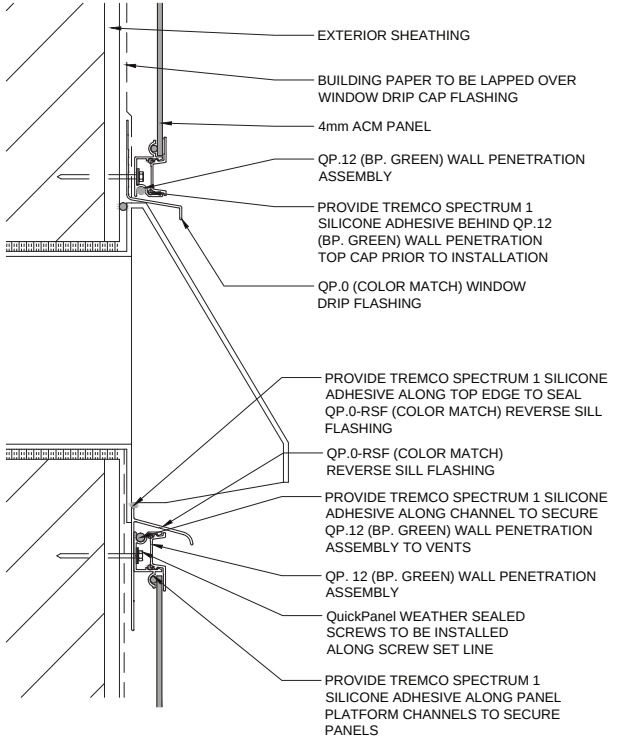




QP.12 - WALL PENETRATION ASSEMBLY

BP. GREEN





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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
QP.3: INSIDE CORNER (COLOR MATCH)
QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
QP.7: CONTINUOUS METAL FLASHING (BROWN)
QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL
QuickPanel WEATHER SEALED SCREWS
QuickPanel WEATHER TAPE
TREMCO SPECTRUM 1 SILICONE ADHESIVE
[NOTE: BP = BACKPLATE]

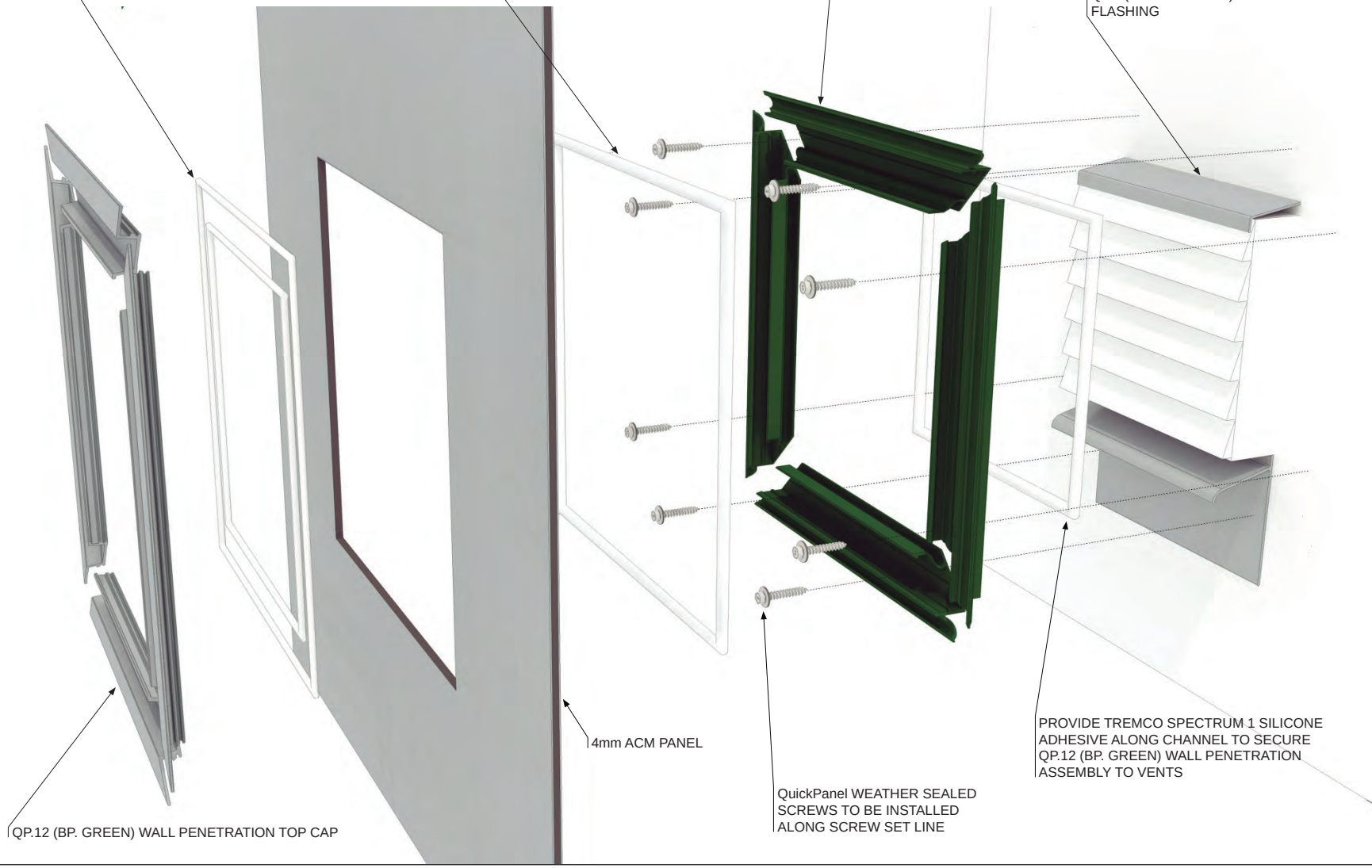
4mm ACM

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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

4mm ACM

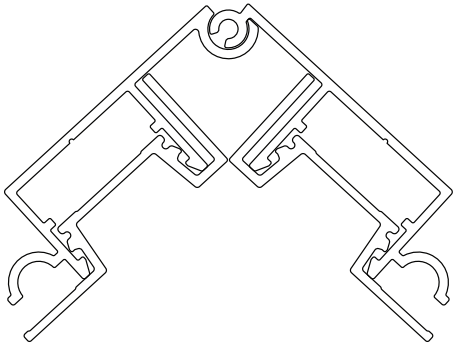
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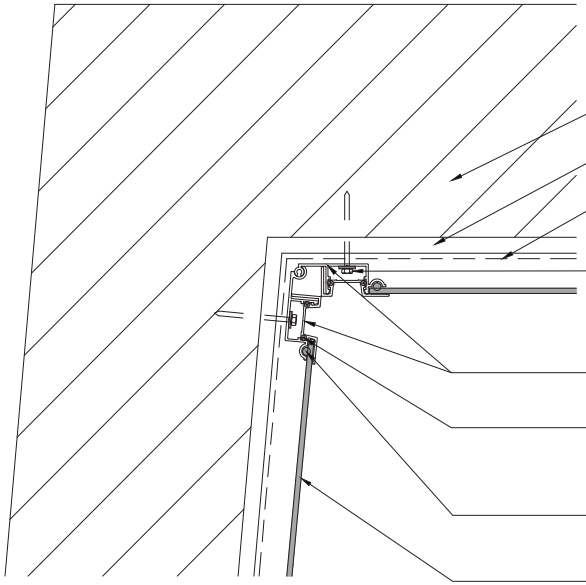
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.12





QP.13 - MULTI-ANGLE INSIDE CORNER ASSEMBLY

BP. COLOR MATCH



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- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

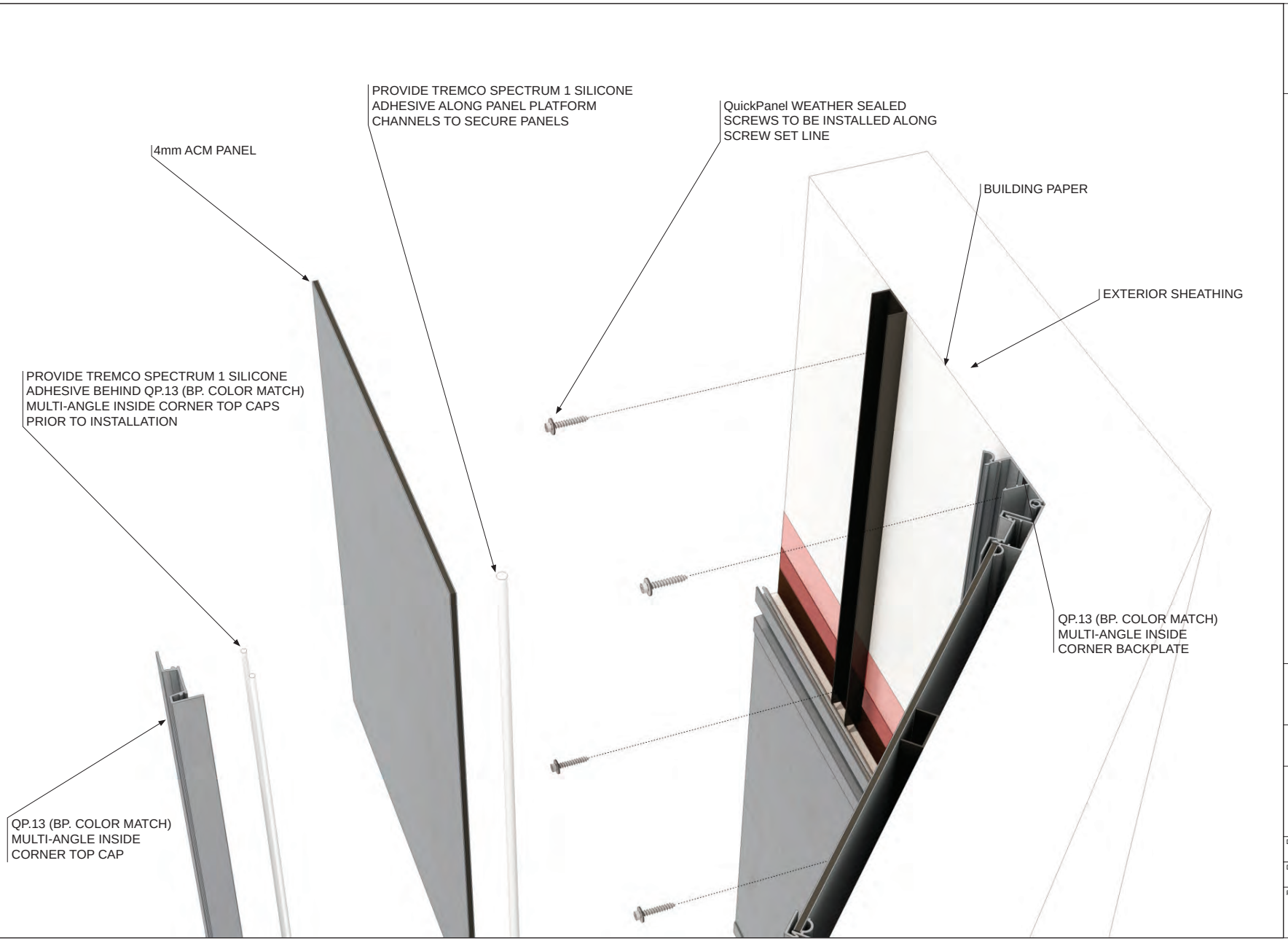
4mm ACM

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QuickPanel System Details

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PROJECT NUMBER:	



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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

QP.7: CONTINUOUS METAL FLASHING (BROWN)

QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)

QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)

QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)

QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)

QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)

QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)

QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)

QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

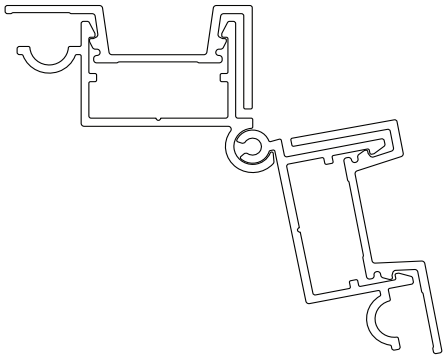
4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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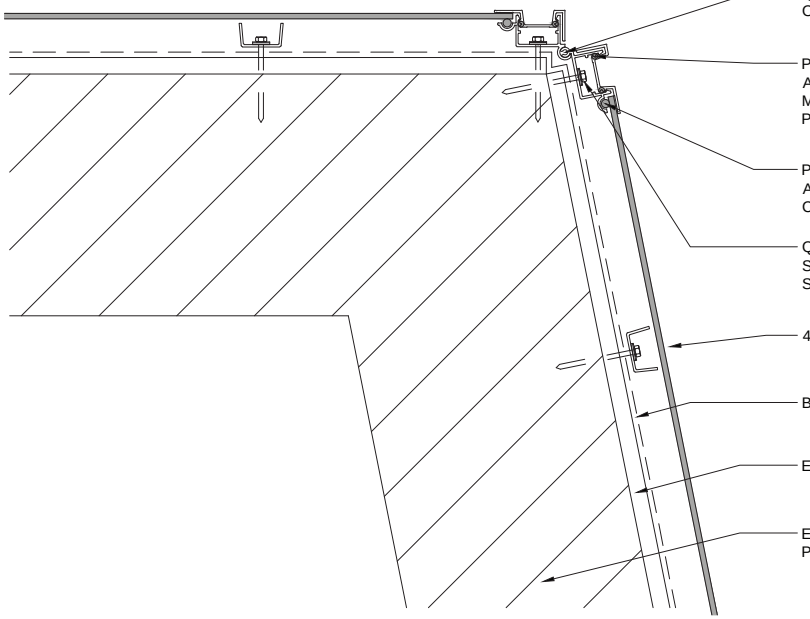
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.13





QP.14 - MULTI-ANGLE OUTSIDE CORNER ASSEMBLY

BP. COLOR MATCH



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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

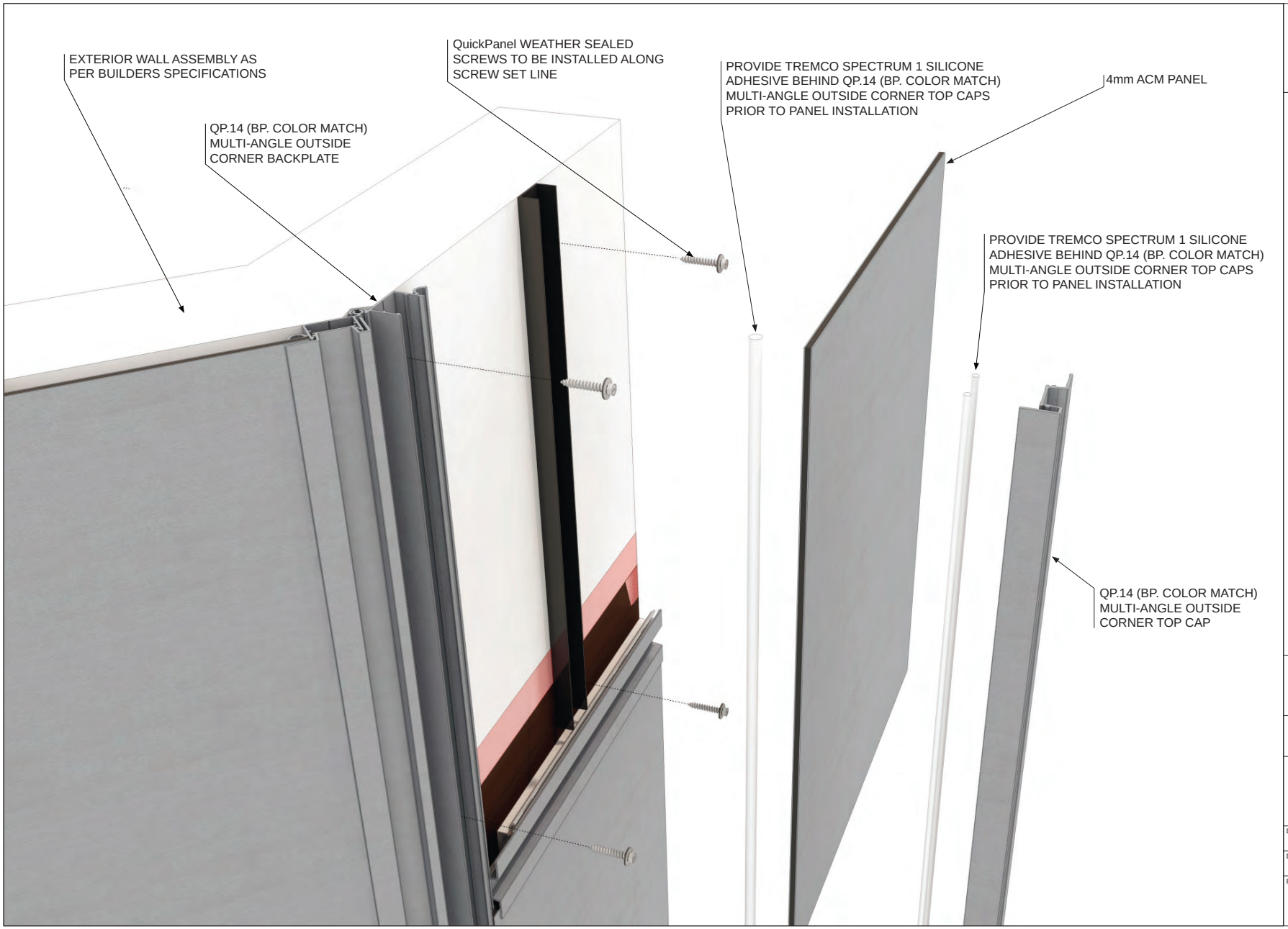
[NOTE: BP = BACKPLATE]

4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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PROJECT NUMBER:	QP.14



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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)

QP.7: CONTINUOUS METAL FLASHING (BROWN)

QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)

QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)

QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)

QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)

QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)

QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)

QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)

QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)

QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)

QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

4mm ACM

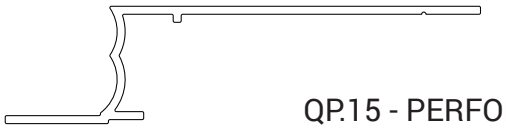
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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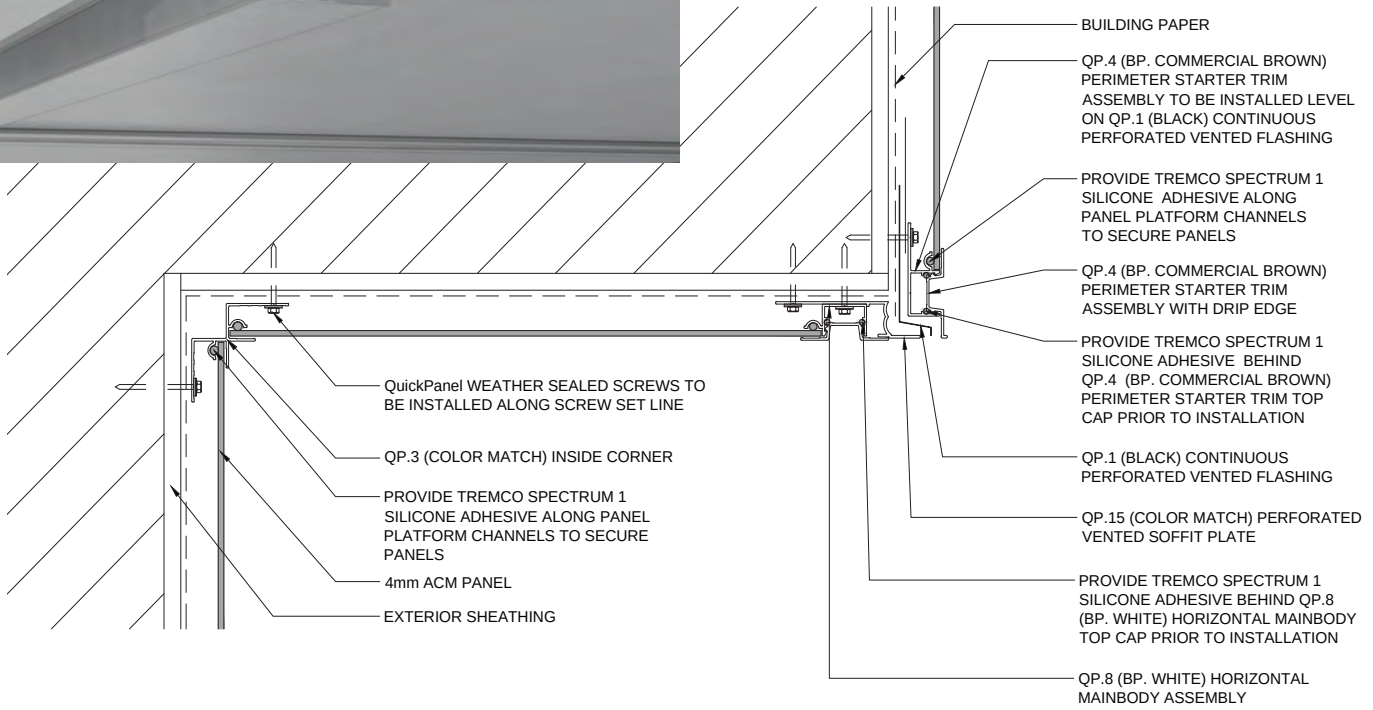
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER: QP.14
PROJECT NUMBER:	





QP.15 - PERFORATED VENTED SOFFIT PLATE

COLOR MATCH



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QuickPanel PROFILES:

- QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)
- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

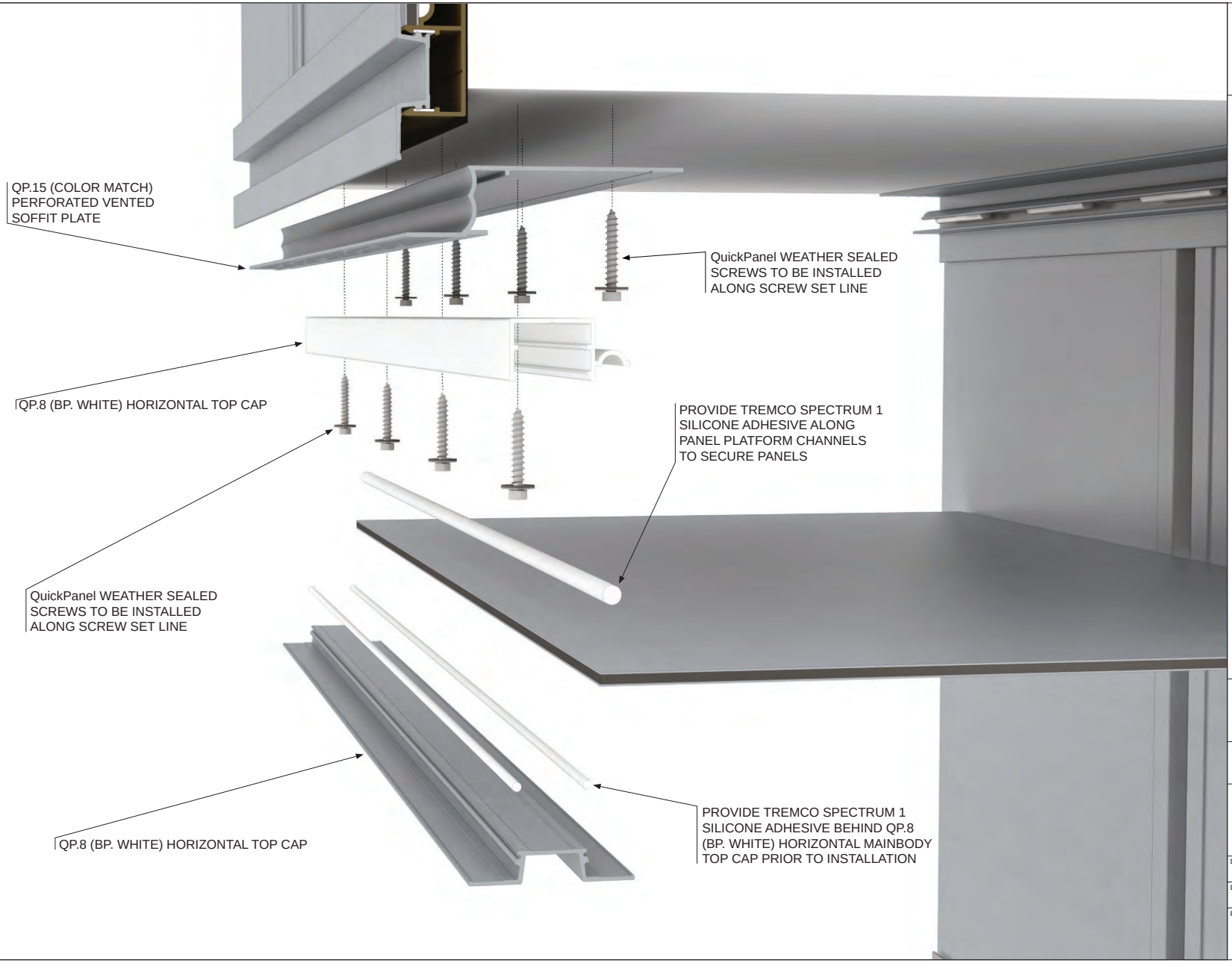
4mm ACM

QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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PROJECT NUMBER:	QP.15



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QuickPanel PROFILES:

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4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

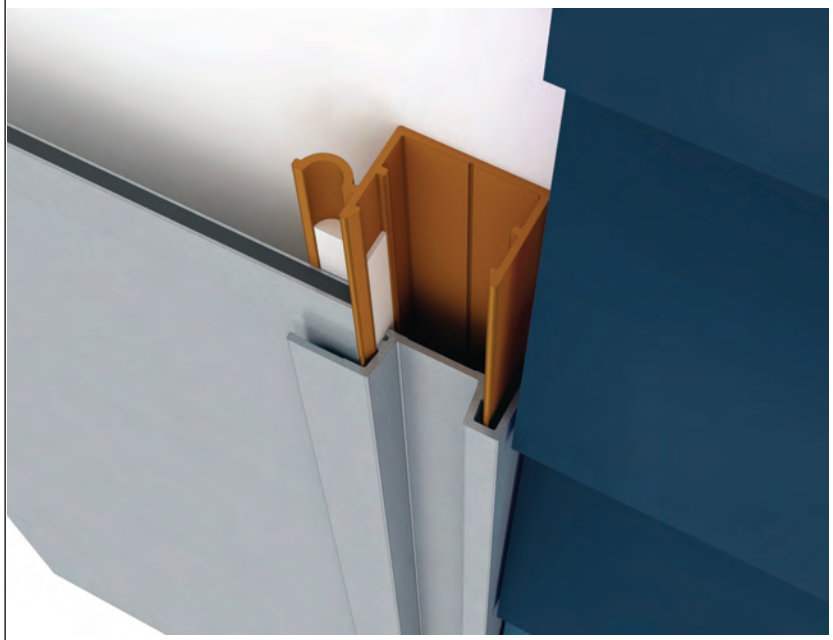
[NOTE: BP = BACKPLATE]

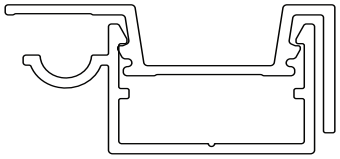
4mm ACM
QuickPanel System by EasyTrim Reveals

QuickPanel System Details

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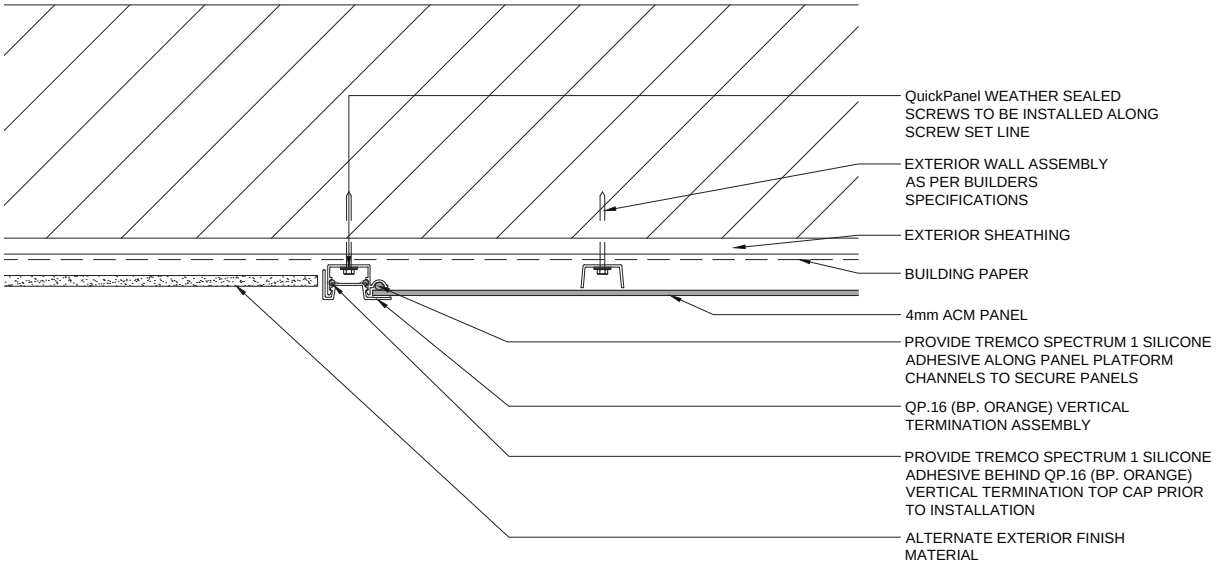
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.15





QP.16 - VERTICAL TERMINATION ASSEMBLY

BP. ORANGE



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- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
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- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

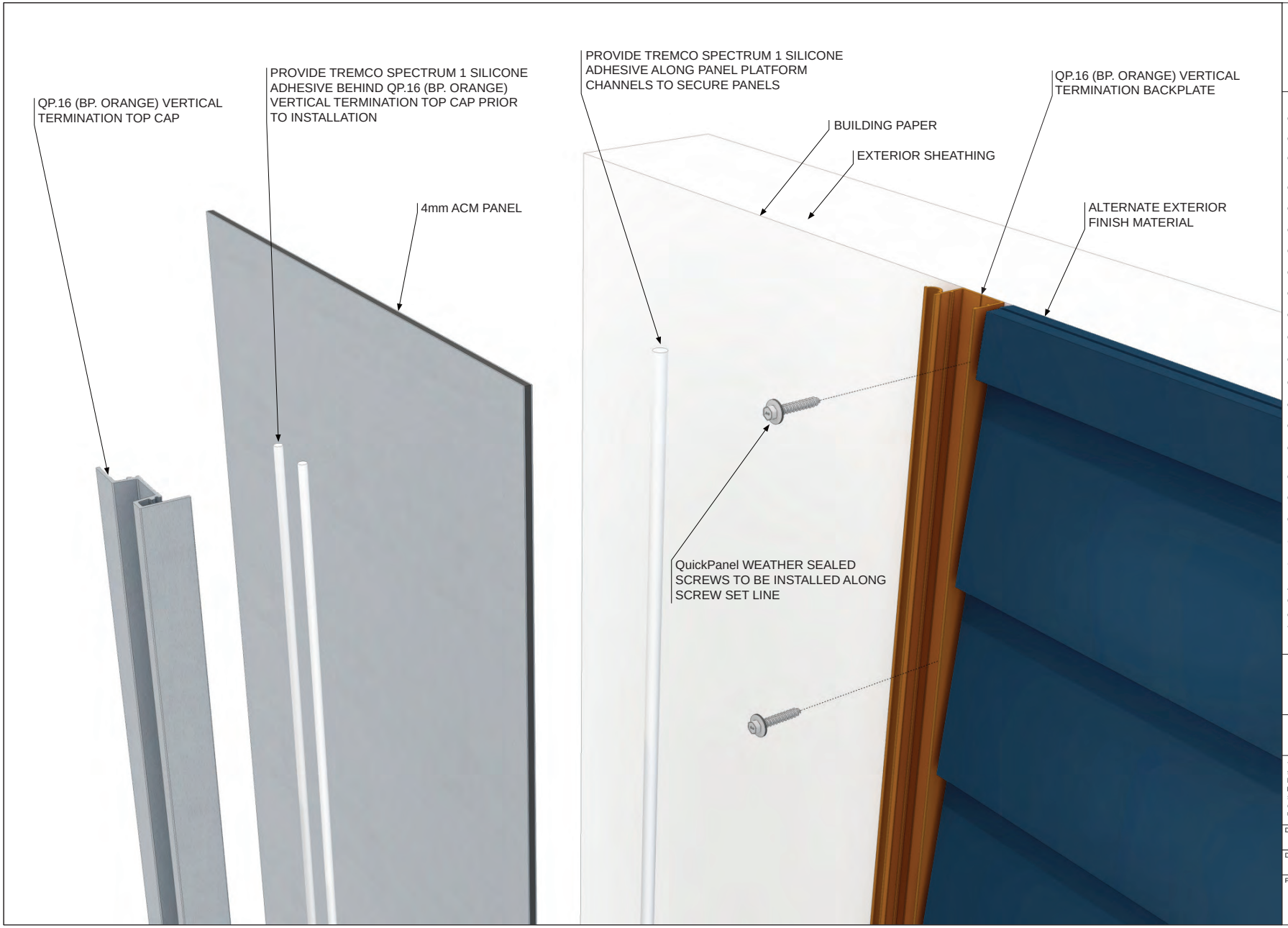
4mm ACM

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QuickPanel System Details

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PROJECT NUMBER:	QP.16



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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)

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QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)

QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)

4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

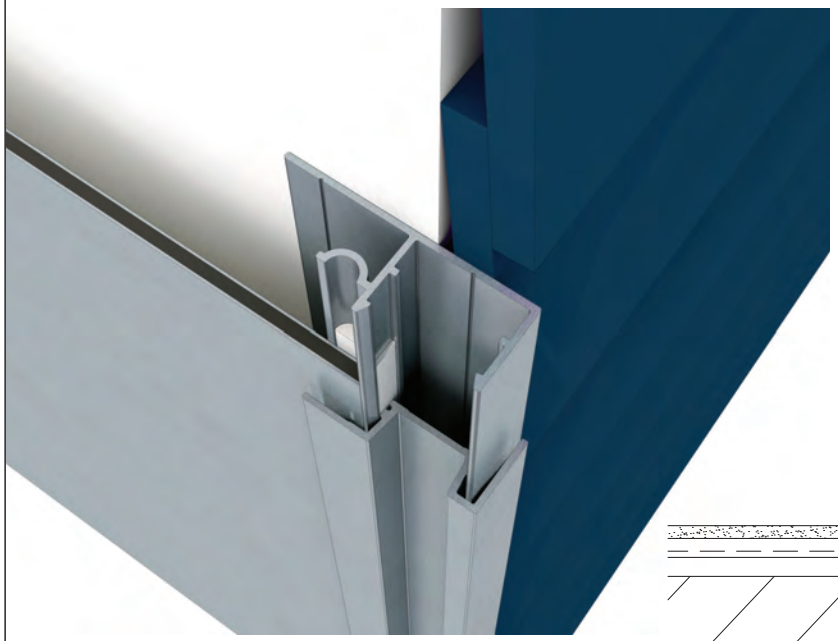
4mm ACM

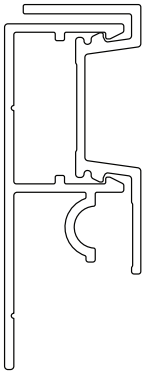
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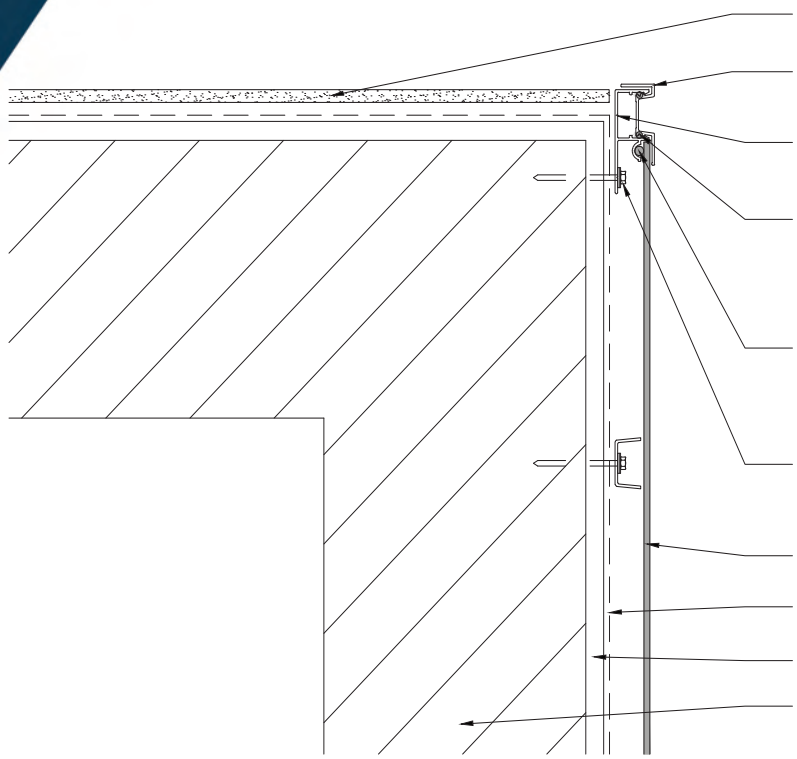
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PROJECT NUMBER:	QP.16





QP.17 - CORNER TERMINATION ASSEMBLY

BP. COLOR MATCH



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- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
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- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

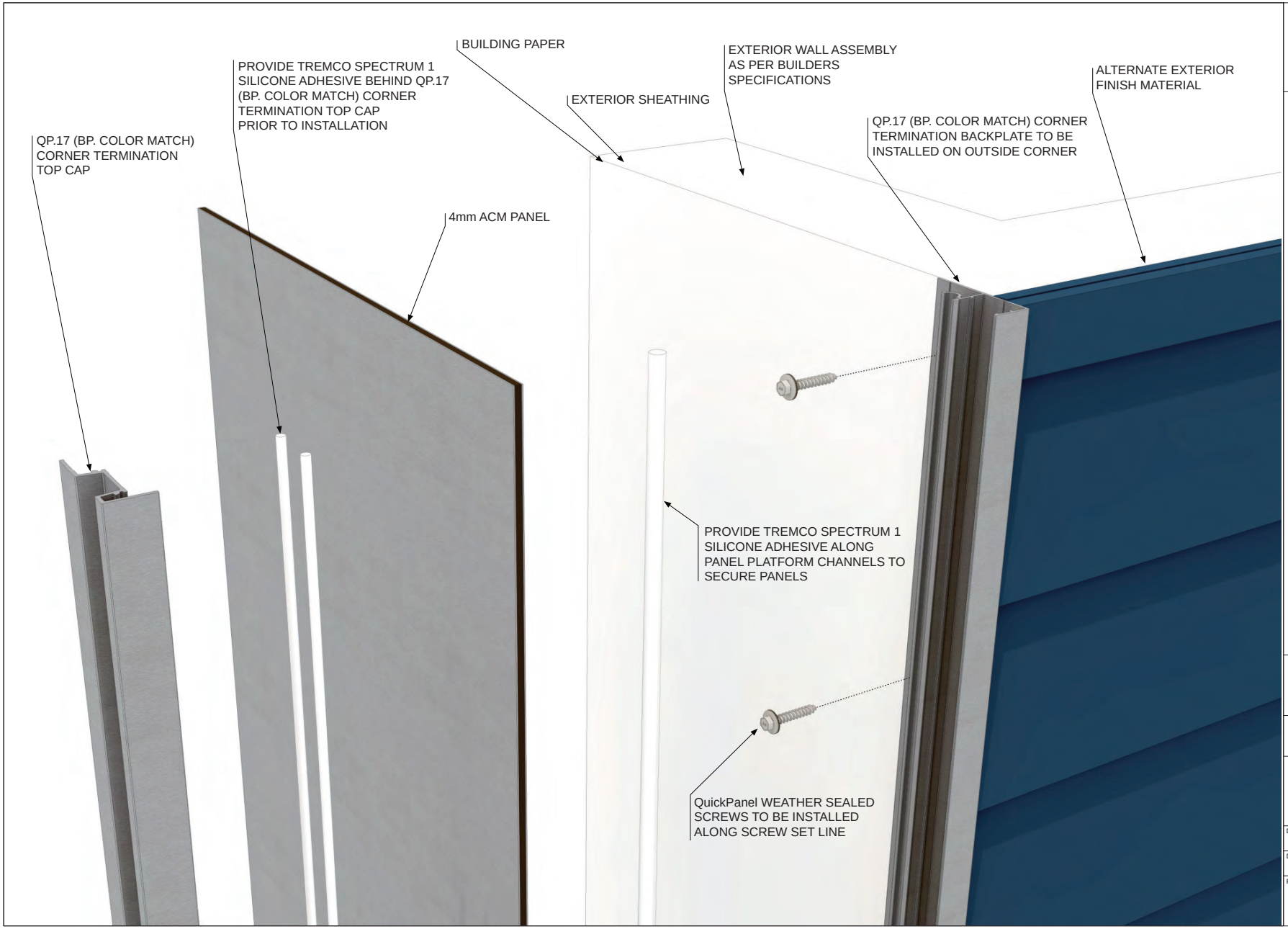
[NOTE: BP = BACKPLATE]

4mm ACM
QuickPanel System by EasyTrim Reveals

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PROJECT NUMBER:	QP.17



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- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
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- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

4mm ACM

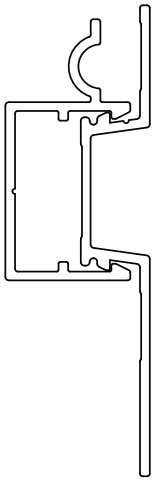
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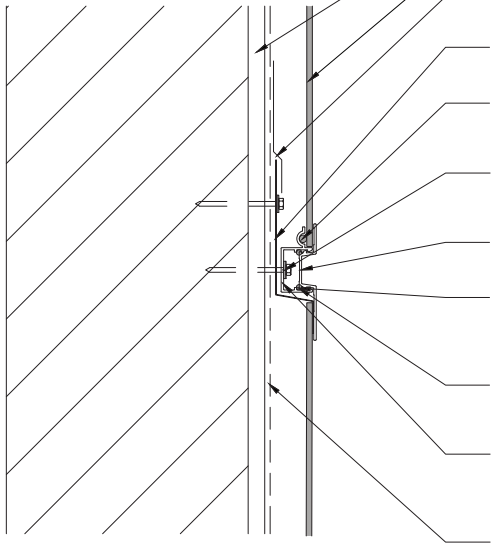
DRAWN / REVISED BY:	REVIEWED BY:
DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	QP.17





QP.19 - HORIZONTAL COMPRESSION ASSEMBLY

BP. COLOR MATCH



EXTERIOR SHEATHING

4mm ACM PANEL

SHINGLE LAPPED TAPE OVER FLASHING

QP.18 (BROWN) CONTINUOUS COMPRESSION METAL FLASHING

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ALONG PANEL PLATFORM CHANNELS TO SECURE PANELS

QuickPanel WEATHER SEALED SCREWS TO BE INSTALLED ALONG SCREW SET LINE

QP.19 (BP. WHITE) HORIZONTAL COMPRESSION ASSEMBLY

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE BEHIND QP.19 (BP. WHITE) HORIZONTAL COMPRESSION ASSEMBLY TOP CAP PRIOR TO INSTALLATION

PROVIDE TREMCO SPECTRUM 1 SILICONE ADHESIVE ACROSS ALL END DAM LOCATIONS

QP.19 (BP. WHITE) HORIZONTAL COMPRESSION ASSEMBLY TO BE INSTALLED LEVEL ON QP.18 (BROWN) CONTINUOUS COMPRESSION METAL FLASHING AT ALL LOCATIONS

BUILDING PAPER

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QuickPanel PROFILES:

QP.0: WINDOW DRIP CAP FLASHING (COLOR MATCH)

QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)

QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)

QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)

QP.3: INSIDE CORNER (COLOR MATCH)

QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)

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4mm ACM PANEL

QuickPanel WEATHER SEALED SCREWS

QuickPanel WEATHER TAPE

TREMCO SPECTRUM 1 SILICONE ADHESIVE

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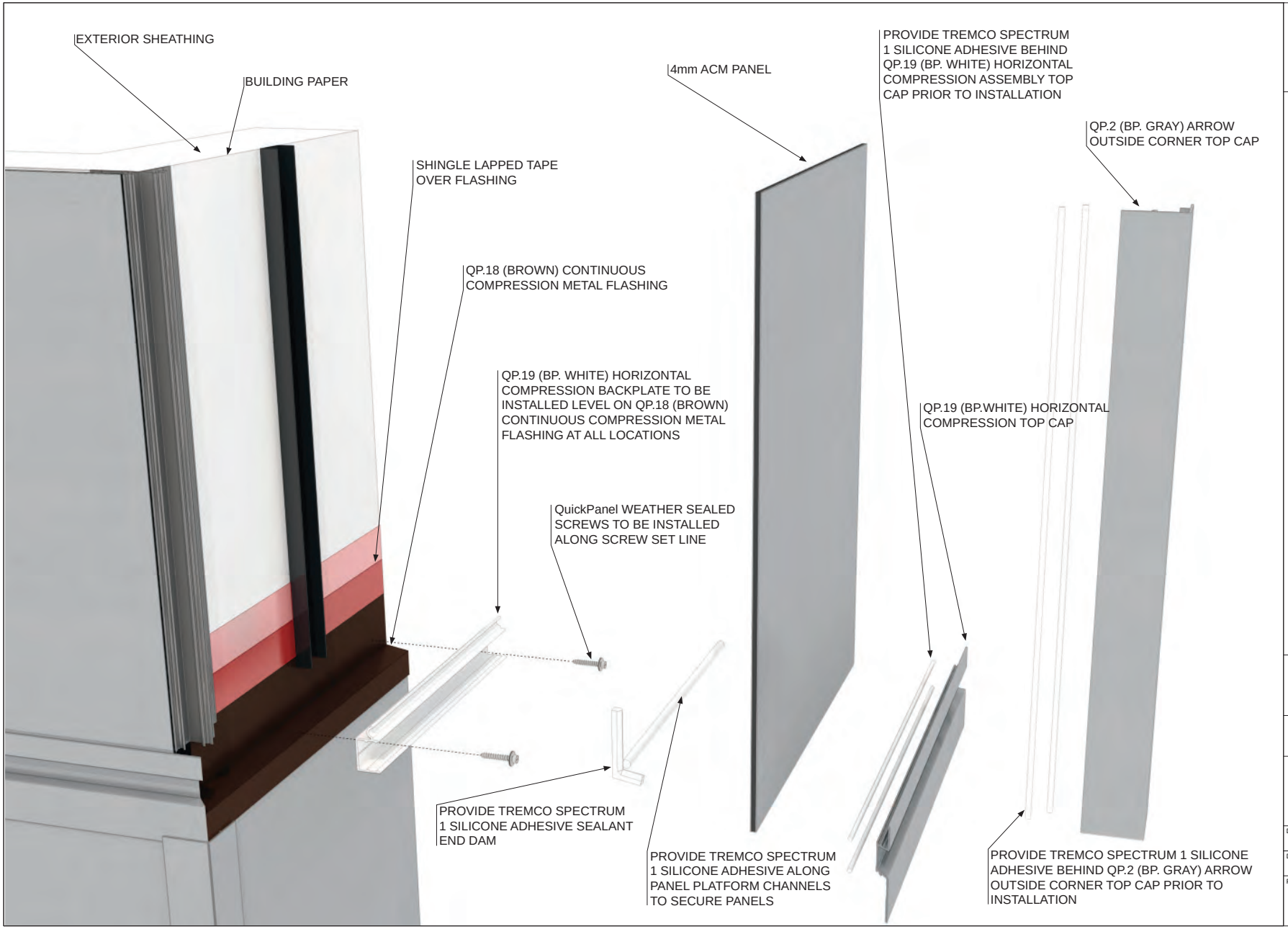
4mm ACM

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PROJECT NUMBER:	QP.19



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- QP.0-RSF: REVERSE SILL FLASHING (COLOR MATCH)
- QP.1: CONTINUOUS PERFORATED VENTED FLASHING (BLACK)
- QP.2: ARROW OUTSIDE CORNER ASSEMBLY (BP. GRAY)
- QP.3: INSIDE CORNER (COLOR MATCH)
- QP.4: PERIMETER STARTER TRIM ASSEMBLY (BP. COMMERCIAL BROWN)
- QP.5: VERTICAL MAINBODY ASSEMBLY (BP. TAUPE)
- QP.6: RAINSCREEN FURRING SPACERS (CHARCOAL)
- QP.7: CONTINUOUS METAL FLASHING (BROWN)
- QP.8: HORIZONTAL MAINBODY ASSEMBLY (BP. WHITE)
- QP.9: SOFFIT TERMINATION ASSEMBLY (BP. BLUE)
- QP.10: HORIZONTAL WINDOW SILL ASSEMBLY (BP. BEIGE)
- QP.11: VERTICAL WINDOW SIDES ASSEMBLY (BP. RED)
- QP.12: WALL PENETRATION ASSEMBLY (BP. GREEN)
- QP.13: MULTI-ANGLE INSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.14: MULTI-ANGLE OUTSIDE CORNER ASSEMBLY (BP. COLOR MATCH)
- QP.15: PERFORATED VENTED SOFFIT PLATE (COLOR MATCH)
- QP.16: VERTICAL TERMINATION ASSEMBLY (BP. ORANGE)
- QP.17: CORNER TERMINATION ASSEMBLY (BP. COLOR MATCH)
- QP.18: CONTINUOUS COMPRESSION METAL FLASHING (BROWN)
- QP.19: HORIZONTAL COMPRESSION ASSEMBLY (BP. WHITE)
- 4mm ACM PANEL
- QuickPanel WEATHER SEALED SCREWS
- QuickPanel WEATHER TAPE
- TREMCO SPECTRUM 1 SILICONE ADHESIVE

[NOTE: BP = BACKPLATE]

4mm ACM

QuickPanel System by EasyTrim Reveals

QuickPanel System Details

The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

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Rainscreen System
A complete, all-in-one rainscreen system. Each component was designed to protect the building from moisture damage.

Fire Rated
A fire rating designed to protect you and your home, our panels have been ASTM E84 tested to a Class A pass level.

Wind Load Tested
ASTM E330 wind loads tests that exceed 99.84 psf can shield your structure from even the strongest winds.

UV Protected
Our panels are sealed with high-end PPG PVDF Kynar® paint formulated to stand up to the harshest conditions.

No Face Fasteners
Showcase the ACM, not the fasteners. Every fastener is back fastened. All panels are held in place through EZ.Lock Trim Technology.™

Complete System & Services
Fasteners, panels, trims, estimating, material counts, and installation support. Everything required and more is included.



EZ.Lock™
EZ.Lock Trim Technology allows everything to be measured and cut on-site eliminating the need for any off-site fabrication.

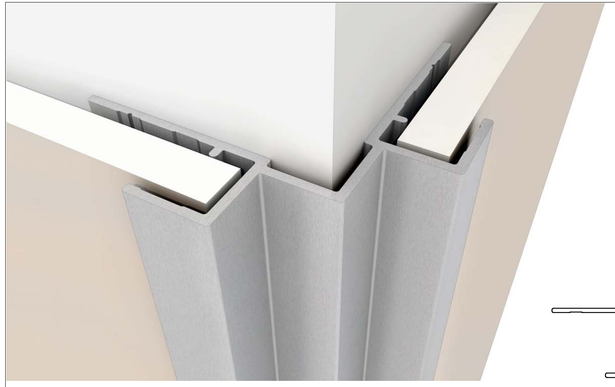
ColorMatch™
Select color. Select any color. Unlimited custom colors. Or select from our wide range of standard offerings.

Warranty
Our trims are made of ultra-durable 6063-T6 aluminum backed by a long-term 15-year performance warranty.

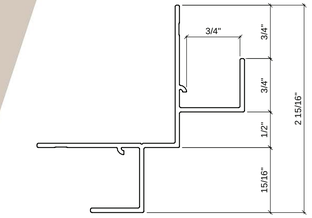
Fiber Cement Trim System

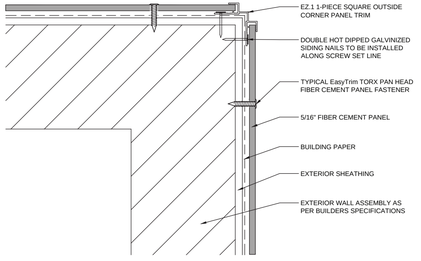
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EZ.1 1-PIECE SQUARE OUTSIDE CORNER PANEL TRIM





1 A1 TYPICAL EZ.1 1-PIECE SQUARE OUTSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

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Fiber Cement Trim System

by EasyTrim Reveals

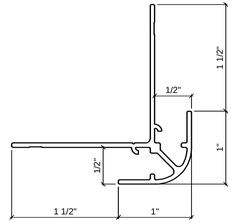
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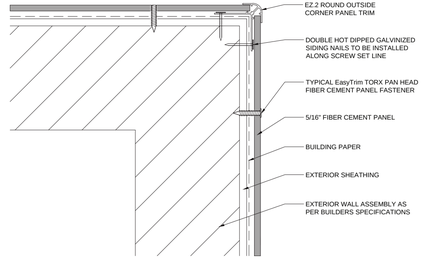
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PROJECT NUMBER:	
SCALE:	

000184



EZ.2 ROUND OUTSIDE CORNER PANEL TRIM





2 A1 TYPICAL EZ.2 ROUND OUTSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

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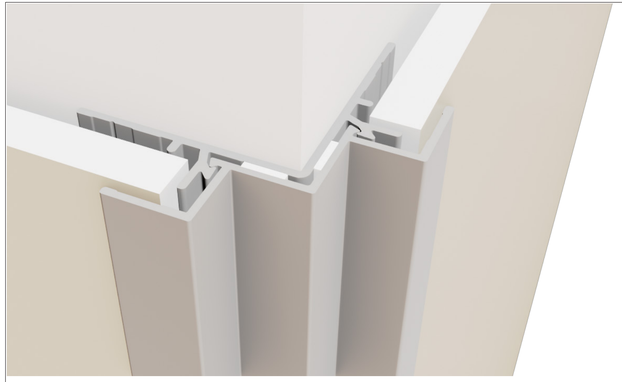
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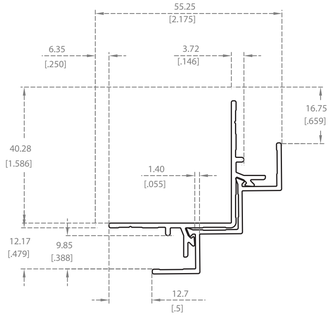
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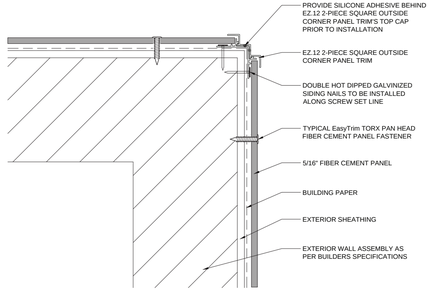
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EZ.12 2-PIECE SQUARE OUTSIDE CORNER PANEL TRIM





3
A1

TYPICAL EZ.12 2-PIECE SQUARE OUTSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

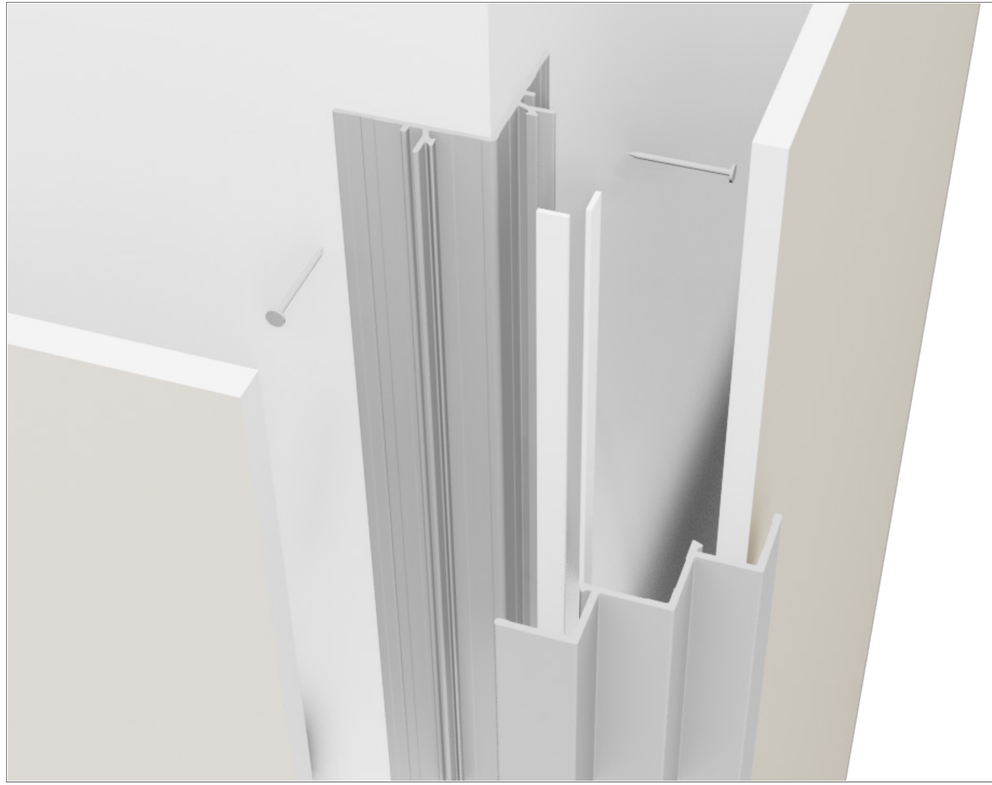
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SCALE:	

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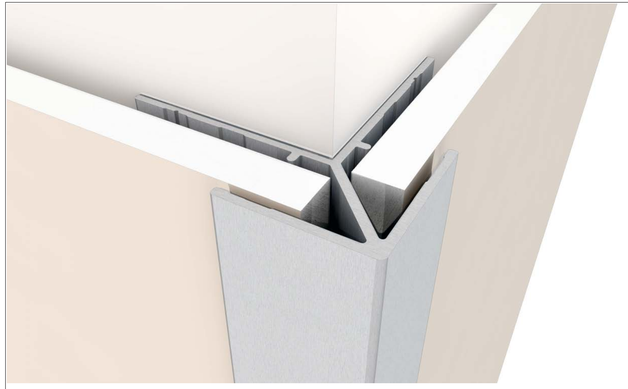
EASYTRIM REVEALS

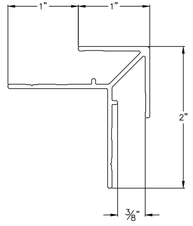
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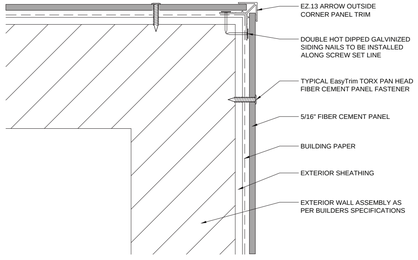
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EZ.13 ARROW OUTSIDE CORNER PANEL TRIM



4 / A1 TYPICAL EZ.13 ARROW OUTSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

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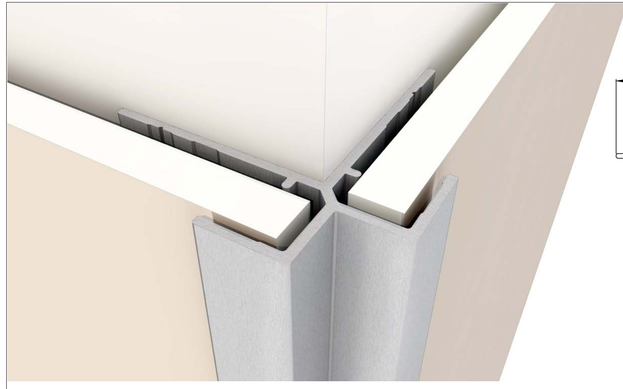
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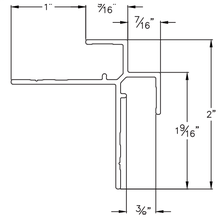
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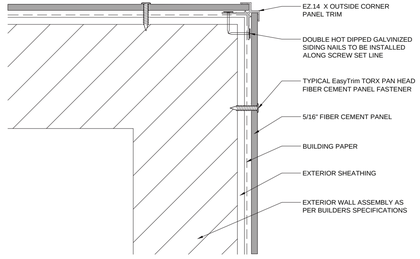
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PROJECT NUMBER:	
SCALE:	

000186





EZ.14 X OUTSIDE CORNER PANEL TRIM



5 / A2 TYPICAL EZ.14 X OUTSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

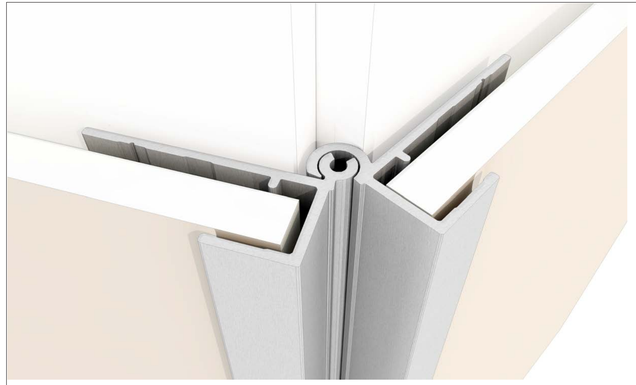
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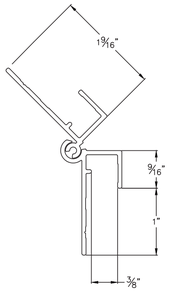
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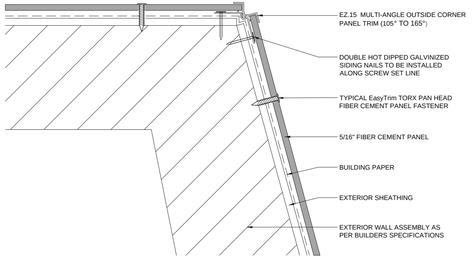
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EZ.15 MULTI-ANGLE OUTSIDE CORNER PANEL TRIM (105° TO 165°)



6 / A2 TYPICAL EZ.15 MULTI-ANGLE OUTSIDE CORNER PANEL TRIM (105° TO 165°)

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

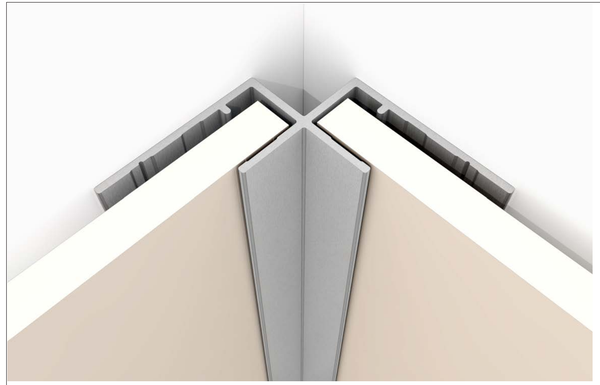
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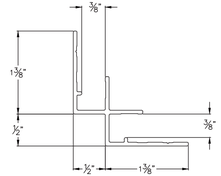
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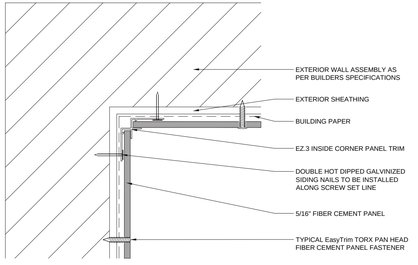
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

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EZ.3 INSIDE CORNER PANEL TRIM



7 / A2 TYPICAL EZ.3 INSIDE CORNER PANEL TRIM

SCALE: 3" = 1'-0"

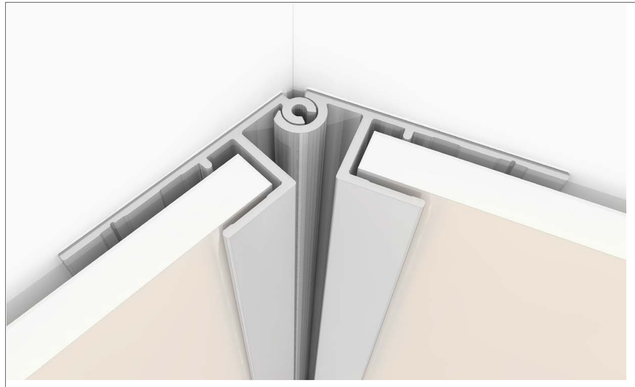
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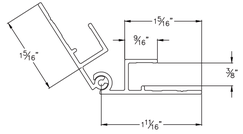
Fiber Cement Trim System
by EasyTrim Reveals

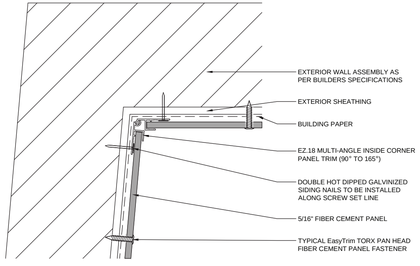
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SCALE:	



EZ.18 MULTI-ANGLE INSIDE CORNER PANEL TRIM (90° TO 165°)





8 / A2 TYPICAL EZ.18 MULTI-ANGLE INSIDE CORNER PANEL TRIM (90° TO 165°)

SCALE: 3" = 1'-0"

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Fiber Cement Trim System

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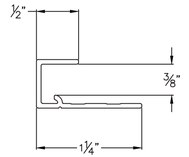
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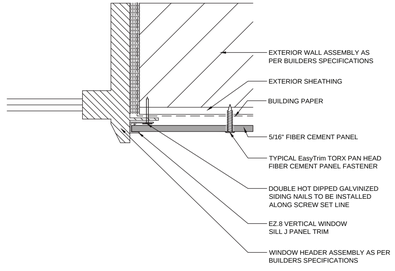
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PROJECT NUMBER:	
SCALE:	

000188



EZ.8 VERTICAL WINDOW SILL J PANEL TRIM





9 / A3 TYPICAL EZ.8 VERTICAL WINDOW SILL J PANEL TRIM

SCALE: 3" = 1'-0"

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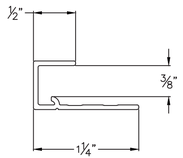
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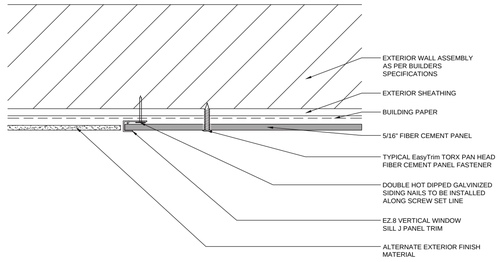
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PROJECT NUMBER:
SCALE:





EZ.8 VERTICAL WINDOW SILL
J PANEL TRIM (ALTERNATE)



15
A4

ALTERNATE EZ.8 VERTICAL WINDOW SILL J PANEL TRIM

SCALE: 3" = 1'-0"

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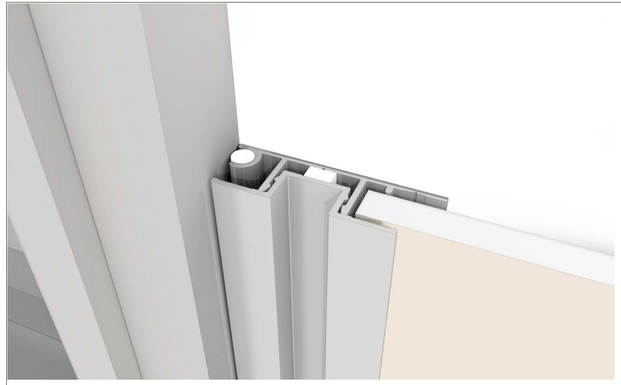
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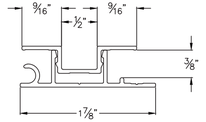
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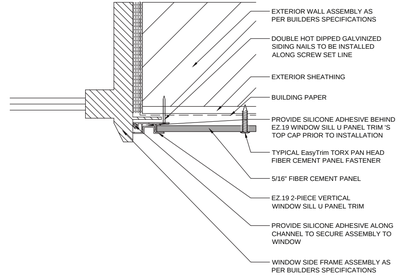
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PROJECT NUMBER:	
SCALE:	

000189





EZ.19 2-PIECE VERTICAL
WINDOW SILL U PANEL TRIM



10
A3

TYPICAL EZ.19 2-PIECE VERTICAL WINDOW SILL U PANEL TRIM

SCALE: 3" = 1'-0"

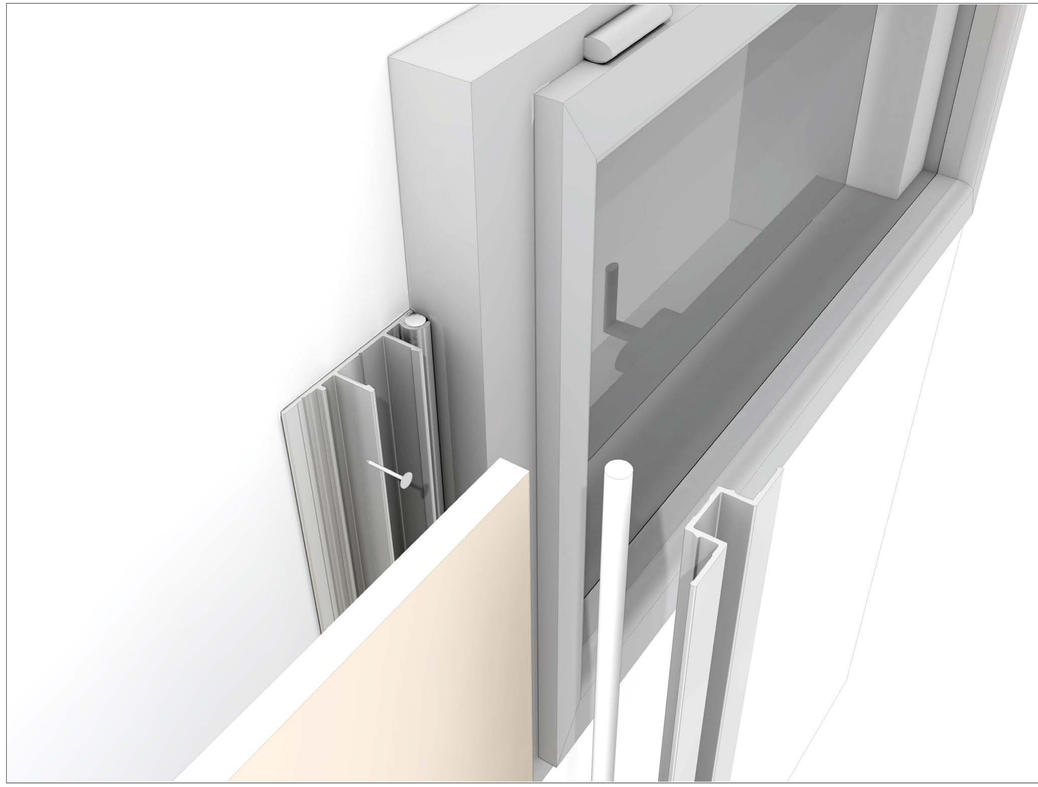
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Fiber Cement Trim System

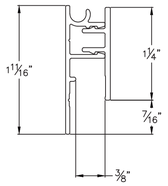
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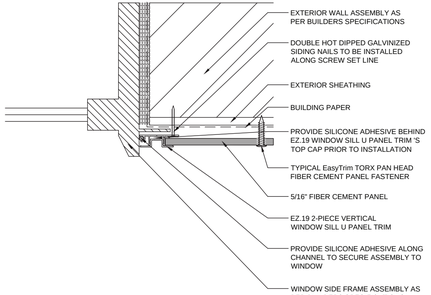
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000190





EZ.26 2-PIECE WINDOW SILL J PANEL TRIM



10
A3

TYPICAL EZ.19 2-PIECE VERTICAL WINDOW SILL U PANEL TRIM

SCALE: 3" = 1'-0"

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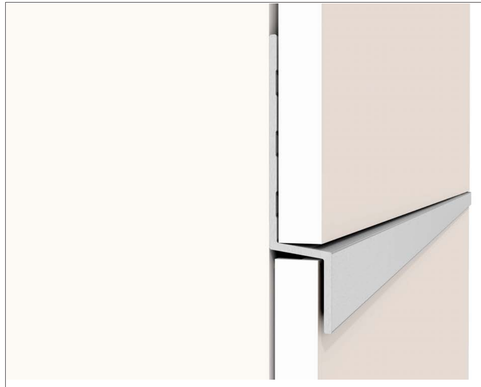
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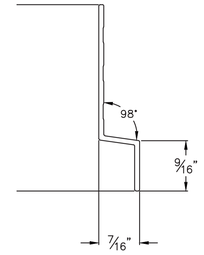
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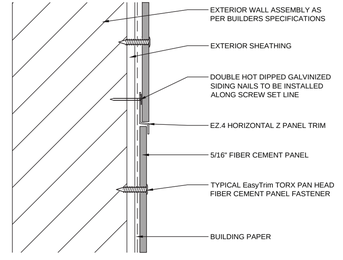
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000191





EZ.4 HORIZONTAL Z PANEL TRIM



12
A4

TYPICAL EZ.4 HORIZONTAL Z PANEL TRIM

SCALE: 3" = 1'-0"

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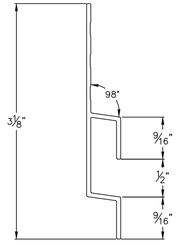
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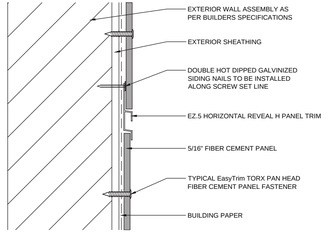
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SCALE:	





EZ.5 HORIZONTAL REVEAL H PANEL TRIM



13 / A4 TYPICAL EZ.5 HORIZONTAL REVEAL H PANEL TRIM

SCALE: 3" = 1'-0"

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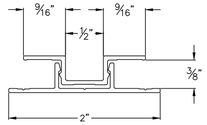
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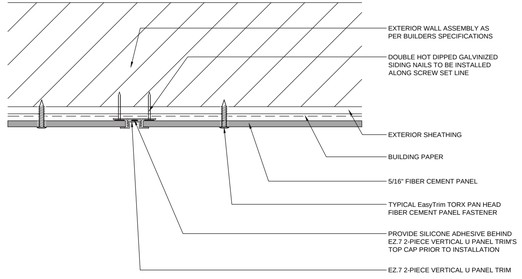
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SCALE:	





EZ.7 2-PIECE VERTICAL U PANEL TRIM



14 / A4 TYPICAL EZ.7 2-PIECE VERTICAL U PANEL TRIM

SCALE: 3" = 1'-0"

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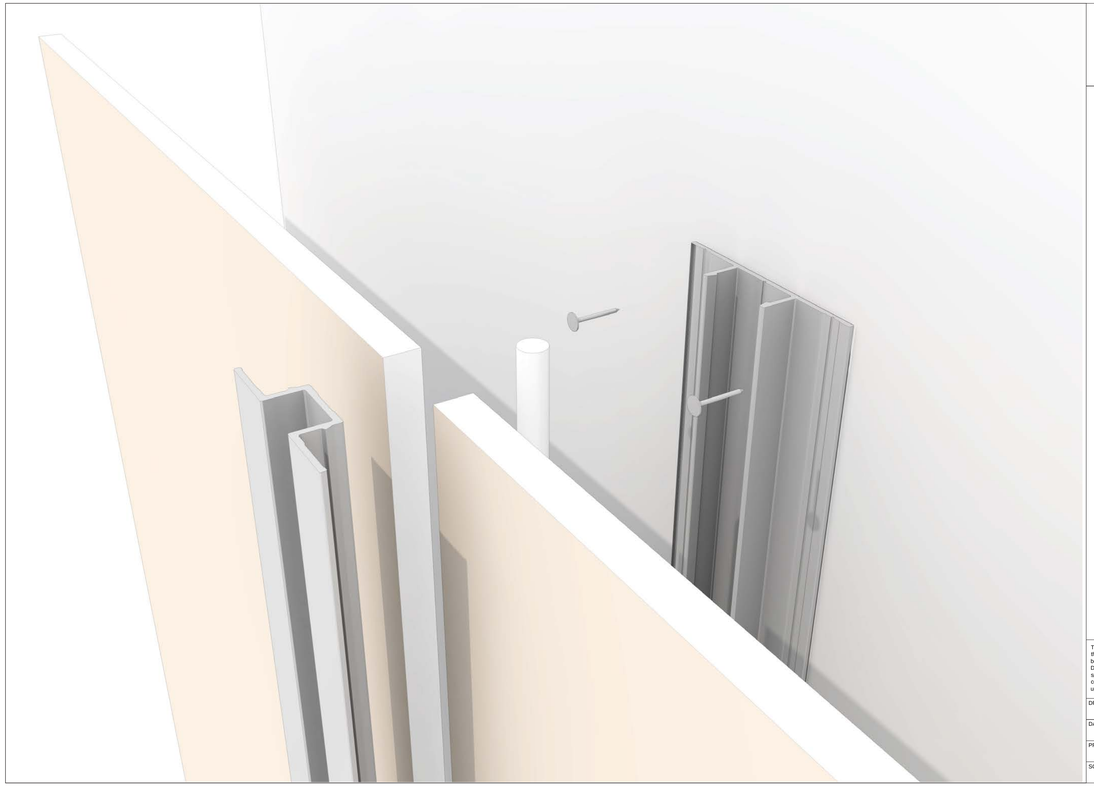
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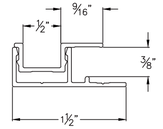
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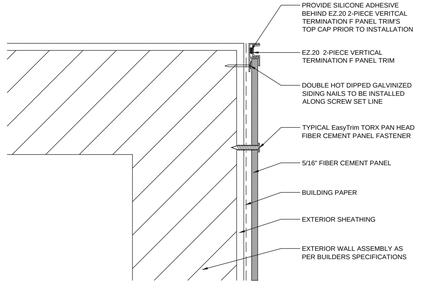
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PROJECT NUMBER:	
SCALE:	

000193





EZ.20 2-PIECE VERTICAL TERMINATION F PANEL TRIM



22
A7

TYPICAL EZ.20 2-PIECE VERTICAL TERMINATION F PANEL TRIM

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

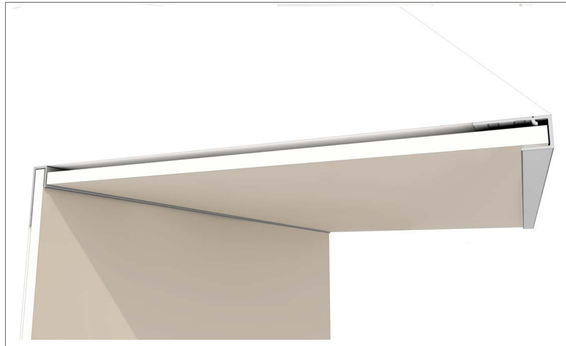
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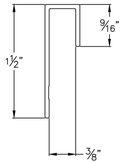
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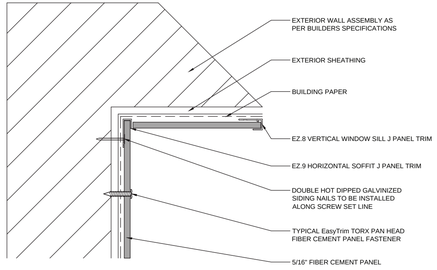
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SCALE:	





EZ.9 HORIZONTAL SOFFIT J PANEL TRIM



16 / A5 TYPICAL EZ.9 HORIZONTAL SOFFIT J PANEL TRIM

SCALE: 3" = 1'-0"

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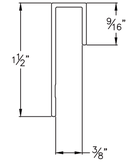
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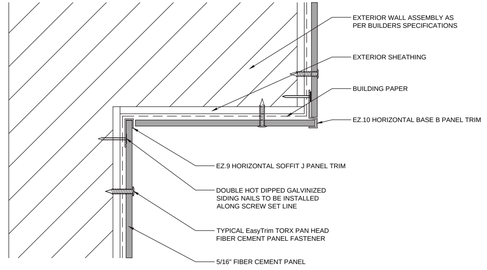
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SCALE:	





EZ.9 HORIZONTAL SOFFIT J PANEL TRIM (ALTERNATE)



17 / A5 ALTERNATE EZ.9 HORIZONTAL SOFFIT J PANEL TRIM

SCALE: 3" = 1'-0"

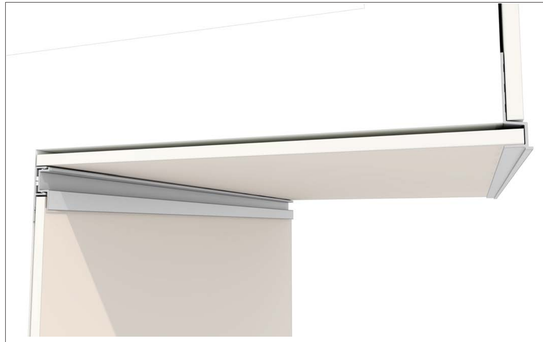
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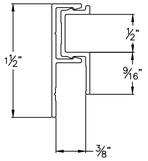
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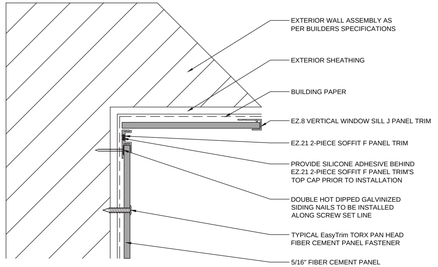
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SCALE:	





EZ.21 2-PIECE SOFFIT
F PANEL TRIM



18
A5
TYPICAL EZ.21 2-PIECE SOFFIT F PANEL TRIM
SCALE: 3" = 1'-0"

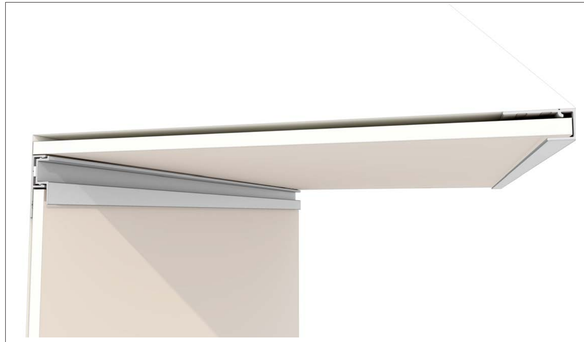
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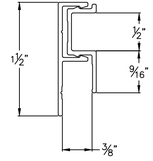
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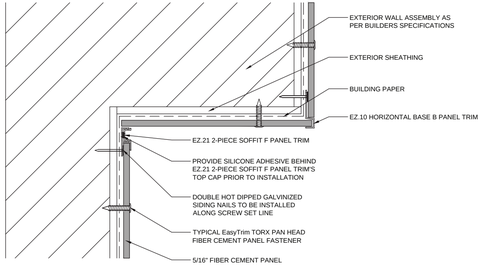
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EZ.21 2-PIECE SOFFIT
F PANEL TRIM (ALTERNATE)



19
A5
ALTERNATE EZ.21 2-PIECE SOFFIT F PANEL TRIM
SCALE: 3" = 1'-0"

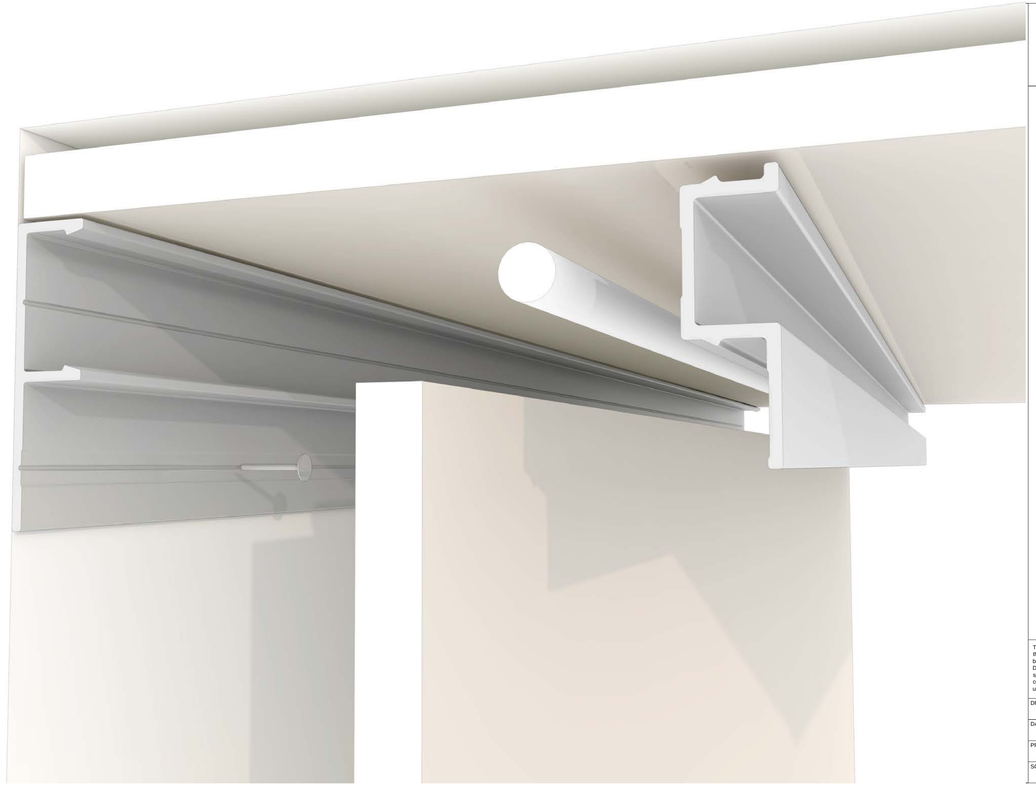
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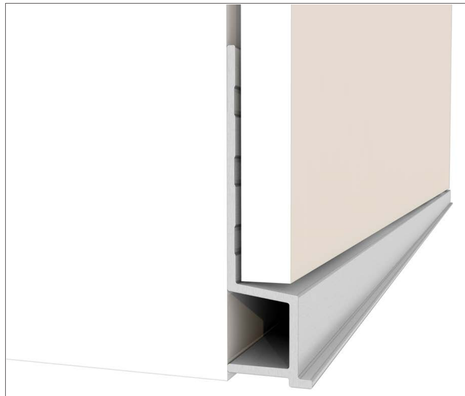
Fiber Cement Trim System

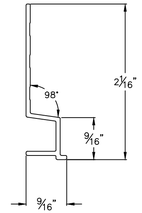
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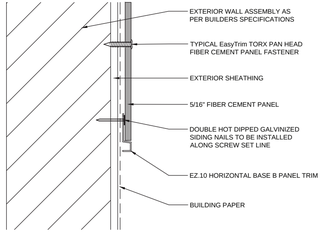
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EZ.10 HORIZONTAL BASE B PANEL TRIM



23
A7

TYPICAL EZ.10 HORIZONTAL BASE B PANEL TRIM

SCALE: 3" = 1'-0"

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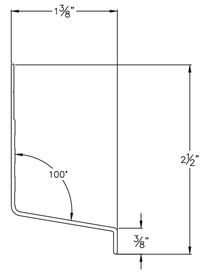
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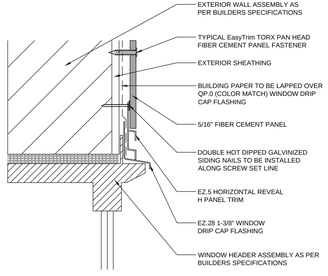
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SCALE:





EZ.28 1-3/8" WINDOW DRIP CAP FLASHING



24
A7
TYPICAL EZ.28 1-3/8" WINDOW DRIP CAP FLASHING
SCALE: 3" = 1'-0"

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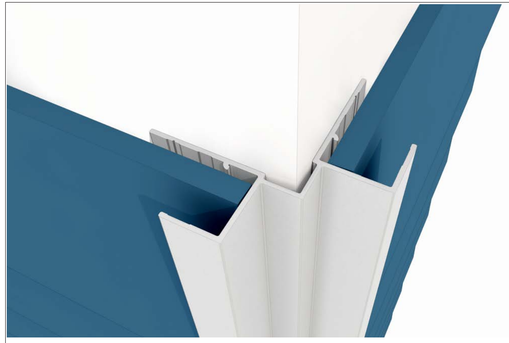
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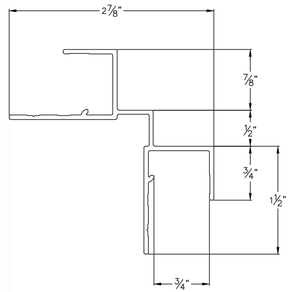
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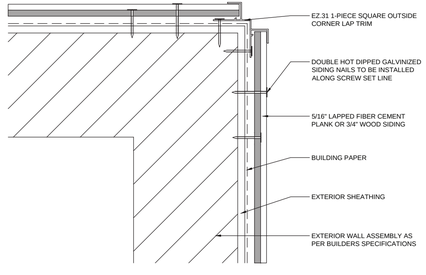
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000197





EZ.31 1-PIECE SQUARE OUTSIDE CORNER LAP TRIM



25
A8
TYPICAL EZ.31 1-PIECE SQUARE OUTSIDE CORNER LAP TRIM
SCALE: 3" = 1'-0"

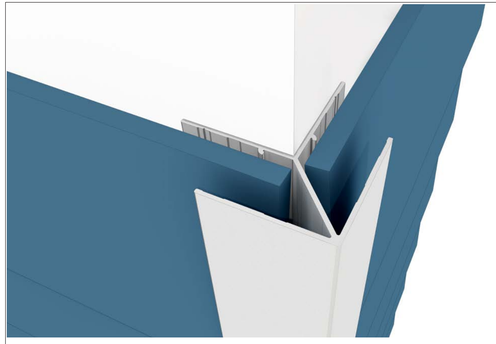
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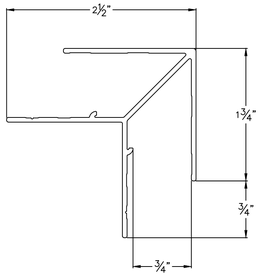
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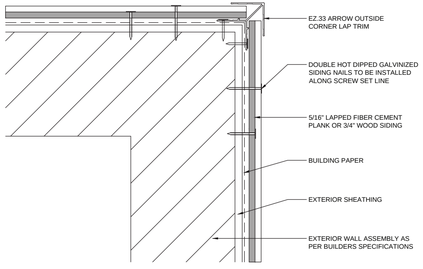
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SCALE:	





EZ.33 ARROW OUTSIDE
CORNER LAP TRIM



26
A8

TYPICAL EZ.33 ARROW OUTSIDE CORNER LAP TRIM

SCALE: 3" = 1'-0"

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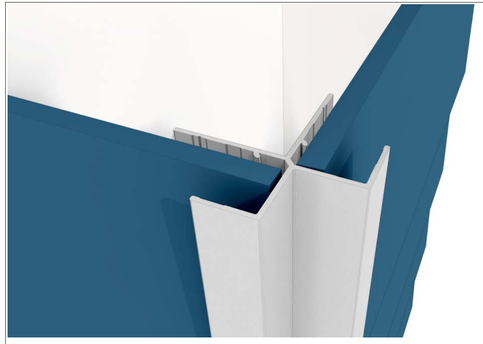
Fiber Cement Trim System

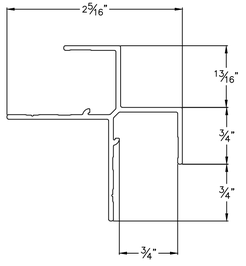
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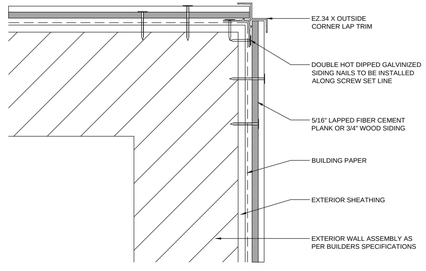
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000198





EZ.34 X OUTSIDE
CORNER LAP TRIM



27
A8

TYPICAL EZ.34 X OUTSIDE CORNER LAP TRIM

SCALE: 3" = 1'-0"

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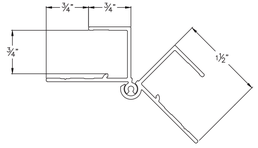
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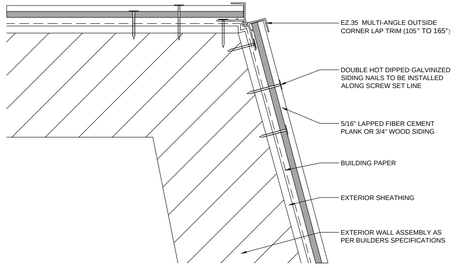
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EZ.35 MULTI-ANGLE OUTSIDE CORNER LAP TRIM (105° TO 165°)



28
A8

TYPICAL EZ.35 MULTI-ANGLE OUTSIDE CORNER LAP TRIM (105° TO 165°)

SCALE: 3" = 1'-0"

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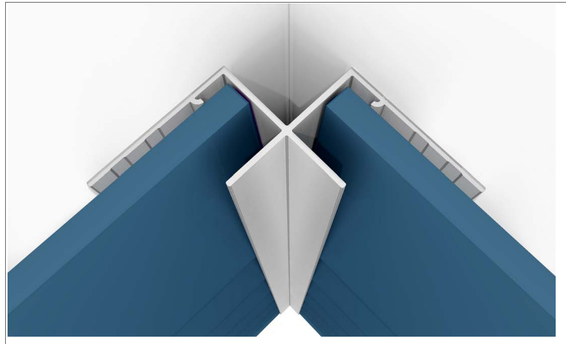
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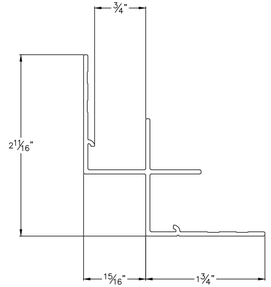
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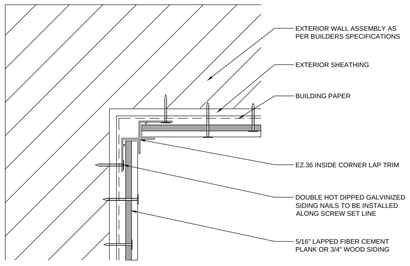
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000199





EZ.36 INSIDE CORNER LAP TRIM



29
A9

TYPICAL EZ.36 INSIDE CORNER LAP TRIM

SCALE: 3" = 1'-0"

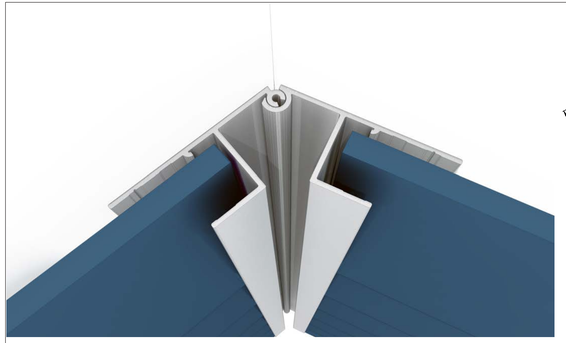
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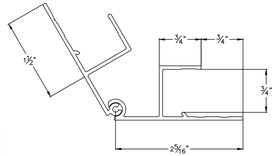
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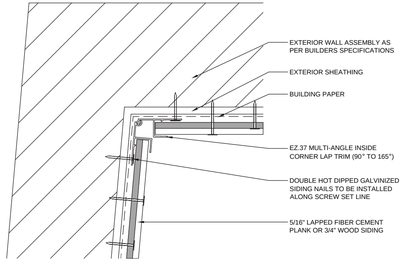
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SCALE:	





EZ.37 MULTI-ANGLE INSIDE CORNER LAP TRIM (90° TO 165°)



30 / A9 TYPICAL EZ.37 MULTI-ANGLE INSIDE CORNER LAP TRIM (90° TO 165°)

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

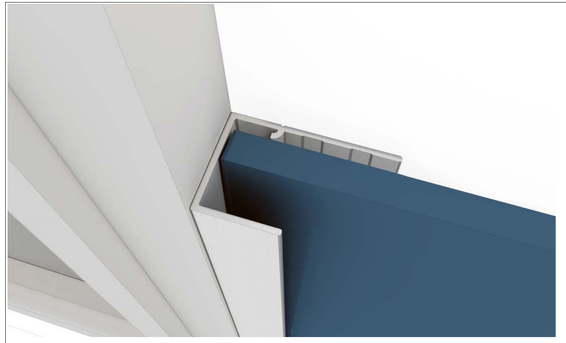
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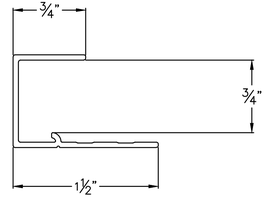
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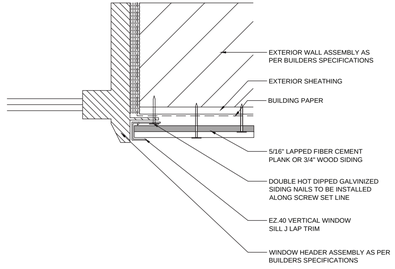
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000200





EZ.40 VERTICAL WINDOW SILL J LAP TRIM



31 / A10 TYPICAL EZ.40 VERTICAL WINDOW SILL J LAP TRIM

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

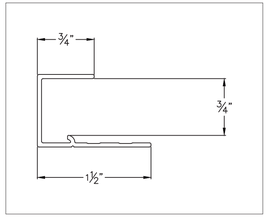
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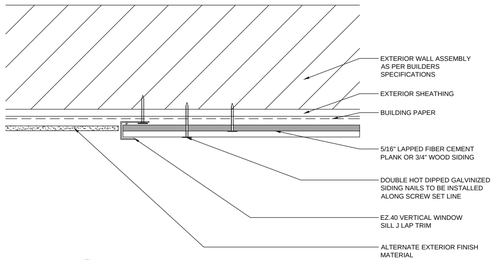
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SCALE:	





EZ.40 VERTICAL WINDOW SILL J LAP TRIM (ALTERNATE)



32 / A10 — ALTERNATE EZ.40 VERTICAL WINDOW SILL J LAP TRIM

SCALE: 3" = 1'-0"

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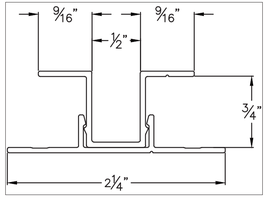
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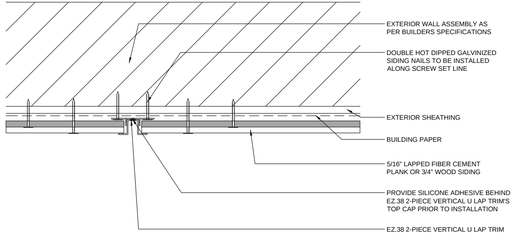
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PROJECT NUMBER:	
SCALE:	

000201





EZ.38 2-PIECE VERTICAL U LAP TRIM



33 / A10 — TYPICAL EZ.38 2-PIECE VERTICAL U LAP TRIM

SCALE: 3" = 1'-0"

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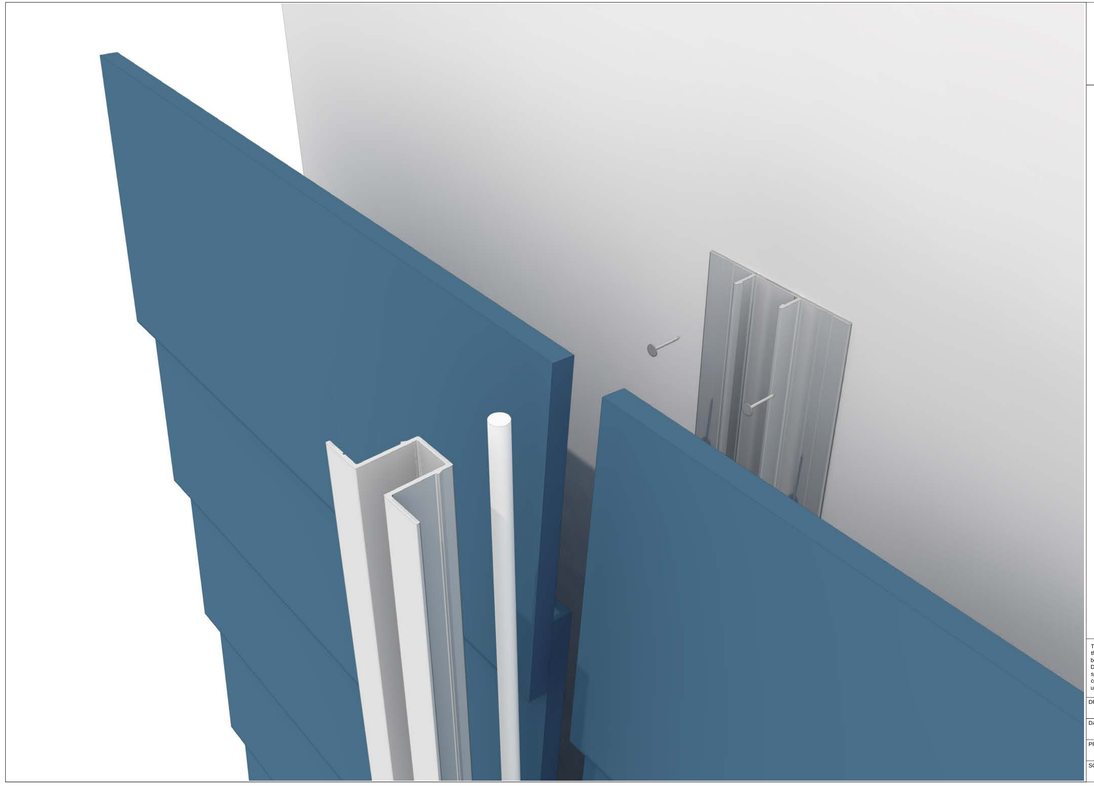
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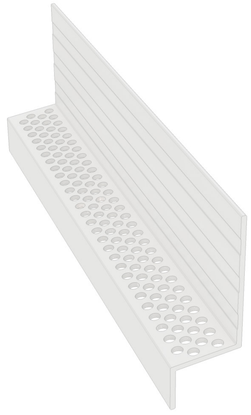
Fiber Cement Trim System

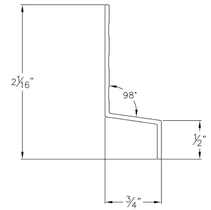
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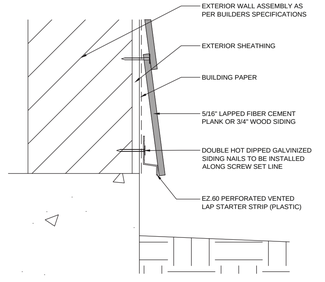
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

000202





EZ.60 PERFORATED VENTED LAP STARTER STRIP (PLASTIC)



34
A10

TYPICAL EZ.60 PERFORATED VENTED LAP STARTER STRIP (PLASTIC)

SCALE: 3" = 1'-0"

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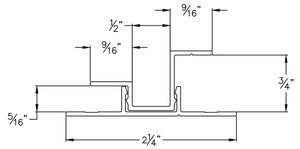
Fiber Cement Trim System

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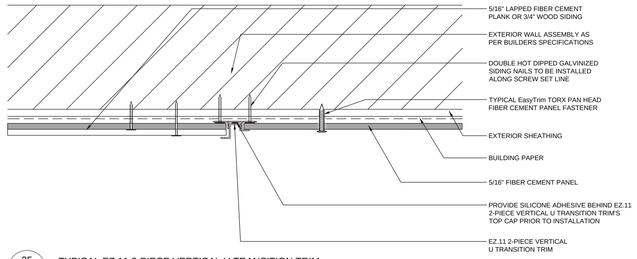
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EZ.11 2-PIECE VERTICAL
U TRANSITION TRIM



35
A11

TYPICAL EZ.11 2-PIECE VERTICAL U TRANSITION TRIM

SCALE: 3" = 1'-0"

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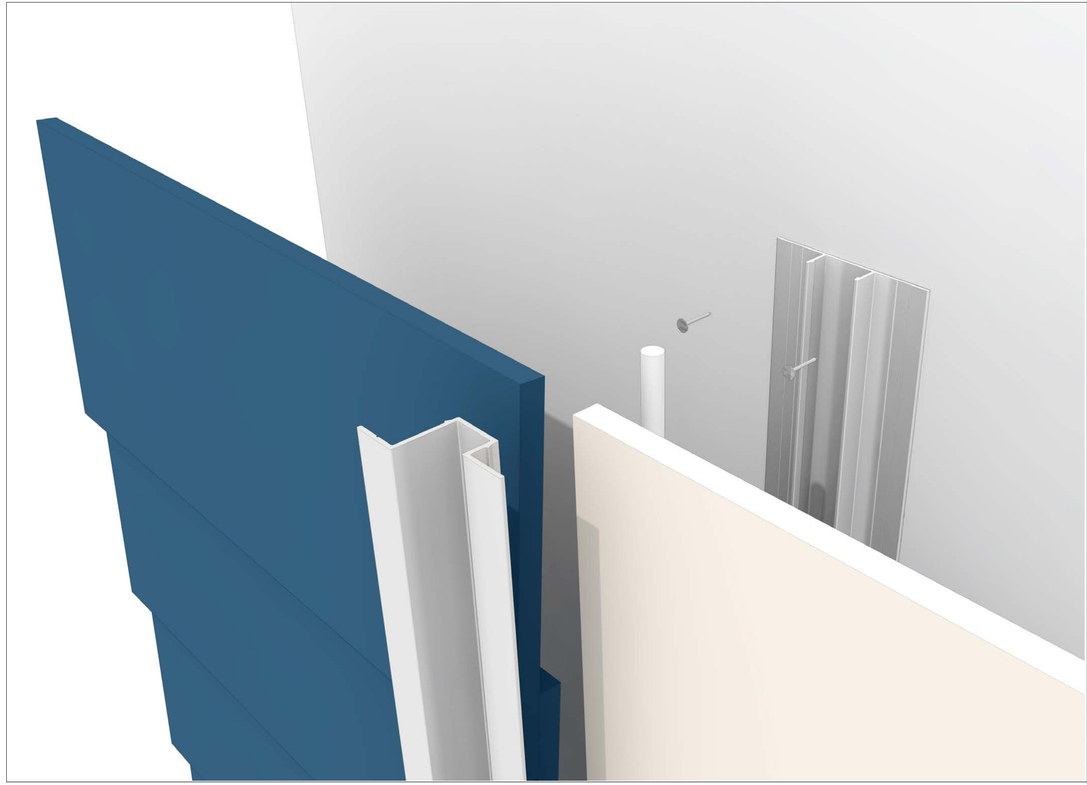
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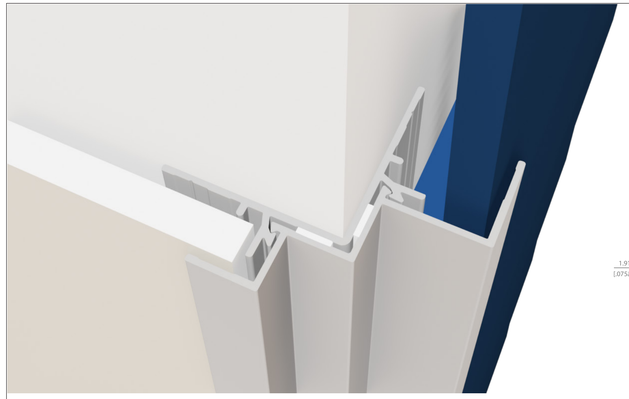
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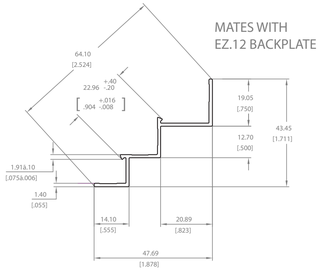
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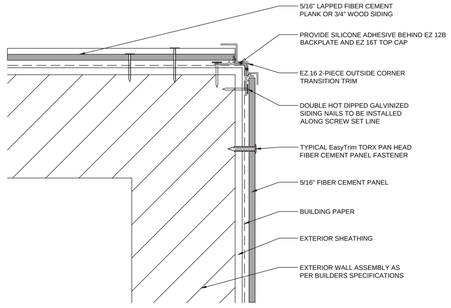
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SCALE:



EZ.16 2-PIECE OUTSIDE CORNER TRANSITION TRIM





36
A11

TYPICAL EZ.16 2-PIECE OUTSIDE CORNER TRANSITION TRIM

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

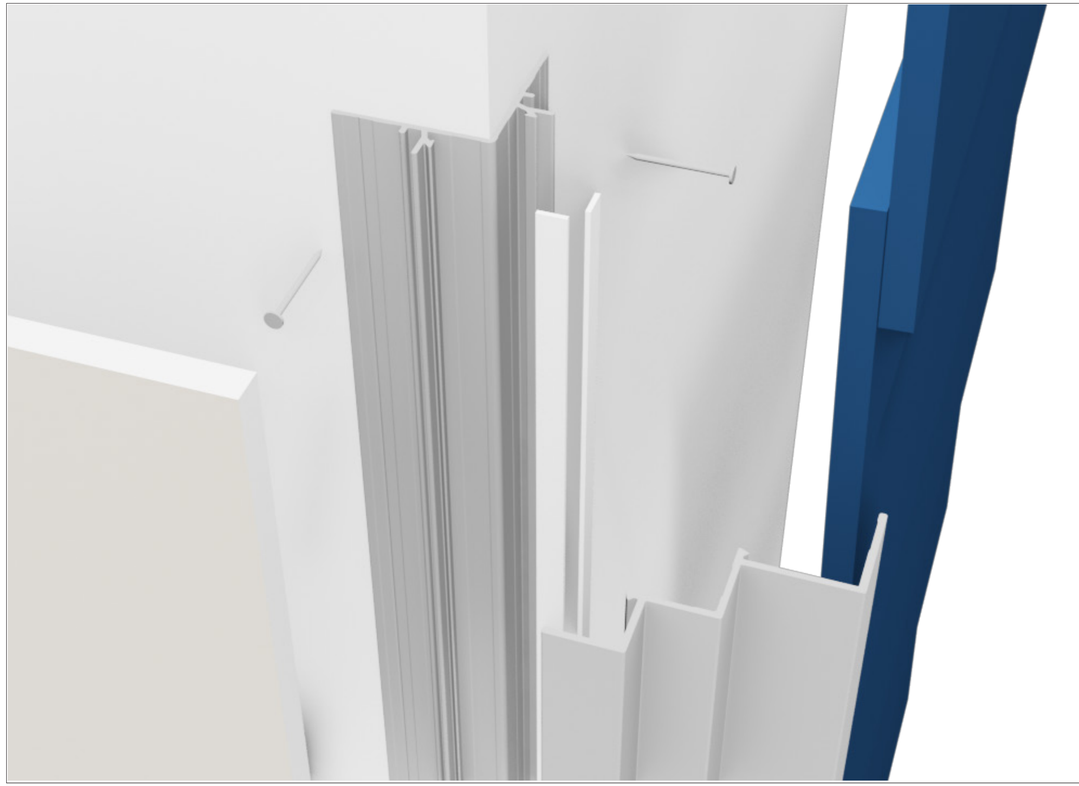
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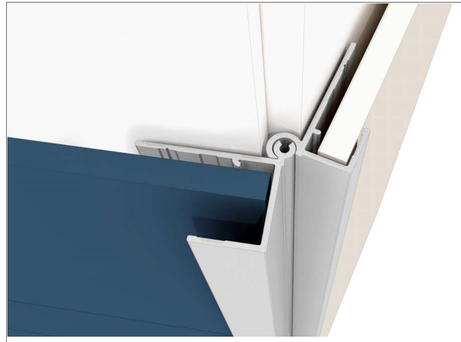
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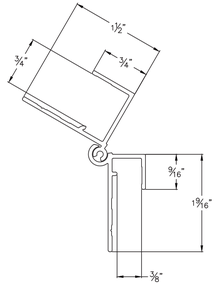
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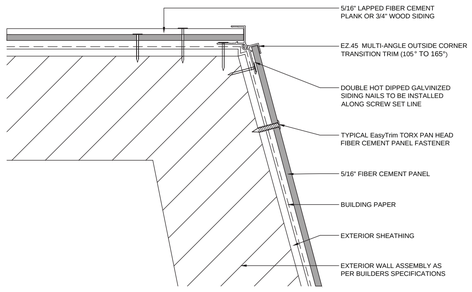
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EZ.45 MULTI-ANGLE OUTSIDE CORNER TRANSITION TRIM (105° TO 165°)



37
A11

TYPICAL EZ.45 MULTI-ANGLE OUTSIDE CORNER TRANSITION TRIM (105° TO 165°)

SCALE: 3" = 1'-0"

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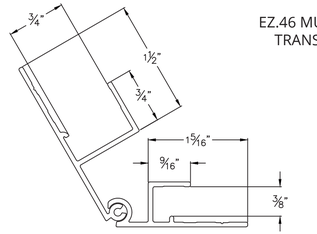
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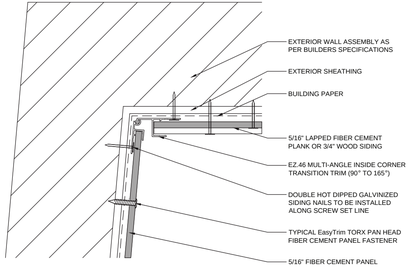
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DATE ISSUED:	DRAWING NUMBER:
PROJECT NUMBER:	
SCALE:	

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EZ.46 MULTI-ANGLE INSIDE CORNER TRANSITION TRIM (90° TO 165°)



39
A12

TYPICAL EZ.46 MULTI-ANGLE INSIDE CORNER TRANSITION TRIM (90° TO 165°)

SCALE: 3" = 1'-0"

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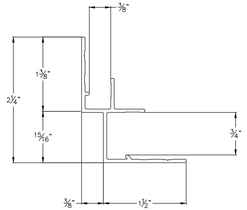
Fiber Cement Trim System

by EasyTrim Reveals

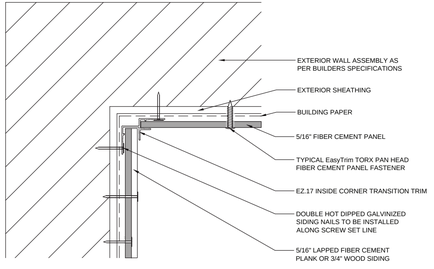
The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work.
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PROJECT NUMBER:
SCALE:





EZ.17 INSIDE CORNER TRANSITION TRIM



38 A12 TYPICAL EZ.17 INSIDE CORNER TRANSITION TRIM

SCALE: 3" = 1'-0"

EASYTRIM REVEALS

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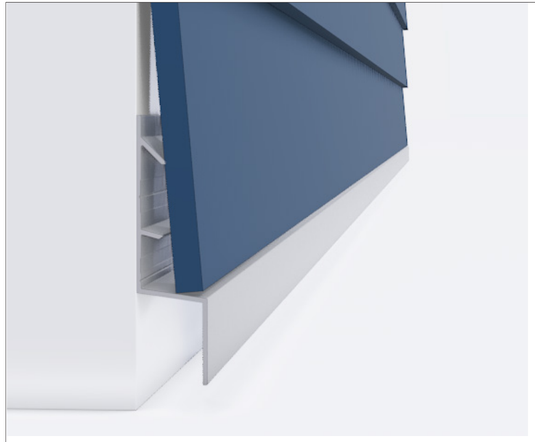
Fiber Cement Trim System

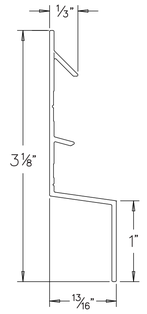
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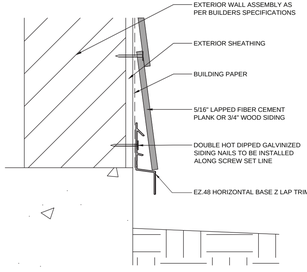
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PROJECT NUMBER:	
SCALE:	

000206





EZ.48 HORIZONTAL BASE Z LAP TRIM



39 A13 TYPICAL EZ.48 HORIZONTAL BASE Z LAP TRIM

SCALE: 3" = 1'-0"

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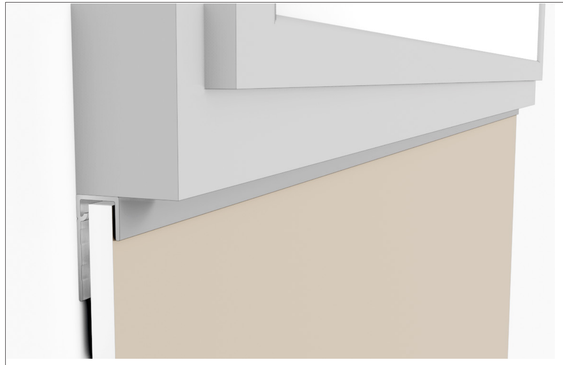
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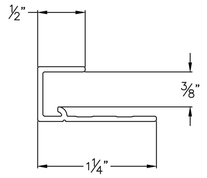
Fiber Cement Trim System

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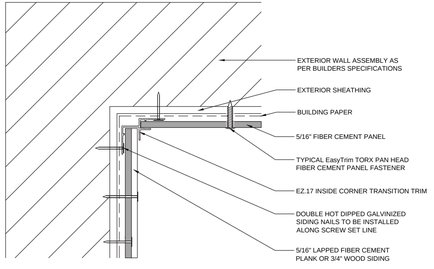
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EZ.8 VERTICAL WINDOW SILL J PANEL TRIM



38
A12

TYPICAL EZ.17 INSIDE CORNER TRANSITION TRIM

SCALE: 3" = 1'-0"

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Anthem: Terrace Door Submittal

TEEM Wholesale, Inc.

BLS-810-010-X

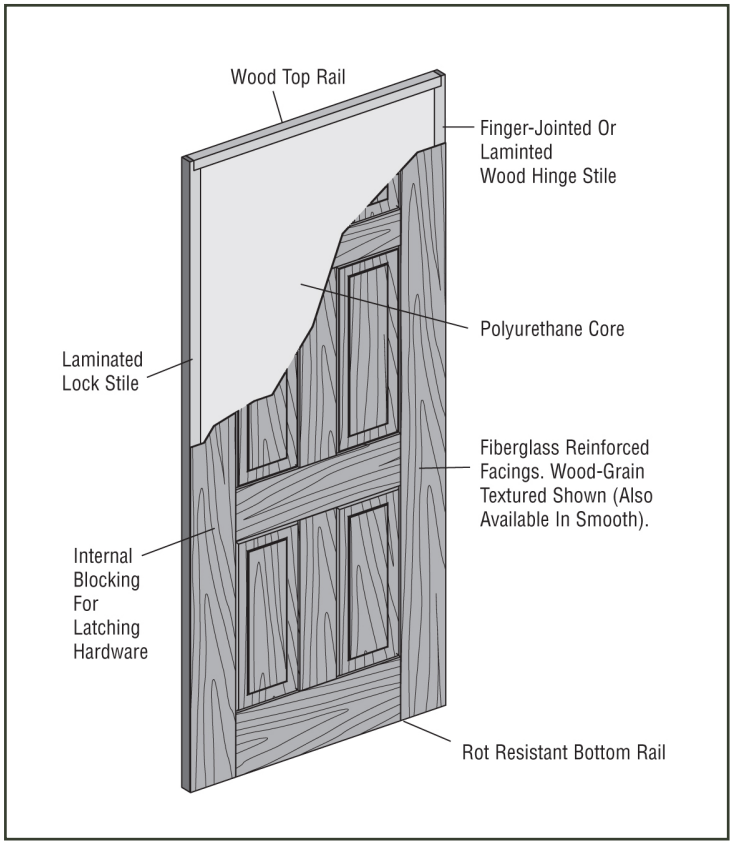
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Open to extraordinary.

8′0″ • SMOOTH

BELLEVILLE FIBERGLASS • CLEAR



BELLEVILLE SERIES FIBERGLASS



GLASS INSERT

- Clear Glass
- Available with Centurion Frame
- 1" Clear Insulated Glass Low-E
- 810 Series [22" x 80" glass insert]

OPTIONS AVAILABLE

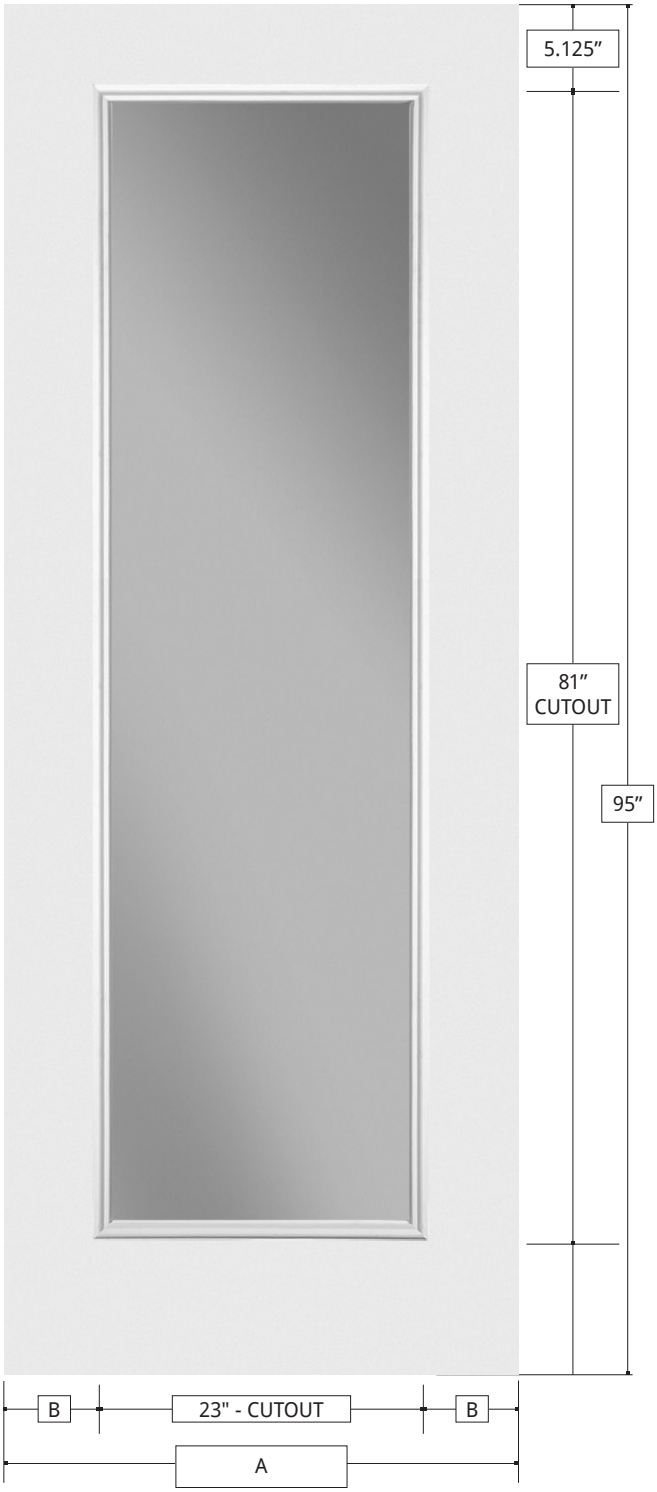
Belleville ® Smooth Fiberglass

TEEM Wholesale, Inc.

BLS-810-010-X

MASONITE Open to extraordinary.

8′0″ • SMOOTH | **BELLEVILLE FIBERGLASS • CLEAR**



SIZE AVAILABILITY		
Dimensions	Availability	Panels
2'8" x 8'0"	✓	N/A
2'10" x 8'0"	✓	N/A
3'0" x 8'0"	✓	N/A

NOTE: Items designated with a ✓ are available for order.

STANDARD DIMENSIONS		
Door Facing Size (Nominal)	A	B
2'8" x 8'0"	31.75	4.375
2'10" x 8'0"	33.75	5.375
3'0" x 8'0"	35.75	6.375

• **Overall Length and Width Dimensions are + 1/16 inch**

GLASS	
Glass Model	810-010
Glass Finish	Clear
Glass Size	22" x 80"
Insulated	Clear 1"
Low-E	Yes

All patio units are primed only - to be painted by others on site.

Frames will come in prebuilt units to match the elevations shown in the drawings. Glass/glazing is not included with the frames (but is included with the door). Frames will have a 4 9/16" jamb depth and come preprimed. See attachments for additional information.

Introducing

DURA-FRAME™

by: G-M Wood Products



The Natural Solution for rot-free door systems

Guaranteed for life against ground rot, decay and insect damage

- Superior paint and stain adhesion
- Superior construction for long-lasting durability
- Superior value – It's economical

DURA-FRAME™ is:

Alaskan Yellow Cypress, one of the planet's most durable rot resistant woods, finger-jointed to the bottom of premium pine frame component. DURA-FRAME™ is end-sealed with DURA-SEAL™, and primer coated with DURA-PRIME™, G-M Wood Products' exclusive high-durability coatings, yielding exceptional value and rot-free performance. ***It's environmentally responsible, renewable, and naturally rot-resistant...no chemicals added!***

Alaskan Yellow Cypress: One of the planet's most durable woods:

- Naturally resistant to rot & insect attack
  - **Unique natural compounds make it highly resistant to decay, molds, fungus, termite and insect attack**
  - **Found in nature up to 1200 years old with over 60 growth rings per inch**
- Exceptional physical properties
  - **Incredible strength**
  - **Resistance to wear, splitting, and impact**
  - **Excellent nail and screw holding strength**
- Superior Finishing qualities
  - **Great paint, stain and glue adhesion**
  - **Superior machining and sanding ability**

Complete product offering

- Door Jambs
- Brick Mould
- Mull Posts
- Mull Casing
- Custom Components

All covered by DURA-FRAME™'s limited lifetime warranty

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To learn more about DURA-FRAME™ visit www.gmcompanies.com

Nature's Miracle is the Natural Solution

Alaskan Yellow Cypress

(Also known as Alaskan Yellow Cedar)

One of the planet's most durable woods:

Alaskan Yellow Cypress (also known as Alaskan Yellow Cedar) is found in nature up to 1200 years old, and is the wood of choice in many rot-proof and weather resistant applications such as Japanese temples (lasting over 500 years), docks, bridges, boat hulls, stadium seating and high-end outdoor furniture. Its unique natural compounds make it highly resistant to decay, molds, fungus, termite and insect attack.

It's environmentally responsible, renewable, and naturally rot-resistant with no chemicals added!



First used by West Coast Indians for their historic Totem Poles and Great War canoes, Alaskan Yellow Cypress is the wood of choice in many rot-proof and weather resistant applications:

- **Japanese Temples (lasting over 500 years)**
- **Japanese dock systems**
- **Racing boat hulls and decks**
- **Decking and siding**
- **Stadium seating**
- **Outdoor furniture**
- **Water reservoirs**
- **Chemical tanks**

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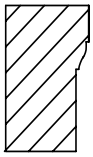
DURA-FRAME™

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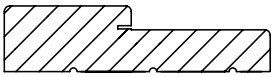


DURA-FRAME™ is: Alaskan Yellow Cypress, one of the planet's most durable rot resistant woods, finger jointed to the bottom of premium pine frame component. DURA-FRAME™ is end-sealed with DURA-SEAL™, and primer coated with DURA-PRIME™, G-M Wood Products' exclusive high-durability coatings, yielding exceptional value and rot-free performance.

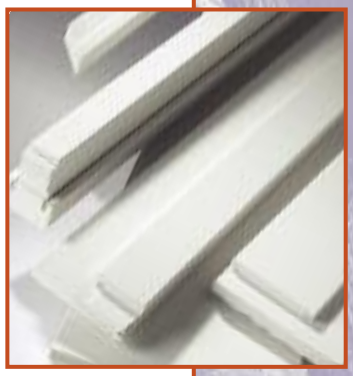
Complete Product Offering

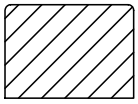


Brickmould

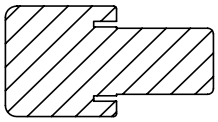


Door Jambs





Mull Casing



Mull Posts

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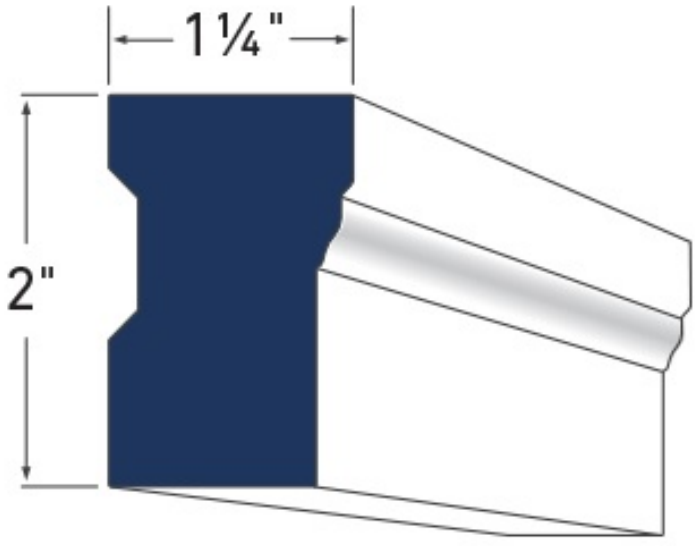
SUSTAINABLE FORESTRY INITIATIVE

AMD

Warnock Hersey

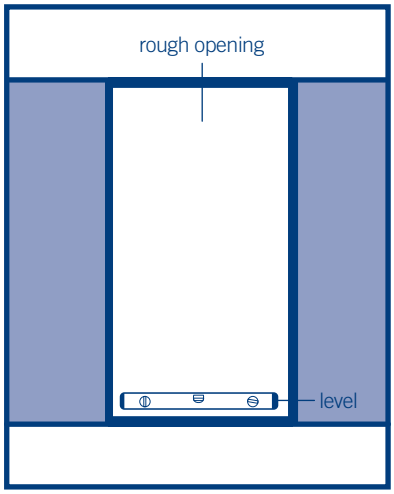
Duraframe Exterior Brickmold





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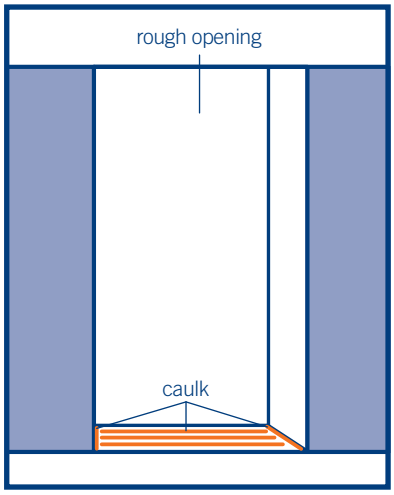
CAULKING REQUIREMENTS



- Please refer to door manufacturer's instructions. The following instructions are meant to be an addition to the manufacturer's installation instructions.
- **Use Only:** Polyurethane or Elastomeric caulk sealant.

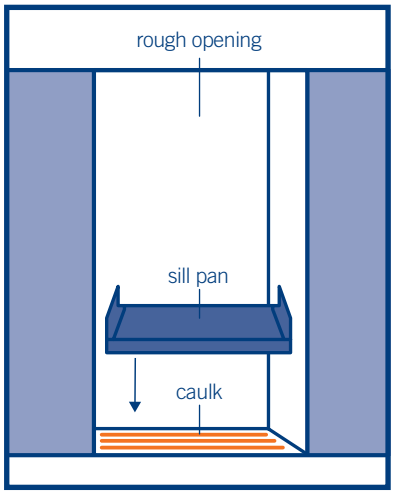
STEP 1

- The subfloor of the rough opening must be flat, level, and solid so it may be properly sealed.



STEP 2

- Generously apply three wide, straight lines of caulk along the subfloor, and one bead of caulk on each corner.

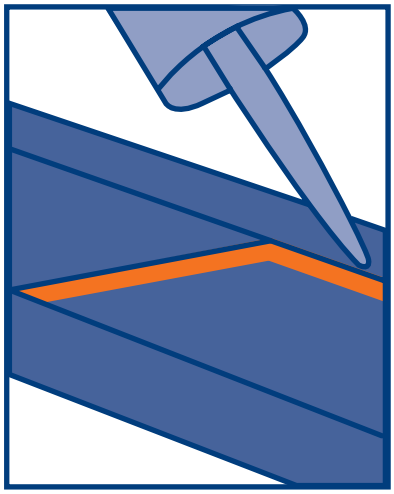


STEP 3

- If a shim board is required, be sure to caulk under the shim board thoroughly.
- If a sill pan is being installed, place the left and right sill pan firmly against the sides of the rough opening and press onto the beads of caulk that were placed onto the subfloor.
- **NOTE: Do not caulk the bottom of the sill on the door unit if a sill pan is being used.**

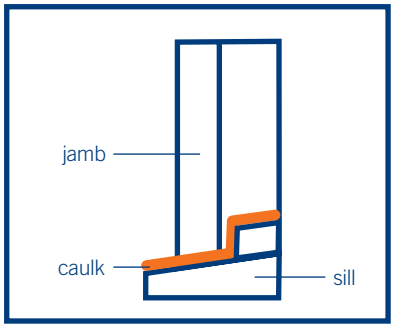
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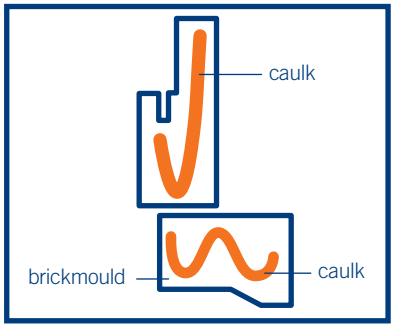
CAULKING REQUIREMENTS



STEP 4

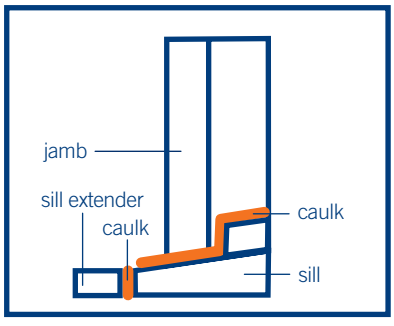
- Apply a bead of caulk along the glue joints of the sill pan, as well as a bead of caulk along the lower interior edge of the sill pan to ensure a properly sealed sill.





STEP 5

- Caulk must also be applied to the bottom of the door unit where the sill and the jamb are jointed. Caulk must also be applied to the bottom of the jamb and the bottom of the brickmould

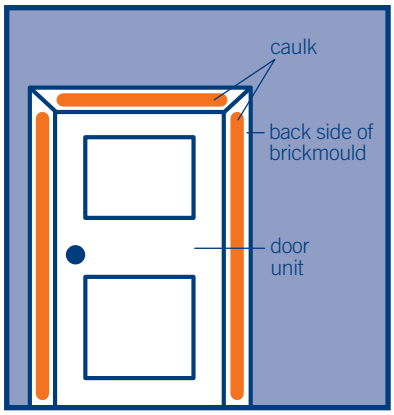


STEP 6

- If a sill extender is being installed, thoroughly apply caulk to the joint of the extender and the sill.

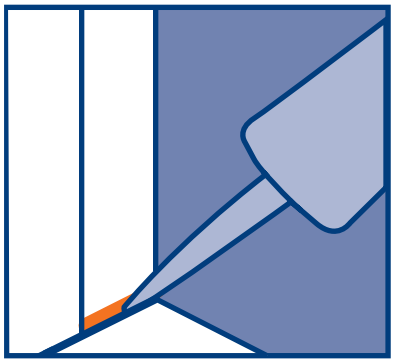
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CAULKING REQUIREMENTS



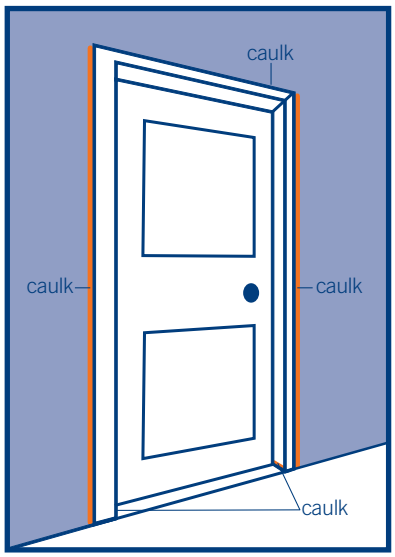
STEP 7

- Before the door unit is installed into the rough opening, be sure to caulk around the entire door unit on the backside of the brickmould to seal the unit. The beads of caulk must be 1/2 inch to 5/8 inch in width for the opening to be effectively sealed.



STEP 8

- If corner pads are being installed, place caulk at the joint of the threshold cap and the jamb.



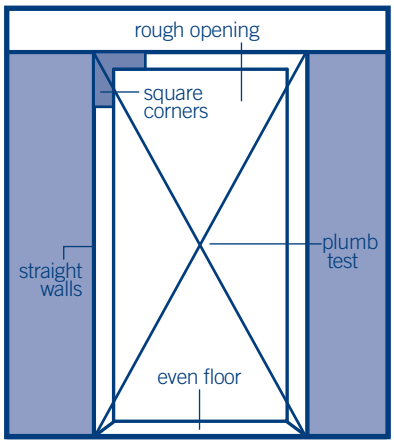
STEP 9

- For weatherproofing the door system, caulk must be applied around the entire exterior of the door unit, and applied along the brickmould to the siding of the house.
- Caulk all the joints of the jambs and moldings.
- The joints between exterior trim and the face of the door must be caulked and sealed.
- All sealed joints must be maintained when deterioration occurs.

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DOOR UNIT INSTALLATION INSTRUCTIONS

- Please refer to door manufacturer's instructions. The following instructions are meant to be an addition to the manufacturer's installation instructions.
- Please refer to our caulking requirements before installing the door unit to ensure proper sealing the door opening.

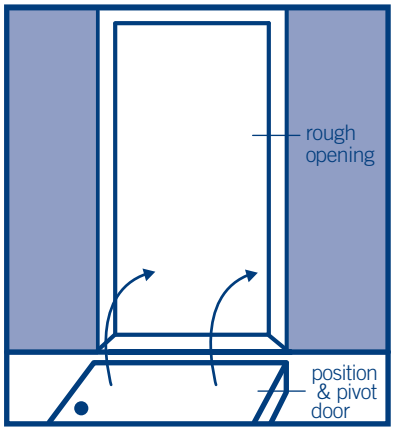


STEP 1 PREPARE ROUGH OPENING

- Determine the size of the rough opening.
- Check that the opening is the correct size, and is level, square, and plumb before attempting to install the door unit.
- Ensure the sides of the opening are in the same plane to avoid any issues with operation.
- **Notice: 20-minute fire rated openings must not exceed 1/8" between the rough opening and the door frame's top and sides.**

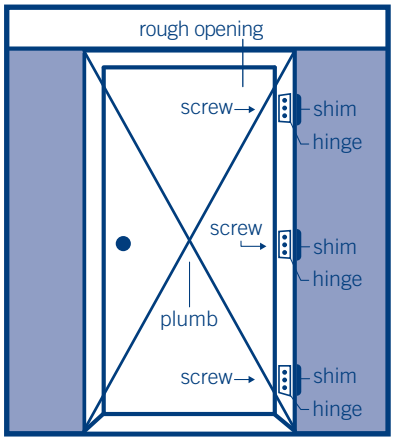
STEP 2 PREPARE DOOR SYSTEM

- Remove packaging material without removing pre-hanging clips until otherwise instructed.
- Remove skid board from the bottom of the door and prepare for caulking procedures.



STEP 3 INSTALL DOOR SYSTEM

- Caulk the subfloor to seal between the between the floor and the sill.
- Caulk around the entire door unit on the backside of the brickmould to seal the unit.
- Position and pivot door unit into the center of the rough opening.
  - Be sure that the back side of the brickmould is flush with the exterior siding of the house.

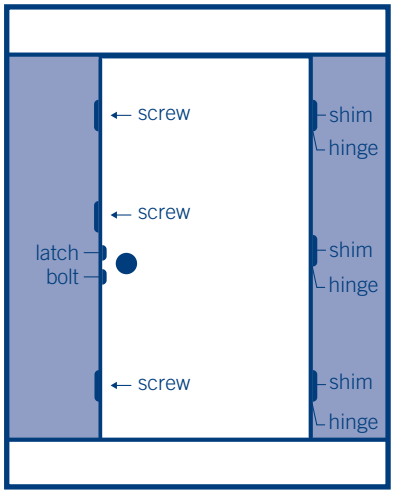


STEP 4 SHIM & TEMPORARILY SECURE HINGE JAMB

- Ensure that the hinge jamb or sidelite jamb on the hinge side is plumb with the opening.
- Temporarily hold the position of the unit by driving fasteners through the jamb just above the hinge positions underneath the weatherstrip.
- Place a shim behind each of the three hinges between the hinge jamb and the wall.
- Ensure that there is a parallel gap between the frame and the rough opening.
- Additional shims may be used if needed.
- Drive a fastener through each shim and remove the excess so that the shim is flush with the interior wall.
- **NOTE: For the door system to operate properly, it is essential that the unit is plumb, square, and straight.**

Millwork Solutions by:
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DOOR UNIT INSTALLATION INSTRUCTIONS

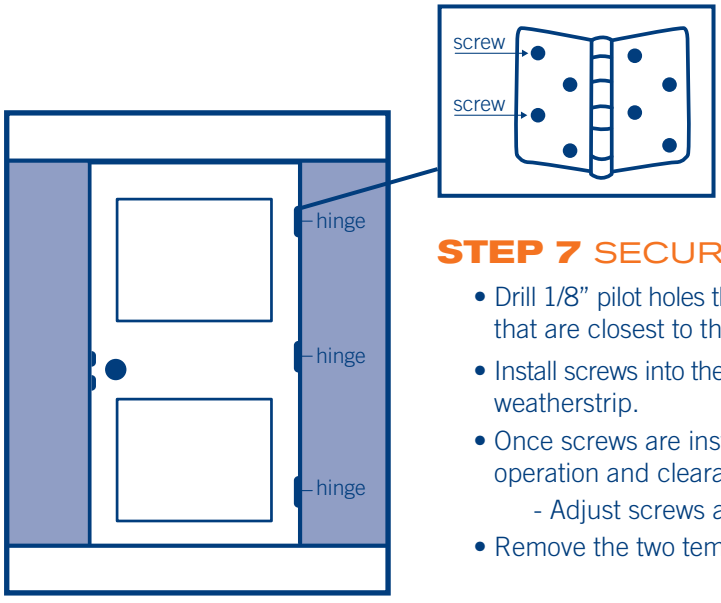


STEP 5 ALIGN DOOR SYSTEM WITH THE ROUGH OPENING

- Position the latch jamb so that it is plumb and square with the opening.
- Begin shimming the latch jamb. Shim the lower opposite hinge, between the latch and deadlock, and the upper opposite hinge.
  - Additional shims may be used if needed.
- Temporarily secure latch jamb by driving fasteners into shims. Peeling the weatherstrip back from the jamb is a good place to hide the fastener from view.
- Door systems with sidelites may require shims above the joint where the sidelite and door meet.
  - To secure, fasten screws into the shims of the header.

STEP 6 ADJUST AND SECURE LATCH JAMB

- Remove pre-hanging clips while keeping the door closed.
- Ensure the door remains straight and the spacing is even.
- In the case of door units with sidelites, the latch jamb sidelite should be adjusted as well.
- In the case of double door units, adjust the hinge jamb of the inactive door so that the door has uniform contact with the astragal.
  - Once uniform contact has been confirmed, fasten the hinge jamb.
- Additional Check
  - Ensure the weatherstrip has even compression on the door to the hinge.
    - Readjust the latch jamb until the weatherstrip has uniform contact with the door.

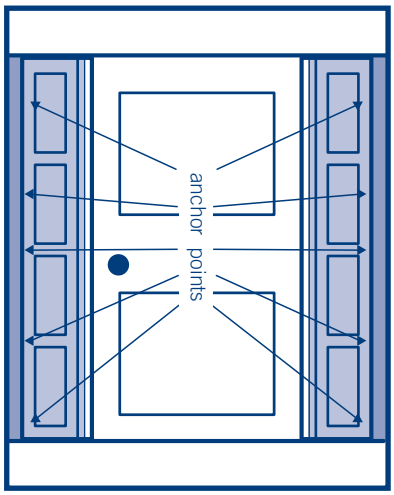


STEP 7 SECURE HINGE JAMB

- Drill 1/8” pilot holes through the wood in the two screws holes in the top hinge that are closest to the weatherstrip.
- Install screws into the two holes on the hinge that are closest to the weatherstrip.
- Once screws are installed, open and shut the door while checking the operation and clearances.
  - Adjust screws and shims if necessary.
- Remove the two temporary screws from the hinge jamb.

Millwork Solutions by:
GM Wood Products

DOOR UNIT INSTALLATION INSTRUCTIONS

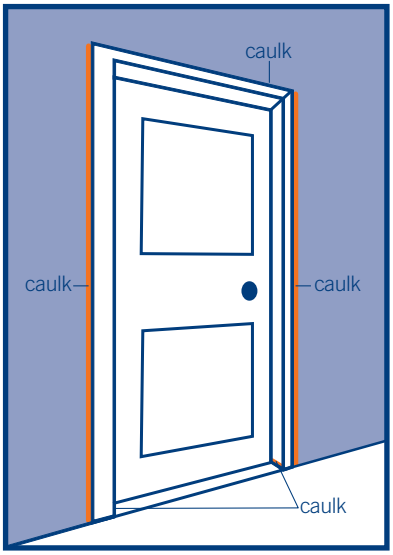


STEP 8 FULLY SECURING THE DOOR SYSTEM

- Secure single and sidelite unites by fastening the outside jambs to the framing in three places on each side for wood frames and five places on each side for composite frames.
- In the case of double door units, reinforce the unit by fastening two screws in the header of the jamb, in the middle of each door.
- **Note: Do NOT fasten through the brickmould.**

STEP 9 ADJUST THE SILL

- Open and close door while analyzing the spacing between the door and the sill cap to confirm consistent margins.
- Install corner pads at the intersection of the bottom of the jamb and the sill behind the weatherstrip.



STEP 10 CAULK THE DOOR AND SILL

- Apply beads of caulk around the frame of the door unit where the brickmould meets the exterior wall.
- The sill must be caulked at the intersection of the sill and the jamb to ensure proper function of the frame.
- Additionally, caulk the bottom edge of the sill where the sill meets the rough opening.
- **Additional note:** if a sill extender has been installed, be sure to caulk the intersection of the extender and the sill.

STEP 11 INSTALL LATCH & DEADBOLT HARDWARE

- See manufacturer's instructions for proper installation.

LIFE-TIME LIMITED WARRANTY FOR DURA-FRAME EXTERIOR DOOR JAMBS, MULL POSTS AND BRICKMOLD

A. Who and What is Covered

This warranty is made only to the original non-consumer purchaser (herein referred to as the "Purchaser") of Dura-Frame Exterior Door Jambs, Mull Posts and Brickmold from G-M Wood Products, Inc., a Michigan corporation, whose address is 531 Clay Street, P.O. Box 266, Newaygo, Michigan 49337 (herein referred to as the "Manufacturer"). This warranty is not transferable. This warranty is restricted to Dura-Frame Exterior Door Jambs, Mull Posts and Brickmold that are incorporated by the Purchaser into exterior door frames that are installed in new residential construction in the United States of America in conformity with all applicable local building codes and regulations and that are thereafter properly maintained.

B. What The Manufacturer Will Do

If the Alaskan Yellow Cypress (also known as Alaskan Yellow Cedar) portion (the lower approximate 6 inches) of a Dura-Frame Exterior Door Jamb, Mull Posts or Brickmold covered by this warranty deteriorates due to rot, decay, insect damage or fungus caused by water wicking through the end grain of the door jamb, such that the door jamb, mull post or brickmold is unable to support a sill or hinge,

Then, subject to the exceptions in Paragraph D, the Manufacturer will furnish to Purchaser a new Dura-Frame Exterior Door Jamb, Mull Post or Brickmold and reimburse the Purchaser up to a maximum of $250 per door opening for third-party labor costs to install the replacement door jamb(s), mull post(s) or brickmold(s) in the original door frame.

This warranty is limited to one replacement door jamb, mull post or brickmold for each defective original door jamb, mull post or brickmold.

C. Submission of Warranty Claims

To submit a claim under this warranty, the Purchaser must submit written or pictorial evidence supporting Purchaser's claim, including proof of proper installation and maintenance and the extent and cause of covered deterioration. If requested by the Manufacturer, Purchaser must also submit the subject door jamb, mull post or brickmold to the Manufacturer at Manufacturer's closest plant for inspection. Manufacturer's decision on warranty claims is final so long as that decision is in good faith.

D. What This Warranty Does Not Cover

1. **This limited warranty stated herein is in lieu of any and all warranties, express or implied (whether written or oral), including, but not limited to, the implied warranties or merchantability and fitness for a particular purpose.**

2. **Manufacturer shall not be liable for any incidental, consequential, special or contingent damages or expenses, arising, directly or indirectly, from any defect in the Dura-Frame Exterior Door Jamb, Mull Post or Brickmold or the use of the Dura-Frame Exterior Door Jamb, Mull Post or Brickmold.**

3. Manufacturer shall not be liable under this warranty and this warranty shall be void and have no effect if the following events occur:

   a. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold has been subject to misuse, alteration, neglect or accident.

   b. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold has not been installed in accordance with the applicable local building code(s) and/or regulations.

   c. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold has been trimmed on the Alaskan Yellow Cypress end.

   d. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold has not been painted with a high grade exterior latex paint within 90 days of installation and continuously painted thereafter in accordance with the paint manufacturer's recommendations.

   e. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold is removed from its original installation location.

   f. The Dura-Frame Exterior Door Jamb, Mull Post or Brickmold is installed in direct contact with wet cement, soil or other moist materials or has been submerged in water.

4. Manufacturer does not warrant paint adhesion or paint appearance. Manufacturer's only warranty with respect to paint is that the Dura-Frame Exterior Door Jambs, Mull Posts or Brickmold are primed with a latex primer intended for limited exterior exposure at the time of delivery to Purchaser.

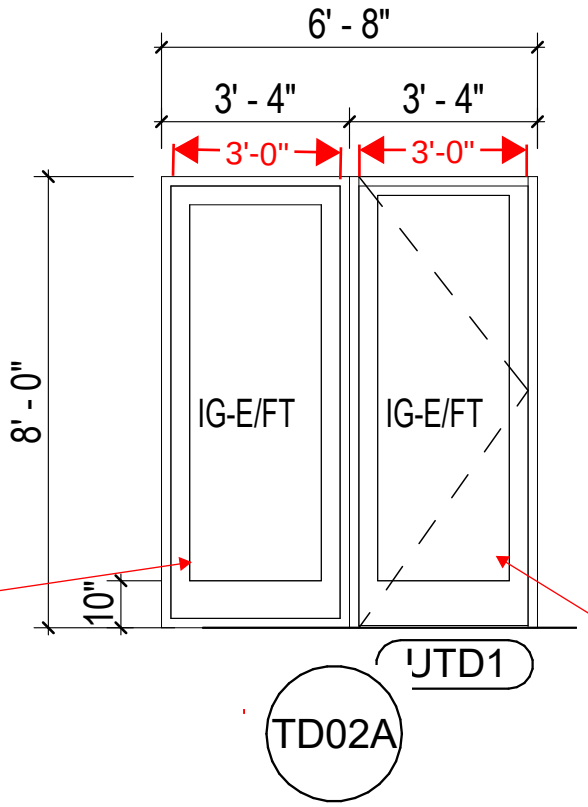
5. Except when specifically prohibited by the applicable state law, the Purchaser, and not the Manufacturer, shall be liable for and shall pay for all charges in excess of $250 per door opening for labor or other expenses incurred in the removal, repair or replacement of the Dura-Frame Exterior Door Jamb, Mull Post or Brickmold claimed to be defective or for any other expense incurred to remedy any defect in the product. Such charges may include, but are not necessarily limited to:

   a. All costs necessary or incidental in removing the defective Dura-Frame Exterior Door Jamb, Mull Post or Brickmold and installing a replacement Dura-Frame Exterior Door Jamb, Mull Post or Brickmold.

   b. Any material required to complete, and/or permits required for, installation of a replacement Dura-Frame Exterior Door Jamb, Mull Post or Brickmold.

c. All costs necessary or incidental in returning the defective Dura-Frame Exterior Door Jamb, Mull Post or Brickmold to a location designated by the manufacturer.

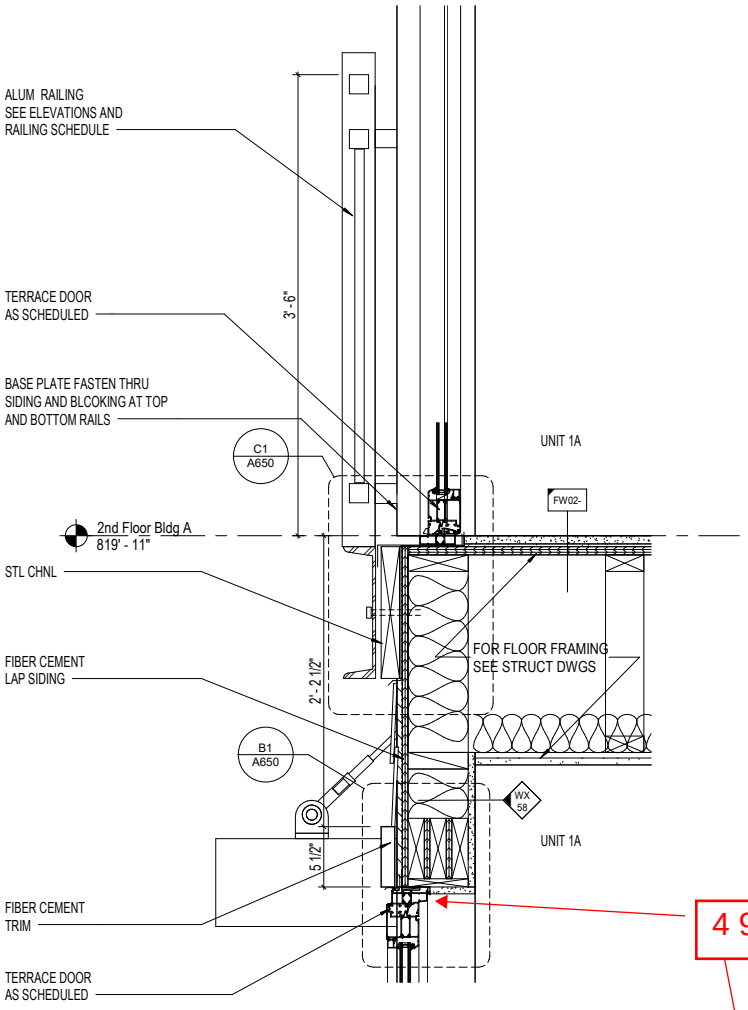
6. The terms of this Limited Warranty cannot be modified by any person, whether or not he/she claims to represent or act on behalf of the Manufacturer.



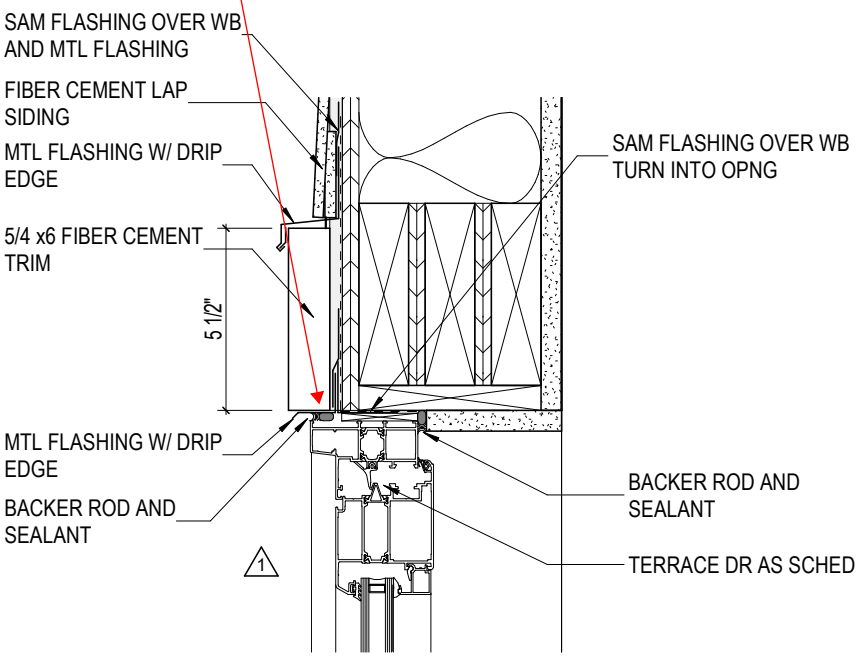
Fixed Panel

Active Panel

Nominal	Actual Unit Width	Actual Unit Height	Rough Opening Width	Rough Opening Height	O/S Brickmold Width	O/S Brickmold Height
6/0-8/0	74 1/2"	97 3/4"	75 1/4"	98 1/4"	77"	99"



4 9/16" Duraframe w/ Drywall Return



B1 WALL SECTION DETAIL

3" = 1'-0" KEYED FROM A620 /D2

000224

earthwise
WINDOWS & DOORS
by LINDSAY WINDOWS

ClimateSmart 3000

by **LINDSAY WINDOWS**



New Construction & Remodel
Vinyl Window System

000225



ClimateSmart 3000

by LINDSAY WINDOWS

Strength and value.

ClimateSmart 3000 Vinyl Window System utilizes only 100% vinyl by a leading world wide extruder. The manufacturing process results in beautiful, bright, strong, weather-resistant vinyl that is colorfast. Our vinyl components meet or exceed performance requirements established and certified by the American Architectural Manufacturers Association (AAMA).

Features & Benefits

- **Fusion Welded Frame and Sash:** Provides an impenetrable barrier to air and water penetration and utmost in strength and integrity.
- **5 Degree Positive Sloped Sill:** Provides water runoff, even in driving rain and easy cleaning.
- **Deeply Pocketed Head:** With weather stripping to resist air infiltration.
- **Heavy Walled Construction:** 0.070" walls are a full 12% thicker than most other windows and provide a better thermal barrier.
- **Proven Balance System:** Provides smooth operation of sash and balance covers for that rich look.
- **New Soft Curved Sash Design:** Looks more like a traditional wood window sash.
- **Attractive Integral Lift Rail:** Provides easy sash operation.
- **Dual Tilt-In Sashes:** Both sashes tilt in for easy cleaning on the double hung window.
- **.75" Insulating Glass System:** For maximum regional thermal efficiency, LowE glass with Argon comes standard for additional energy savings.
- **Warm Edge Technology:** Warm edge spacer provides a barrier to heat transfer in insulating glass unit.
- **Interlocking Meeting Rail:** Integral Interlock provides additional security and has passed AAMA Forced Entry Resistance Test.
- **Strong Cam Lock and Keeper:** The cam action lock and keeper for hungs and sliders actually draws the sash closer together for a positive lock.
- **Sash Vents:** (Optional) Allow for ventilation with security; have passed AAMA Forced Entry Resistance Testing but should not be used for security.
- **Two Layers of Weatherstripping:** With double mylar fins for resistance to air and water infiltration.
- **Non-Corrosive Hardware:** Years of trouble free performance, no matter what the environment.
- **Optional:** Jamb extensions, brick moulds, 3.5" trim and FlexScreens are optional for an enhanced look and easier installation.
- **AAMA Certified**, NFRC Rated, and ENERGY STAR approved with proper glass selection.
- **Extruded Nail Fin:** Optional integrated J channel on hungs, sliders and picture windows.
- **20 Year Limited Warranty**



Color Choices For All ClimateSmart Products

Several color choices are available. Choose from solid vinyl colors or optional color coatings and woodgrain interiors.

INTERIOR COLORS

Solid Colors | Laminate**



WHITE | SANDSTONE | CLAY | BLACK | BRONZE

EXTERIOR COLORS

Solid Colors | Laminate**



WHITE | SANDSTONE | CLAY | BLACK | BRONZE

EXTERIOR/INTERIOR COATINGS



EARTHTONE | EVERGREEN | BRONZE | CUSTOM*

INTERIOR LAMINATED WOODGRAINS



LIGHT OAK | DARK OAK | CHERRY | MAPLE | WALNUT

Actual colors may vary from those shown.

**Additional standard colors are available as well as custom color matching.*

***Additional laminate colors available*

Double Slider

The elegant, fresh look of the ClimateSmart 3000 sliding window enhances the natural lighting of your home, while maintaining superior energy performance. ClimateSmart 3000 sliding windows glide on adjustable metal dual rollers, for a smooth, easy operation every time. The ClimateSmart 3000 family of sliding windows will inspire the imagination with superior thermal performance.



AVAILABLE IN OPERABLE

- Single Slider (One Movable Sash)
- Double-Slider (Both Sash Operate)
- Three-Lite Slider (Flankers Operate)
- Movable sash tilt-out for cleaning

Single Slider

Single slider windows feature one movable sash for venting. Contractors and homeowners often choose a single slider for a great value with maximum viewable area.





Strong Cam Lock and Keeper: The cam action lock and keeper for hungs and sliders actually draws the sash closer together for a positive lock.



Double Hung

The foundation of the ClimateSmart 3000 Vinyl Window System is the double hung window. Traditional beauty and uncompromising strength are just the beginning. Both sashes of the ClimateSmart 3000 double hung tilt-in for easy cleaning. Fully weatherstripped components—combined with a proven balance system and fully interlocking rails—make the ClimateSmart 3000 double hung a favorite choice for homeowners. Optional internal grilles complete the architectural appeal.

DESIGN TIP

Combine ClimateSmart 3000 double hungs with picture window transoms and specialty windows to achieve a stunning window wall.



Single Hung

For an economical solution, try the ClimateSmart 3000 single hung. The same high quality construction as the ClimateSmart 3000 double hung with a fixed upper sash and tilt-in lower sash.

Single-hung windows remain one of the most popular new construction windows, and with good reason. They feature one sash, and it can slide up when you want to catch a fresh breeze. Since these windows feature fewer moving parts than many other windows, contractors and homeowners love their long-lasting durability.

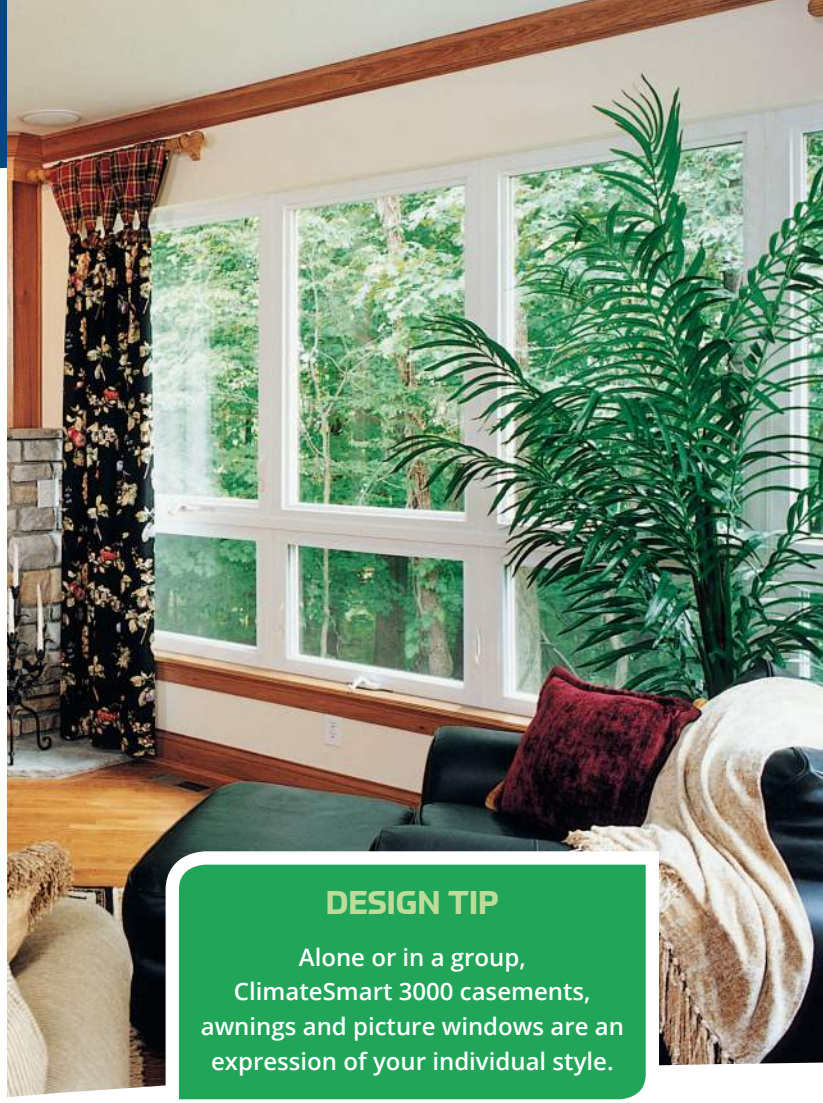
Tilt Latches:
Apealing and functional tilt latches allow moveable sash to be tilted in for easy cleaning.



Casement / Awning / Picture Window

Tradition, innovation and function are combined in the ClimateSmart 3000 casement window. Sleek and stylish, the contoured sash reflect detailed craftsmanship. Multi-point locking allows for easy operation with just one locking lever. casement windows open to a full 90 degrees for maximum ventilation and easy cleaning. The same sleek profile is also available in an awning style window.

Want a casement window but the look of a hung window? Use a casement with a center bar. Contoured casement and frame (not flat) have appearance of a hung slider. Internal blinds which raise/lower and tilt are optional.



DESIGN TIP

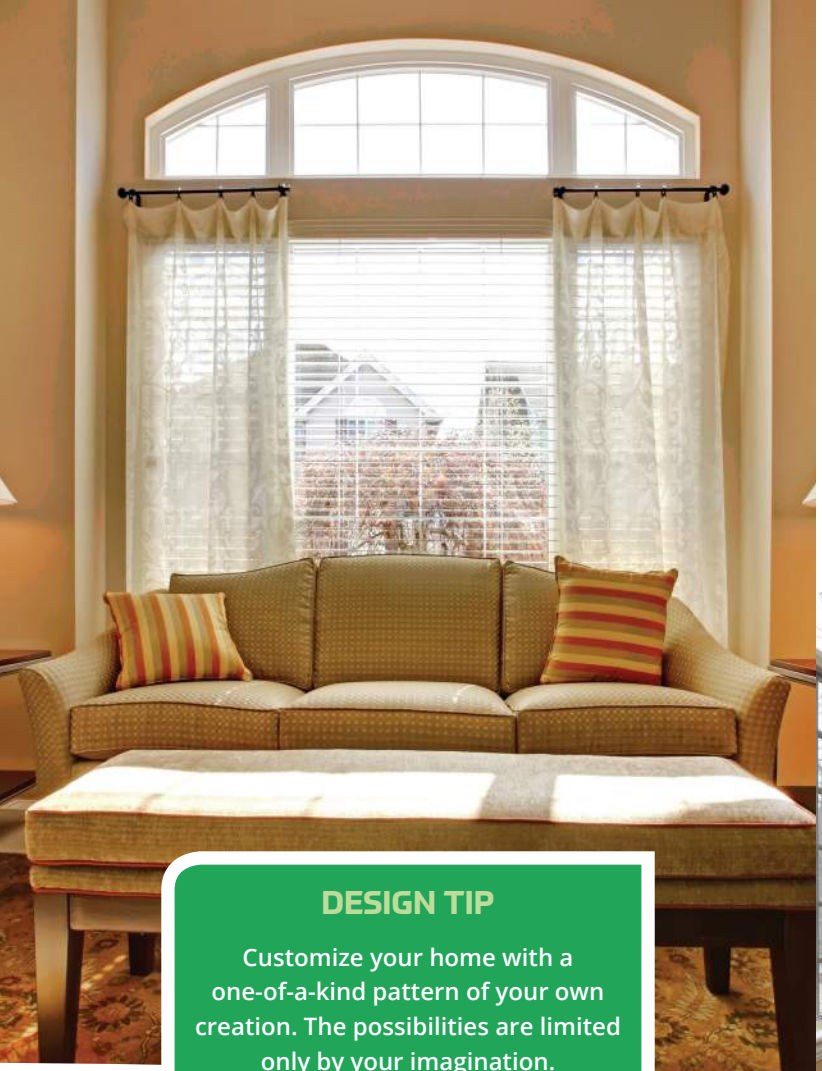
Alone or in a group, ClimateSmart 3000 casements, awnings and picture windows are an expression of your individual style.

Patio Door

Redefine your living space with a stunning ClimateSmart 888 or 2030 patio door. With the same high performance standards as our windows, the ClimateSmart patio door is a model of thermal efficiency. All patio doors glide smoothly on dual tandem metal rollers. Add internal grilles and multiple options for hardware to complete the look. Available in standard and custom sizes: 2, 3 and 4 lite, sidelite, and transoms. Internal blinds which raise/lower/tilt are optional.

The 2030 model is reversible. Without removing the frame both sashes can be removed to allow for a larger opening and reverse the operating panel.





Architectural Shapes

Express yourself with ClimateSmart 3000 architectural shapes and designs. Choose from a variety of styles, including:

- half-round
- quarter-round
- eyebrow
- circle
- oval
- octagon
- trapezoids

Architectural shapes are designed to integrate with any style of ClimateSmart 3000 windows, allowing you to showcase your own personal flair.

DESIGN TIP

Customize your home with a one-of-a-kind pattern of your own creation. The possibilities are limited only by your imagination.





Bay & Bow

Transform any room with a ClimateSmart 3000 bay or bow window. All bay and bow windows are custom sized to fit any opening. Choose from double hung or casement flankers and add optional grilles that provide a warm, inviting appeal to any room. Available with stained wood or laminate to best match your decor.

Bay and bow windows are available in the same colors and laminates as the individual windows.

DESIGN TIP

Boost your home's curb appeal with a bay or bow window. They provide a panoramic view while letting in a great source of natural light.



ClimateSmart

Contact your local dealer or
Lindsay Windows
for more information.

North Mankato, Minnesota
(507) 625-4278

Union, Missouri
(636) 583-0850

North Aurora, Illinois
(630) 892-5091

Other Manufacturing Facilities
Georgia, Washington, California

Thank you for considering
ClimateSmart Windows.

A TRADITION OF QUALITY SINCE 1947

Lindsay Windows began over 72 years ago as a privately held, family-owned company, which it still is today. Our mission has always been to manufacture the highest quality products using materials with advanced manufacturing equipment and procedures.

Our products carry extensive industry certifications and are distributed through a network of qualified dealers. All of our products exceed the current standards for ENERGY STAR compliance and have some of the best ratings in the industry.

Our modern production facilities in Minnesota, Missouri, Illinois, Georgia, Washington and California manufacture vinyl products for energy specific geographical window and door markets. We value our employees and consider every employee a salesperson for our company. It is a privilege to provide you with the finest products that are the best value on the market, with the best energy performance and warranty. Our best testimonies come from our thousands of satisfied customers. We want you to be one of them.

Our prices reflect our commitment to craftsmanship, advanced materials and superior performance. We are proudly the third owners of Lindsay Windows for the last 30 years.

Thank You,

John, Geoff and the whole Lindsay Team

Authorized Dealer

LINDSAY
WINDOWS
since 1947

MADE IN USA CERTIFIED
99% U.S. Content

earthwise
WINDOWS & DOORS

GOOD HOUSEKEEPING
Since 1909

000232

N F R C
National Fenestration Rating Council

ENERGY STAR PARTNER

BBB

Choice of Law/Dispute Resolution

To the extent permitted by applicable law, the substantive law and the law of remedies of the State of Minnesota, United States of America shall apply to this Warranty, without reference to its principles of conflicts of law. All disputes regarding this Warranty and/or the Product shall be resolved in a state or federal court with competent jurisdiction located in Nicollet County, State of Minnesota, United States of America.

Condensation

Condensation or frost on the inside surface of the glass or window does not indicate a defect in the window and is not covered by this warranty. Condensation occurs when warm moist air comes in contact with the colder surface on a window. It is a response to temperature and humidity in the home and is not the fault of the window. Since we use the warmest non-metallic edge glass spacer, you will have much less (if any) moisture on the inside surface of your glass.

Other Conditions

Lindsay Windows makes no express warranties except as are set forth in this warranty and shall not be liable for a breach of any other written or oral warranties. Any implied warranties of merchantability and fitness for a particular purpose are limited since Lindsay Windows does not know where the windows or doors are being installed. Your exclusive remedy to a warranty claim shall be the repair, replacement or refund of the amount paid Lindsay Windows as stated in this warranty. Some states do not allow the exclusion or limitation of consequential damages or limitation of the duration of implied warranties, so this limitation or exclusion may not apply to you. This limited warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Caring for your windows and doors

- Clean frames with a mixture of mild dish soap and water.
- Check to make sure that drainage “weep” holes are clear of dirt and obstacles.
- Abrasive or caustic cleaners are not recommended because they can cause damage to the vinyl finish.
- Chemicals can cause discoloration of the vinyl. Avoid all fuels, solvents, bleaches and corrosive chemicals.
- To avoid scratches in the glass, never use a razor blade, putty knife or abrasive pad to clean the glass.

LINDSAY WINDOW & DOOR LLC since 1947

earthwise WINDOWS & DOORS

GOOD HOUSEKEEPING Since 1909

Saving America’s Energy with Lindsay Windows

27735 West Diehl Road
Warrenville, IL 60555
(630)791-9079

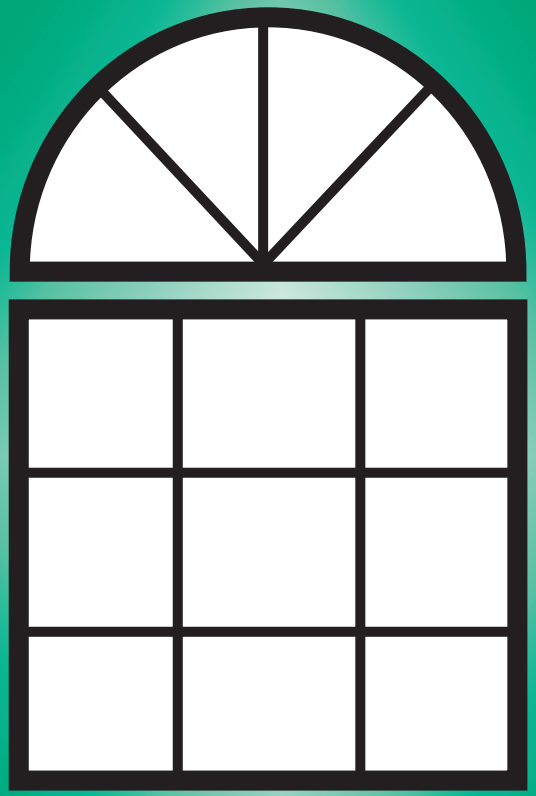
1995 Commerce Lane
North Mankato, MN 56003
(507)625-4278

11 Cedar Court
Union, MO 63084
(636)583-0850

feedback@lindsaywindows.com
www.lindsaywindows.com • www.earthwisewindows.net

000233

EARTHWISE™ WINDOWS BY LINDSAY WINDOWS



WARRANTY

LINDSAY WINDOW & DOOR LLC since 1947

Saving America’s Energy with Lindsay Windows

earthwise WINDOWS & DOORS

GOOD HOUSEKEEPING Since 1909

THANK YOU

Congratulations on your purchase of Earthwise windows. You have made a wise investment in your home. Our windows will add to your comfort, improve your energy efficiency and add to your home's value. This warranty is one of the best in the industry. We have been making windows since 1947 using the best materials and production methods to assure your satisfaction. If you have any questions or problems with your Earthwise windows or doors, please contact your dealer/contractor or Lindsay Windows.

Who is covered, what is covered and how long does the warranty last?

Lindsay Windows warrants to you the original purchaser subject to the conditions and limitations set forth in this warranty that these windows/doors will be free from defects in material and workmanship for 20 years. This is a non-prorated warranty.

Vinyl The vinyl is warranted against chipping, cracking, warping, peeling, pitting or blistering.

Hardware Moving parts such as balances, locks, rollers, weatherstrip.

Screens All materials including screen frame and screen mesh. *Screens are designed to keep insects outside, not as barriers to falling out the window. Damage caused to screens is not covered.*

Insulated Glass Units The sealed insulated glass unit is warranted against defects resulting in material obstruction of vision from film formation caused by dust or moisture in the air space of the insulated glass unit (seal failure). This is a 20 year non-prorated warranty. Stress cracks are covered for the first year only after initial installation. Minimal glass curvature and minor scratches which do not impair structural or normal vision and meet glass industry standards are not covered.

Commercial or multi-family The warranty is limited to 10 years for all parts of the windows and doors except the glass which has a 20-year seal failure warranty.

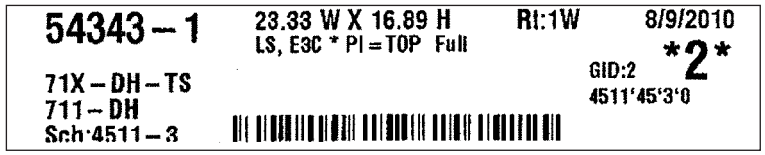
Disclaimer of Warranties and Limitation of Liability

This warranty is your exclusive remedy. Except as set forth herein, we make no representations or warranties regarding the product and we exclude and disclaim, to the extent permitted by applicable law (including the Minnesota Uniform Commercial Code and/or the Uniform Commercial Code of the state in which you reside, and any amendments thereto from time to time), any and all implied warranties with respect to the product, including, without limitation, any implied warranty of merchantability, fitness for a particular purpose, satisfactory quality and/or correspondence with description.

In no event shall we be liable to you or any third party for special, indirect, incidental or consequential damages of any kind, whether based on contract, tort or any other legal theory.

Order number (located on sticker in head of window or on side of sash).
Do not remove sticker at any time.

EXAMPLE



Limitations and Exclusions

Lindsay Windows shall have no liability under this warranty for:

- Normal maintenance including caulk.
- Damage caused by improper installation, accident, fire, flood, explosion, misuse, abuse, vandalism or other external forces.
- Improper handling or storage of windows.
- Products for which Lindsay has not received payment or if windows are over the maximum or under the minimum size listed in our catalog.
- Damage caused by harmful chemicals, unapproved coatings or excess air pollution.
- Wood on jamb extensions or seatboards/headboards if not properly protected against moisture.
- Condensation on glass which is a natural result of humidity and temperature.
- Minor scratches on glass.

The maximum amount available on any warranty claim is the amount Lindsay is paid for the window. LABOR AND SHIPPING ARE NOT INCLUDED FOR ANY WARRANTED ITEM. Consequential damage, loss or injury due to any defect in materials and workmanship is excluded from this warranty.

The limited warranties set forth in this document are the only express warranties (whether written or oral) applicable to your Earthwise windows and doors, and no one is authorized to modify or expand these written warranties. All warranty claims must be made during the applicable warranty period.

Painted products applied by Lindsay Windows are limited to a 15-year warranty and are subject to normal wear and fading.

Lindsay Windows reserves the right to discontinue or modify any of its products. We may substitute products which we designate to be of equal or comparable quality in the event the product initially installed has been discontinued or modified.

Caulking/silicone is required in most installations. This is not considered as part of our products and is therefore not included in our warranty.

This warranty is applicable only to the Earthwise double and single hungs, fixed units, casements and sliding patio doors. This warranty only applies to the original homeowner and is nontransferable.

We shall have no warranty obligations whatsoever with respect to any Product which has been modified in any manner from the form in which it was delivered by Us. This Warranty does not cover normal or remedial maintenance repairs or damages or defects caused or contributed to by accident, improper use of the Product, any cause external to the Product or any occurrence beyond Our control. Any Product misuse, abuse, placement in any application other than in home use or attempt to alter or repair the Product other than by Us or Our authorized service provider shall void this Warranty.

If any sample or model was shown or provided to You by Us or any dealer or sales representative (including photographs within any Product catalog(s) or promotional literature), such sample, model or photograph was used merely to illustrate the general type and quality of the Product and such use is not to be construed as a warranty that the actual Product shipped will conform to such sample, model or photograph.

Notwithstanding anything to the contrary in this Warranty, We shall not be deemed in default by reason of any failure or delay in the performance of any obligation under this Warranty where such failure or delay arises out of any cause beyond the control and without the fault or negligence of such party. Such causes may include, but are not necessarily limited to strikes, riots, war, storms, floods, unusually severe weather, fires, perils of sea, explosions, acts of God, applicable governmental action or regulation which would hinder or prohibit Us from ordering, procuring or furnishing materials, supplies, equipment, labor or services provided for in this Warranty or from performing any aspect of the obligations hereunder (except that this section shall not absolve You of any obligation to pay for a delivered Product), delay in transportation, inability to obtain necessary labor, materials, supplies, equipment, services or manufacturing facilities, and/or the failure of a subcontractor or supplier to perform where such non-performance arises out of causes beyond the control of, and without the fault or negligence of, a party.

From: Drew B. Fishbaugh
To: Brett Davis; David VonderBrink; Justin L. Holloman
Subject: Fwd: Energy Performance
Date: Saturday, January 30, 2021 12:39:59 PM

Begin forwarded message:

Drew B. Fishbaugh
Project Executive

Drew.Fishbaugh@buckingham.com
O: (260) 348-6845 | M: (260) 348-6845

BUCKINGHAM.com

2020 BEST PLACES TO WORK IN INDIANA

CONFIDENTIALITY NOTICE: The materials in this electronic mail transmission (including all attachments) are private and confidential and are the property of the sender. If you have received this electronic mail transmission in error, please immediately notify the sender by telephone or an electronic message and, thereafter, destroy it immediately.

From: Senthil Rajamanickam <senthil.r@lindsaywindows.com>
Date: January 30, 2021 at 11:10:07 AM EST
To: "Drew B. Fishbaugh" <Drew.Fishbaugh@buckingham.com>
Subject: Energy Performance

Climate Smart Single Hung			Cardinal XLEdge				
	Grid	Foam	u-Factor	SHGC	VT	CR	CPD
270 / Clear	No Grid	No	0.29	0.29	0.55	58	EWG-K-9-03355-00001
	Grid	No	0.29	0.26	0.49	58	EWG-K-9-03355-00002
	No Grid	Yes	0.28	0.29	0.54	58	EWG-K-9-03751-00001
	Grid	Yes	0.27	0.26	0.49	58	EWG-K-9-03742-00002

Oldcastle BuildingEnvelope™
803 Airport Rd Terrell, TX 75160
(972) 551-6100

Non-Thermal Storefront - FG-2000 Center Set Flush Glaze - 1 3/4" x 4 1/2"

Table of Contents

(Drawing numbers ie H0501 used as CAD detail reference only)

Elev-Storefront-Fg2-CenterSet
H0501-Intermediate-Horizontal
H0502-Head-Horizontal
H0503-Sill-Horizontalontal
H0506-Intermediate-Horizontal-Stacked
H0507-Head-Horizontal-Stacked
H0508-Sill-Horizontal-Stacked
H0509-Sill-Horizontal
H0511-Head-Horizontal-w-Receptor
H0512-Head-Horizontal-w-Receptor
H0514-Intermediate-Horizontal-Inside Glaze
H0515-Head-Horizontal-Inside Glaze
H0516-Sill-Horizontal-Inside Glaze
H0541-Intermediate-Horizontal-Sidelight-Base
H0542-Sill-Horizontal-Sidelight-Base
H0543-Sill-Horizontal-Sidelight-Base
V0501-Jamb-Mullion
V0502-Jamb-Mullion
V0503-Intermediate-Mullion-Stacked
V0504-Intermediate-Typical-Mullion
V0505-Intermediate-Heavy-Mullion
V0506-Intermediate-Option-Mullion
V0507-Expansion-Mullion
V0508-Adjustable-Mullion
V0509-135-Outside-Corner
V0510-135-Inside-Corner
V0511-90-Outside-Corner
V0512-90-Inside-Corner
V0514-3-way-Corner
V0515-180-Post

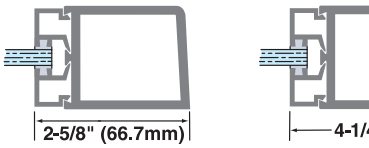


Oldcastle BuildingEnvelope™— a market leader in Standard Entrances

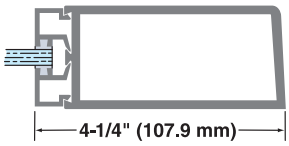
Oldcastle BuildingEnvelope™ offers standard, narrow, medium and wide stile entrances to **meet a broad range of traffic** requirements. All standard Oldcastle BuildingEnvelope™ entrances (3' wide) are ADA compliant and have built-in features.

Specifications

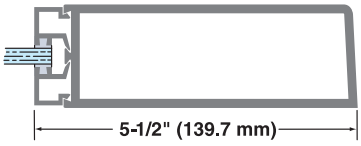
Oldcastle BuildingEnvelope™ entrances are durable and virtually maintenance free. We also offer a complete line of custom, specialty and all-glass entrances.



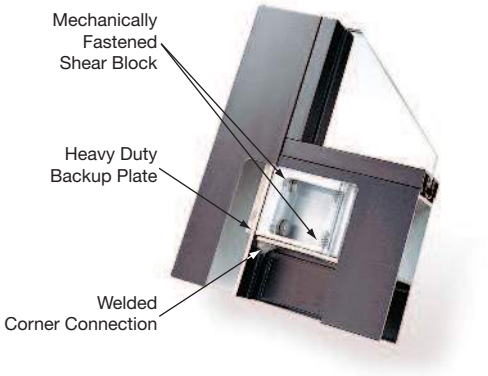
Series 212 – Narrow Stile



Series 375 – Medium Stile



Series 500 – Wide Stile





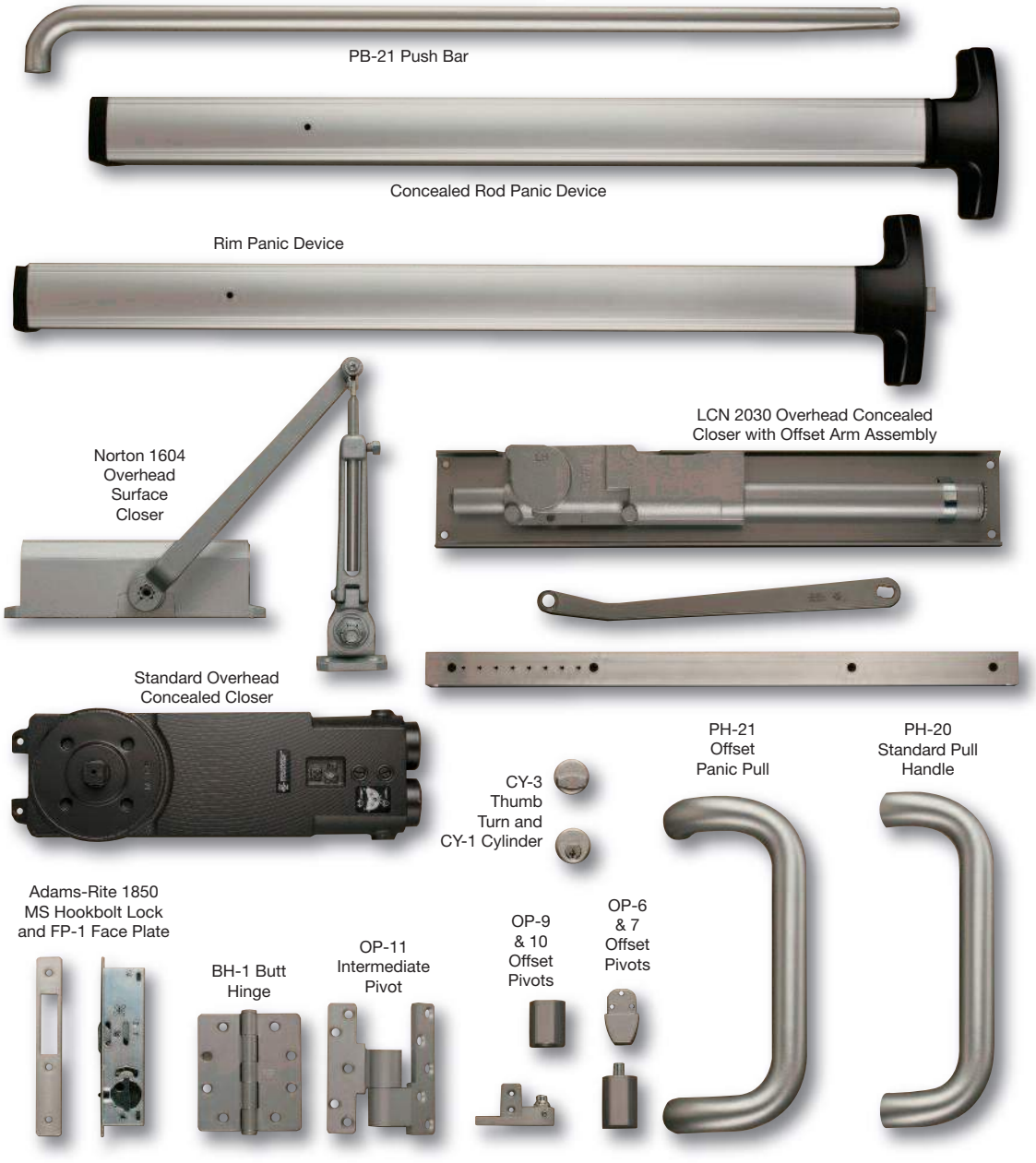
AT&T Park, San Francisco, CA
Architect: Populous (formerly HOK Sport)

Features

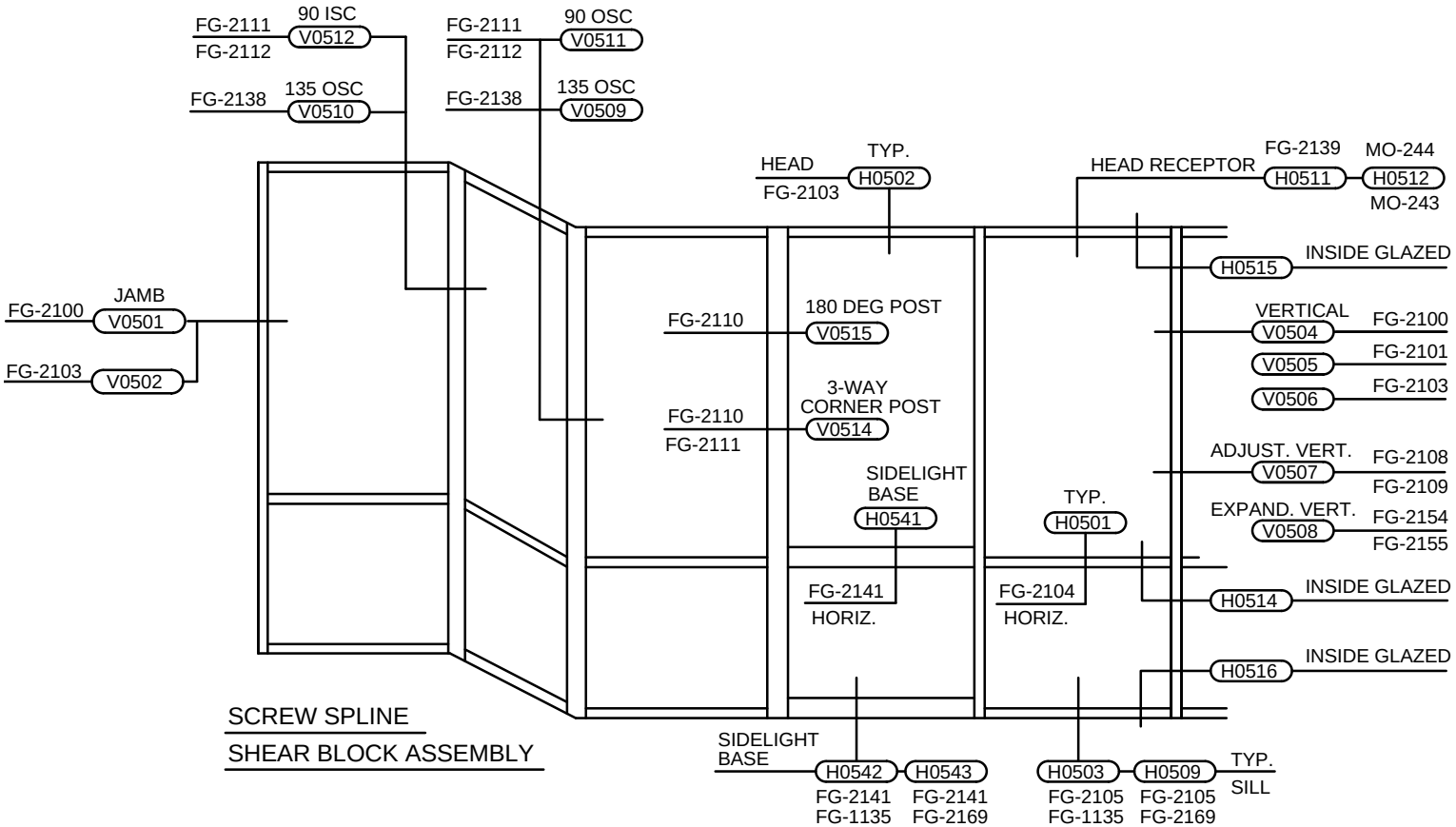
- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

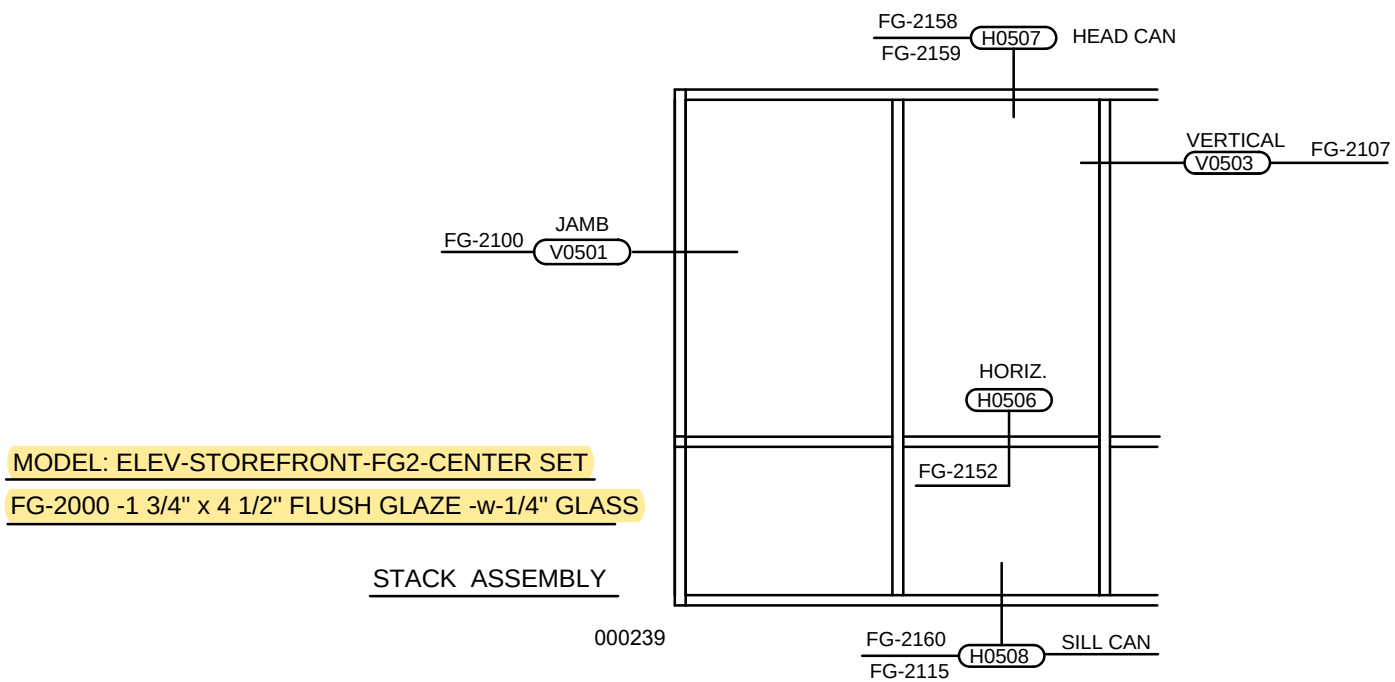
Hardware

Oldcastle BuildingEnvelope™ employs only the finest entrance door hardware available. For more information, call 866-OLDCASTLE (653-2278) or visit oldcastlebe.com.

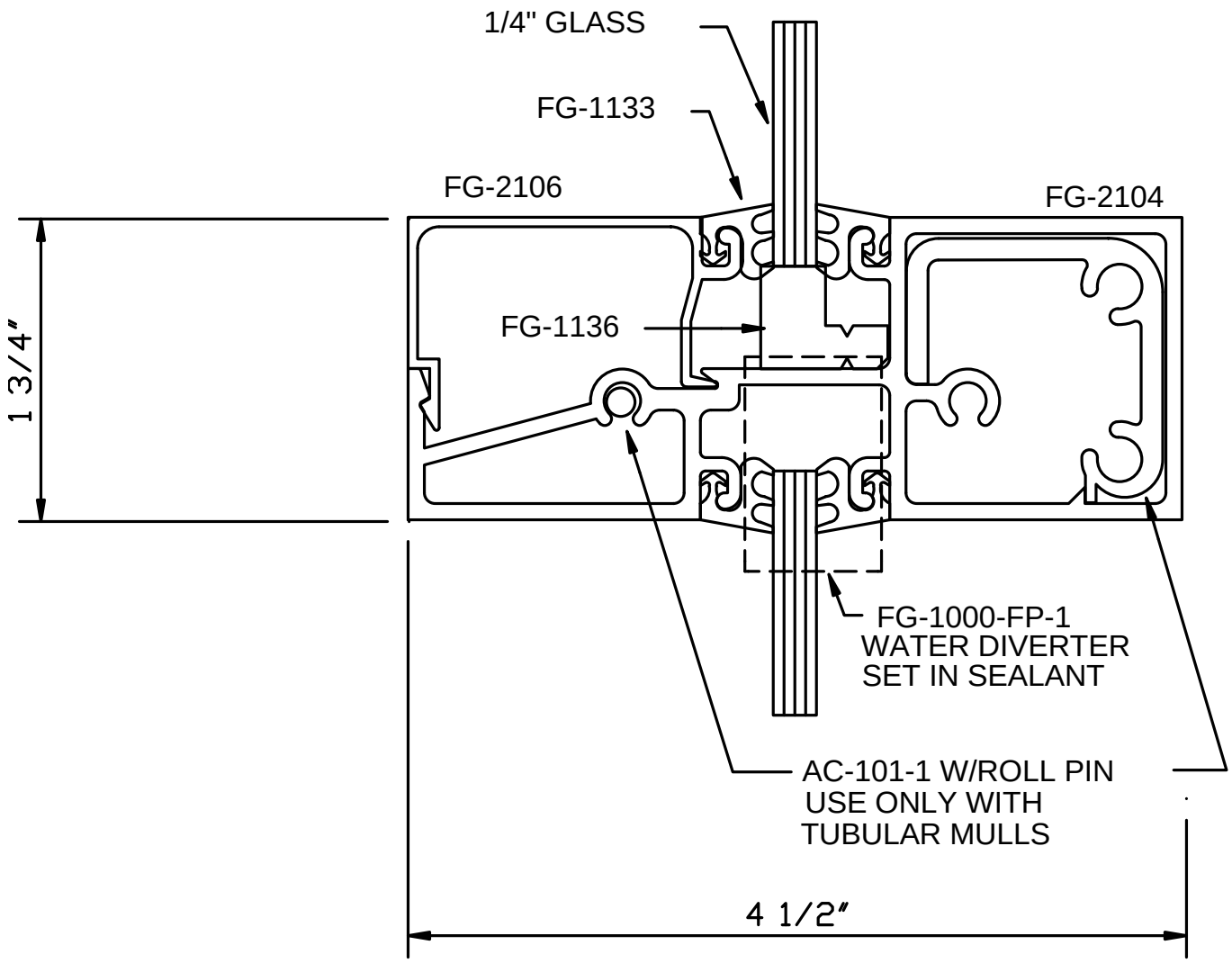


2425 Olympic Boulevard, Suite 525-East ▪ Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) ▪ oldcastlebe.com


FG-2111
FG-2112
90 ISC
V0512
FG-2111
FG-2112
90 OSC
V0511
FG-2138
135 OSC
V0510
FG-2138
135 OSC
V0509
HEAD
FG-2103
TYP.
H0502
HEAD RECEPTOR
FG-2139
H0511
MO-244
H0512
MO-243
INSIDE GLAZED
H0515
JAMB
FG-2100
V0501
FG-2103
V0502
FG-2110
180 DEG POST
V0515
VERTICAL
V0504
FG-2100
V0505
FG-2101
V0506
FG-2103
FG-2110
FG-2111
3-WAY
CORNER POST
V0514
ADJUST. VERT.
V0507
FG-2108
FG-2109
SIDELIGHT
BASE
H0541
TYP.
H0501
EXPAND. VERT.
V0508
FG-2154
FG-2155
FG-2141
HORIZ.
FG-2104
HORIZ.
INSIDE GLAZED
H0514
INSIDE GLAZED
H0516
SCREW SPLINE
SHEAR BLOCK ASSEMBLY
SIDELIGHT
BASE
H0542
H0543
FG-2141
FG-1135
FG-2141
FG-2169
H0503
H0509
TYP.
SILL
FG-2105
FG-1135
FG-2105
FG-2169


FG-2158
FG-2159
H0507
HEAD CAN
VERTICAL
V0503
FG-2107
JAMB
FG-2100
V0501
HORIZ.
H0506
FG-2152
MODEL: ELEV-STOREFRONT-FG2-CENTER SET
FG-2000 -1 3/4" x 4 1/2" FLUSH GLAZE -w-1/4" GLASS
STACK ASSEMBLY
000239
FG-2160
FG-2115
H0508
SILL CAN

Download DWG

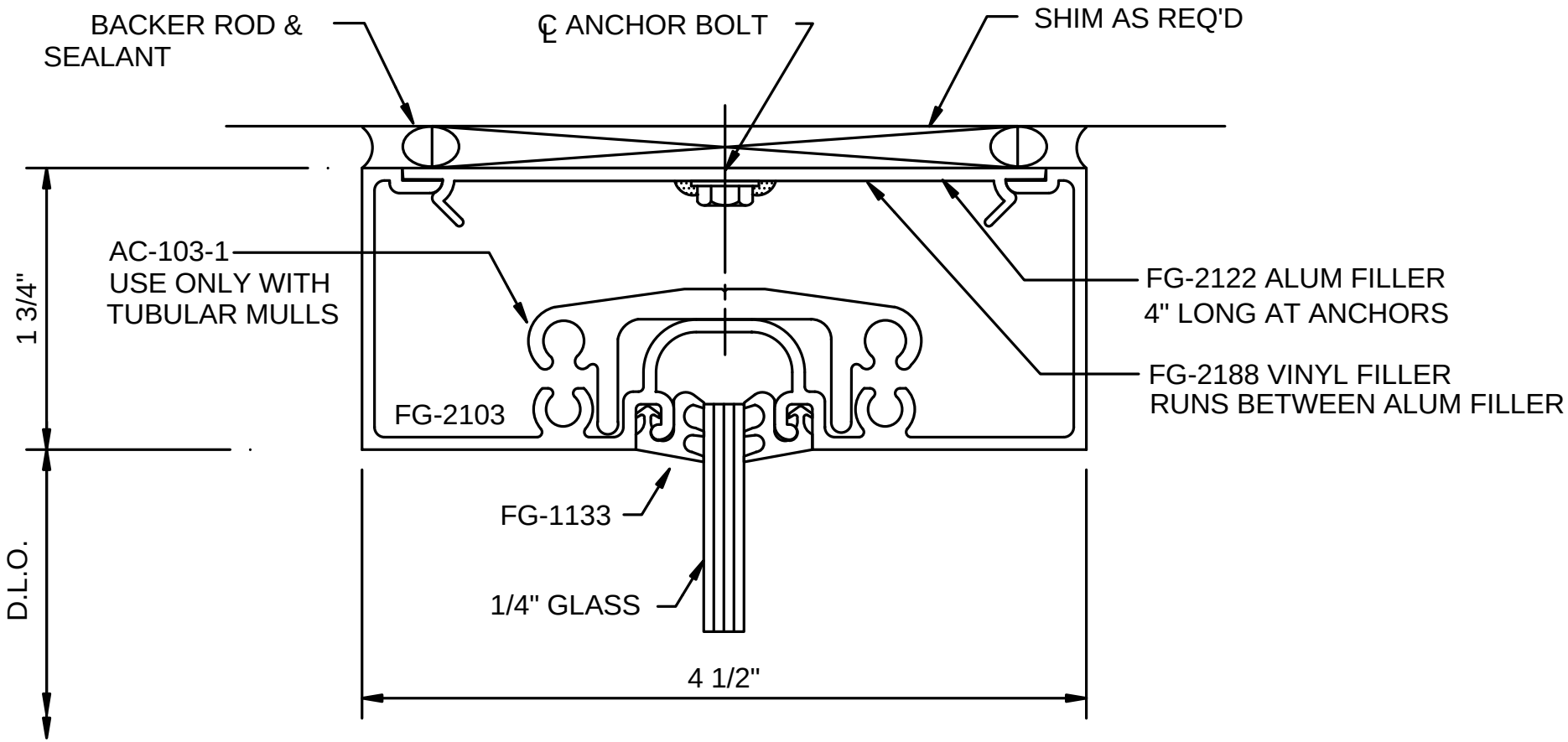


FG-2000 - Standard Storefront - Intermediate Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0501

Download DWG

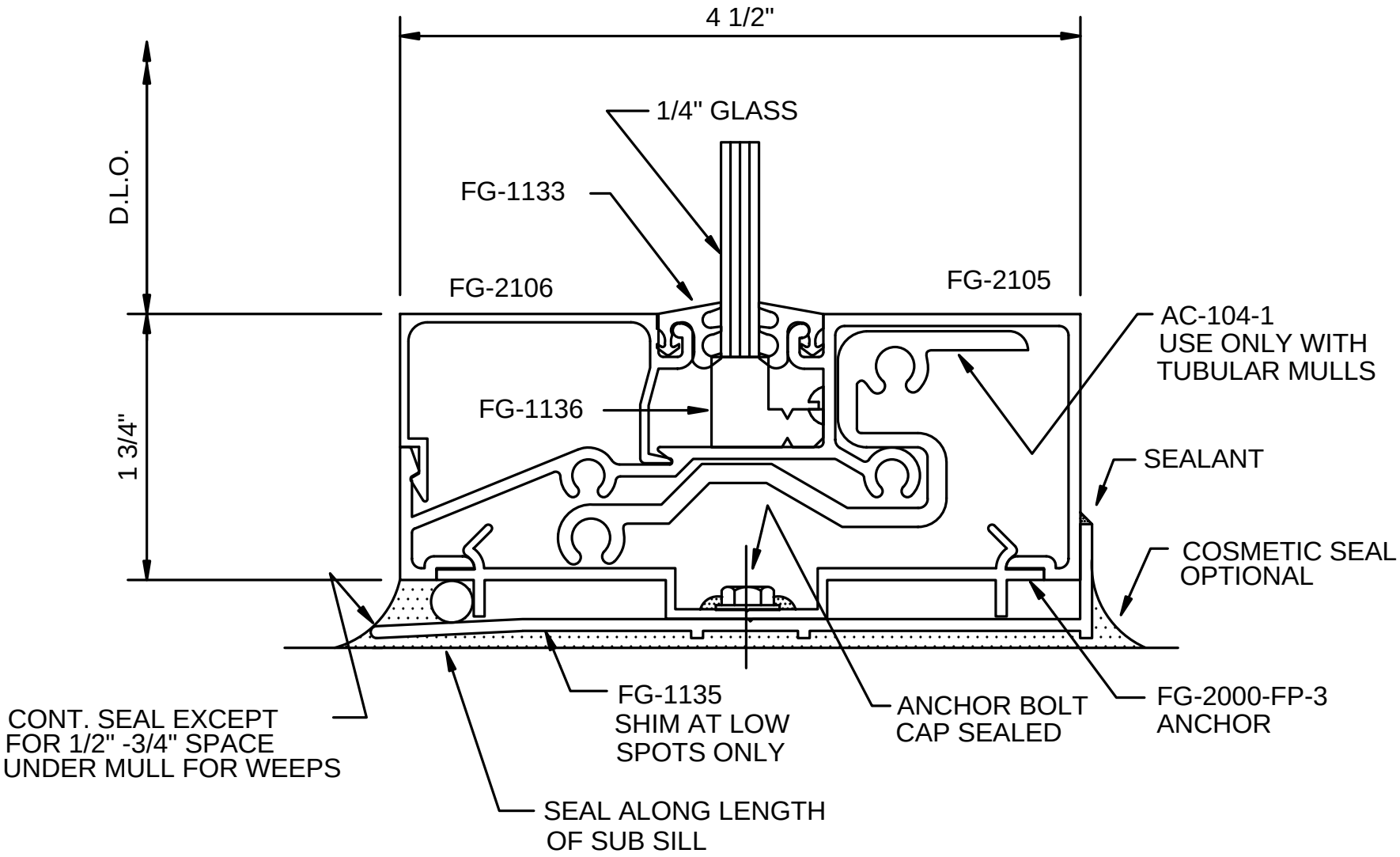


FG-2000 - Standard Storefront - Head Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0502

Download DWG

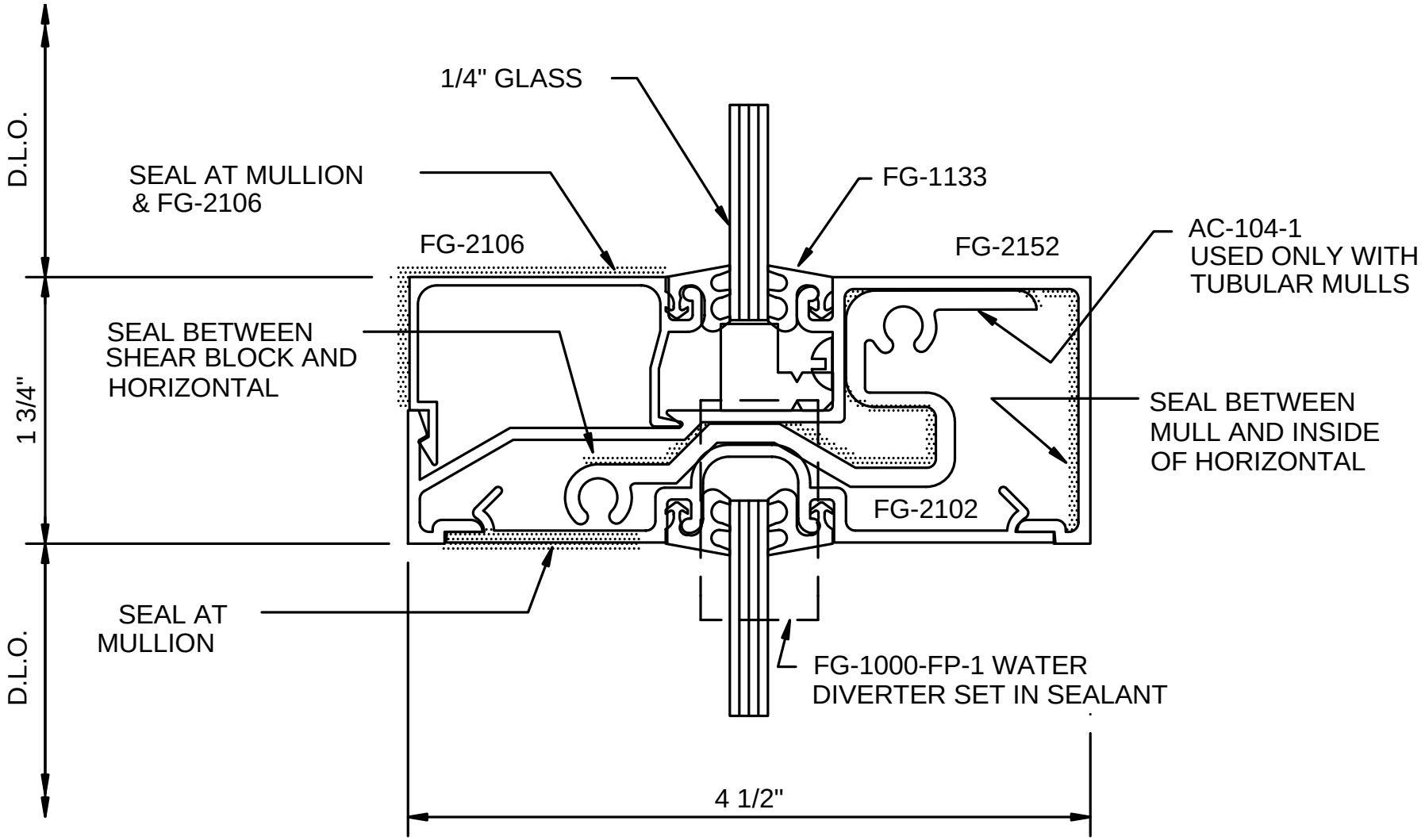


FG-2000 - Standard Storefront - Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0503

Download DWG



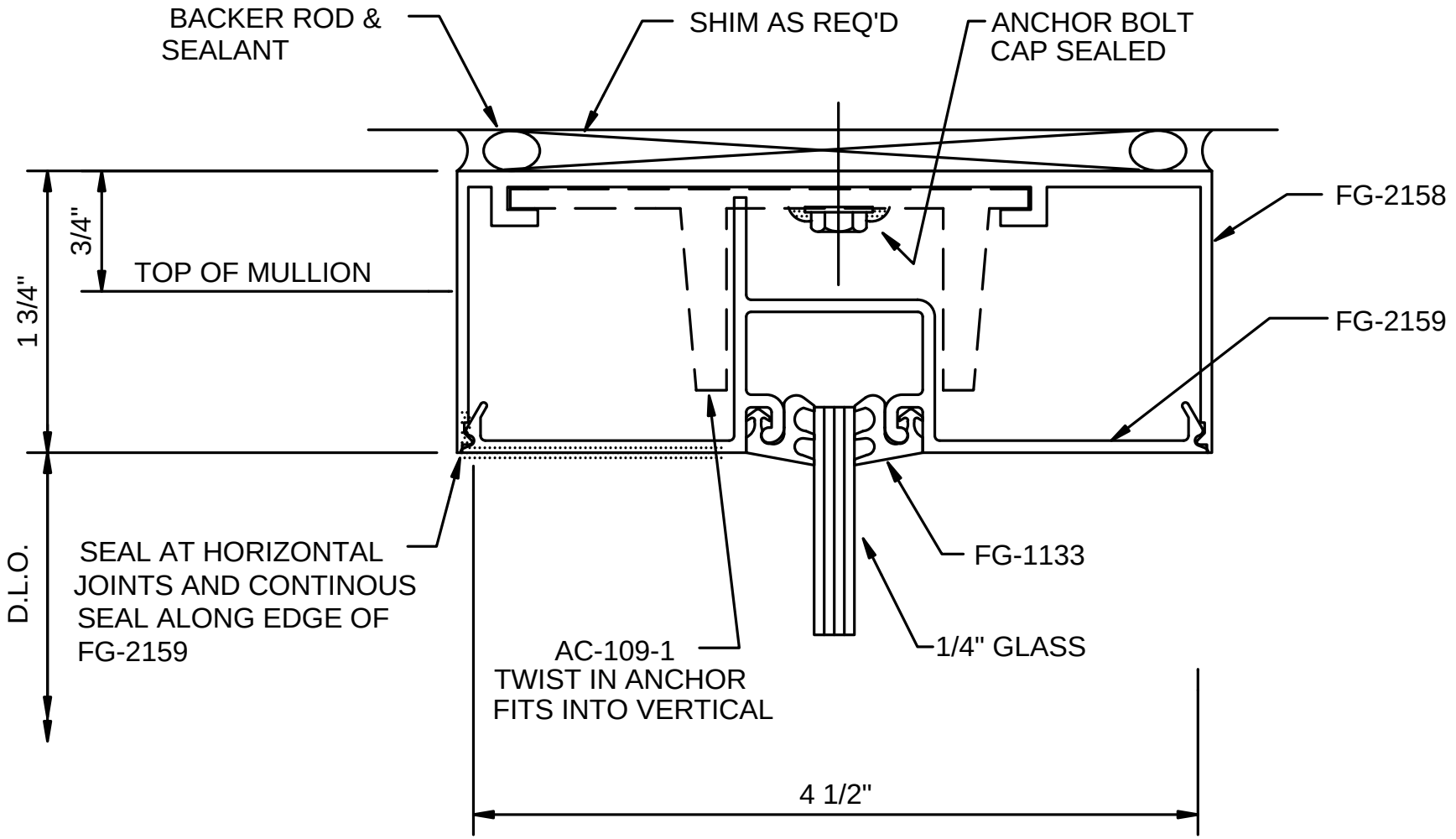
FG-2000 - Standard Storefront - Intermediate Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0506

000243

Download DWG

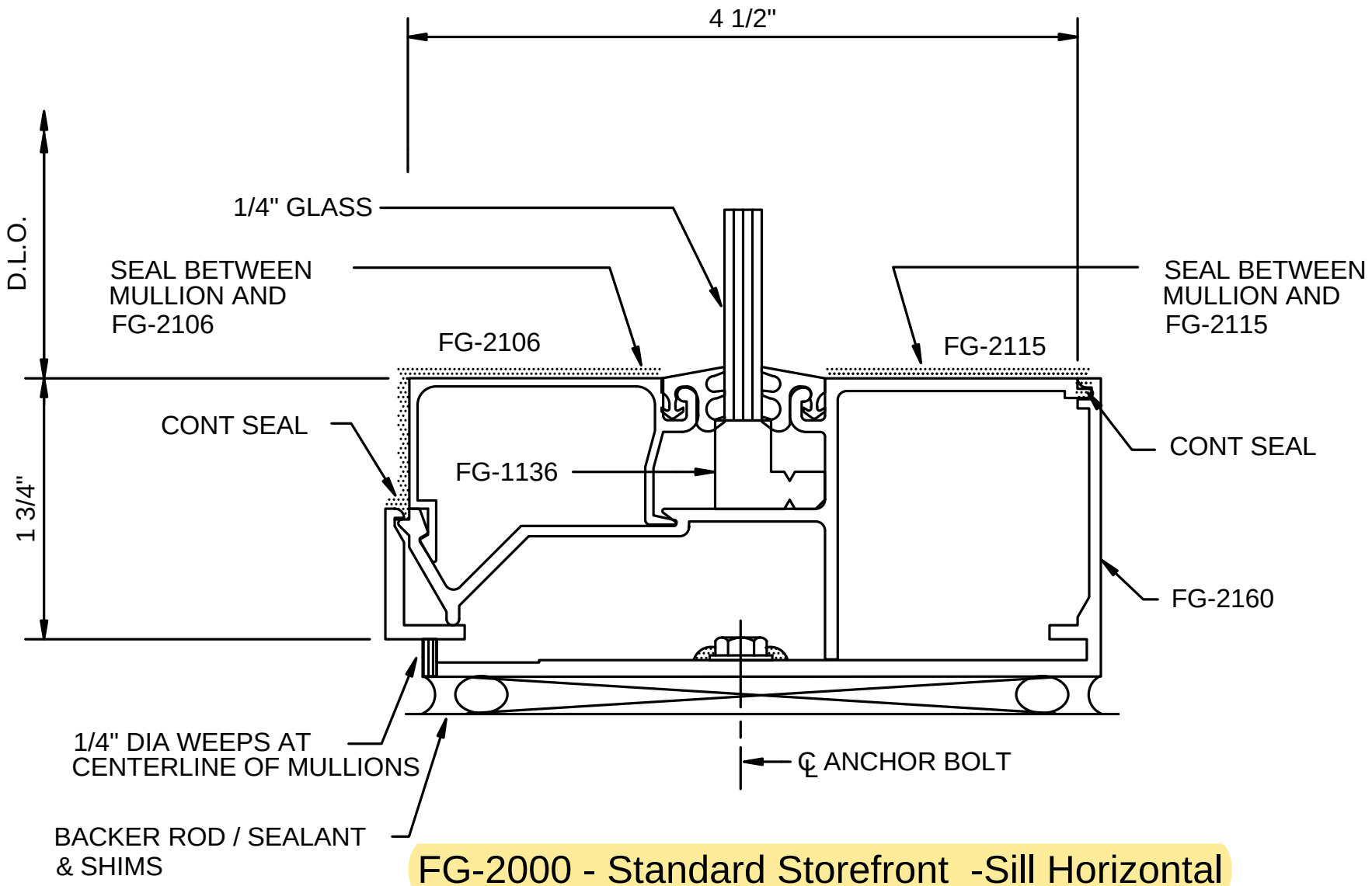


FG-2000 - Standard Storefront - Head Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0507

Download DWG



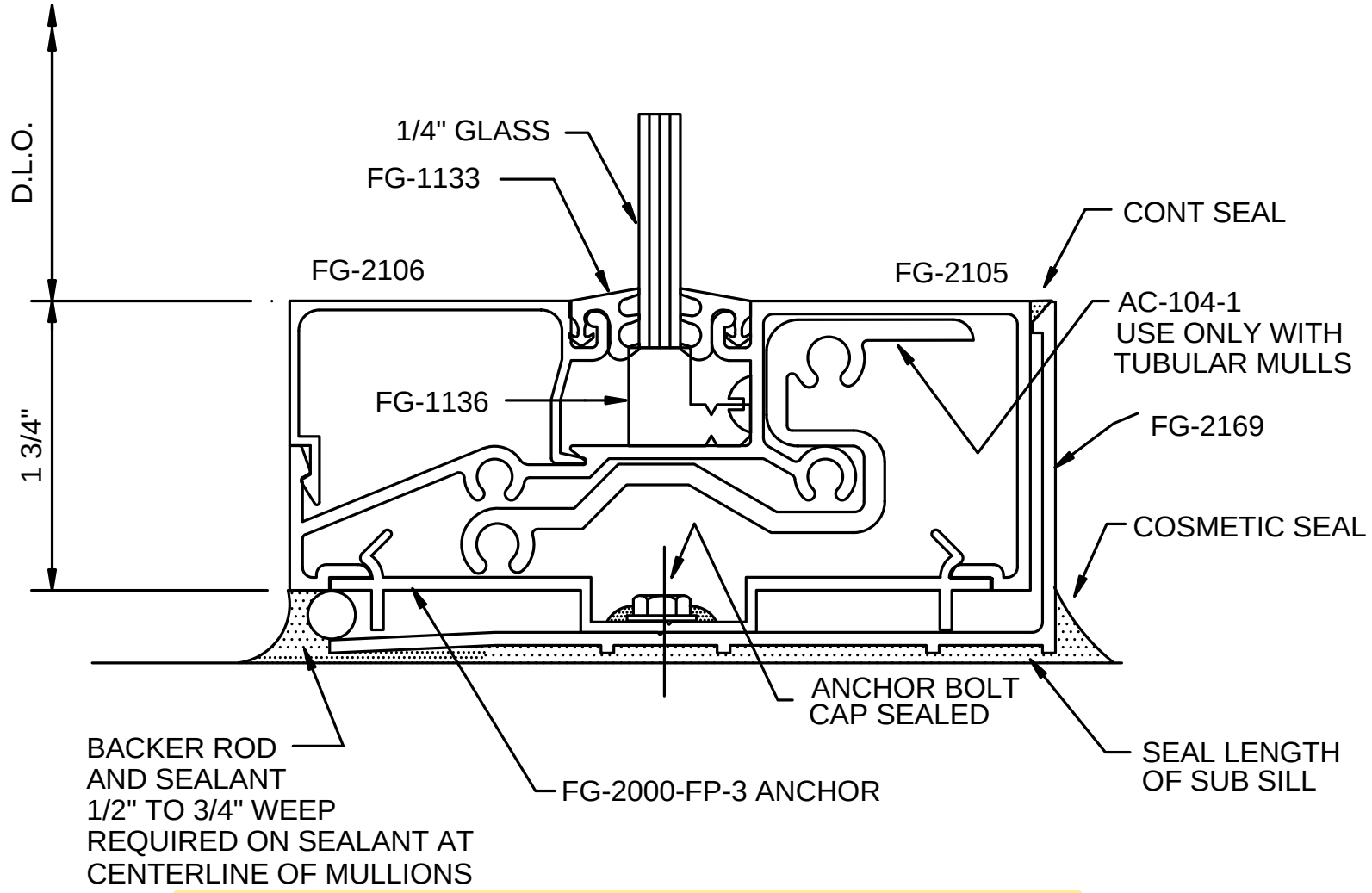
FG-2000 - Standard Storefront -Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0508

000245

Download DWG

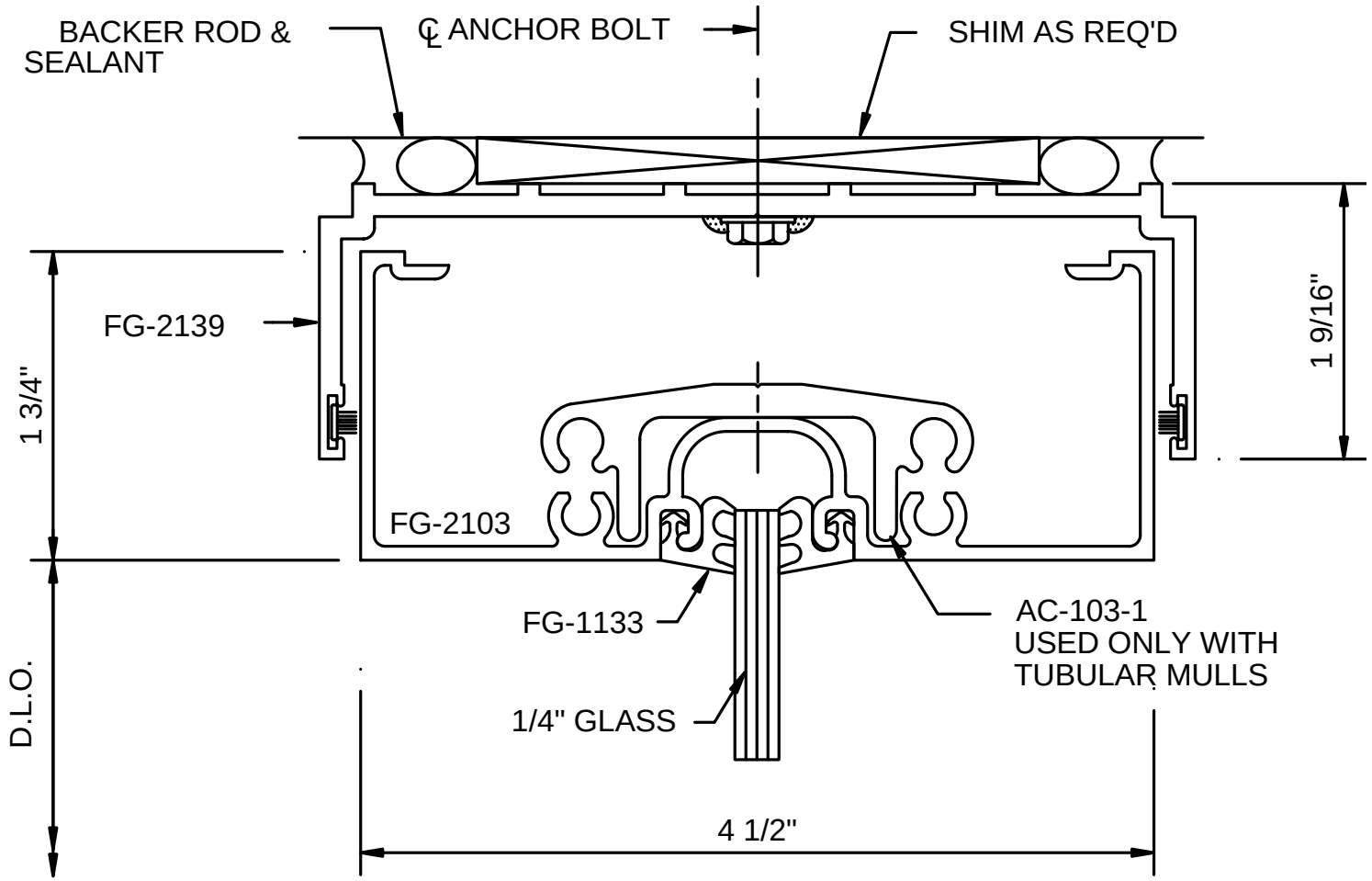


FG-2000 - Standard Storefront - Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0509

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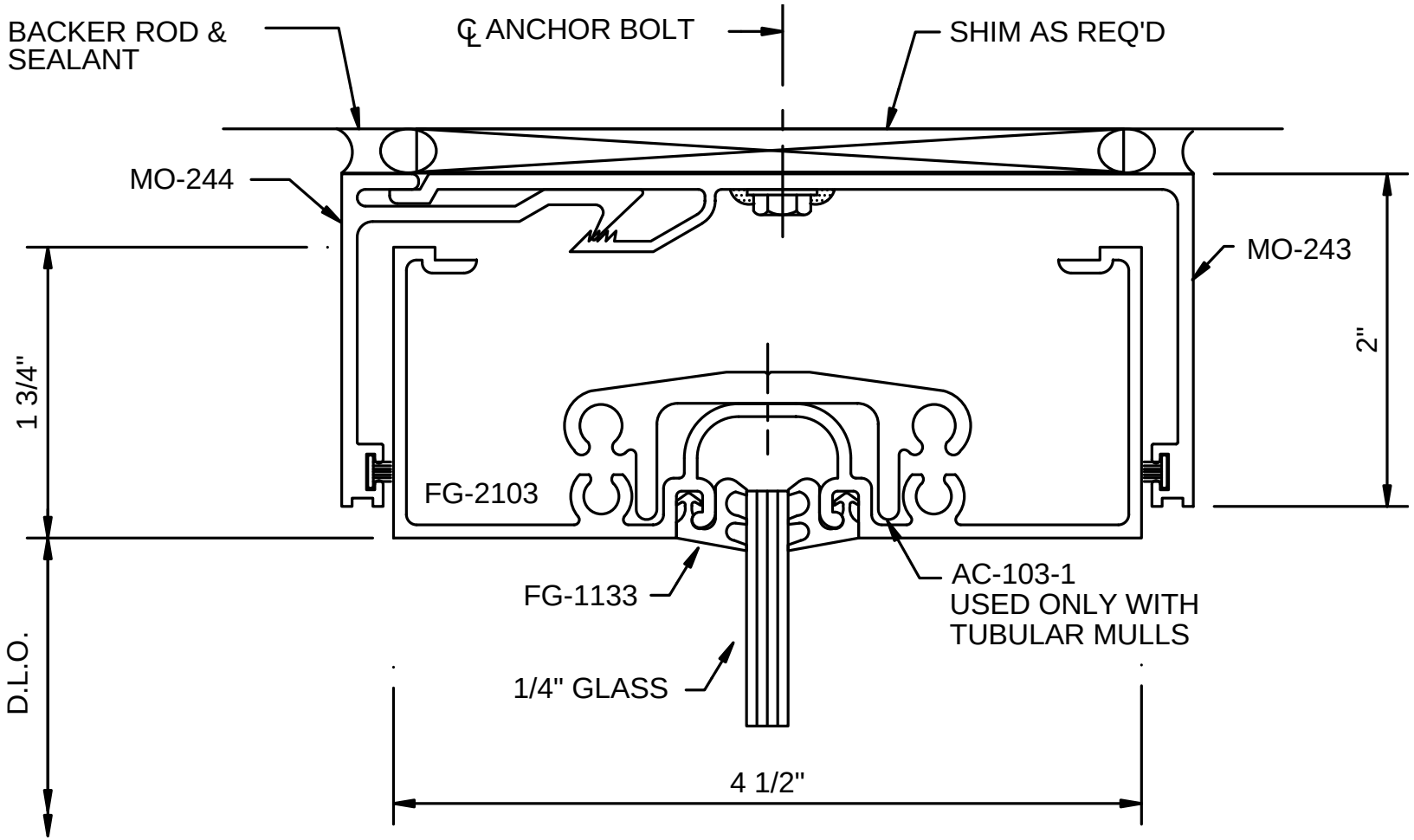


FG-2000 - Standard Storefront - Head Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0511

Download DWG

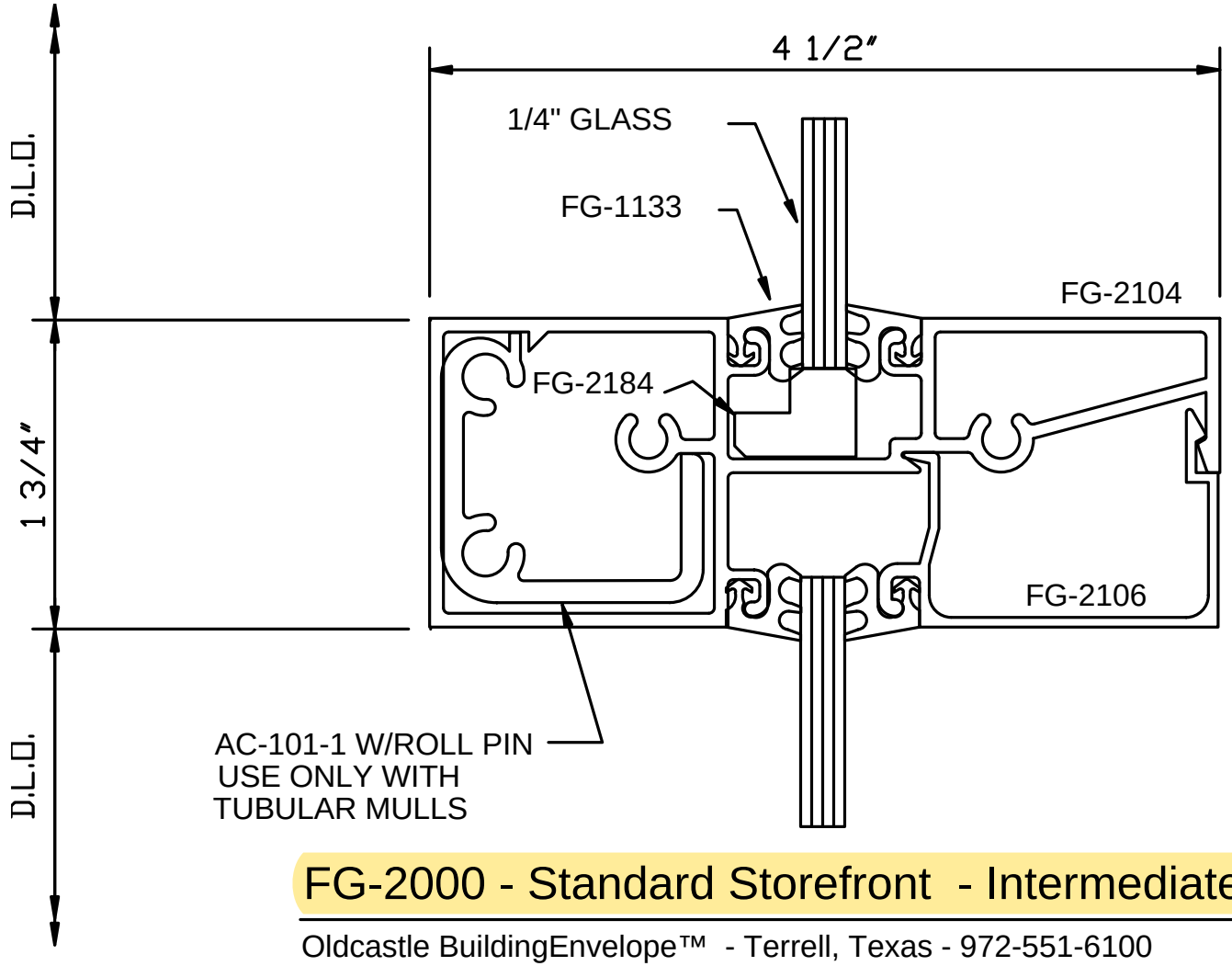


FG-2000 - Standard Storefront - Head Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0512

Download DWG

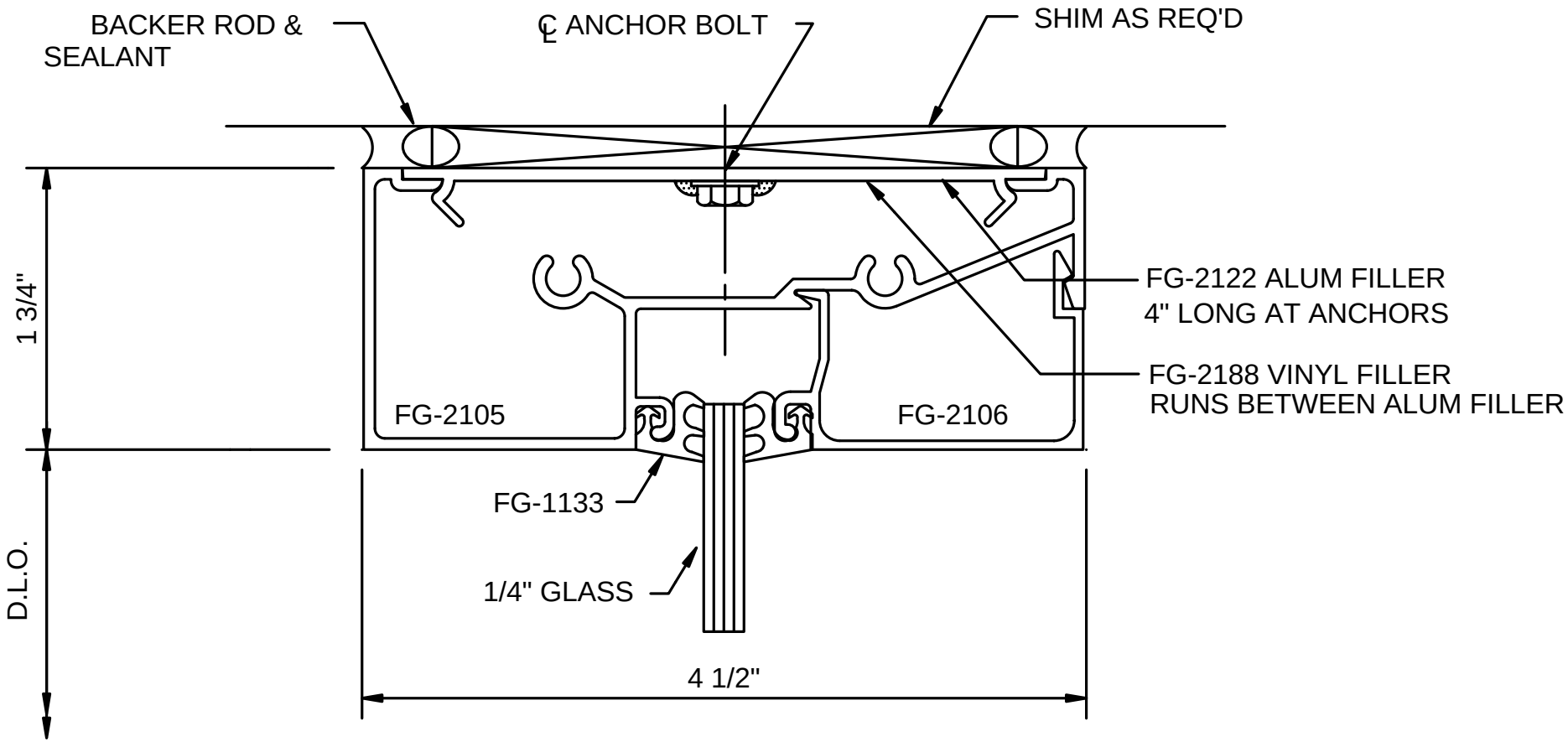


FG-2000 - Standard Storefront - Intermediate Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0514

Download DWG

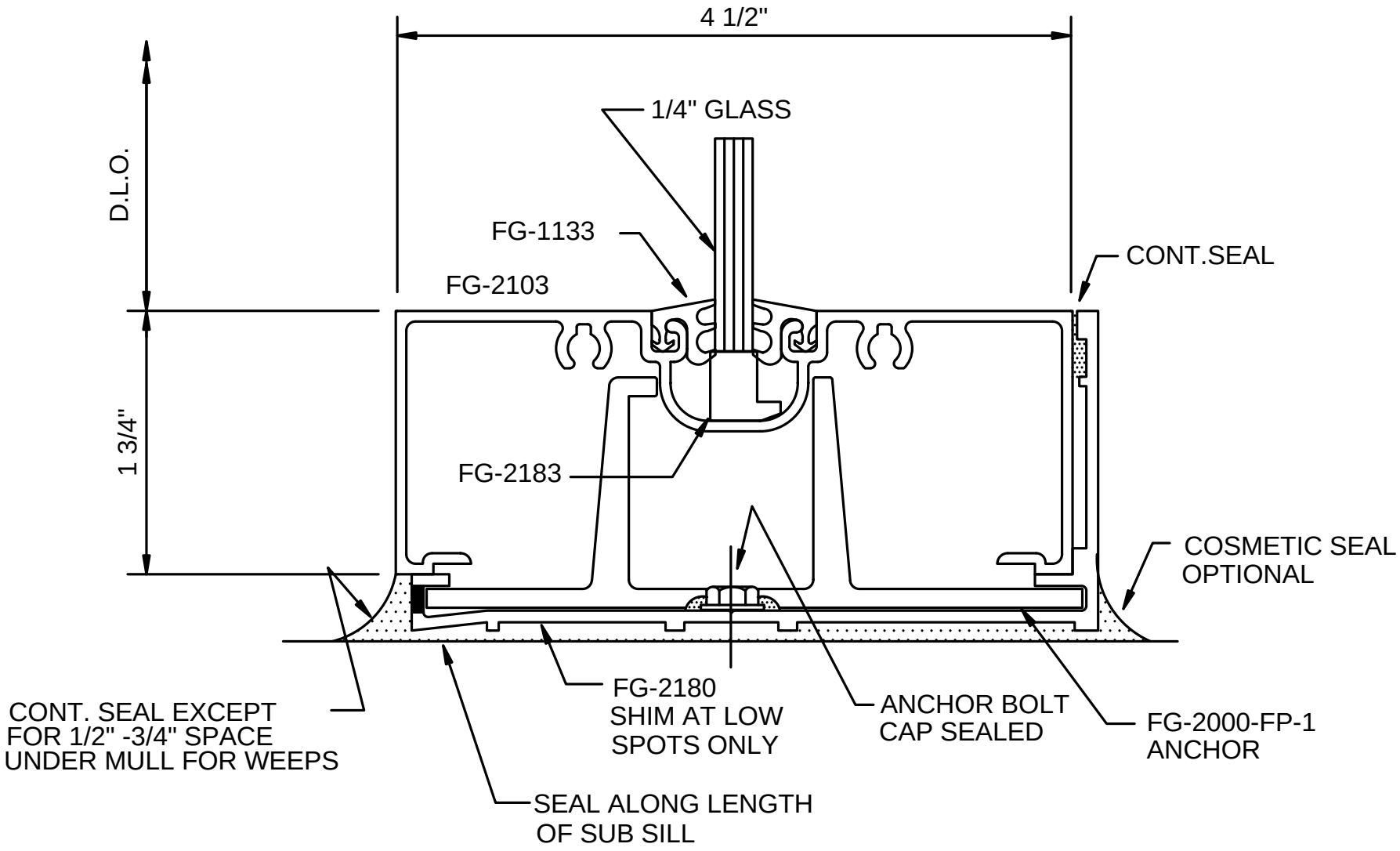


FG-2000 - Standard Storefront - Head Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0515

Download DWG

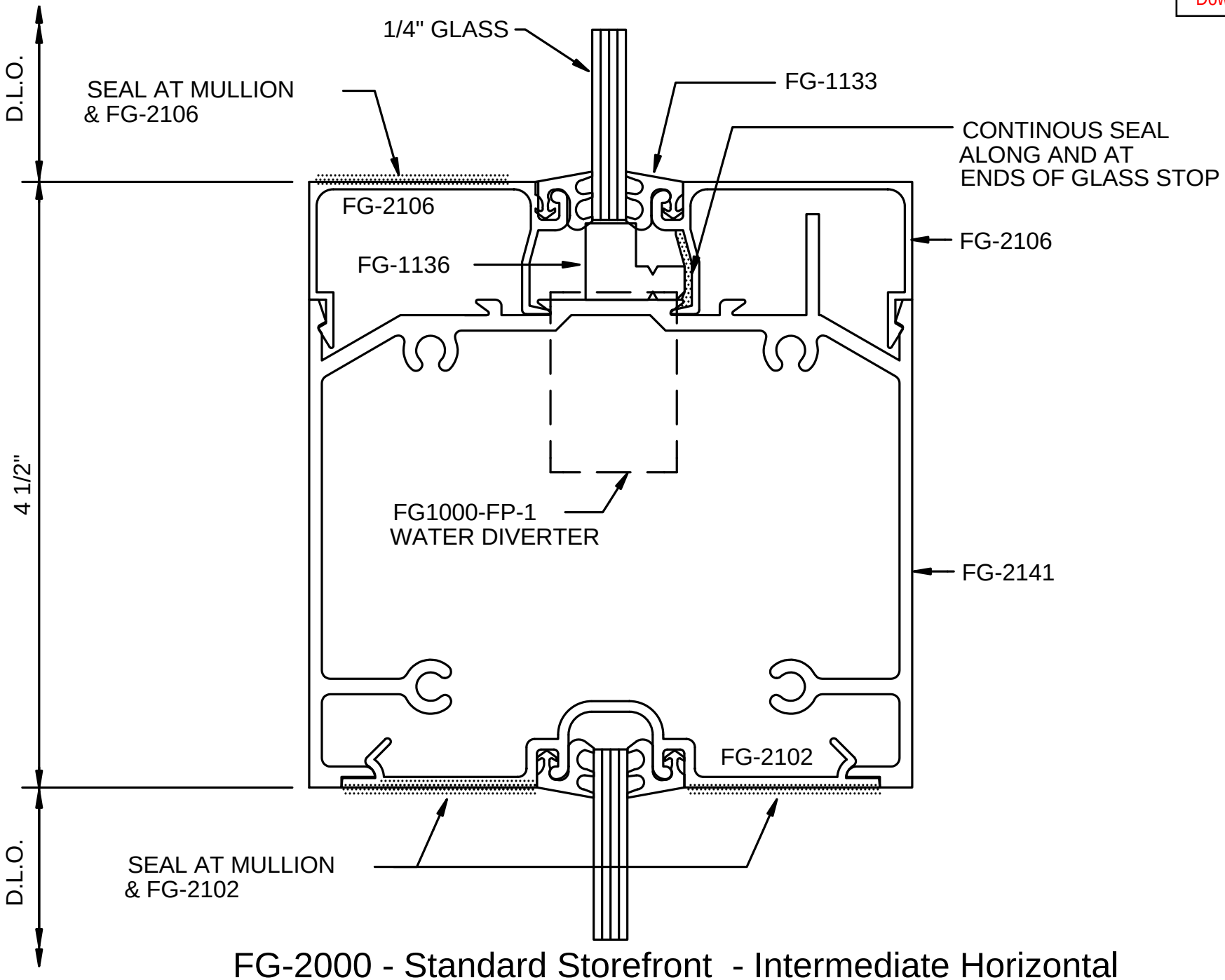


FG-2000 - Standard Storefront - Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0516

Download DWG



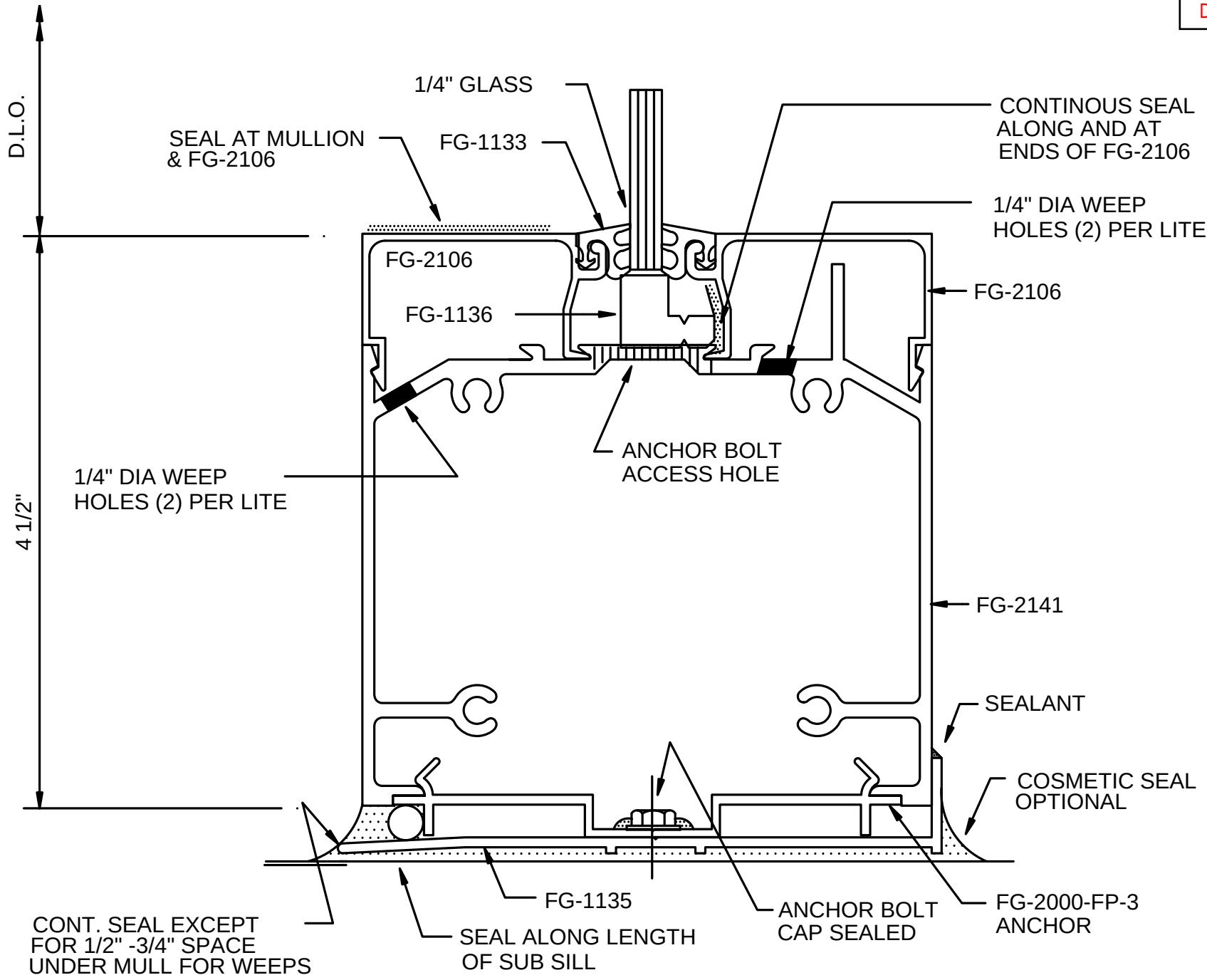
FG-2000 - Standard Storefront - Intermediate Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

H0541

00252

Download DWG

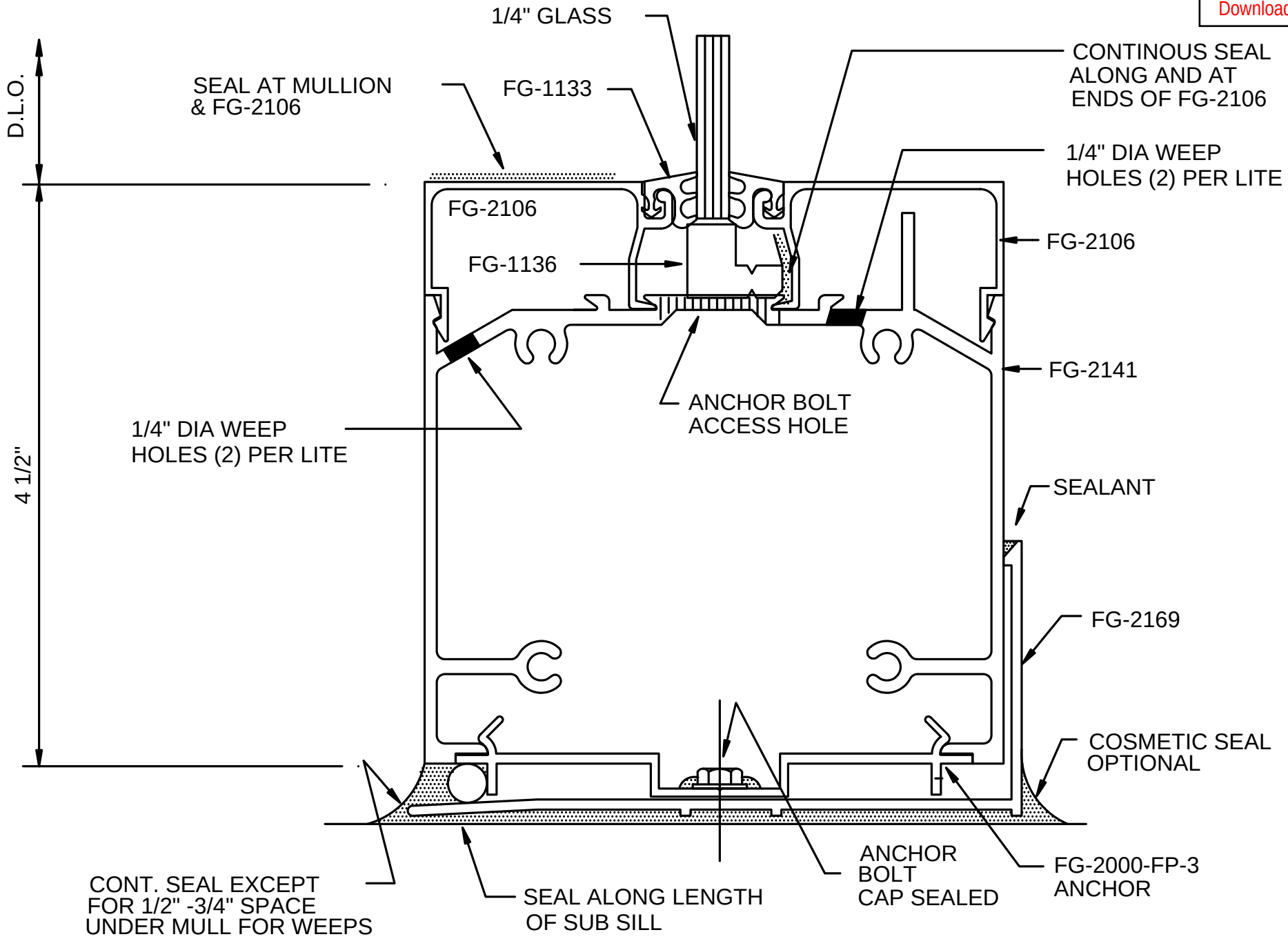


FG-2000 - Standard Storefront - Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

000253 H0542

Download DWG

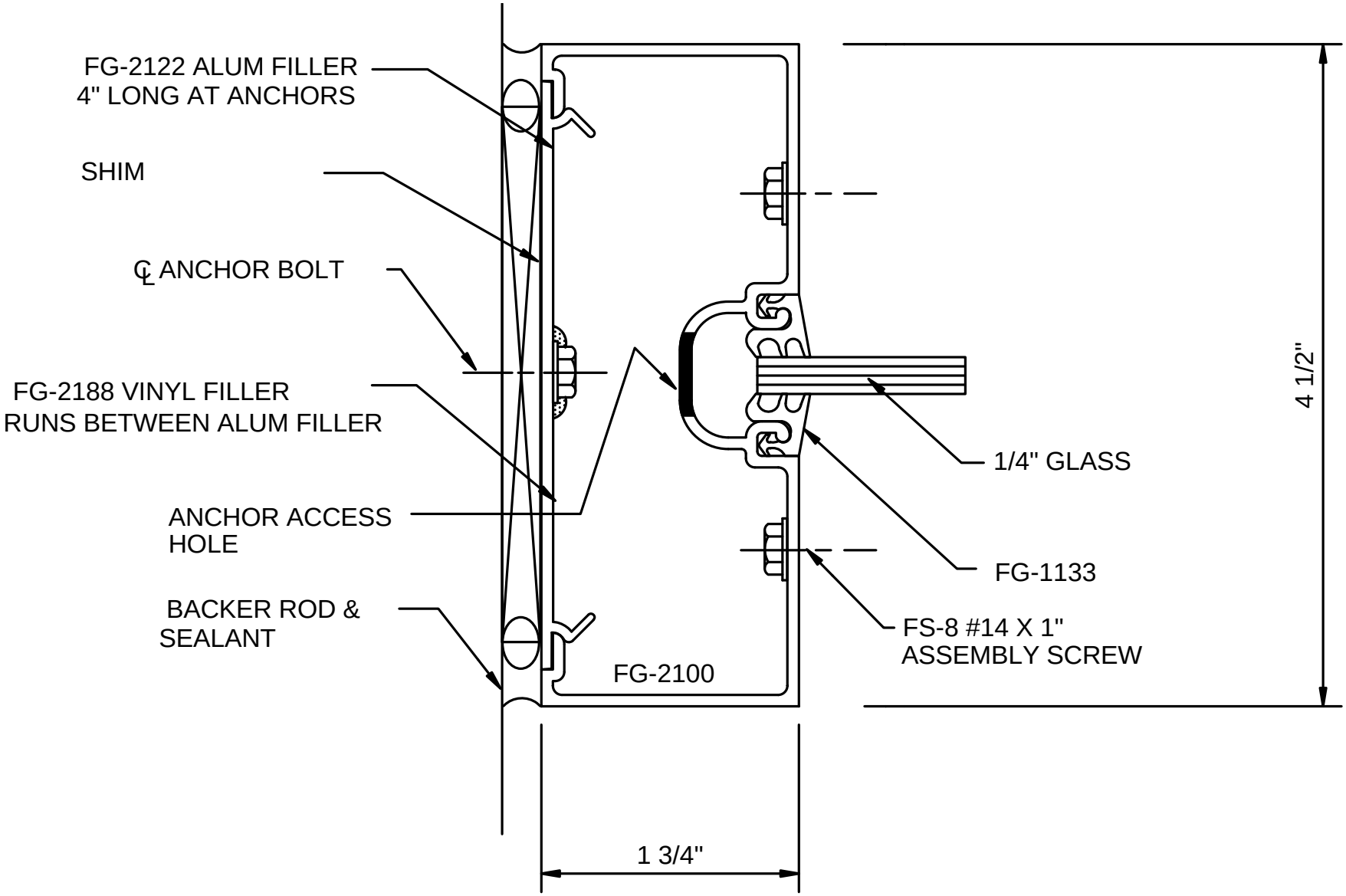


FG-2000 - Standard Storefront - Sill Horizontal

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

000254 H0543

Download DWG



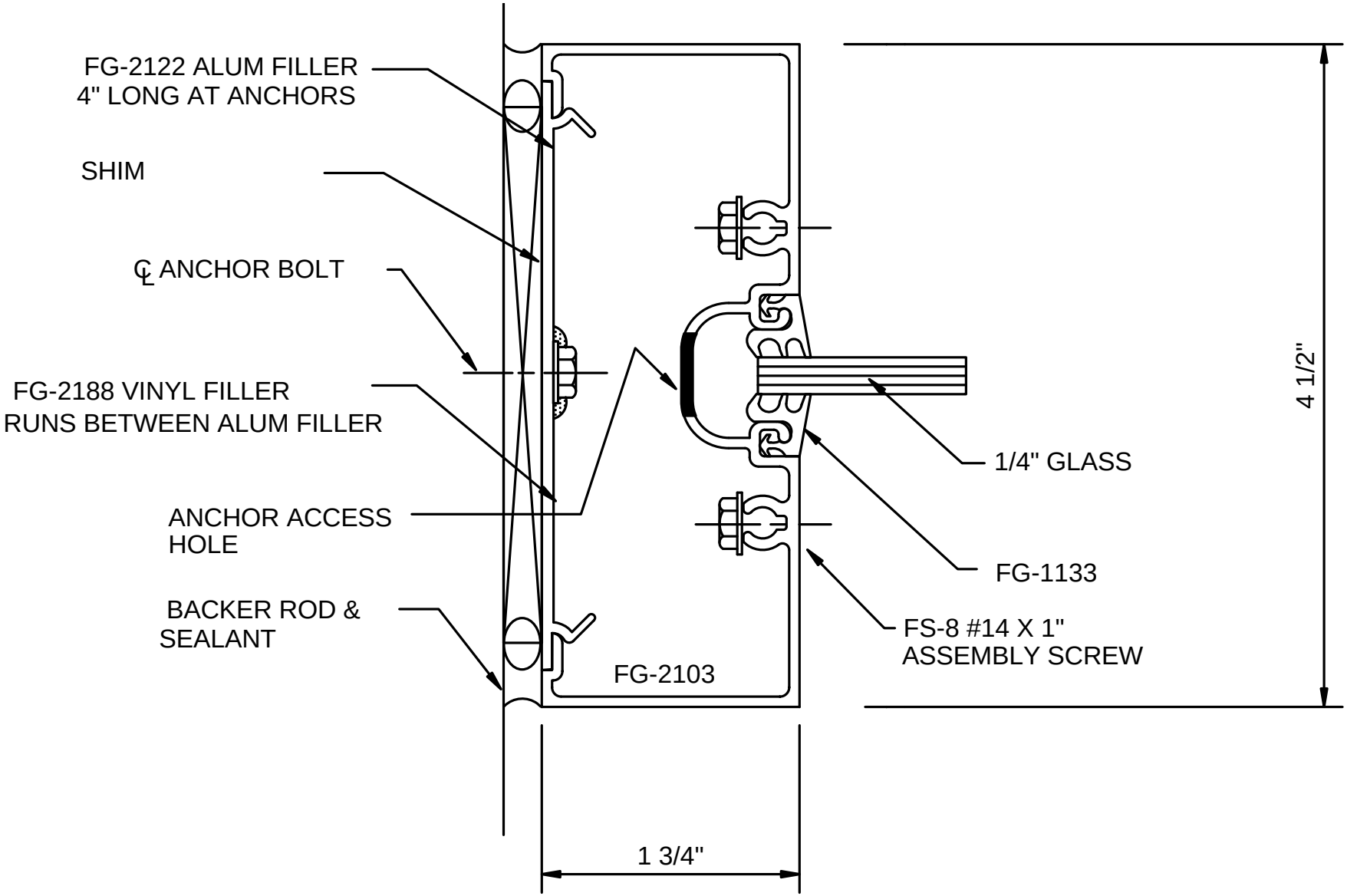
FG-2000 - Standard Storefront - Jamb Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0501

000255

Download DWG



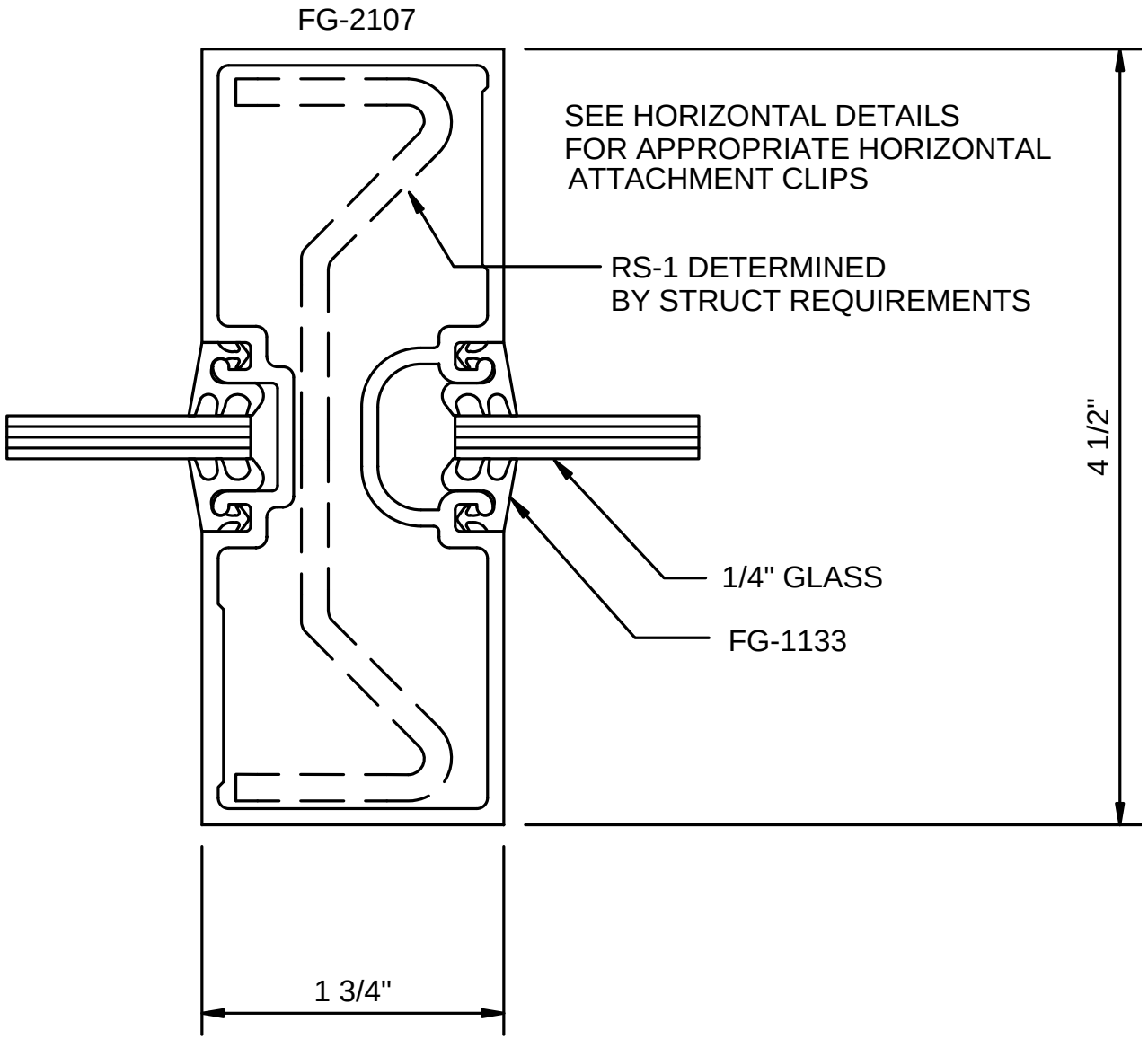
FG-2000 - Standard Storefront - Jamb Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0502

000256

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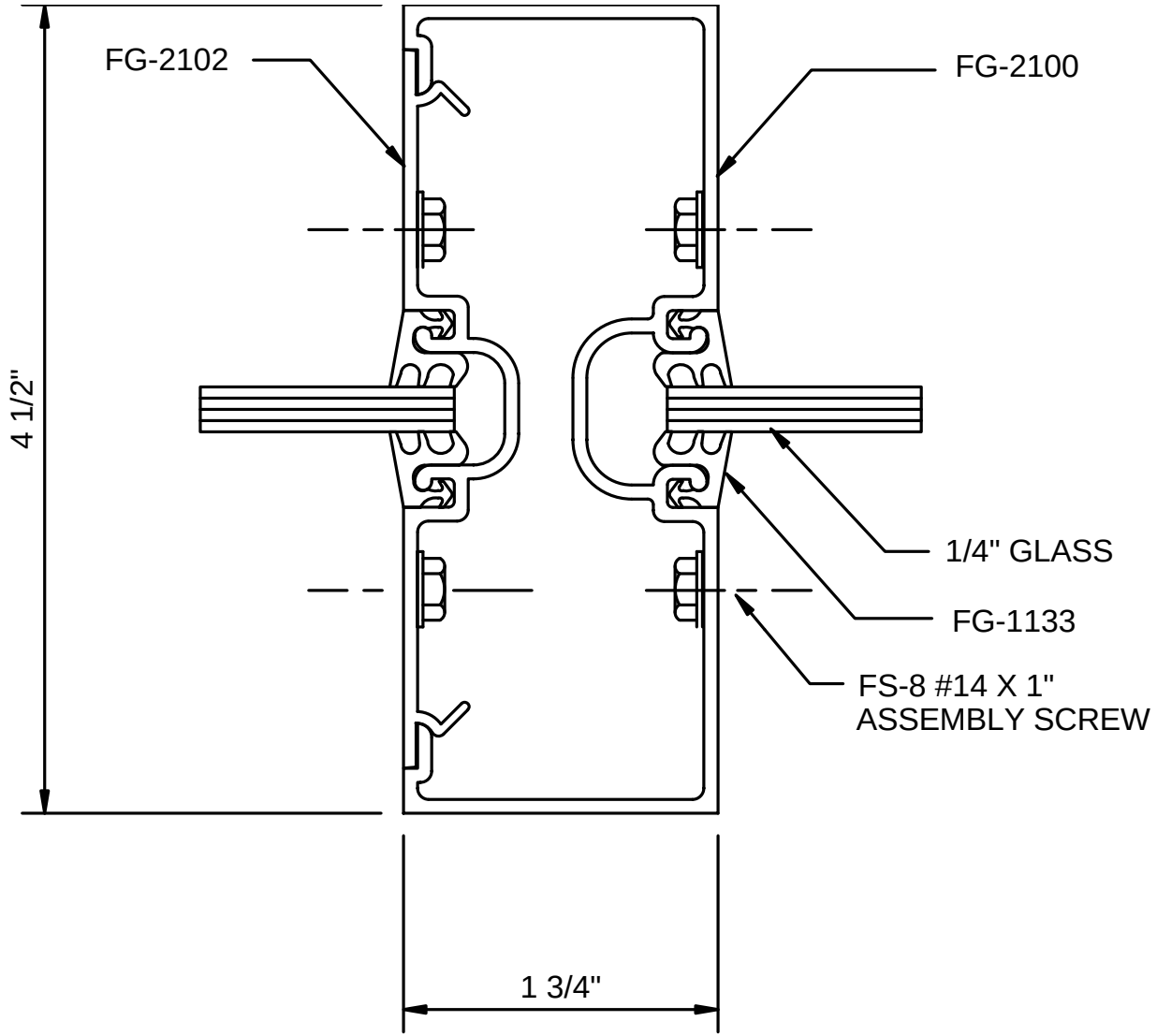


FG-2000 - Standard Storefront - Vertical Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0503

Download DWG

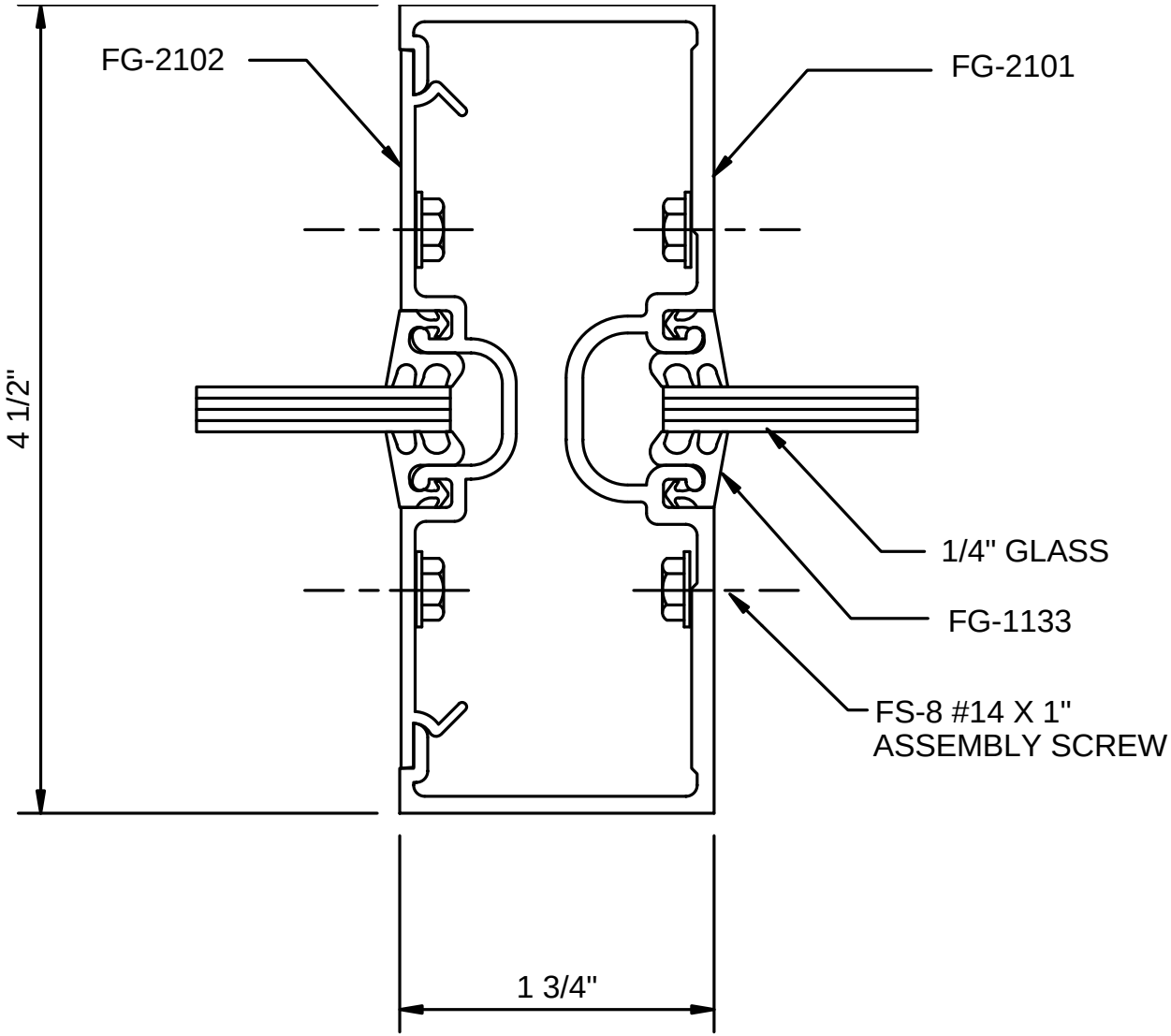


FG-2000 - Standard Storefront - Vertical Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0504

Download DWG

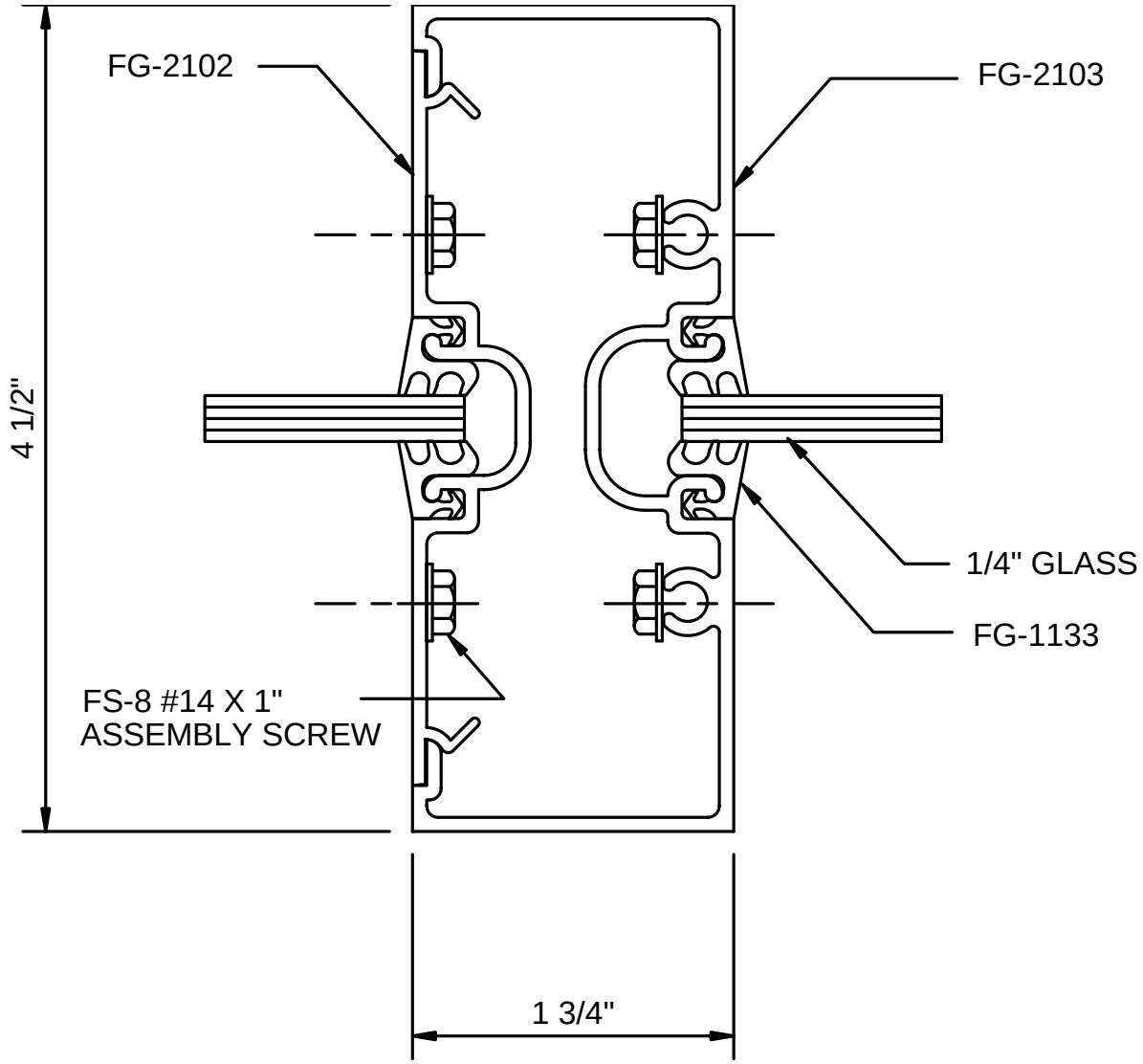


FG-2000 - Standard Storefront - Vertical Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0505

Download DWG

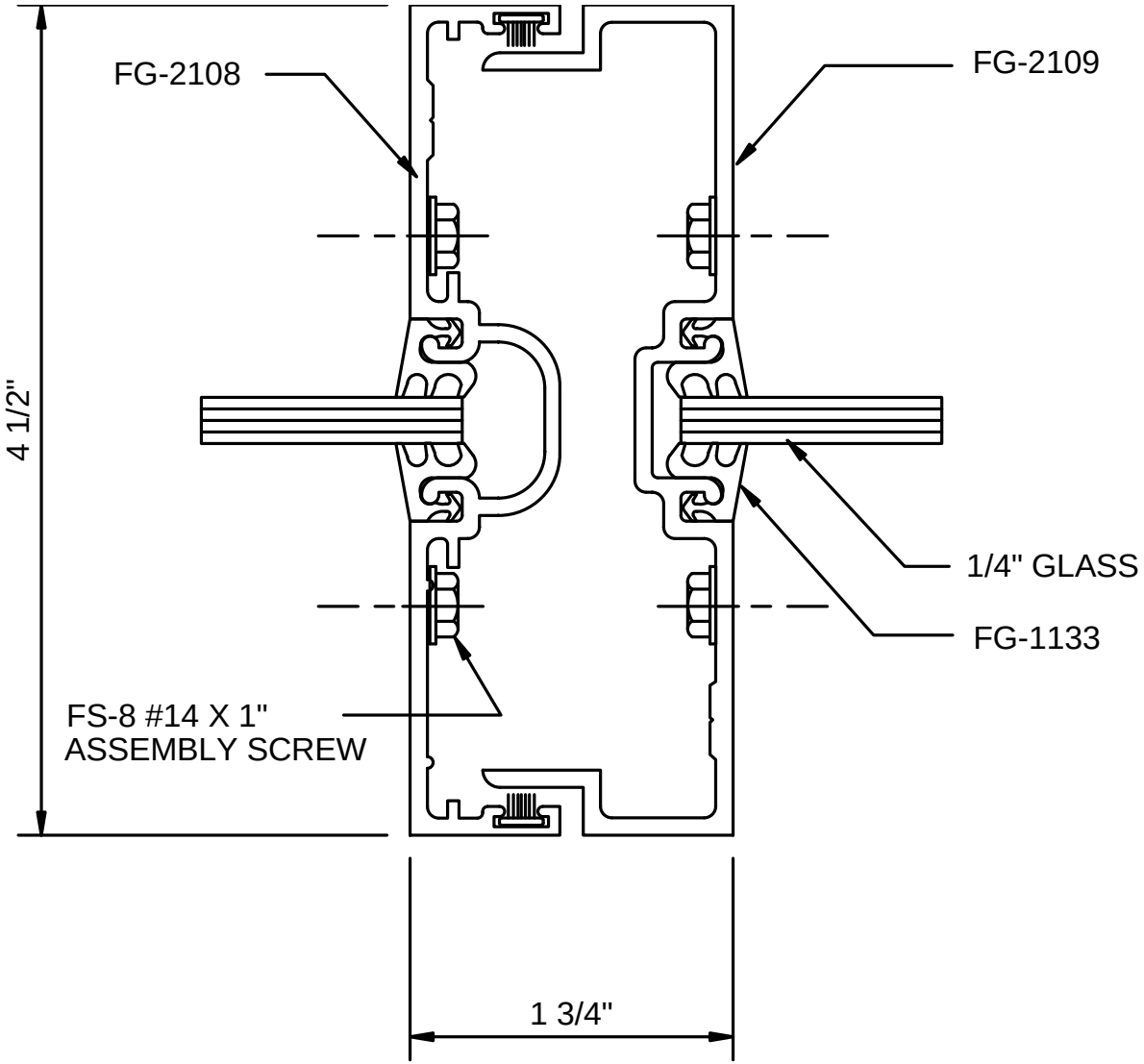


FG-2000 - Standard Storefront - Vertical Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0506

Download DWG

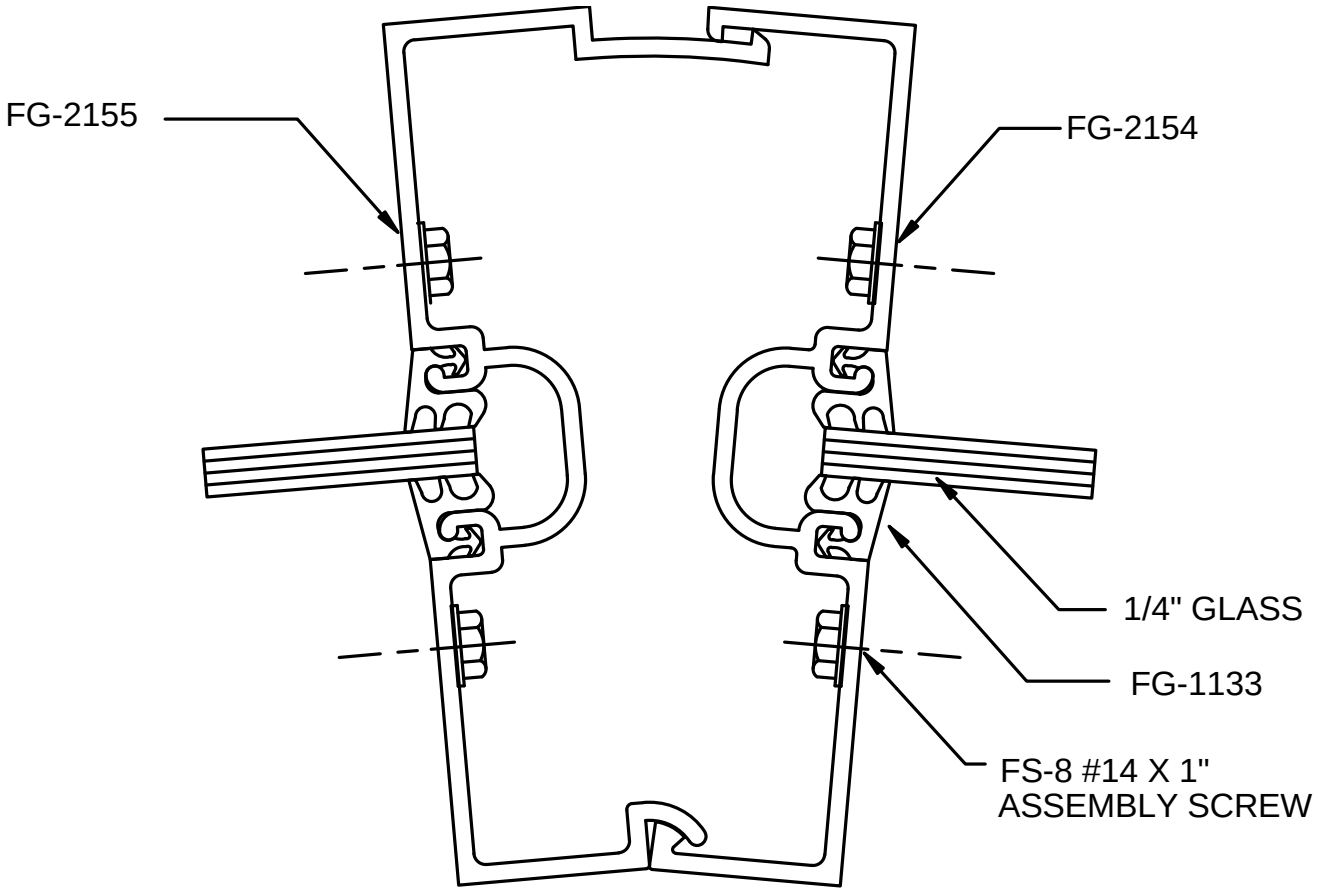


FG-2000 - Standard Storefront - Expansion Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0507

Download DWG

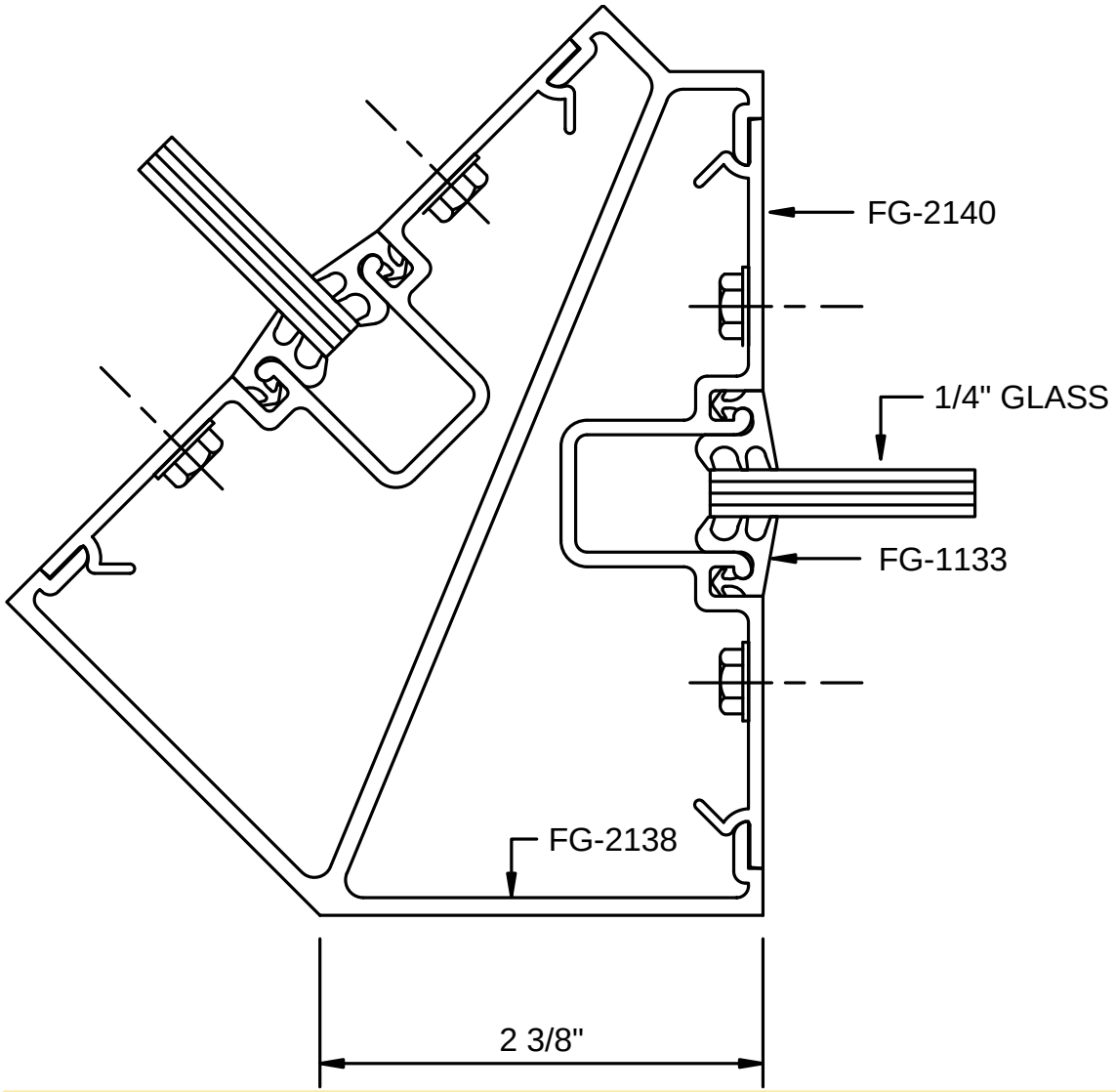


FG-2000 - Standard Storefront - Adjustable Mullion

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0508

Download DWG

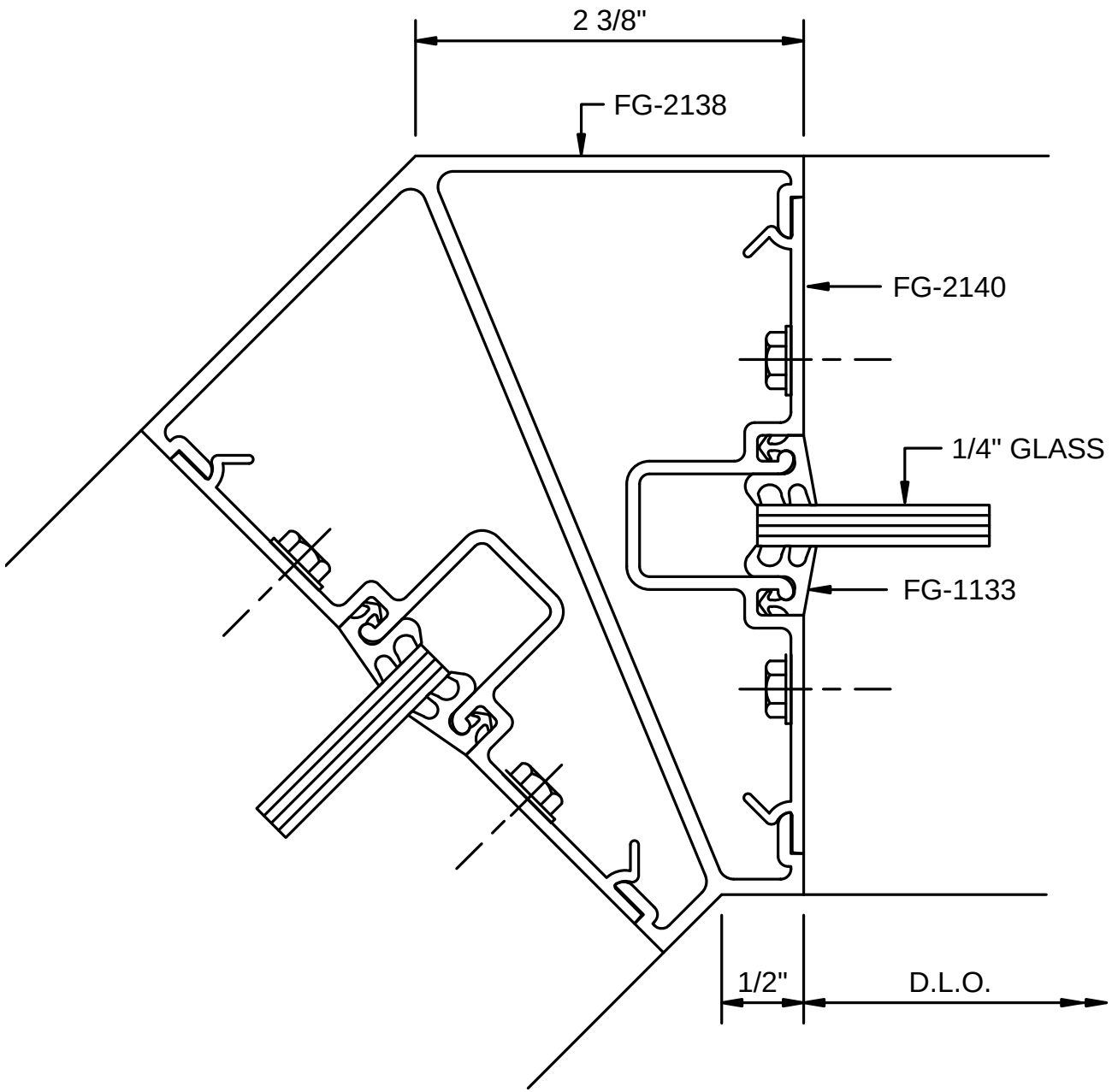


FG-2000 - Standard Storefront - 135 Outside Corner

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0509

Download DWG



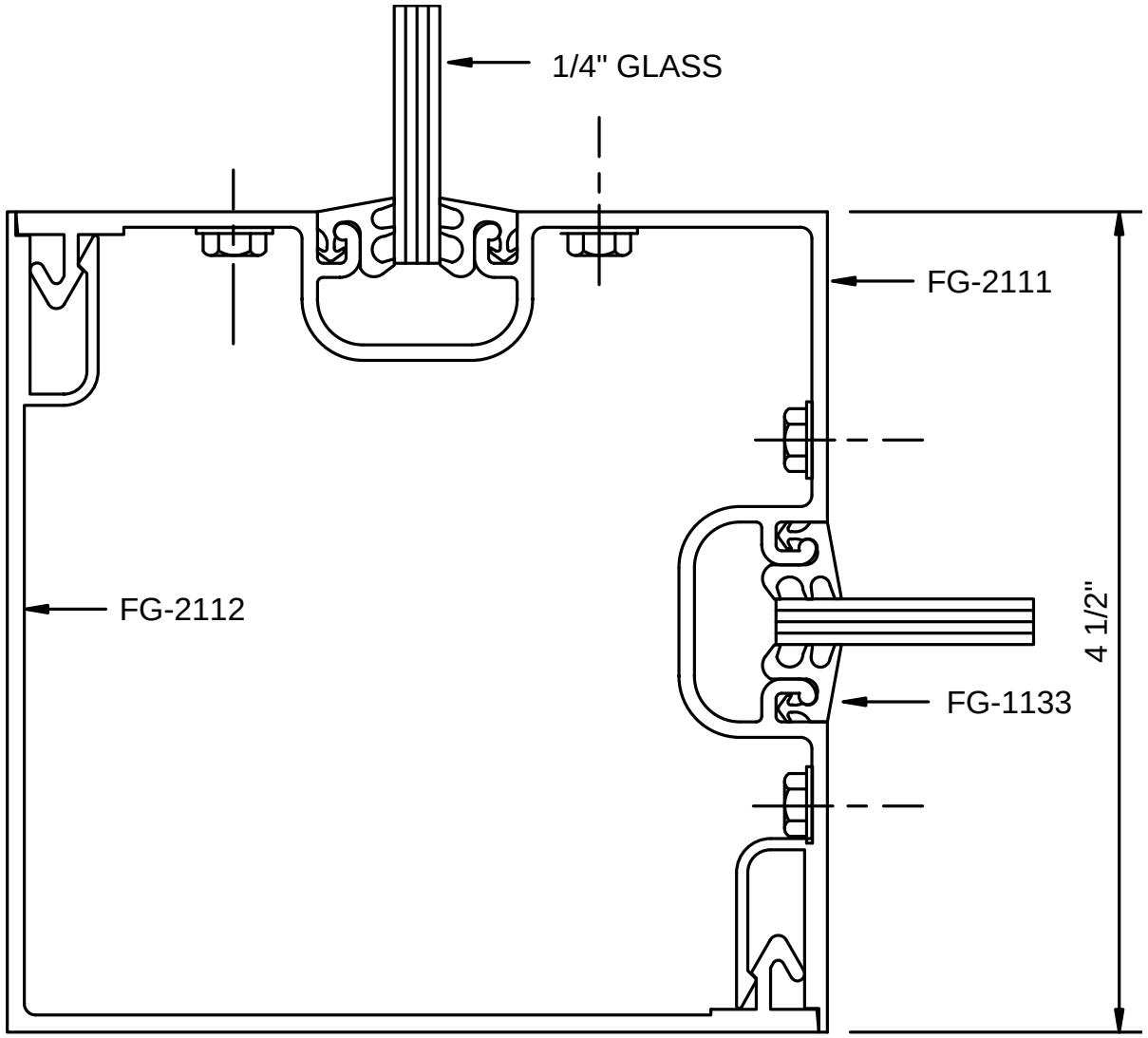
FG-2000 - Standard Storefront - 135 Inside Corner

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0510

000264

Download DWG

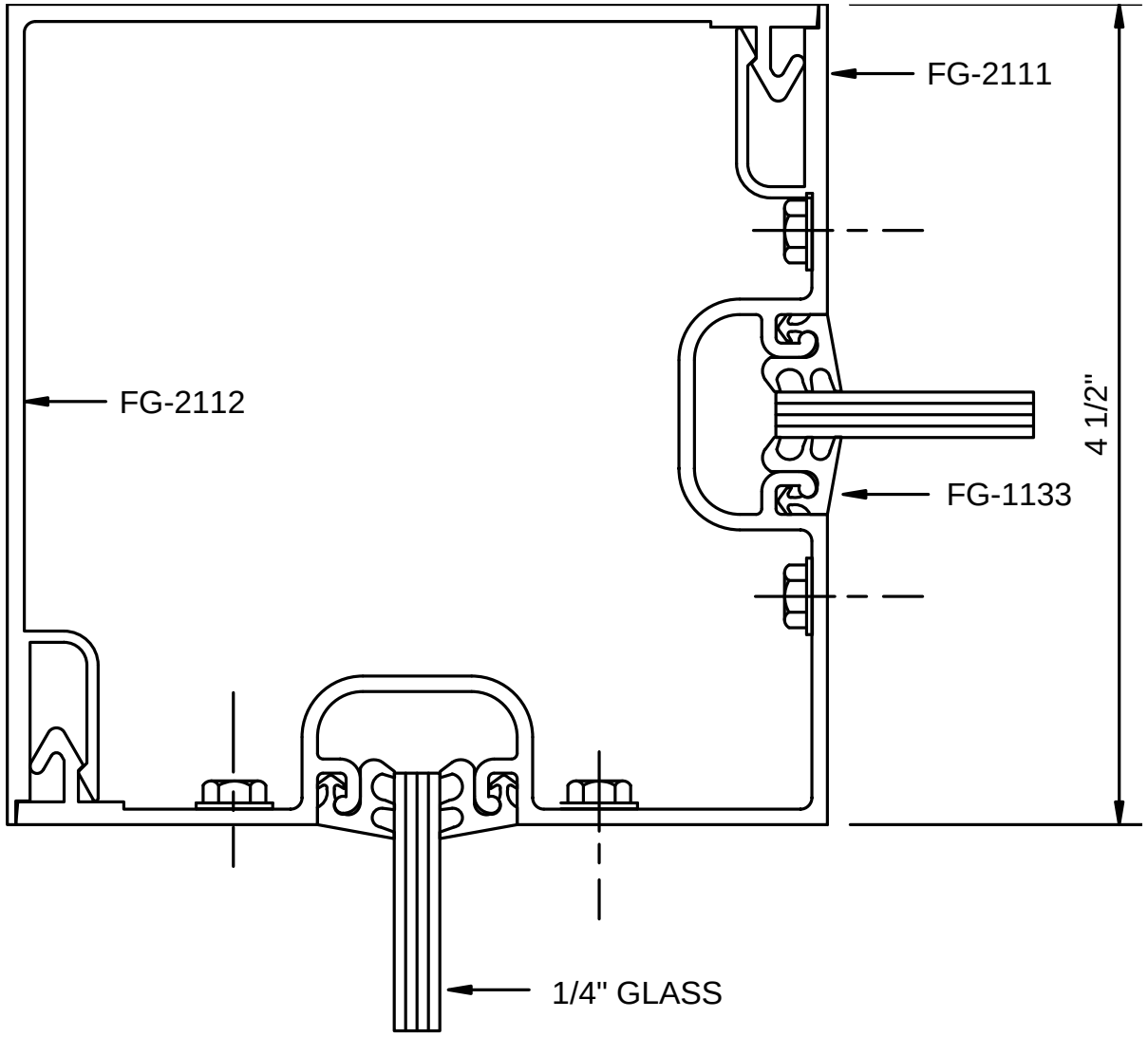


FG-2000 - Standard Storefront - 90° Outside Corner

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0511

Download DWG

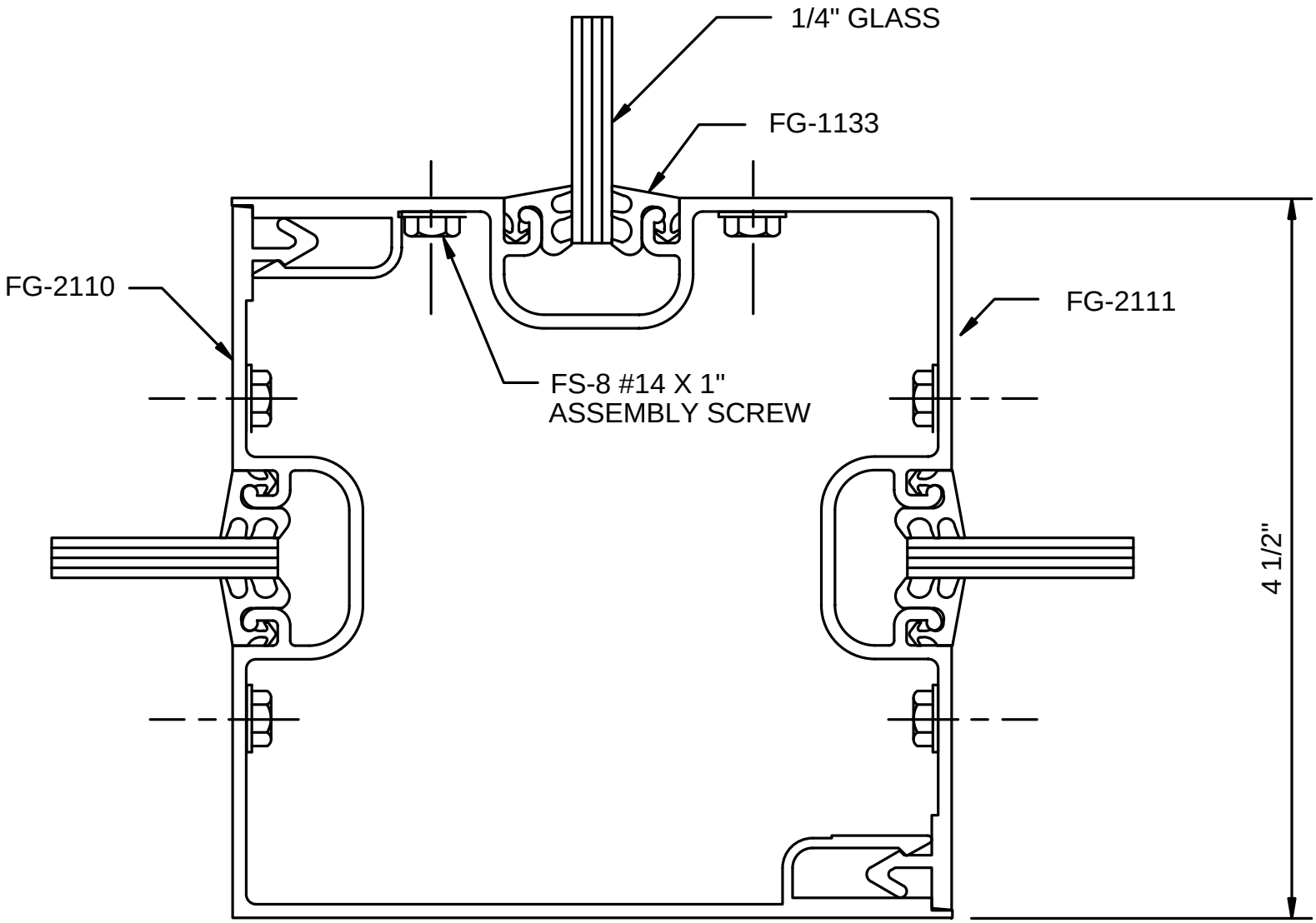


FG-2000 - Standard Storefront - 90° Inside Corner

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0512

Download DWG



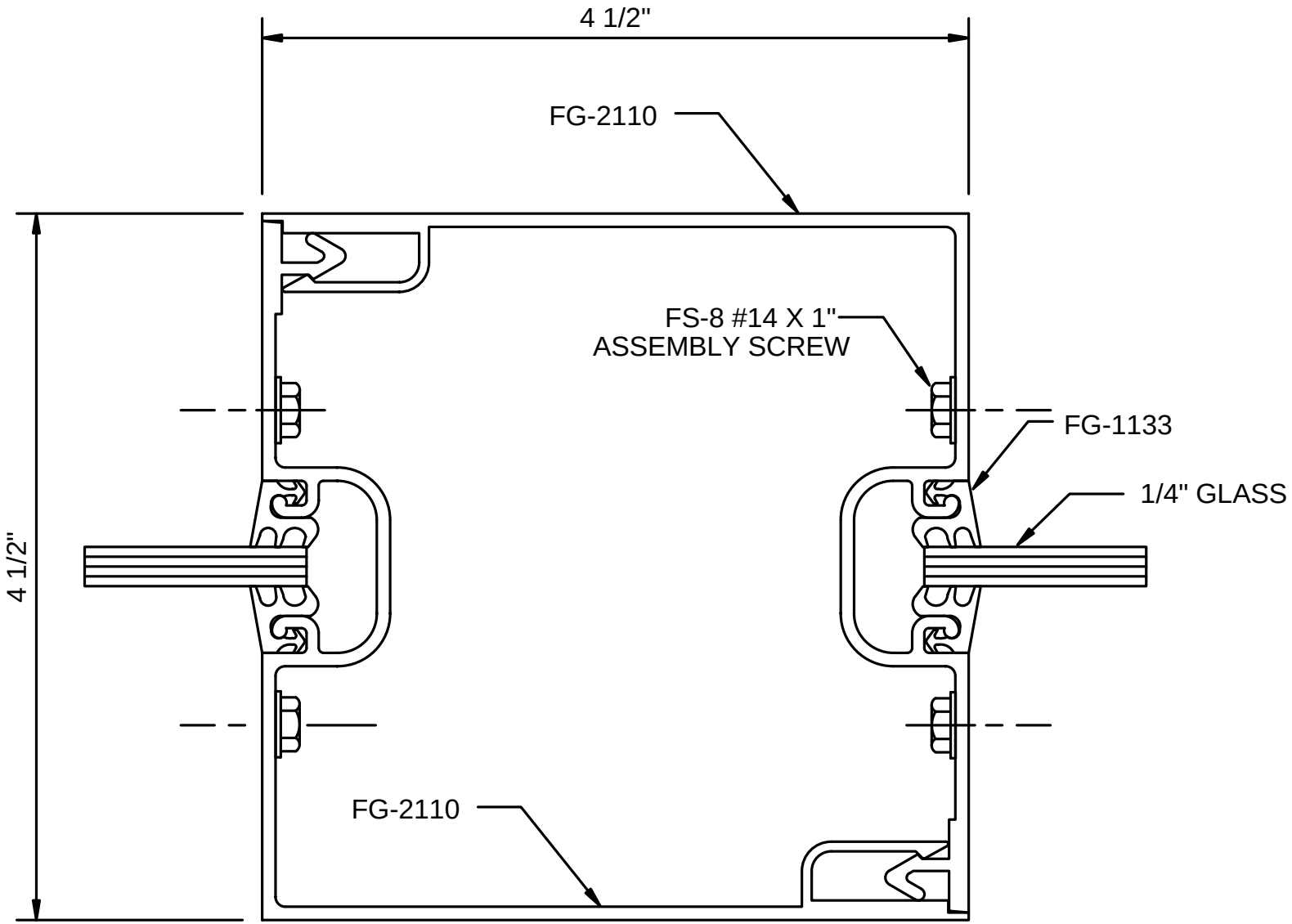
FG-2000 - Standard Storefront - 3 Way Corner

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0514

000267

Download DWG



FG-2000 - Standard Storefront - 180° Post

Oldcastle BuildingEnvelope™ - Terrell, Texas - 972-551-6100

V0515

000268

Oldcastle BuildingEnvelope™

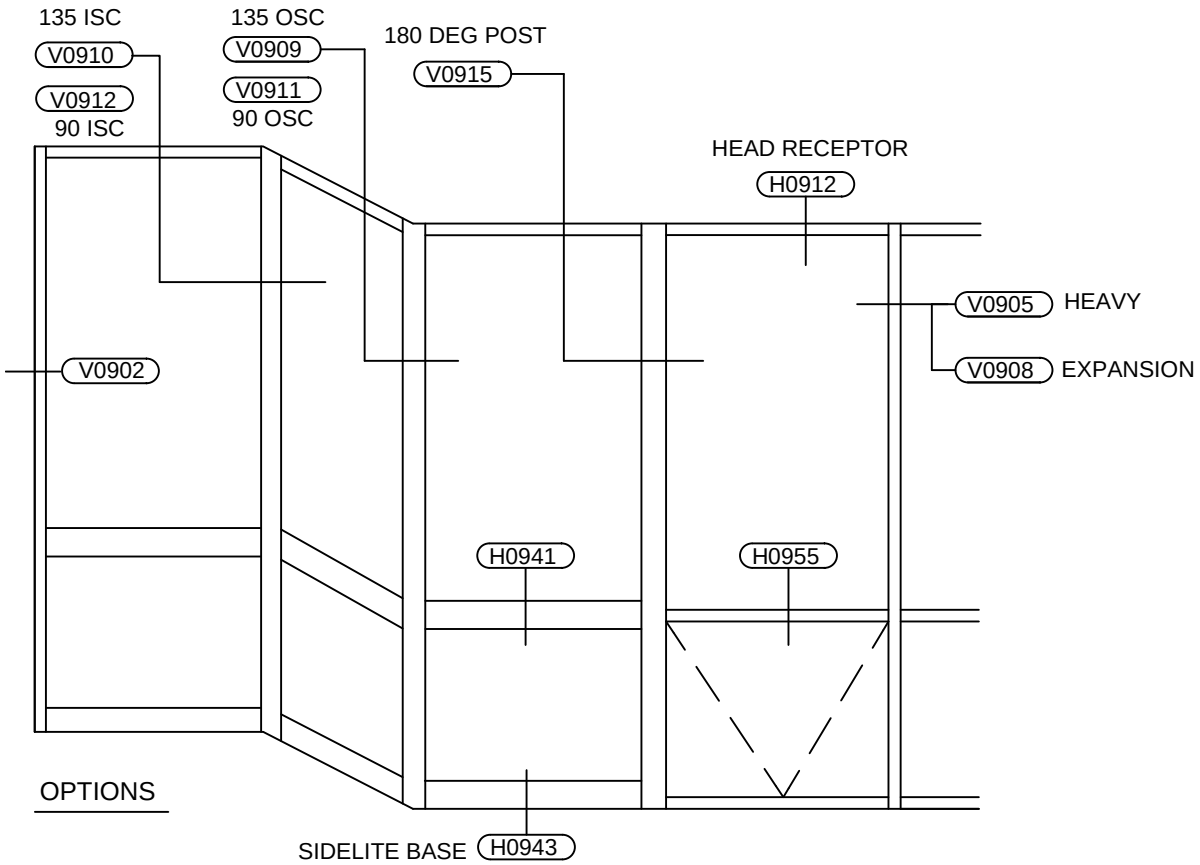
Series 3000 Thermal MultiPlane - Center Set
2” x 4 1/2”

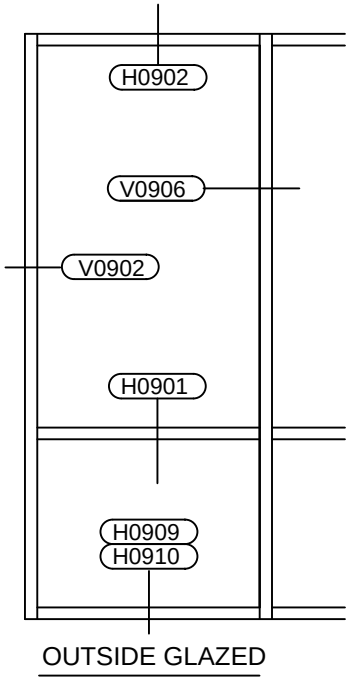
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(Drawing numbers ie H0901 used as CAD detail reference only)

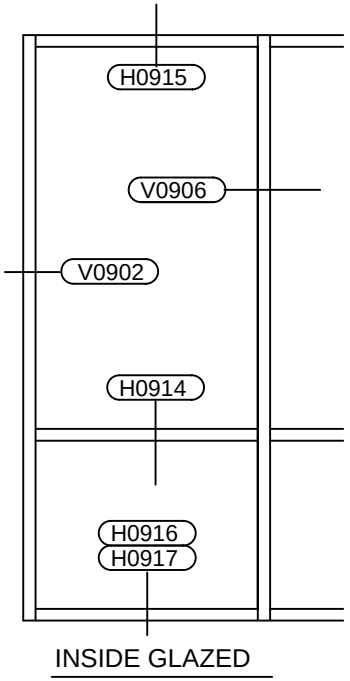
Elev-Storefront-Series3-MP-CenterSet
H0901-Horizontal-Outside Glaze
H0902-Head-Horizontal
H0909-Sill-Outside Glazed
H0910-Sill-Outside Glazed
H0912-Head-w-(2) Pc Receptor
H0914-Horizontal-Inside Glaze
H0915-Head-Inside Glaze
H0916-Sill-Inside Glazed
H0917-Sill-Inside Glazed
H0941-High-Sidelight-Base-Horizontal
H0943-High-Sidelight-Base
H0955-Horizontal-w-Operable Window
H0999-Glass Chart
V0902-Jamb
V0905-Intermediate-Mull-Heavy
V0906-Intermediate-Mullion
V0907-Expansion-Mullion
V0909-135-Outside-Corner
V0910-135-Inside-Corner
V0911-90-Outside Corner
V0912-90-Inside-Corner
V0915-180 Deg Post

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OUTSIDE GLAZED



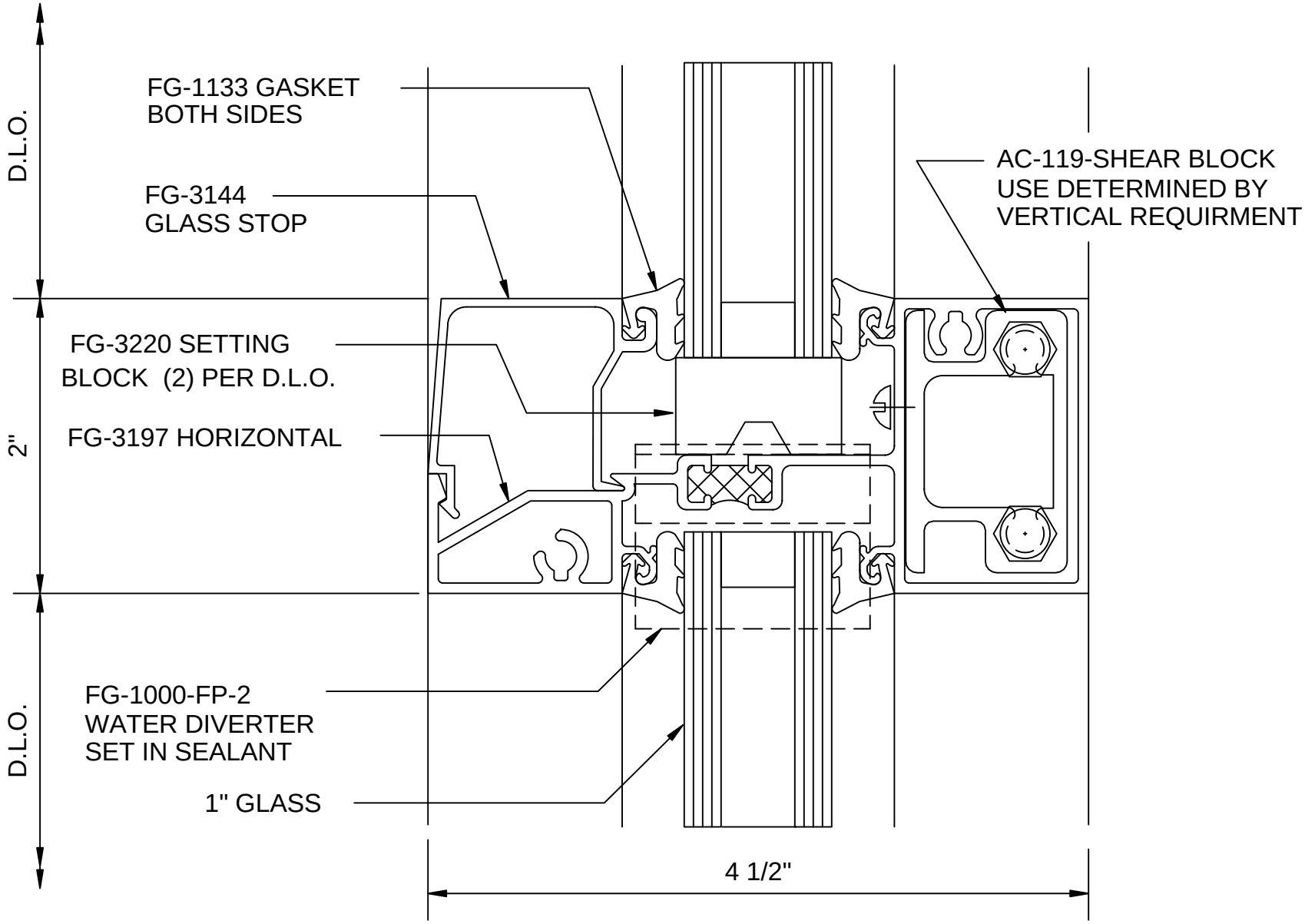
INSIDE GLAZED

MODEL: ELEV-STOREFRONT-SERIES3-MP-CENTER SET

SERIES 3000 - MULTI-PLANE - 2" X 4 1/2"

NOTE: SEE H0999 FOR OPTIONAL GLASS INFILLS

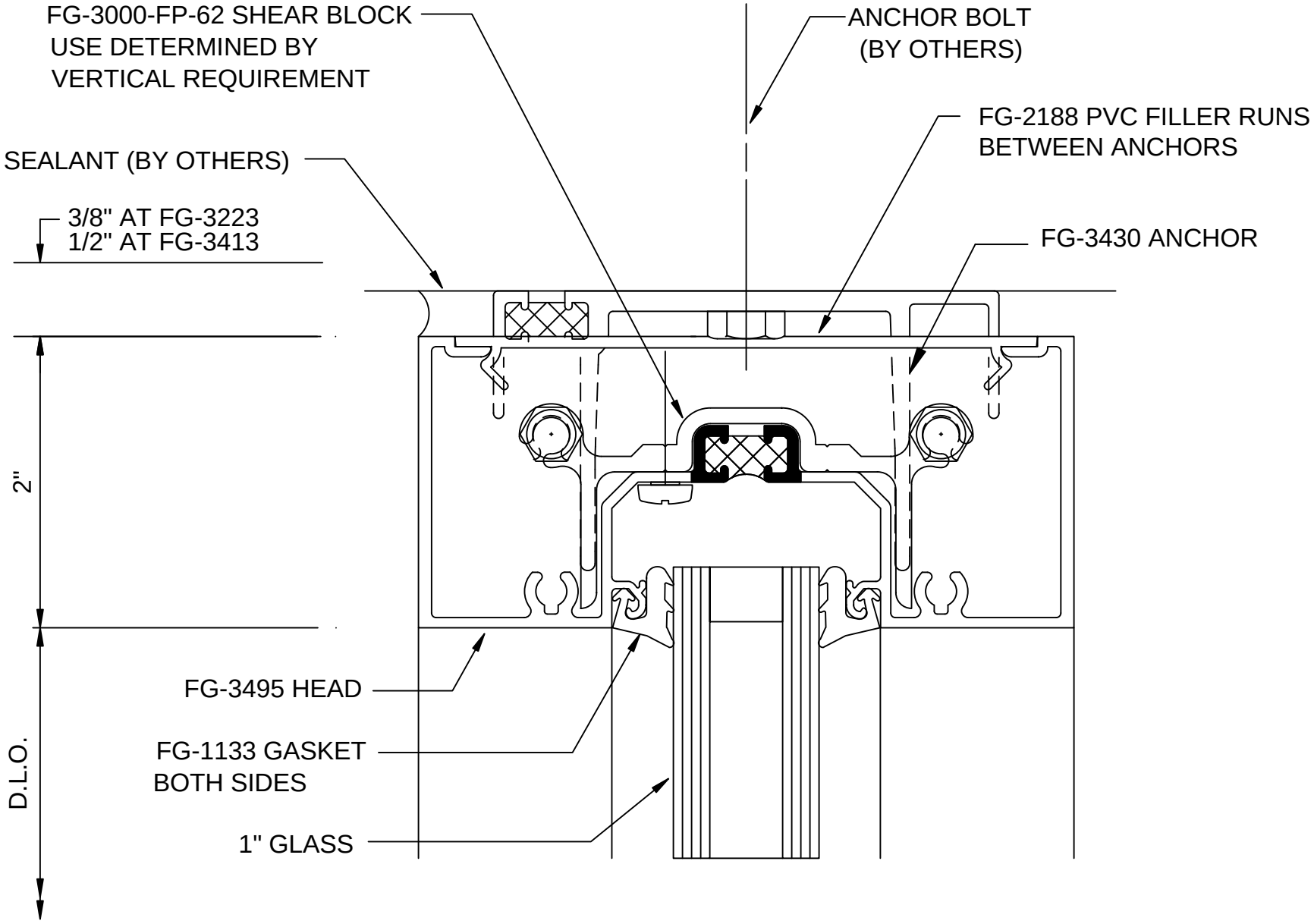
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Series 3000 - Thermal Mulit-Plane - Center Set

Horizontal- H0901

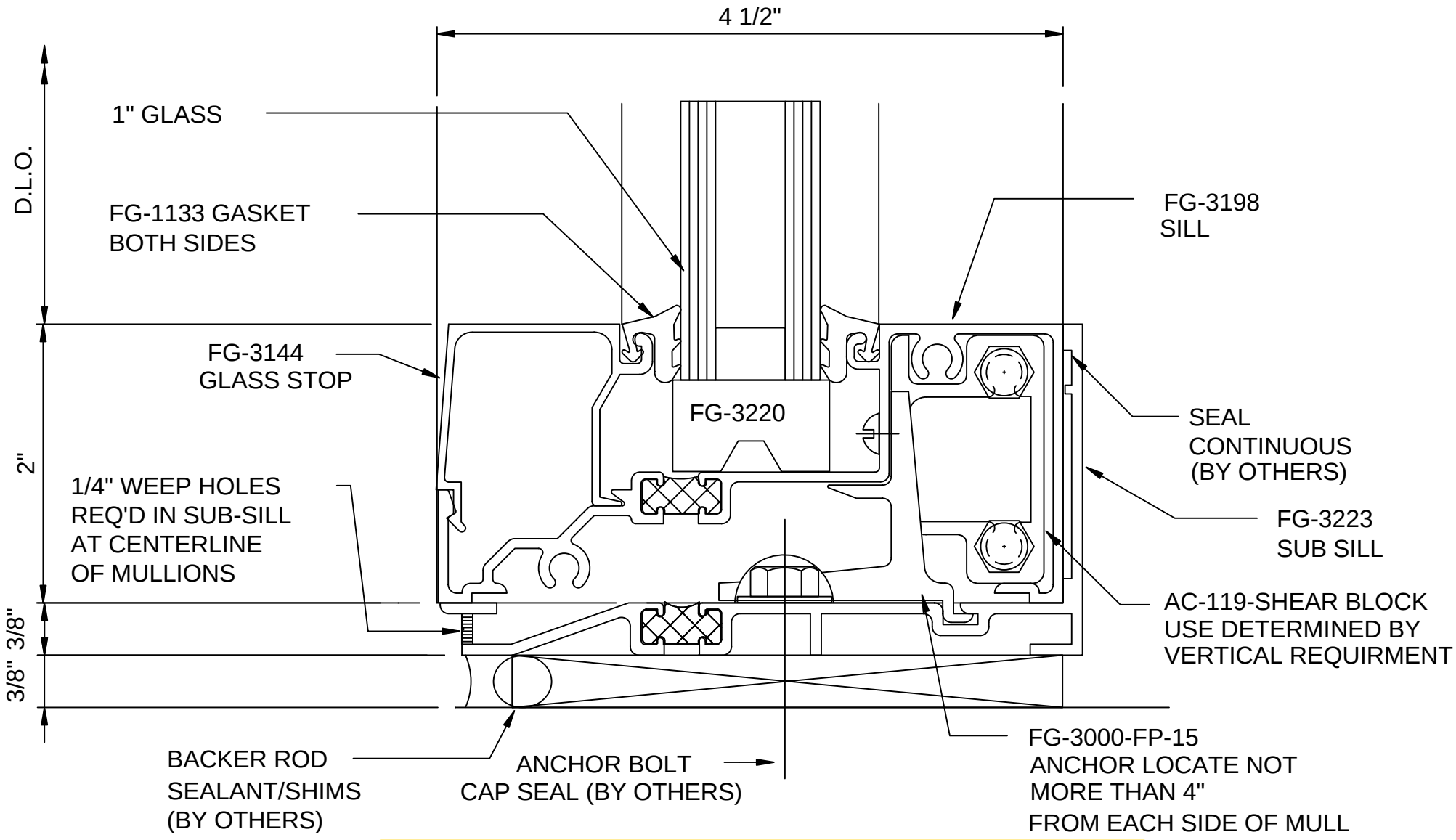
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Series 3000-Thermal Multi-Plane - Center Set

Head- H0902

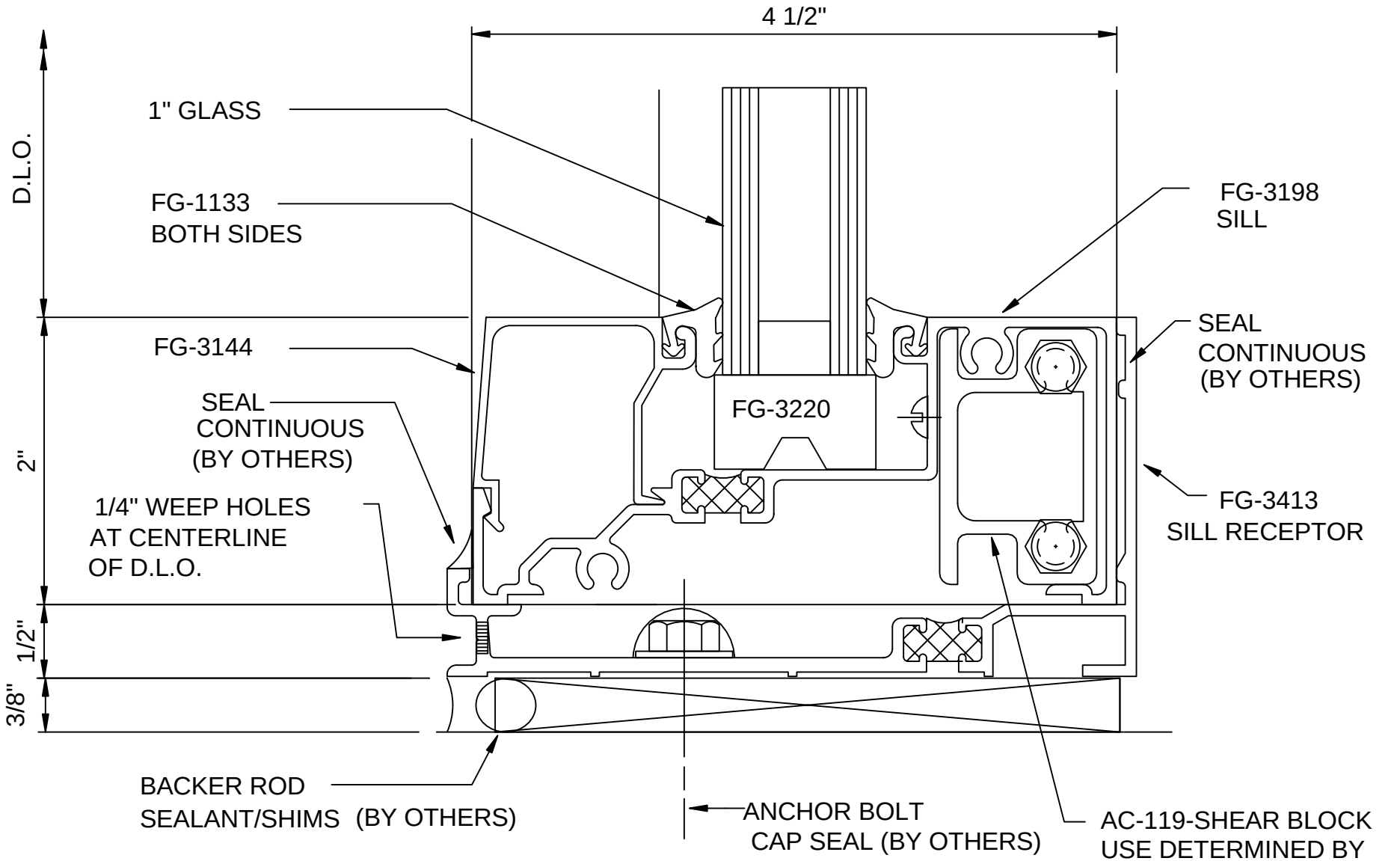
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Series 3000 - Thermal Mulit-Plane - Center Set

Sill (Outside Glaze) - H0909

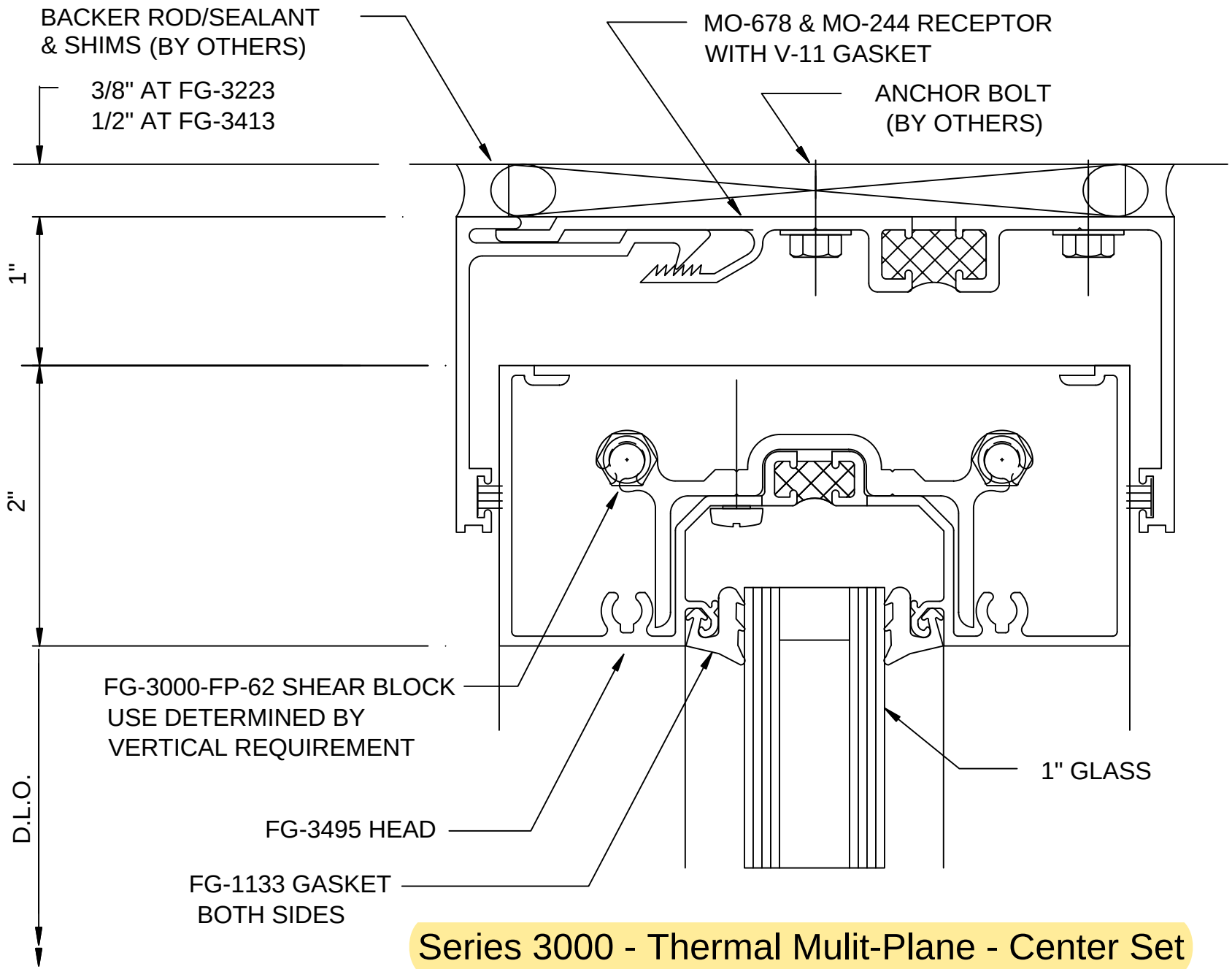
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Series 3000 - Thermal Mulit-Plane - Center Set

Sill (Outside Glaze-Option) - H0910

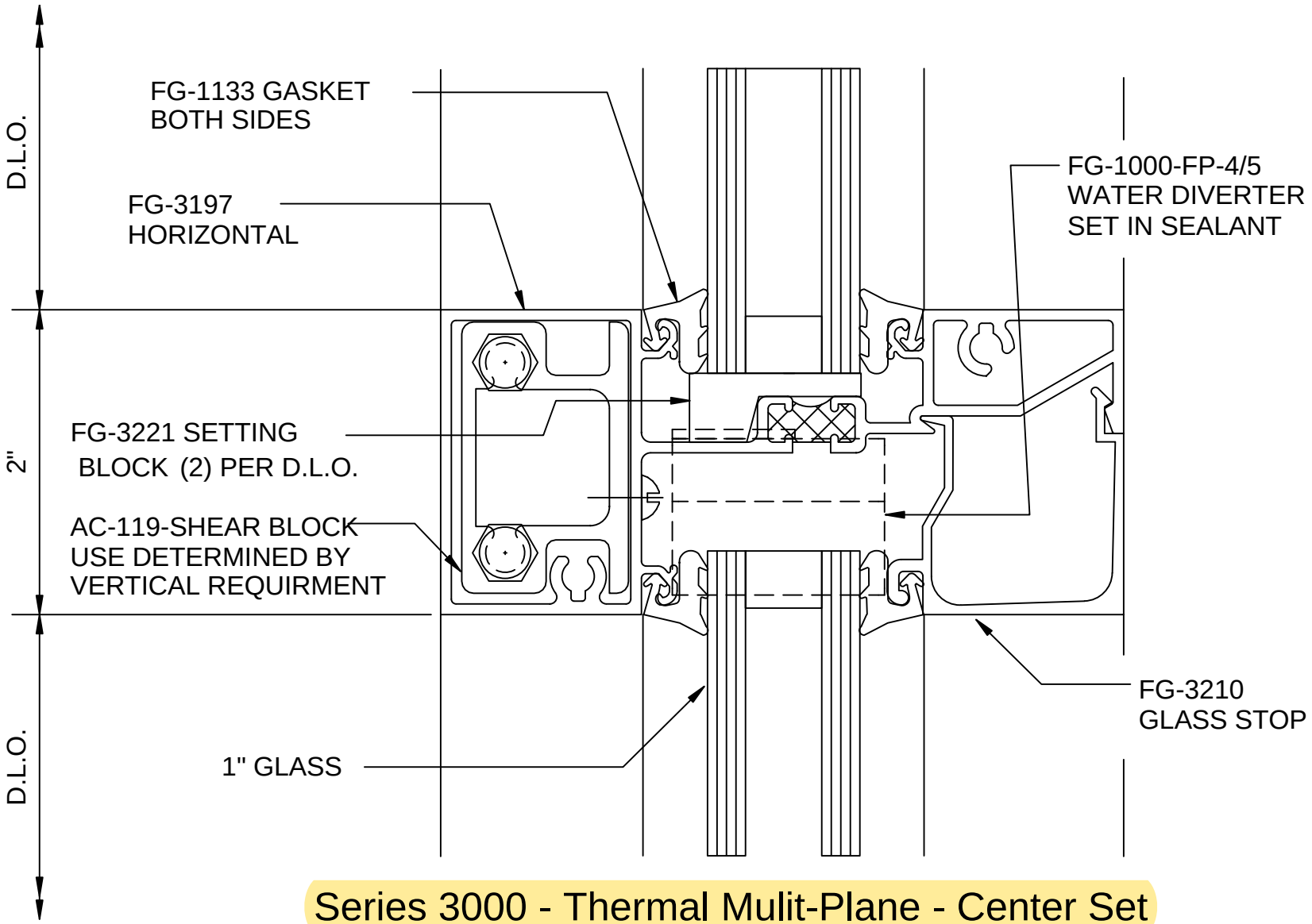
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Series 3000 - Thermal Mulit-Plane - Center Set

Head-w-Receptor - H0912

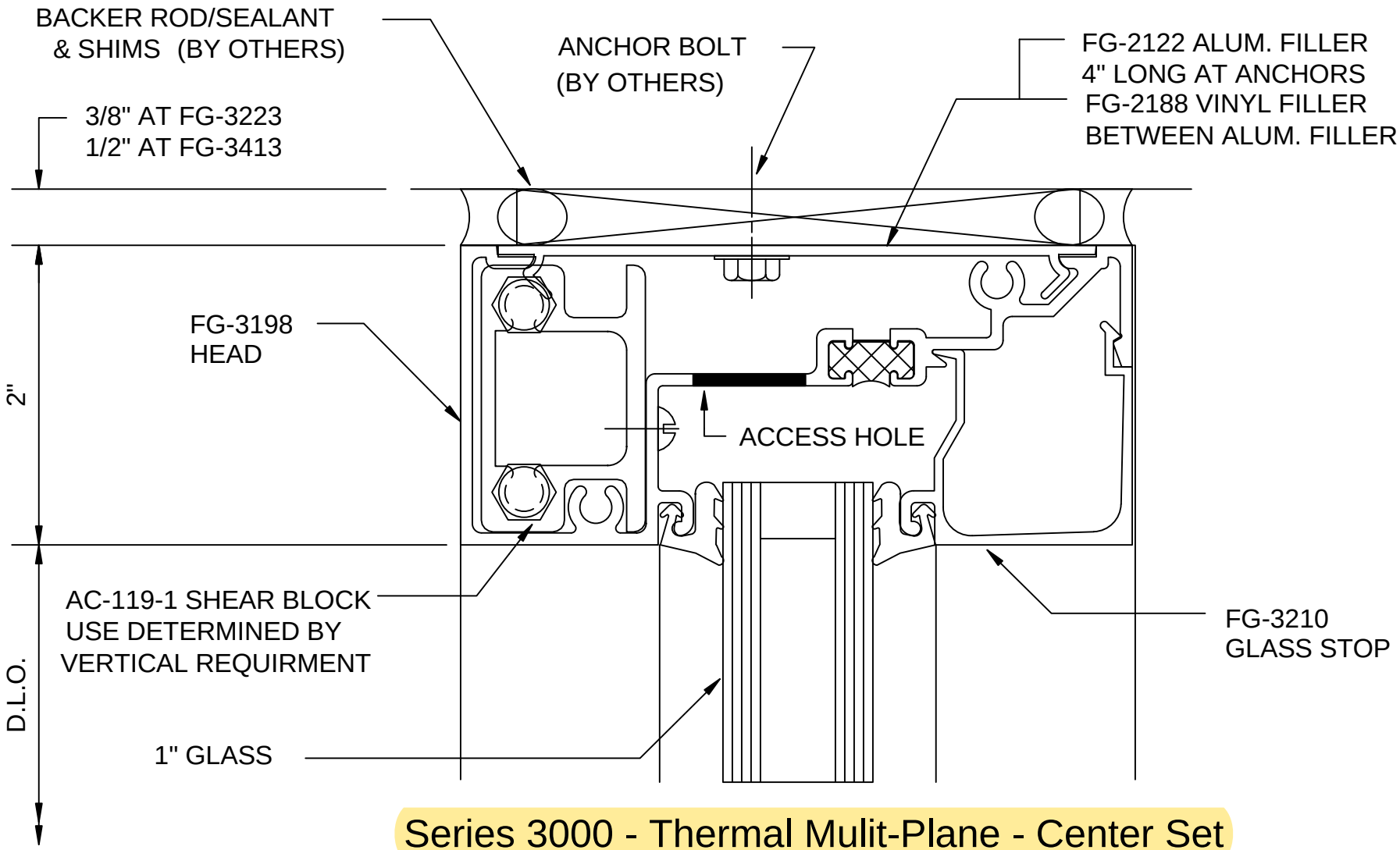
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Series 3000 - Thermal Mulit-Plane - Center Set

Horizontal (Inside Glaze) - H0914

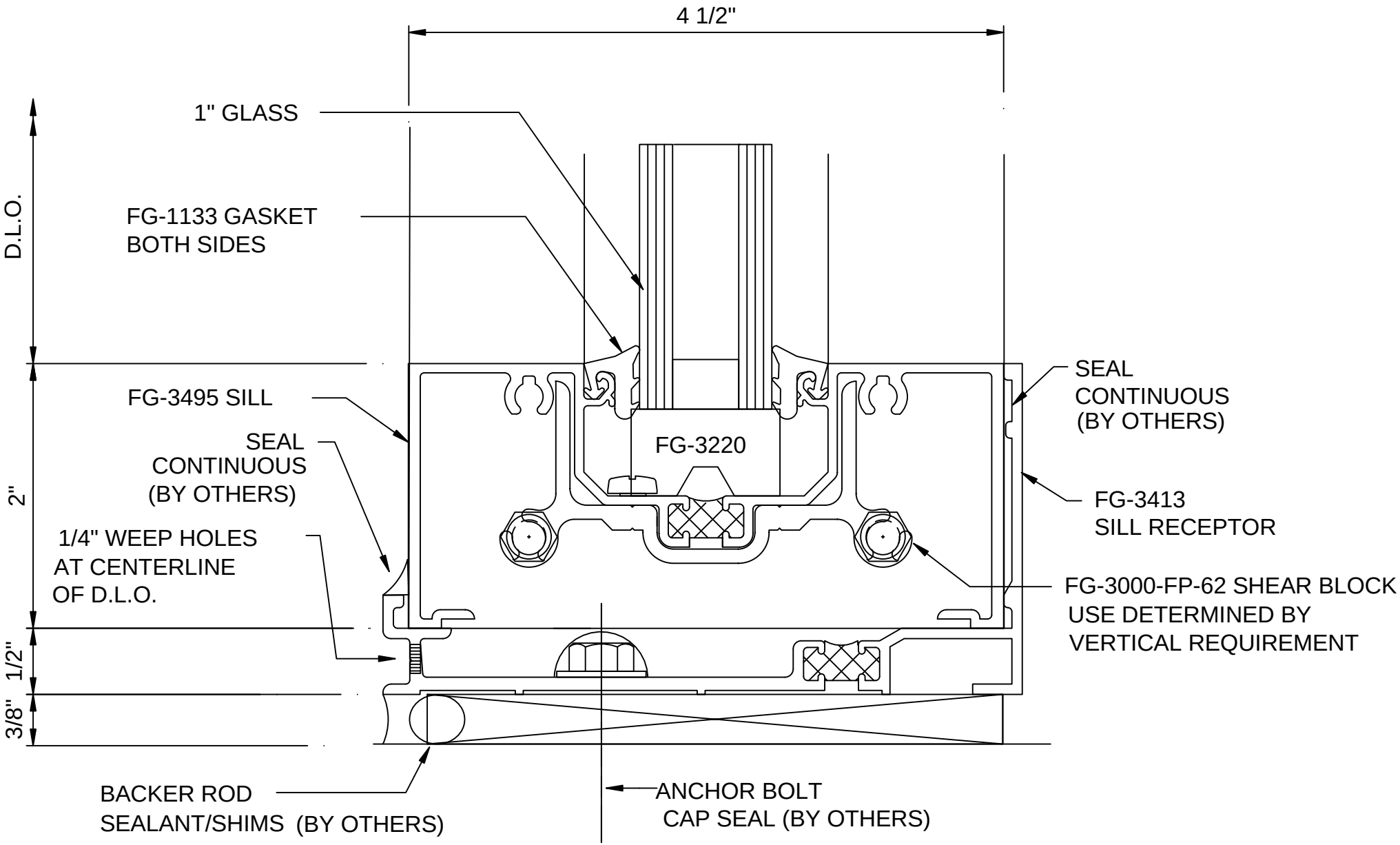
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Series 3000 - Thermal Mulit-Plane - Center Set

Head (Inside Glaze) - H0915

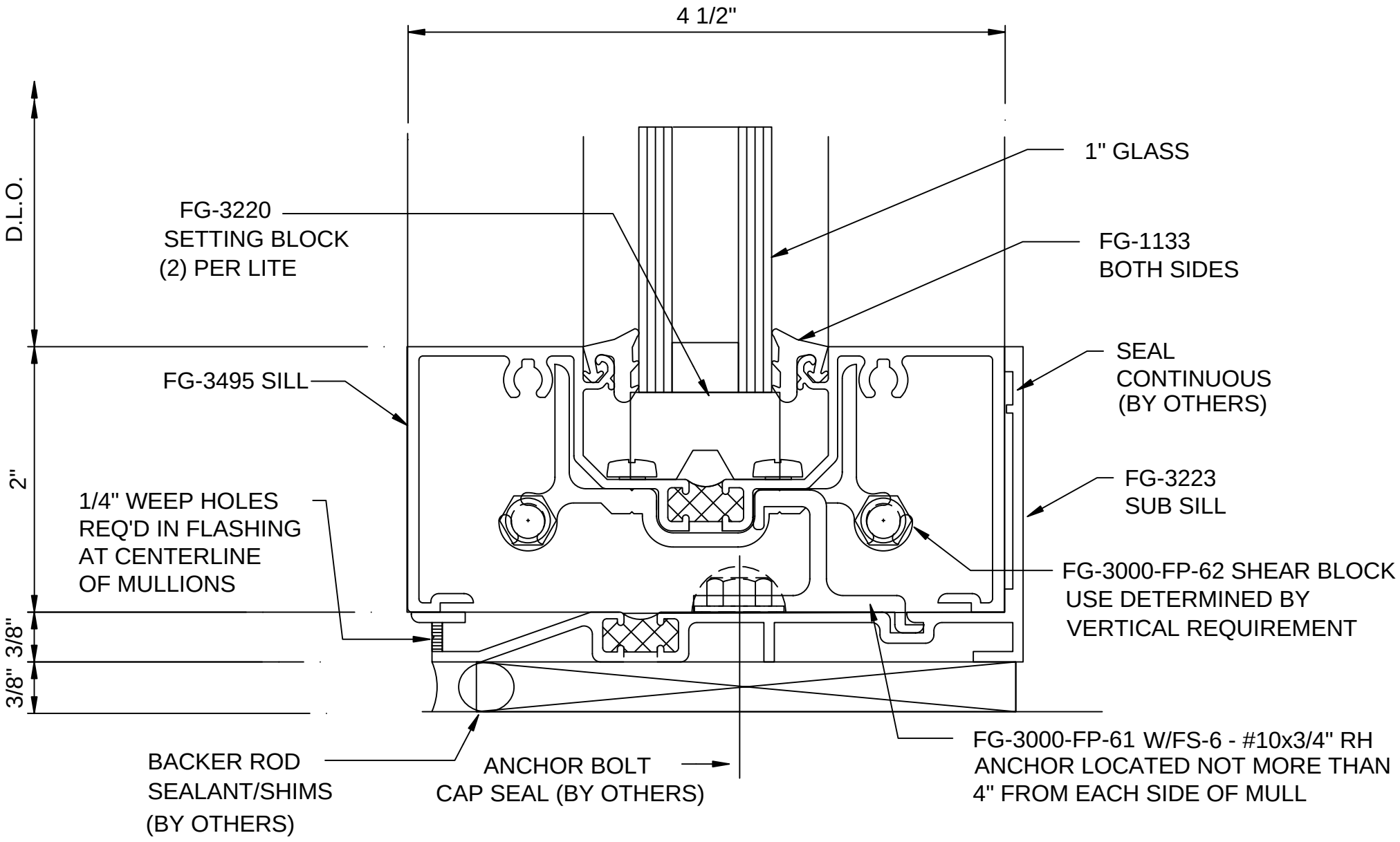
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Series 3000 - Thermal Mulit-Plane - Center Set

Sill (Inside Glaze) - H0916

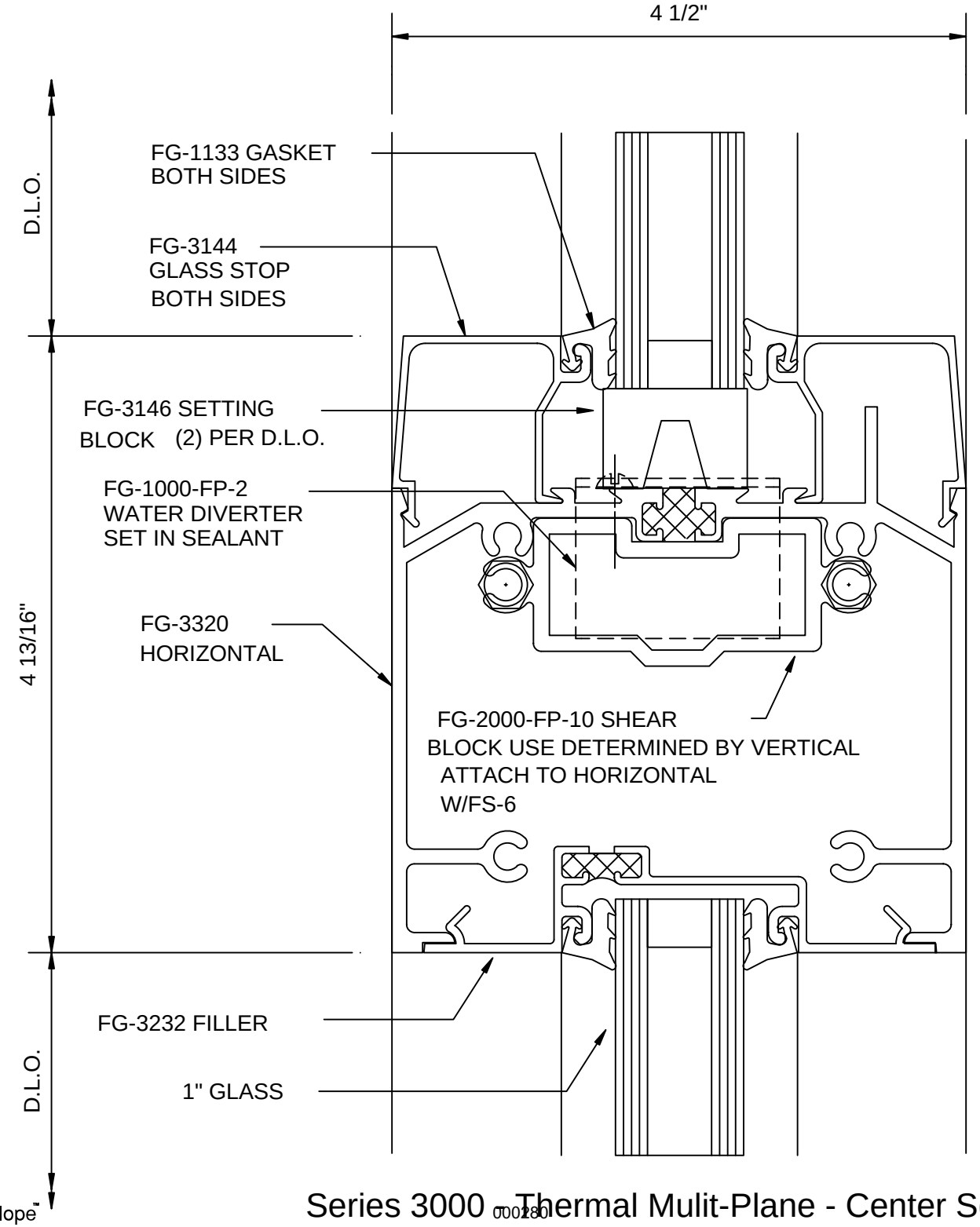
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Series 3000 - Thermal Mulit-Plane - Center Set

Sill (Inside Glaze) - H0917

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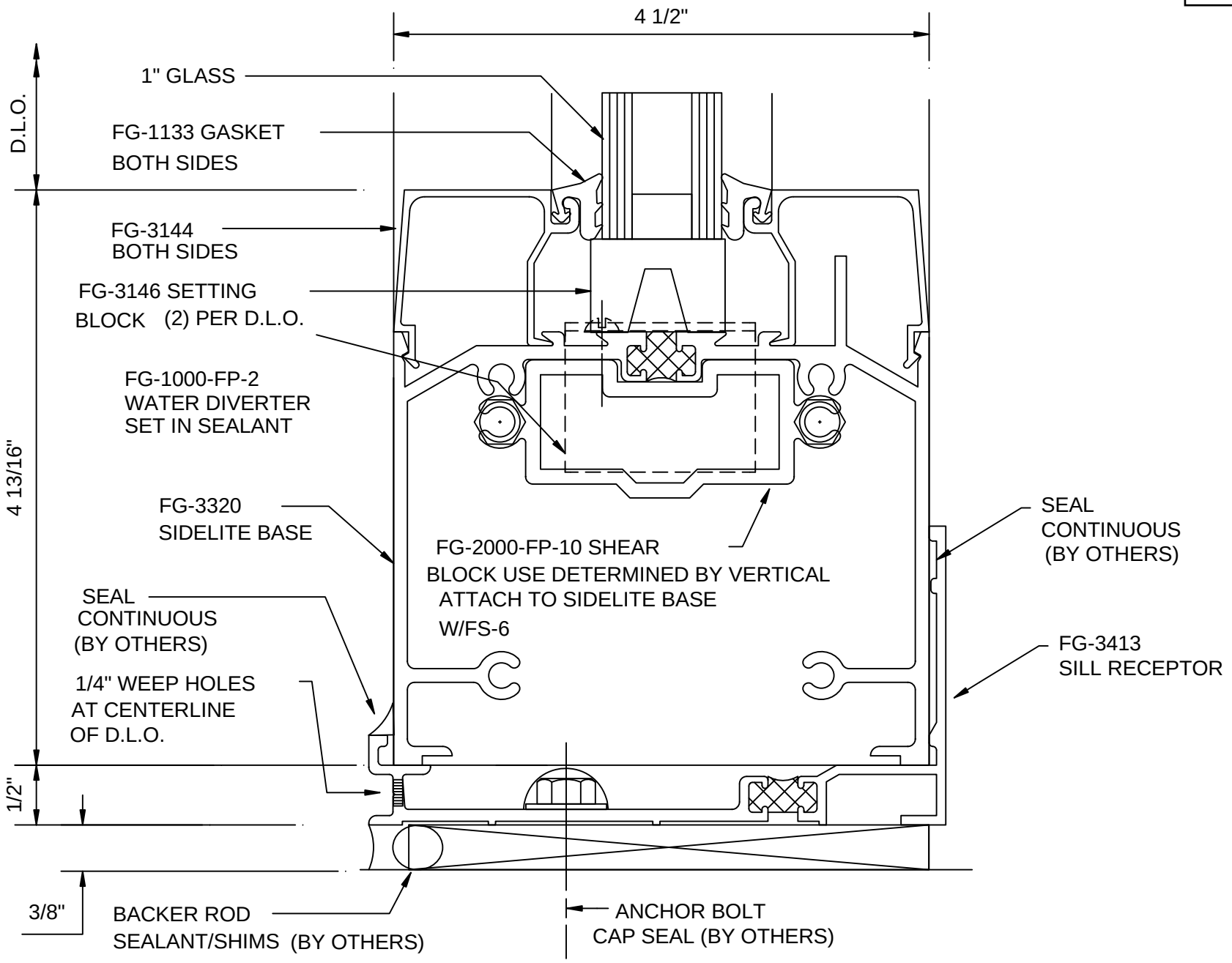
Series 3000 - Thermal Mulit-Plane - Center S

000280

Horizontal Sidelite Base - H0941

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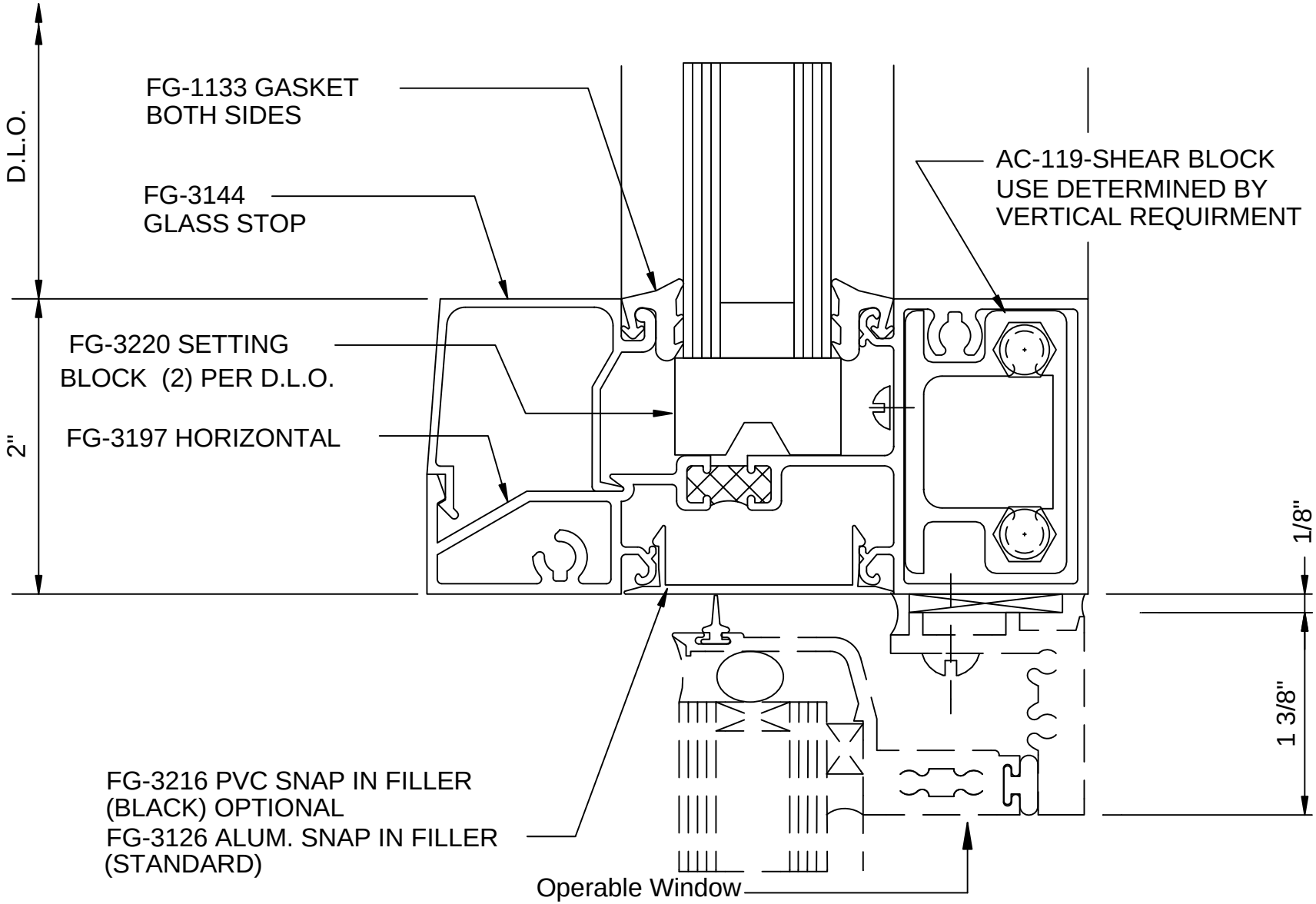
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Series 3000 - Thermal Mulit-Plane - Center Set

Sill Sidelite Base - H0943

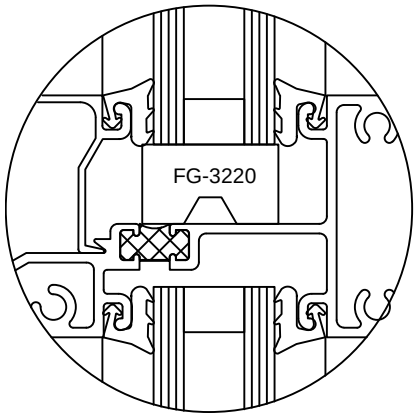
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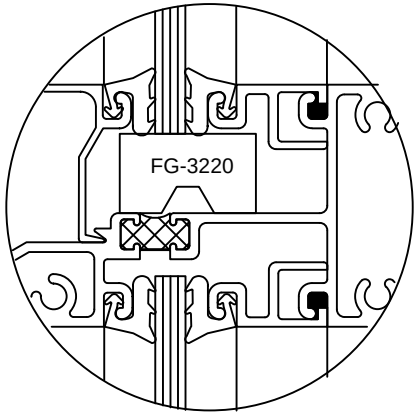
Series 3000 - Thermal Mulit-Plane - Center Set

Horizontal-w-Operable Window- H0955

Download DWG



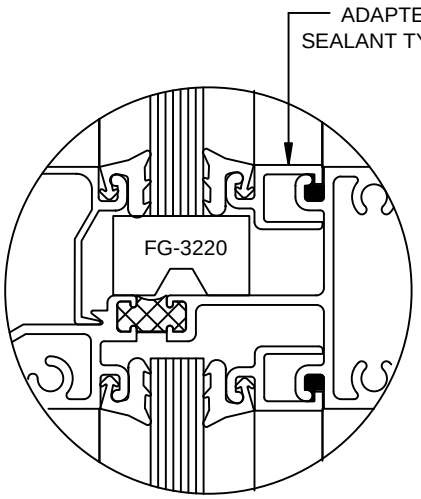
DETAIL "A"



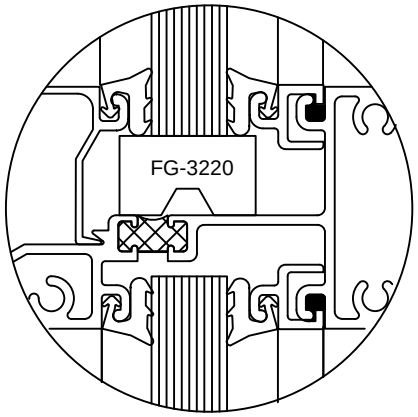
DETAIL "B"

DETAIL	GLASS SIZE	ADAPTER	GASKETS
B	1/4"	FG-3194	FG-1133 BOTH SIDES
C	5/16"	FG-3236	FL-66 BOTH SIDES
C	3/8"	FG-3236	FG-1133 & FL-66
C	7/16"	FG-3236	FG-1133 BOTH SIDES
D	1/2"	FG-3237	FL-66 BOTH SIDES
D	9/16"	FG-3237	FG-1133 & FL-66
D	5/8"	FG-3237	FG-1133 BOTH SIDES
D	11/16"	FG-3237	FG-1133 & FG-1134
D	3/4"	FG-3237	FG-1134 BOTH SIDES
A	7/8"	NONE	FL-66 BOTH SIDES
A	15/16"	NONE	FG-1133 & FL-66
A	1"	NONE	FG-1133 BOTH SIDES
A	1-1/16"	NONE	FG-1133 & FG-1134
A	1-1/8"	NONE	FG-1134 BOTH SIDES

MultiPlane GLASS CHART



DETAIL "C"

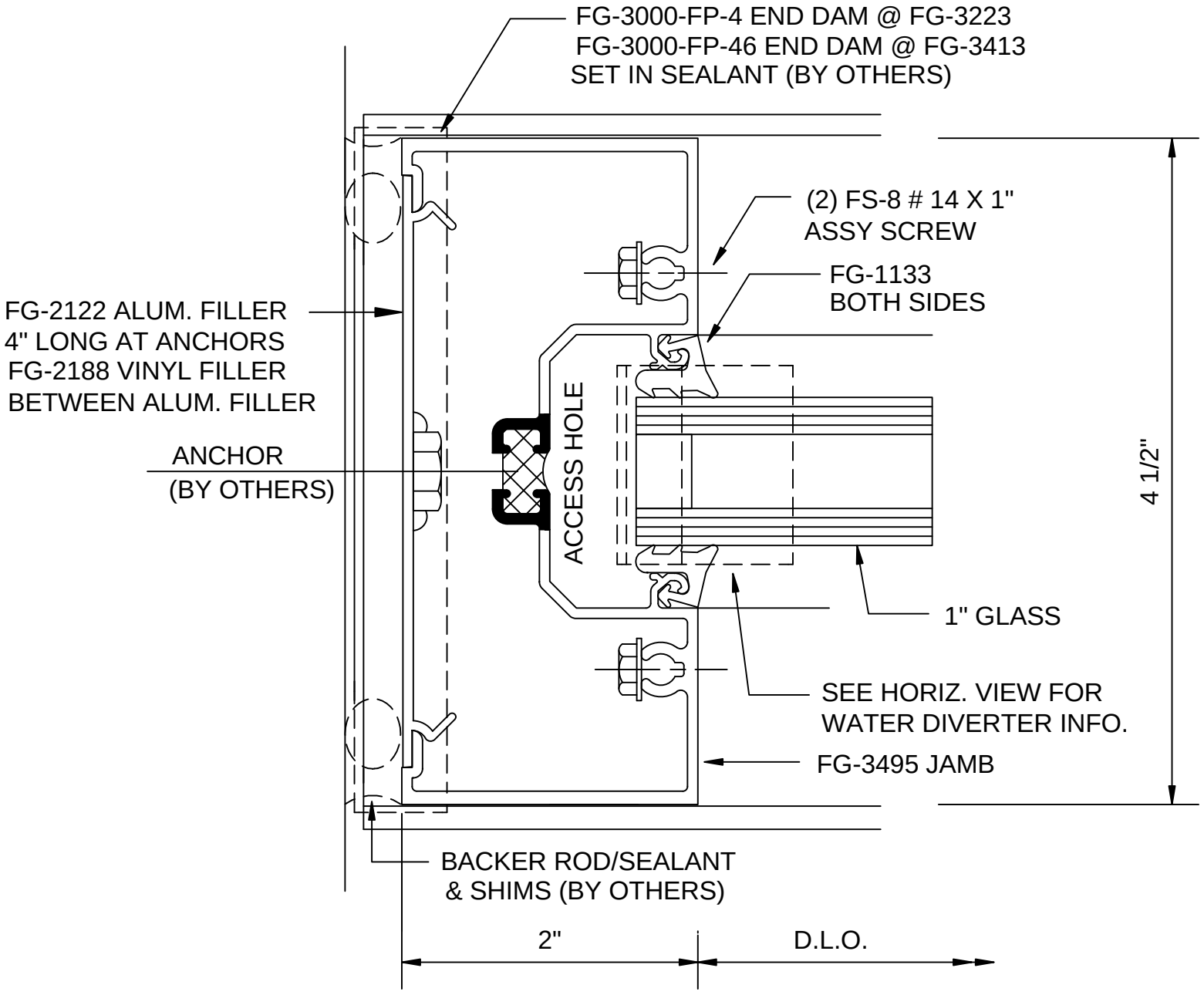


DETAIL "D"

Series 3000 MultiPlane- Center Set

H0999

Download DWG

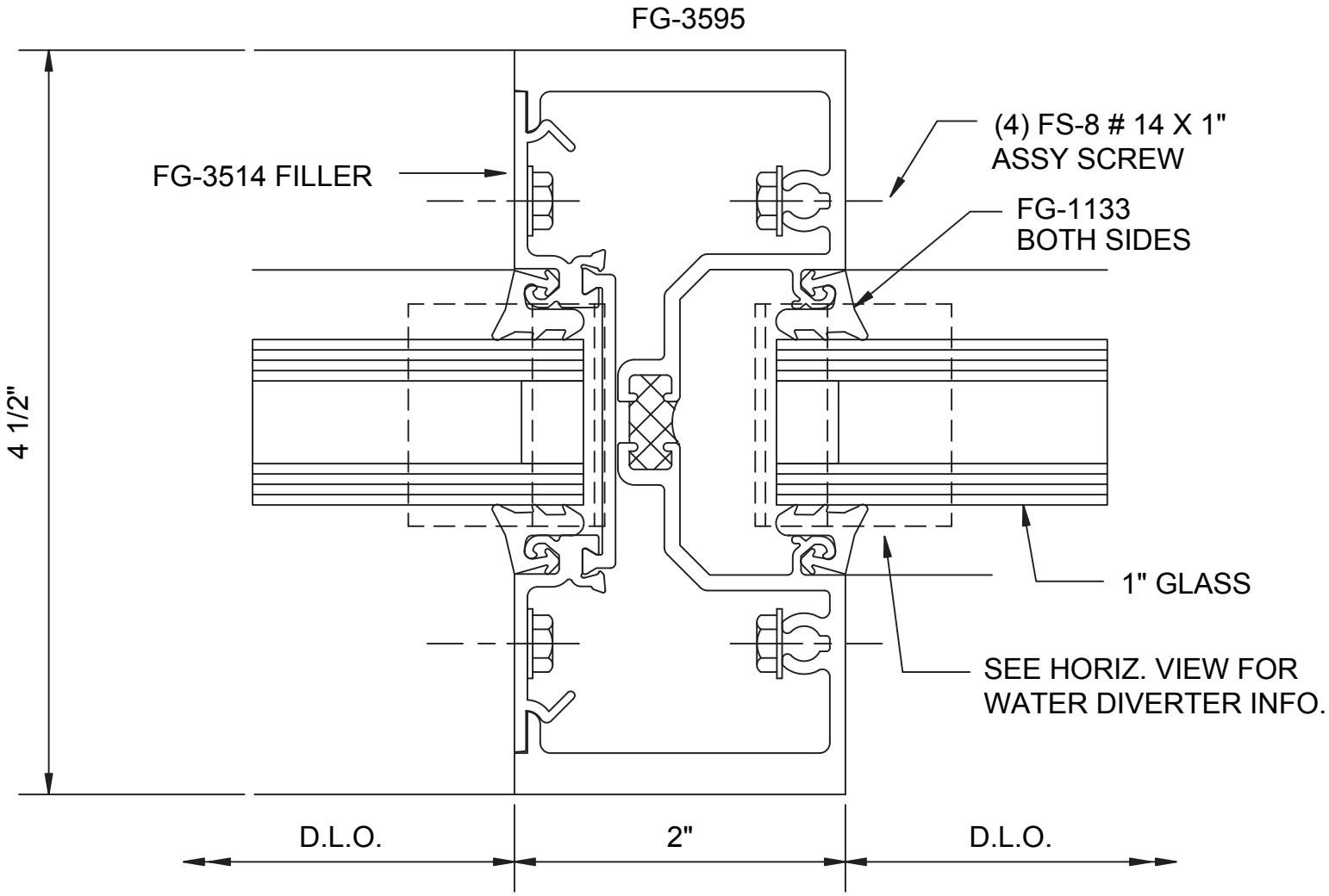


Series 3000-Thermal Multi-Plane - Center Set

Typical Jamb - V0902

000284

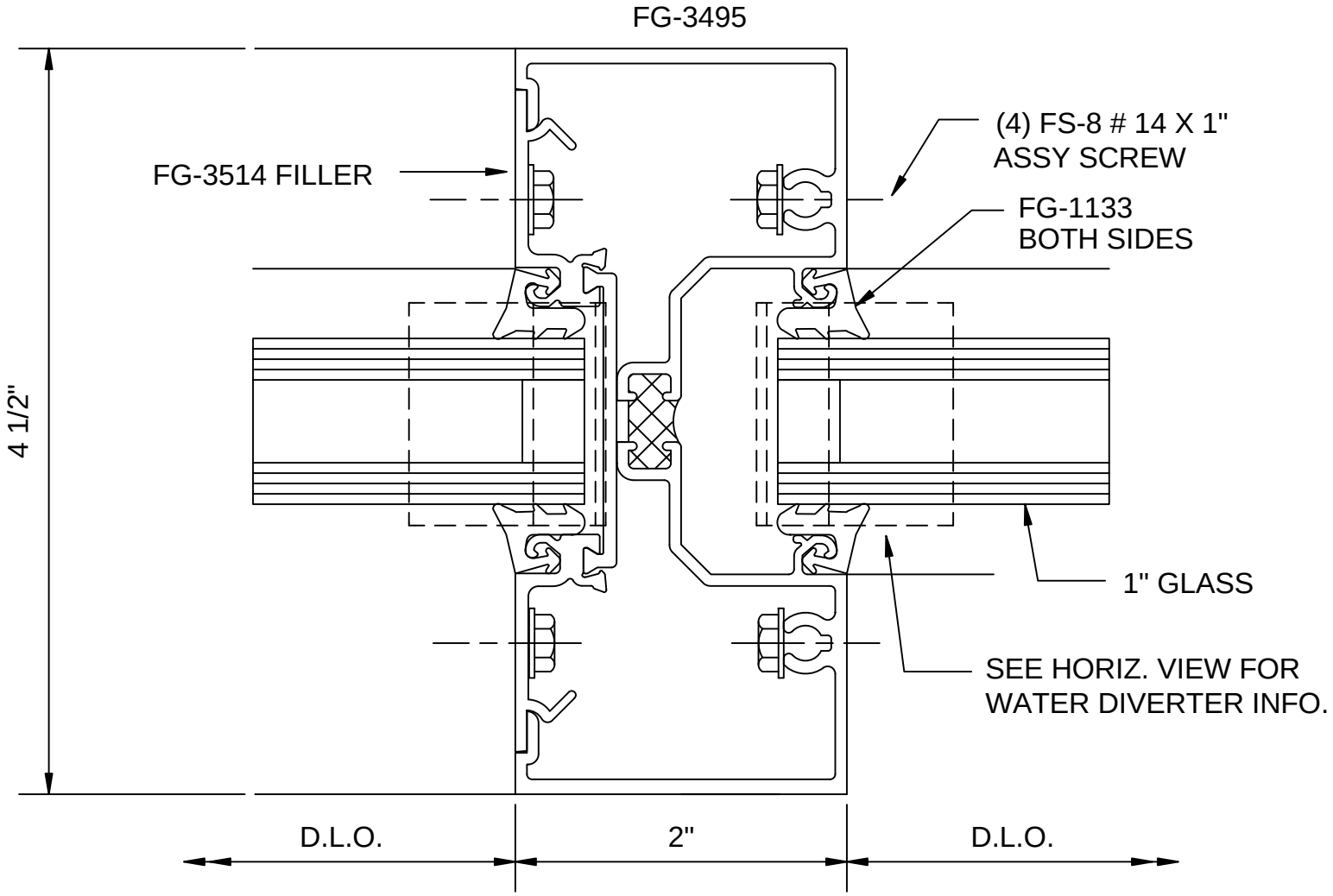
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Series 3000-Thermal Multi-Plane - Center Set

Heavy Vertical - V0905

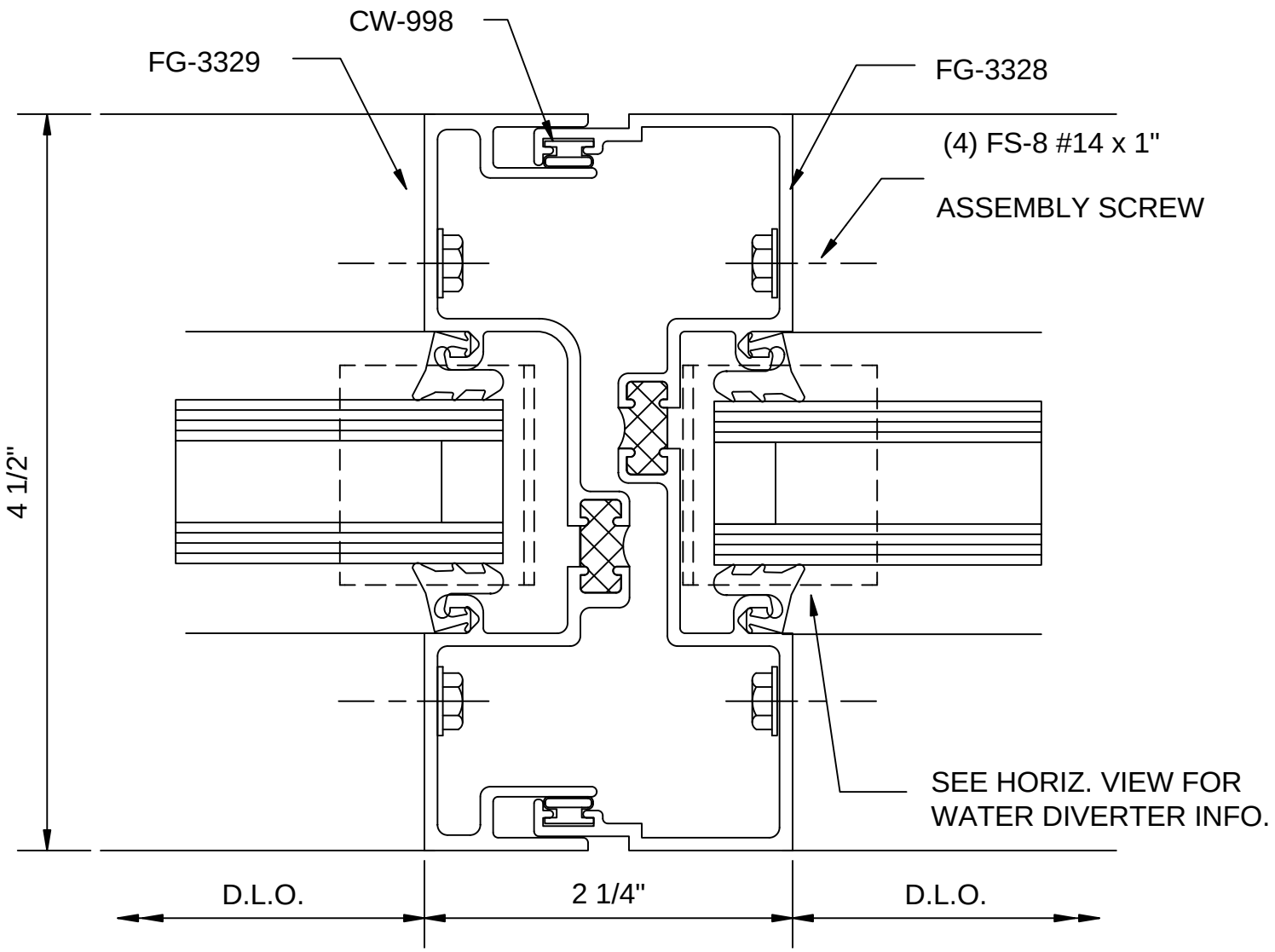
Download DWG



Series 3000-Thermal Multi-Plane - Center Set

Typical Vertical - V0906

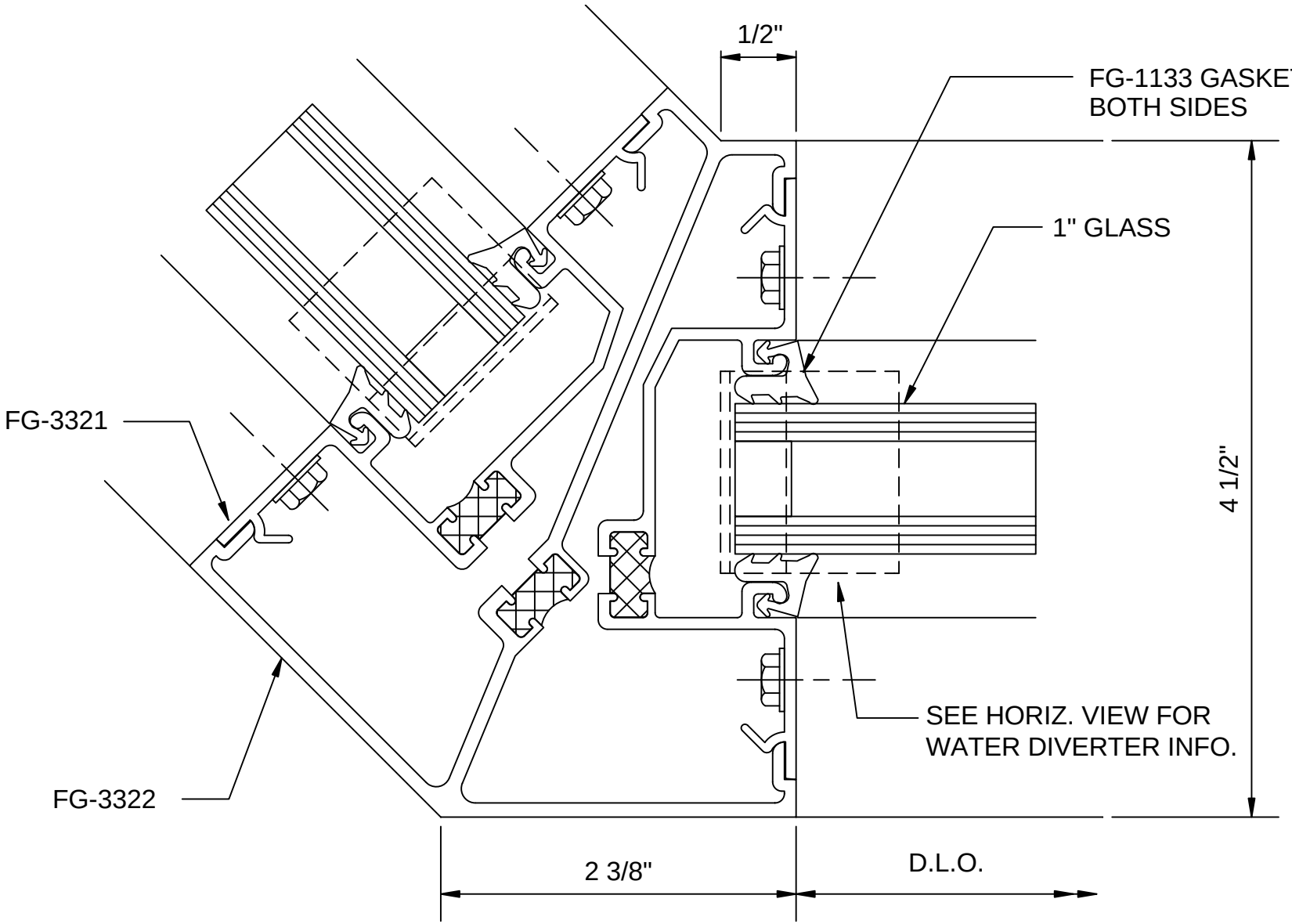
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Series 3000 - Thermal Mulit-Plane - Center Set

Expansion Vertical - V0907

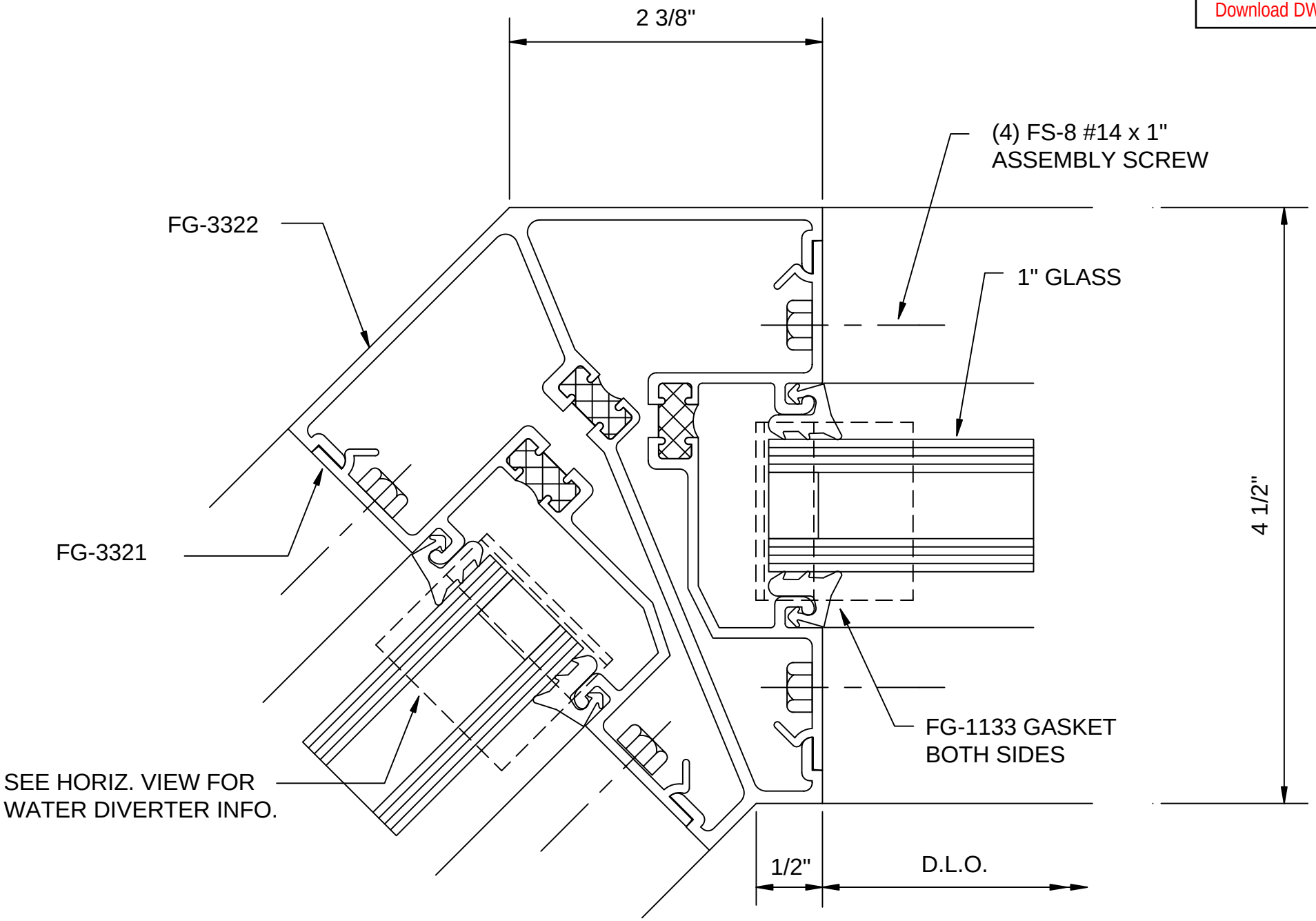
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Series 3000 - Thermal Mulit-Plane - Center Set

135 Deg Outside Corner - V0909

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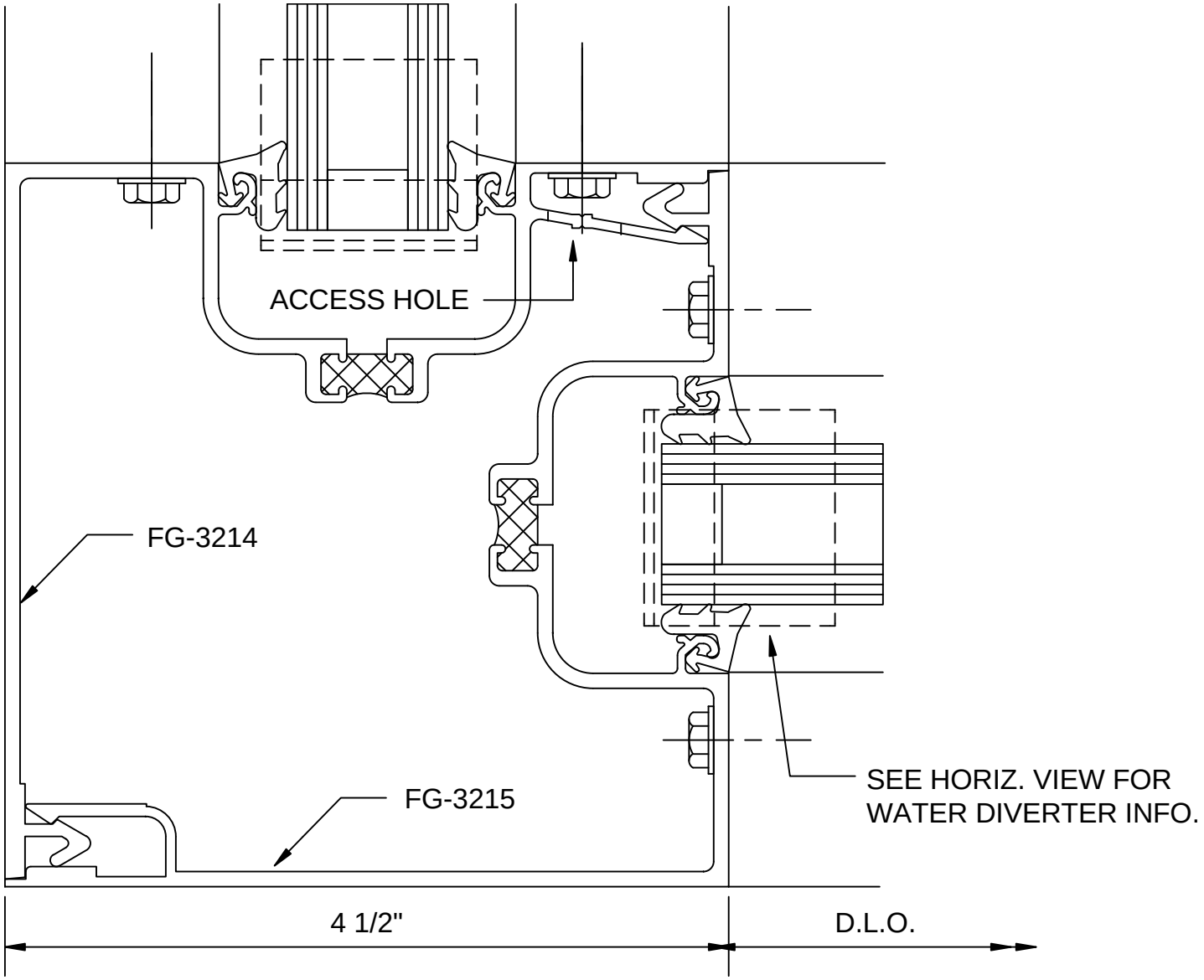


Series 3000-Thermal Multi-Plane - Center Set

V0910 000289

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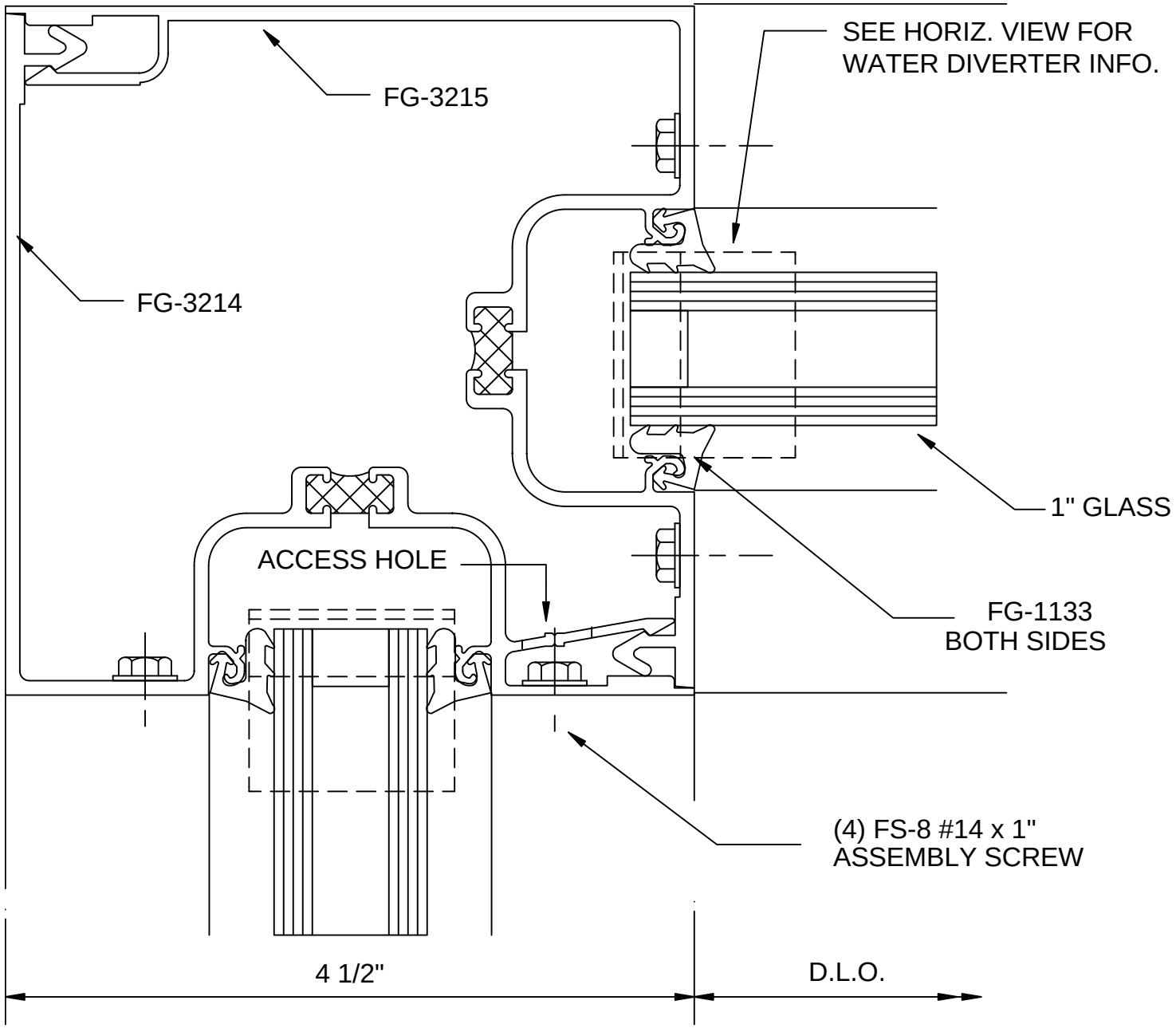
Download DWG



Series 3000 - Thermal Mulit-Plane - Center Set

90 Deg Outside Corner - V0911

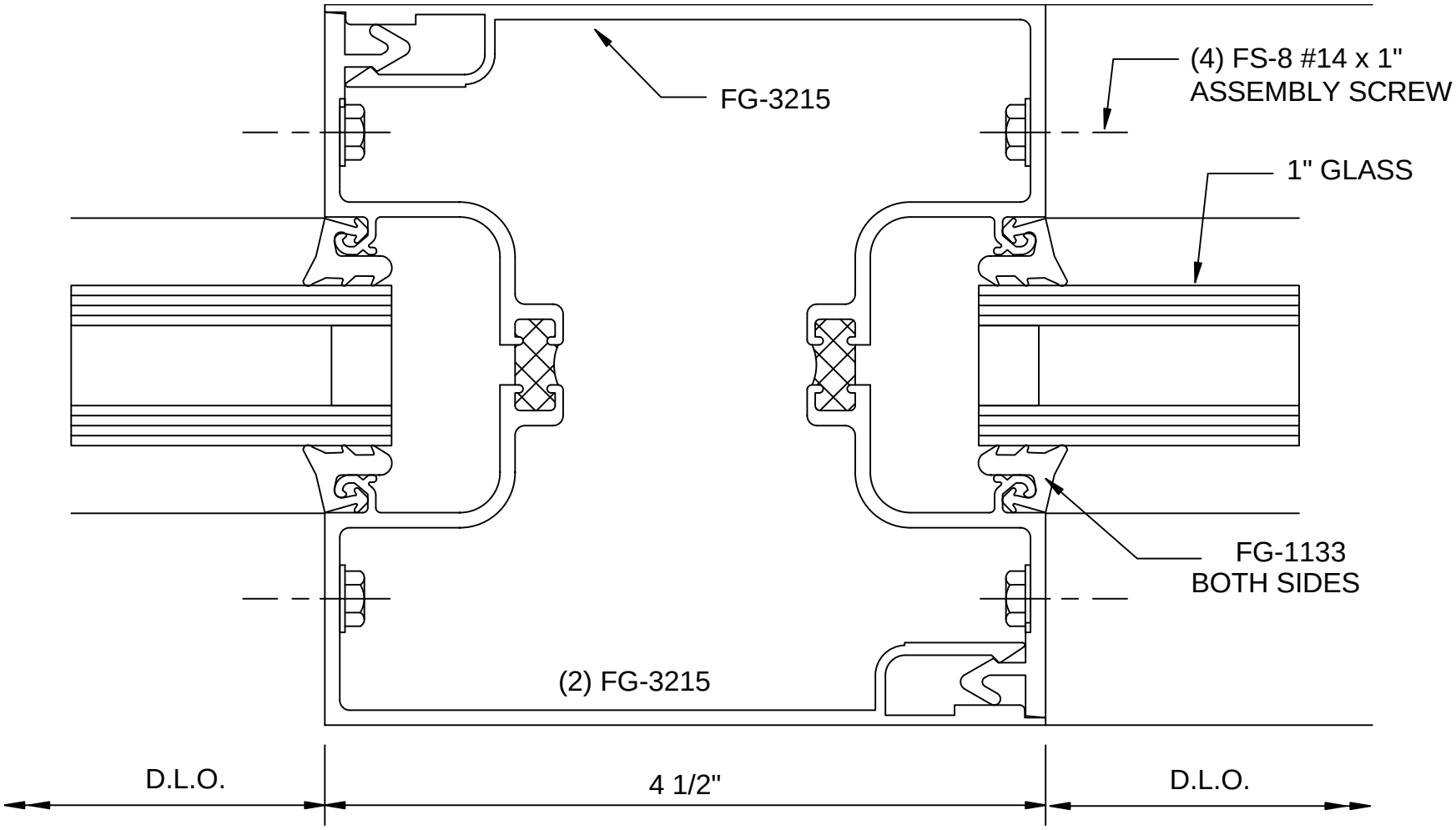
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Series 3000 - Thermal Mulit-Plane - Center Set

90 Deg Inside Corner - V0912

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180 Deg Post - V0915

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(972) 551-6100

Standard Doors-NS-212 Narrow-MS-375 Medium-WS-500 Wide Stiles -1/4” Glass in Door

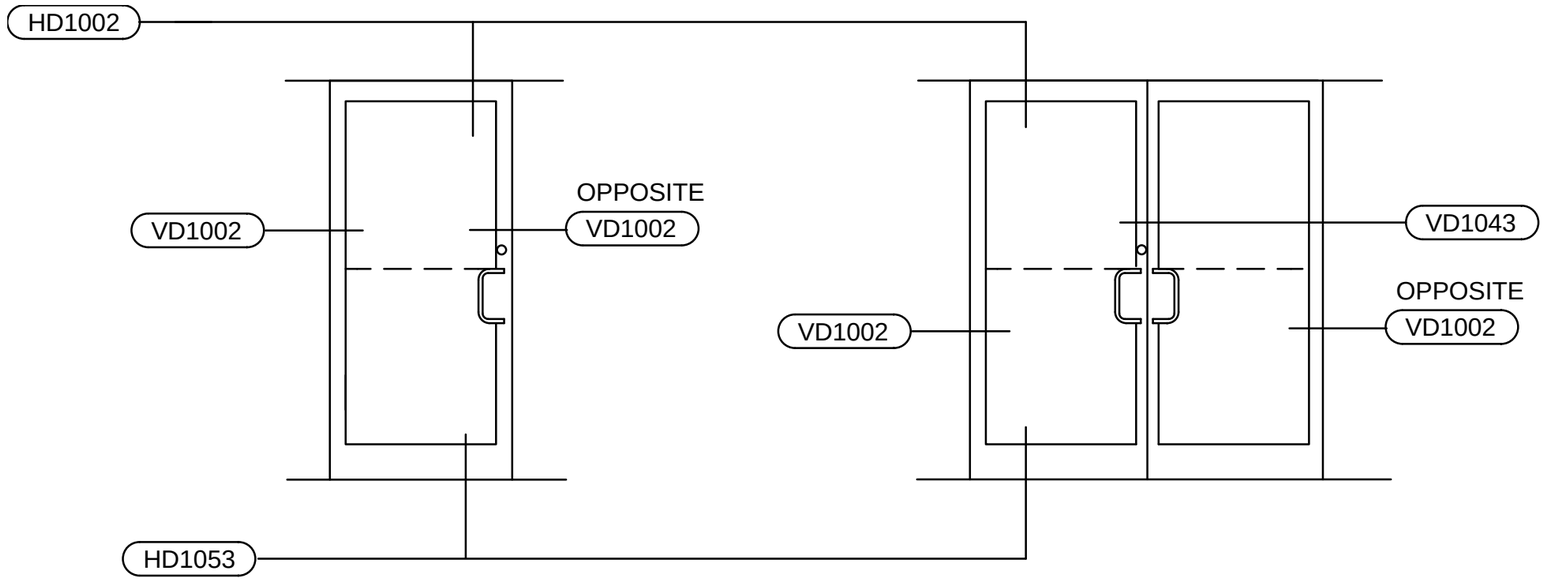
Table of Contents

(Drawing numbers ie HD-1002 used as CAD detail reference only)

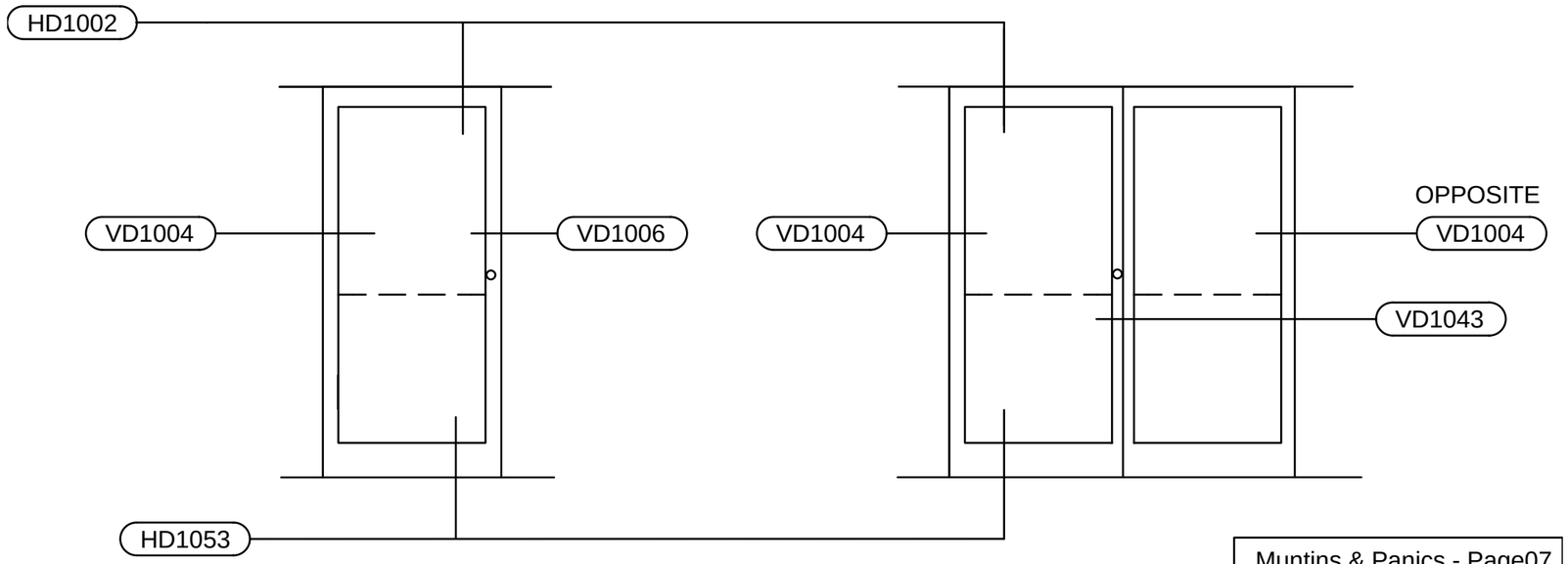
01Elev-25in-NS-212-Standard
02Elev-25in--MS-375-Standard
03Elev-25in-WS-500-Standard

04Detail-25in-NS-212-Standard
05Detail-25in-MS-375-Standard
06Detail-25in-WS-500-Standard

07Detail-25in-Muntins-Panics
08Detail-25in-Bottom Rails-Thresholds
09Detail-25in-Top Rails



SINGLE ACTING DOORS



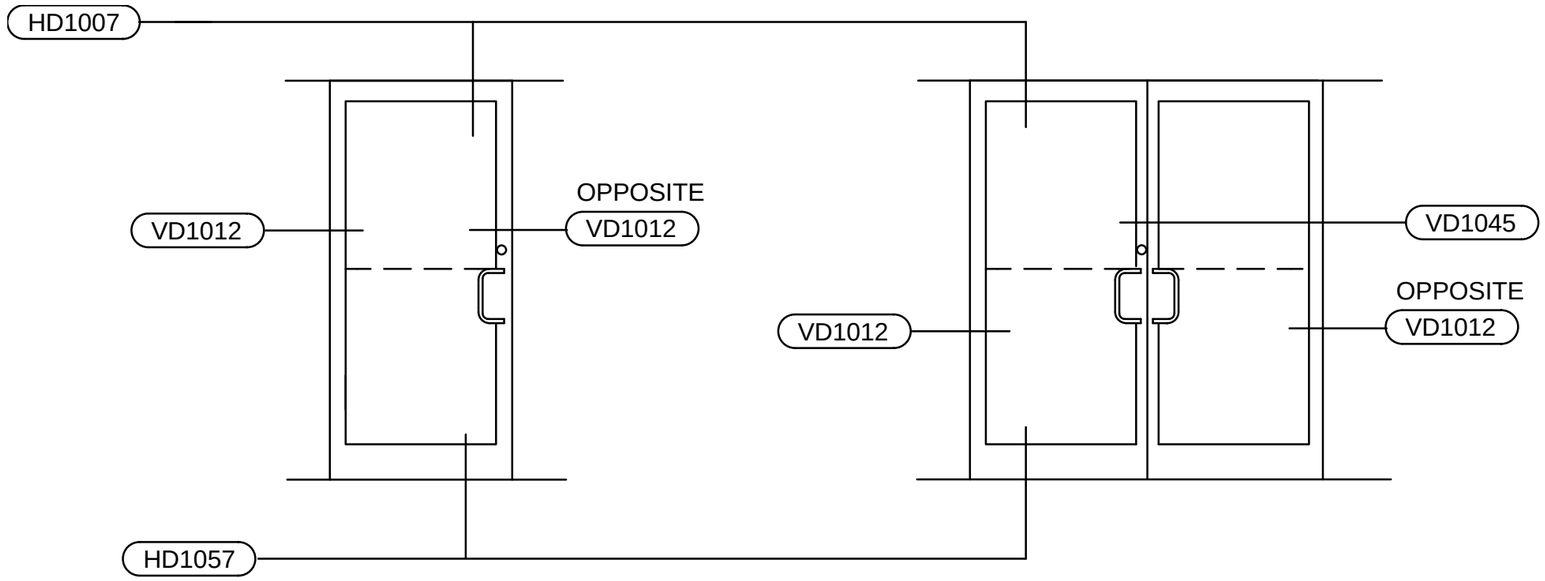
DOUBLE ACTING DOORS

Muntins & Panics - Page07
Bottom Rails & Thresholds ------- Page08
Top Rail Options - Page09

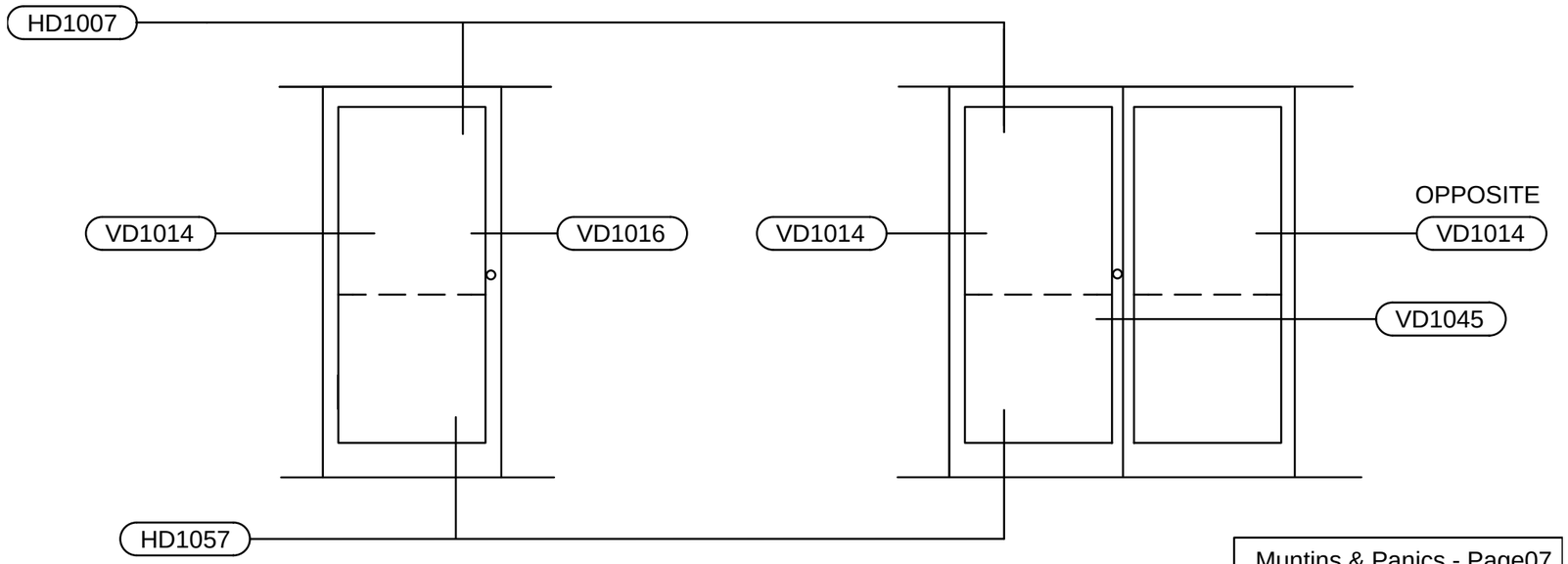
MODEL: ELEV-25in-NS-212-STANDARD

STANDARD NARROW STILE DOORS

-NO FRAMES - 1/4" GLASS



SINGLE ACTING DOORS



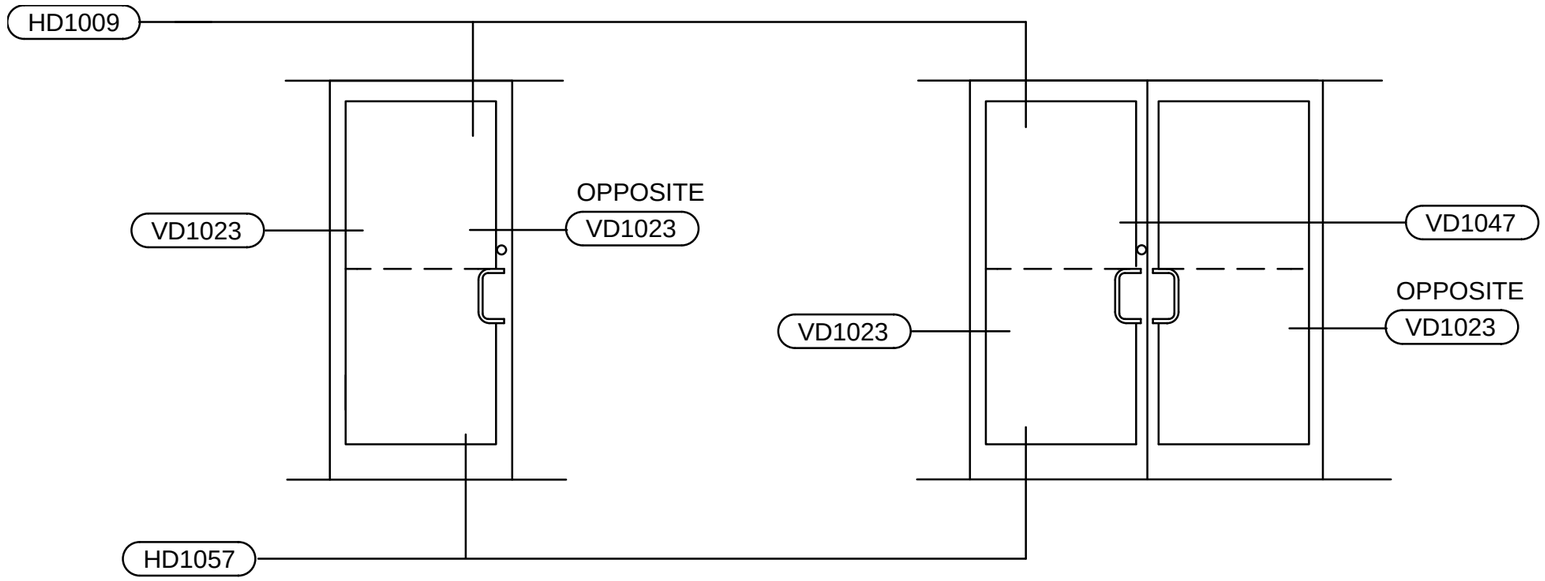
DOUBLE ACTING DOORS

Muntins & Panics - Page07
Bottom Rails & Thresholds ------- Page08
Top Rail Options - Page09

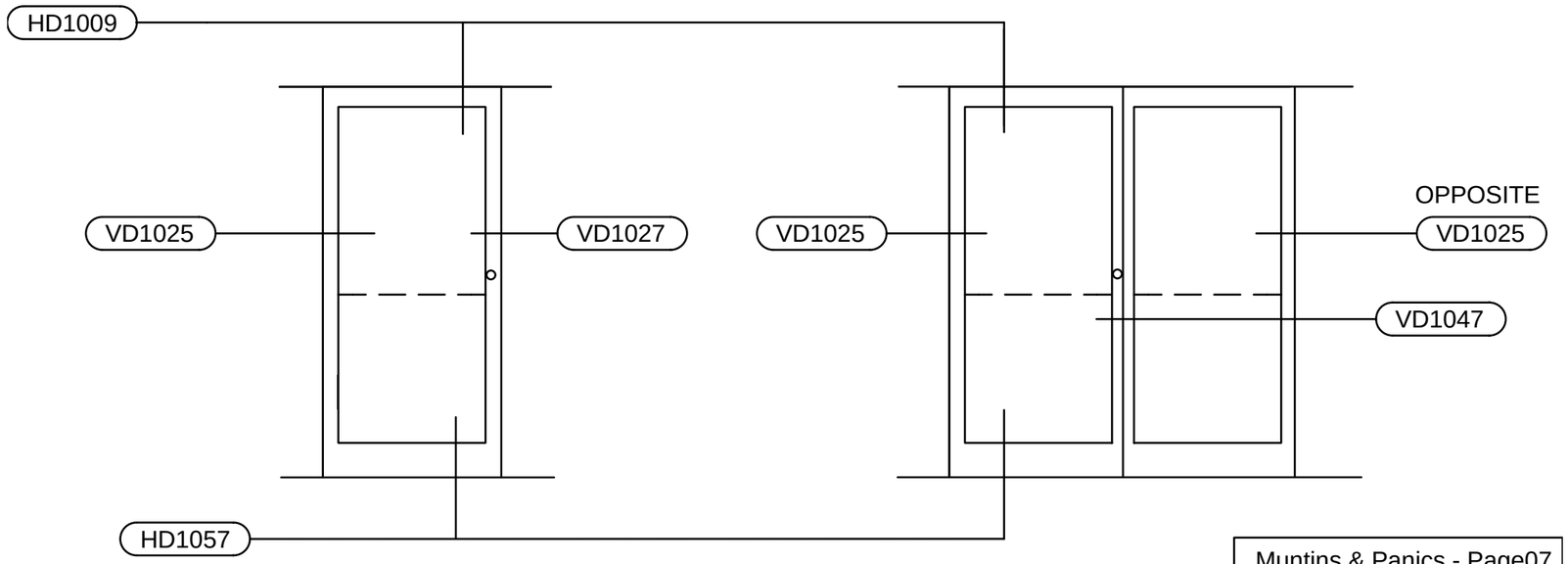
MODEL: ELEV-25in-MS-375-STANDARD

STANDARD MEDIUM STILE DOORS

-NO FRAMES - 1/4" GLASS



SINGLE ACTING DOORS



DOUBLE ACTING DOORS

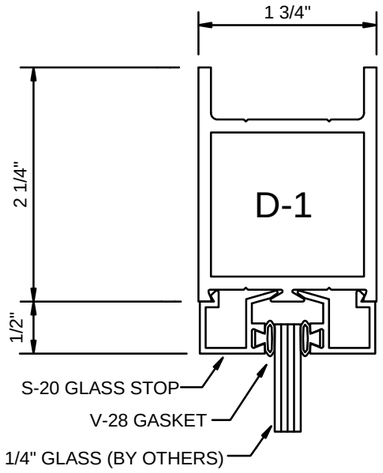
Muntins & Panics - Page07
Bottom Rails & Thresholds ------- Page08
Top Rail Options - Page09

MODEL: ELEV-25in-WS-500-STANDARD

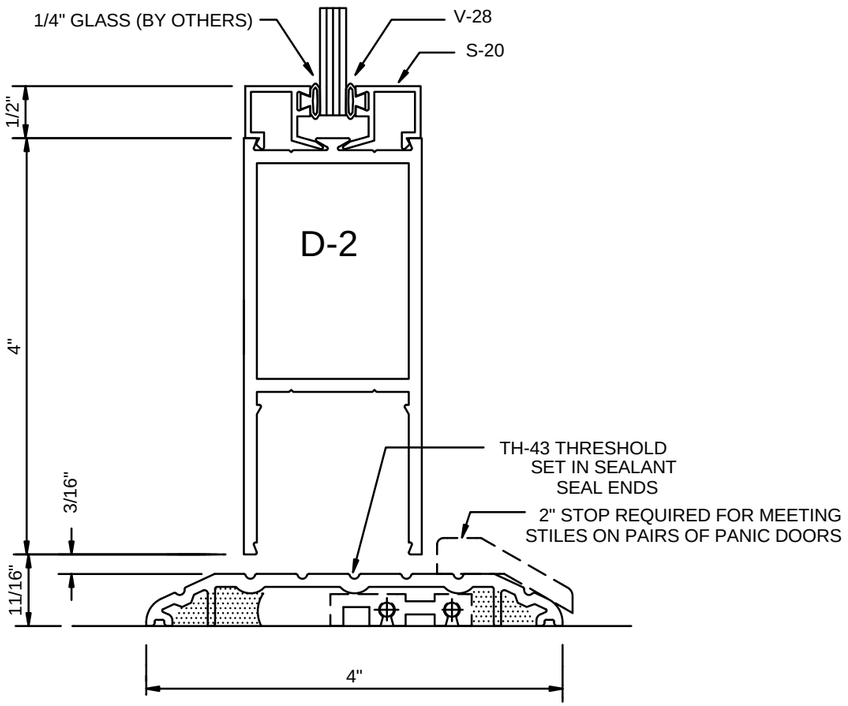
STANDARD WIDE STILE DOORS

-NO FRAMES - 1/4" GLASS

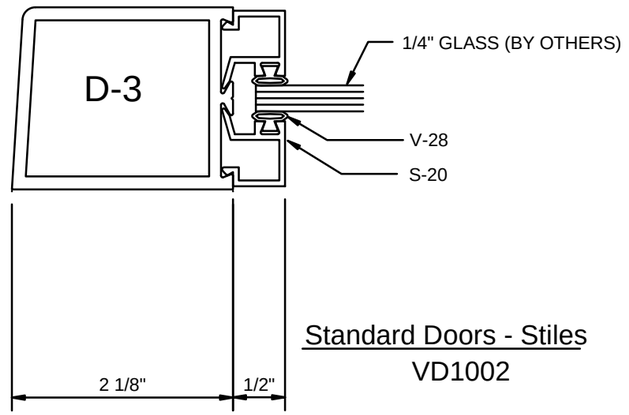
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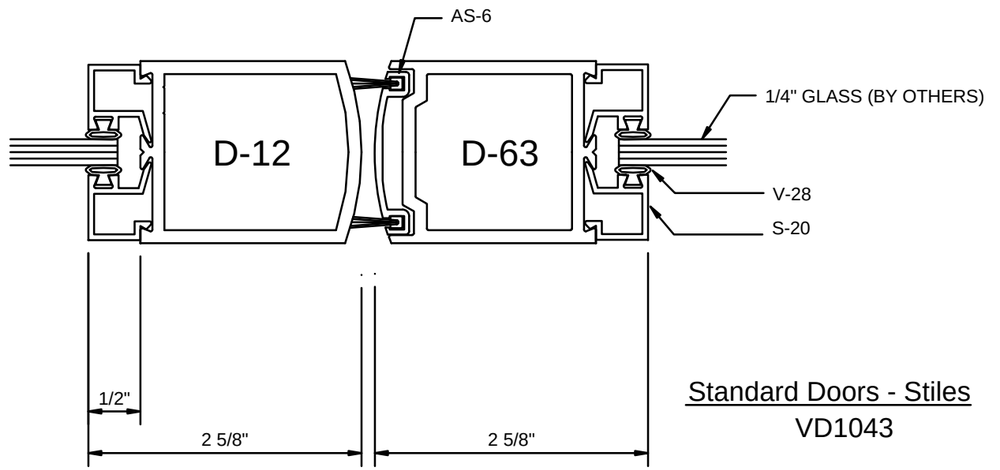
Standard Doors - Top Rail - HD1002



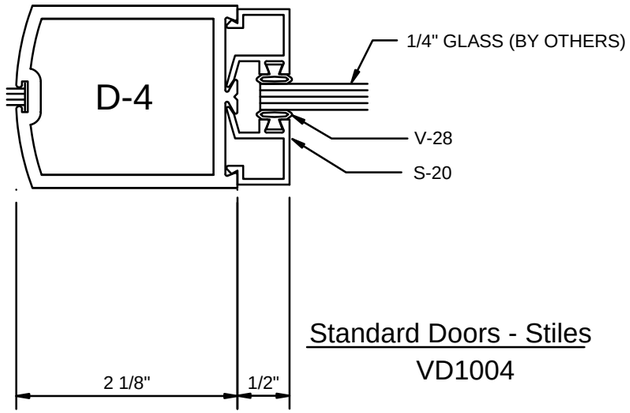
Std Offset Pivot or Butt Hung
HD1053



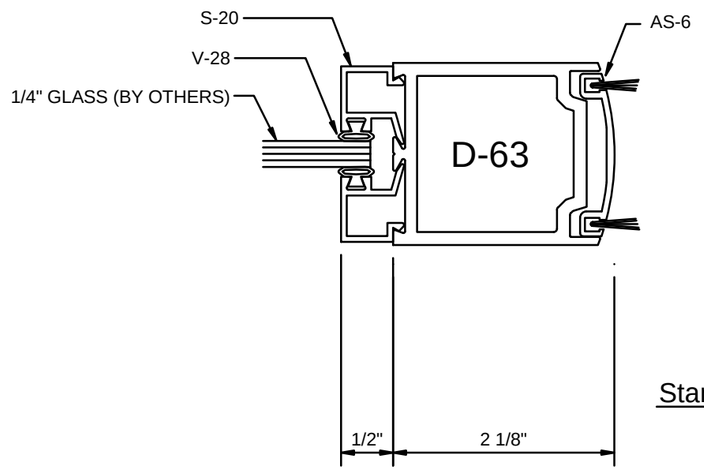
Standard Doors - Stiles
VD1002



Standard Doors - Stiles
VD1043



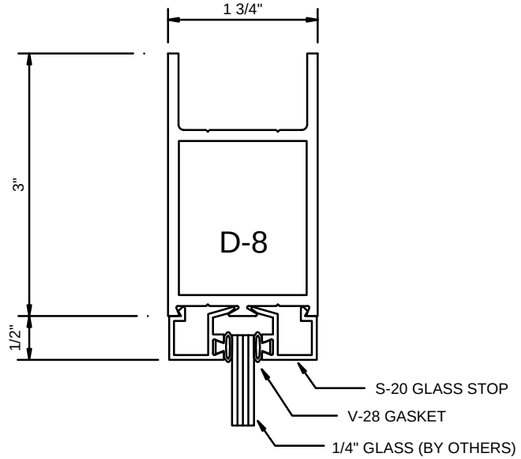
Standard Doors - Stiles
VD1004



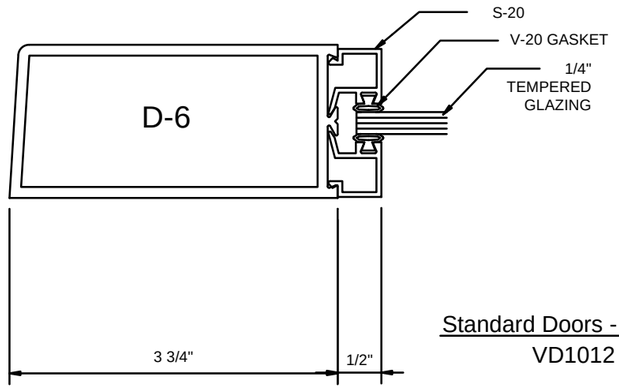
Standard Doors - Stiles
VD1006

Standard Entrances - Narrow Stile Doors

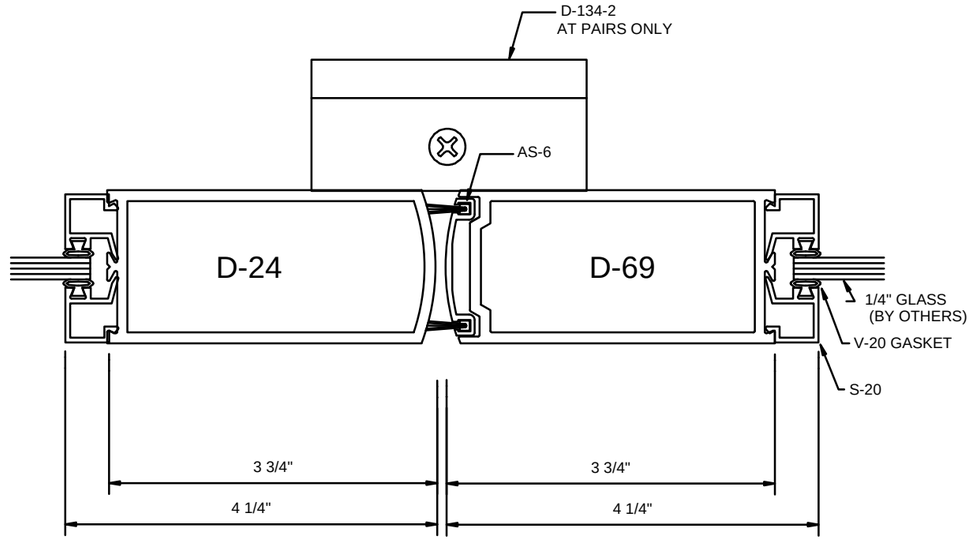
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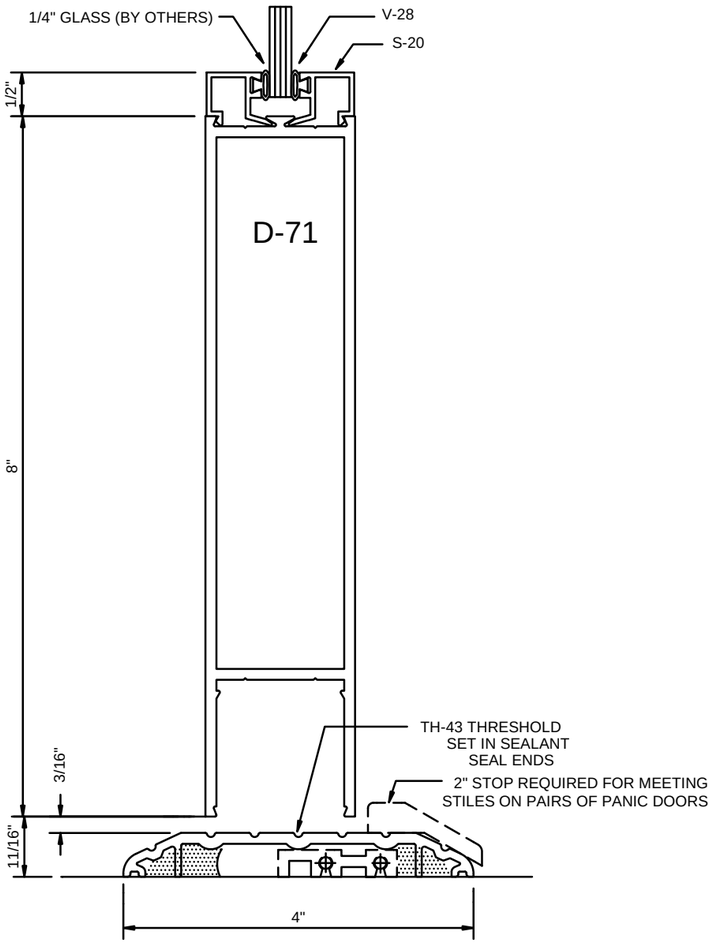
Standard Doors - Top Rail
HD1007



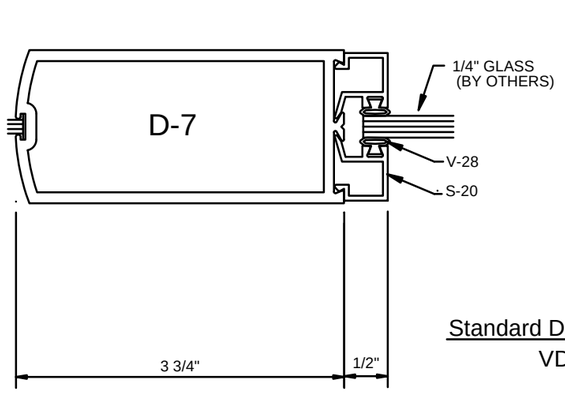
Standard Doors - Stiles
VD1012



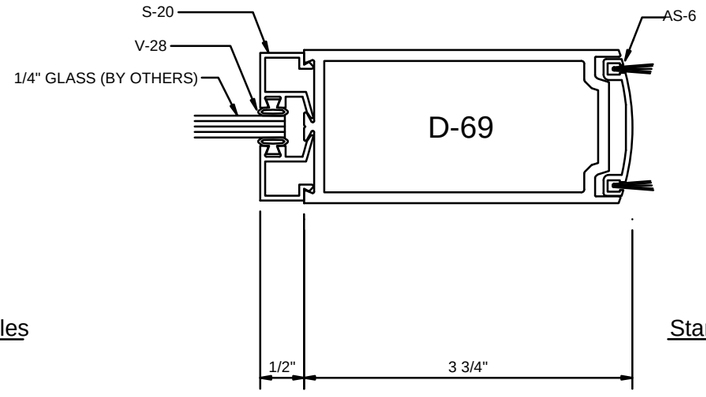
Standard Doors - Stiles
VD1045



Standard Doors - Btm Rail
HD1057



Standard Doors - Stiles
VD1014

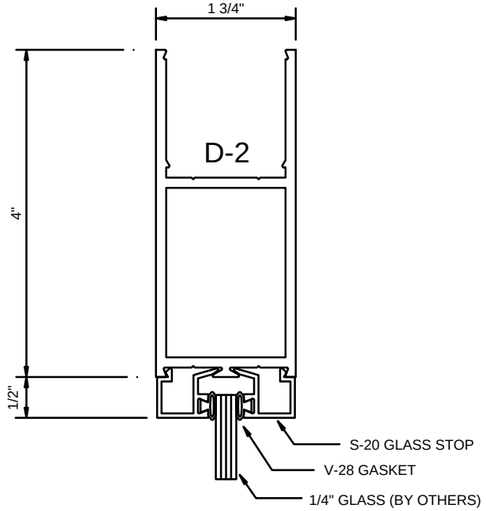


Standard Doors - Stiles
VD1016

Standard Entrances - Medium Stile Doors

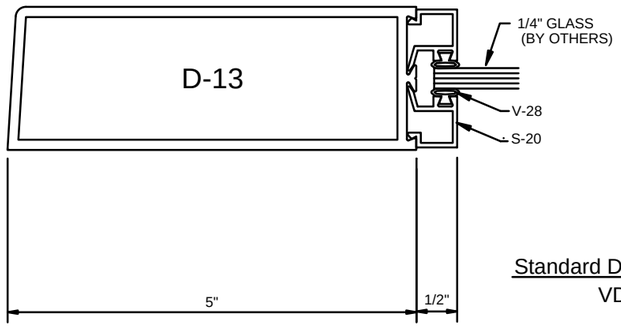
000298

Download DWG



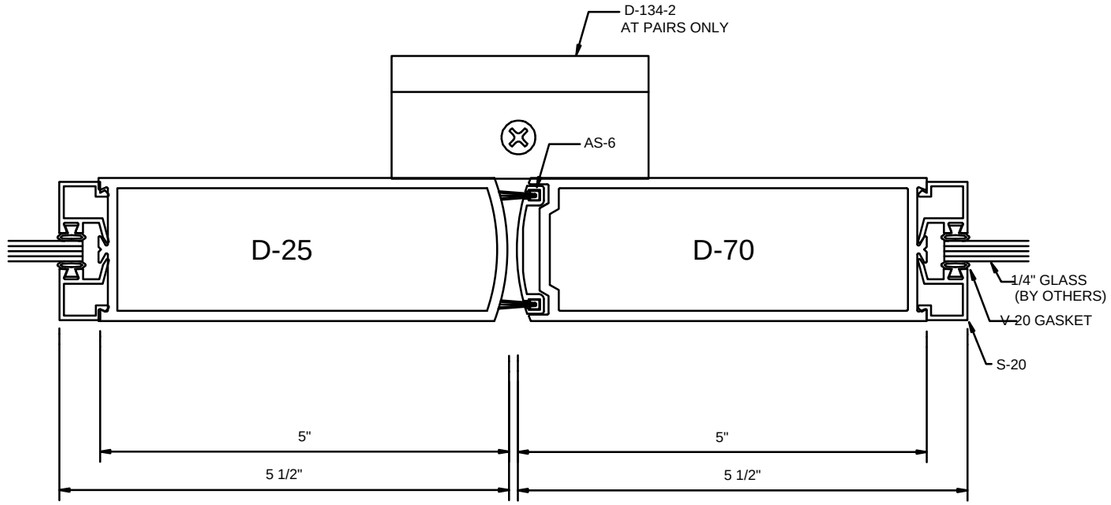
Standard Doors - Top Rail

HD1009



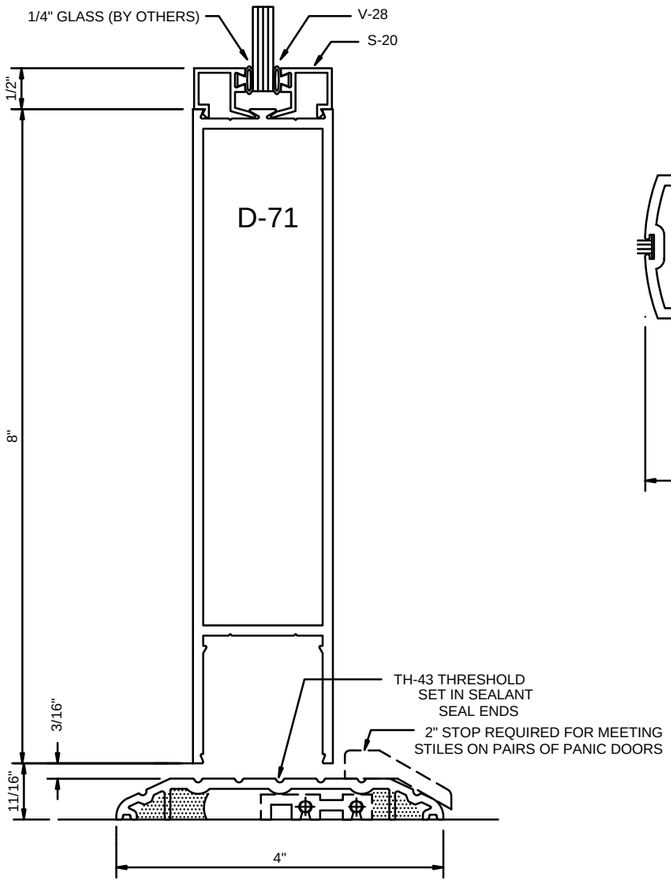
Standard Doors - Stiles

VD1023



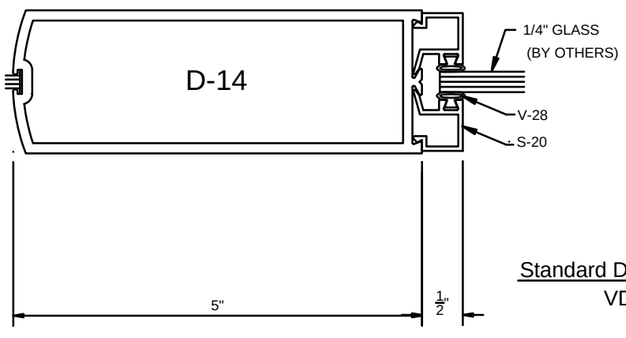
Standard Doors - Stiles

VD1047



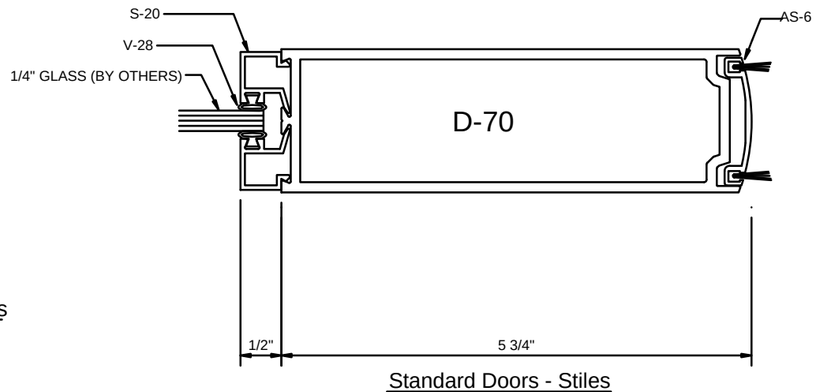
Standard Doors - Btm Rail

HD1057



Standard Doors - Stiles

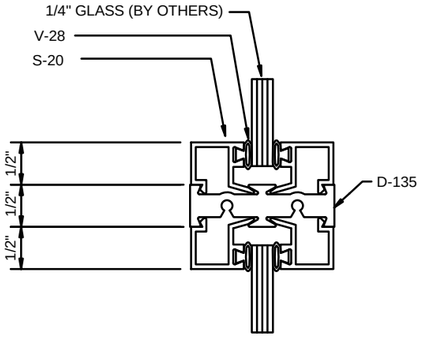
VD1025



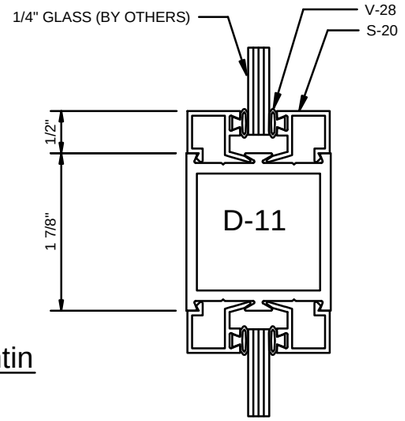
Standard Doors - Stiles

VD1027

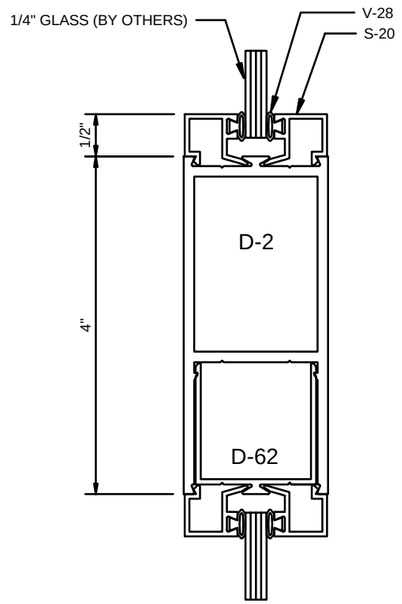
Standard Entrances - Wide Stile Doors



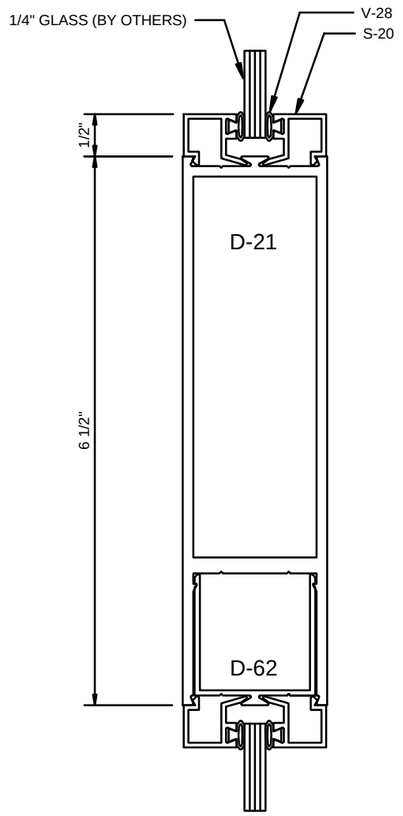
Standard Doors - Muntin
HD1075



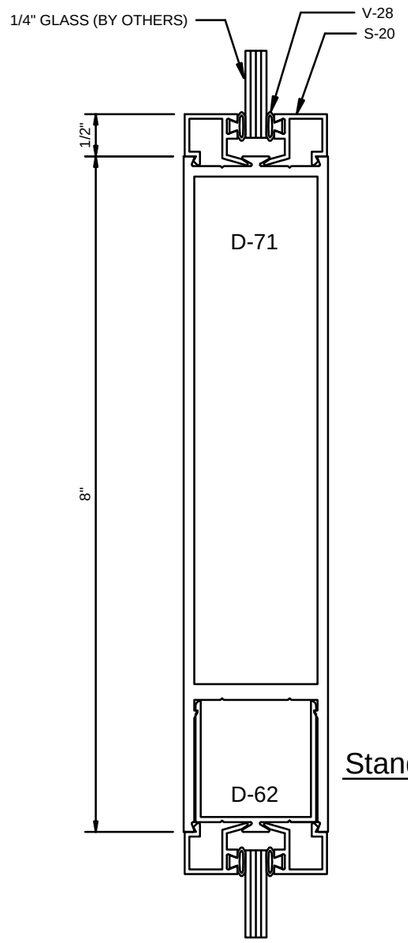
Standard Doors - Muntin
HD1077



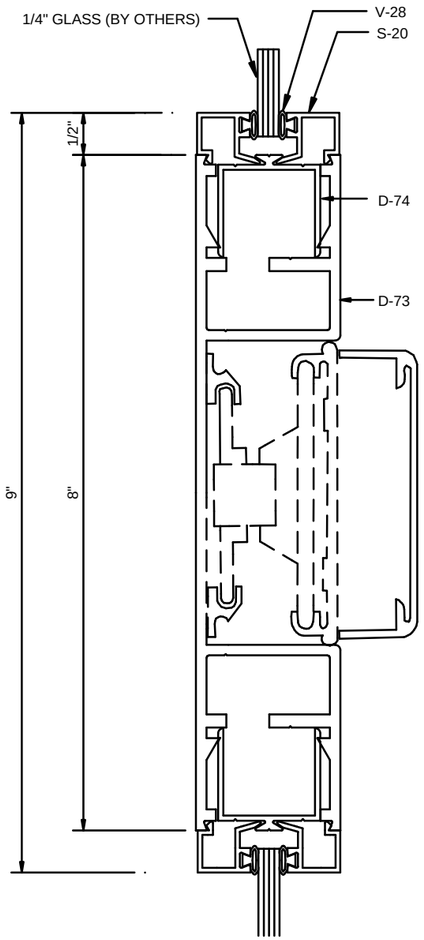
Standard Doors - Muntin
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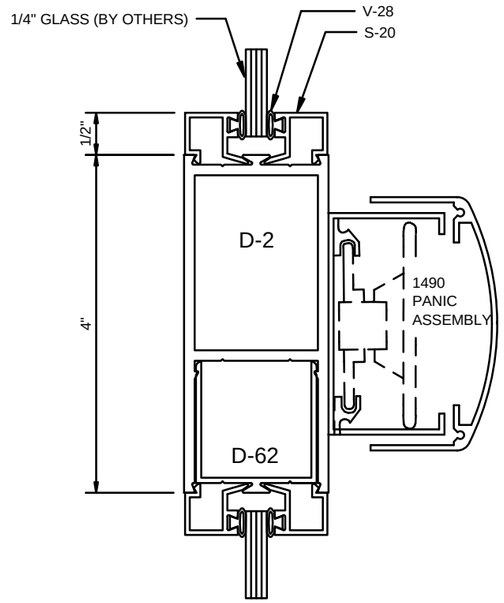
Standard Doors - Muntin
HD1084



Standard Doors - Muntin
HD1086



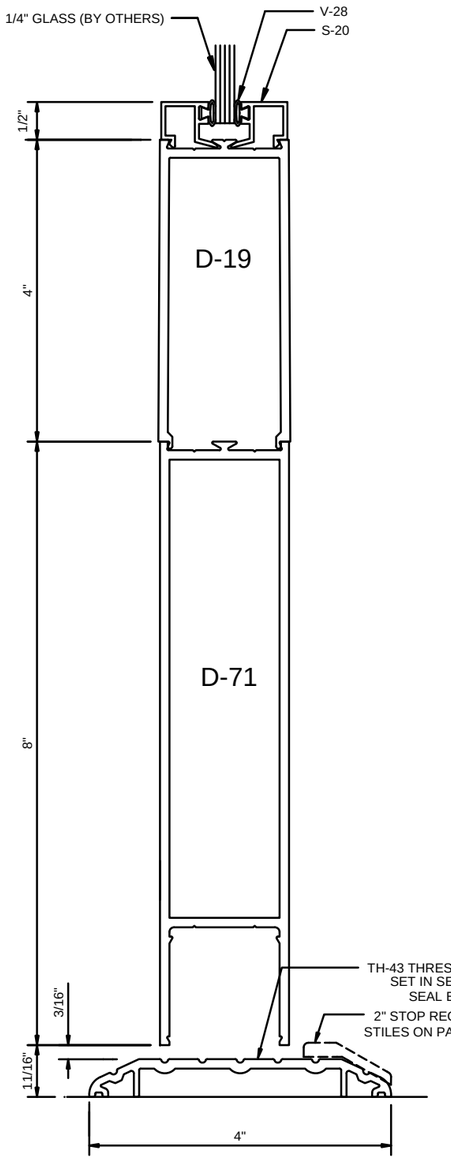
Standard Doors - Vip1
HD1099



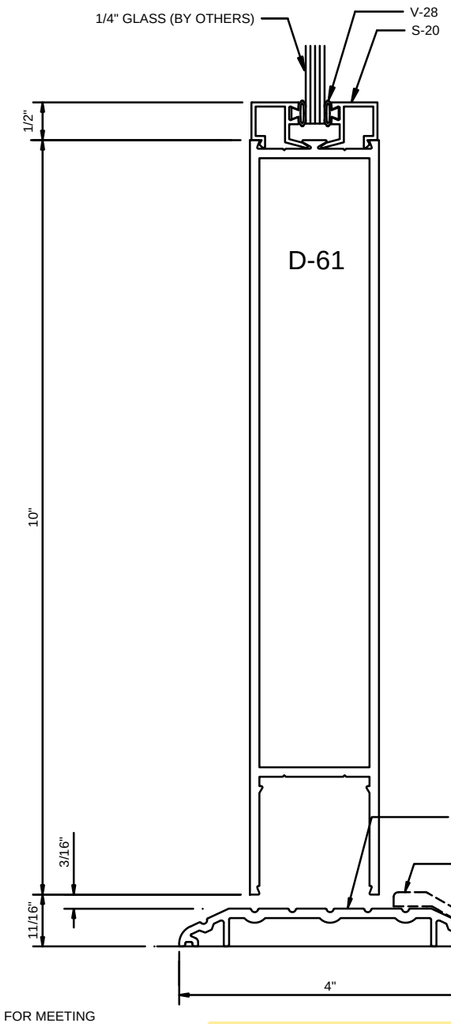
Standard Doors - Vip2
HD1096

Standard Entrances - Muntins - Panics

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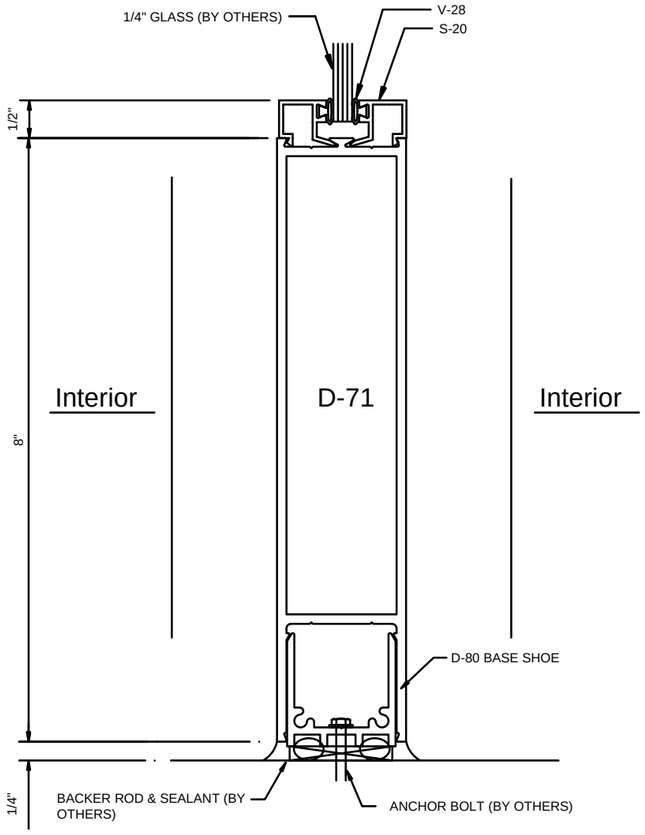


12"-Bottom Rail

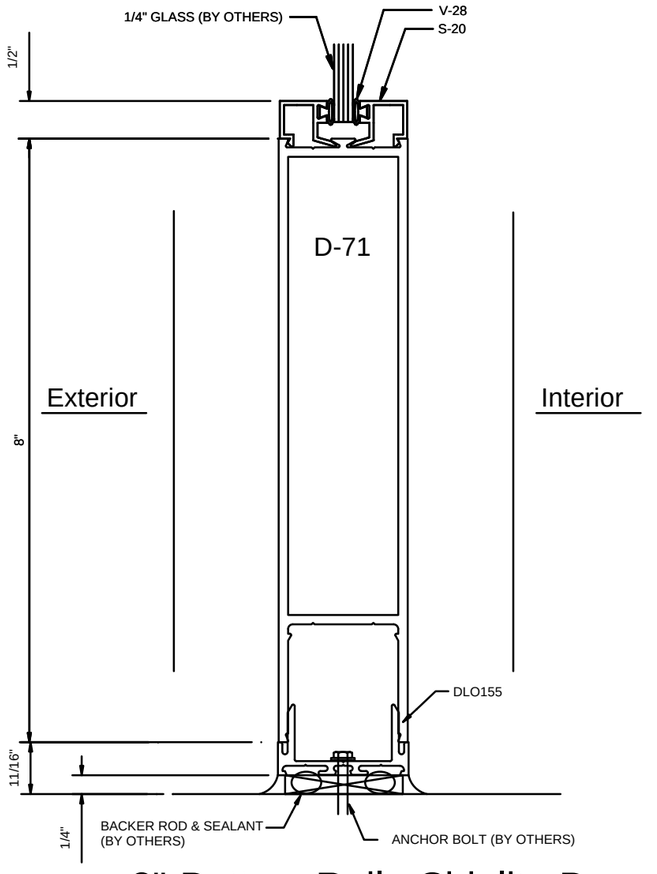


HD1059

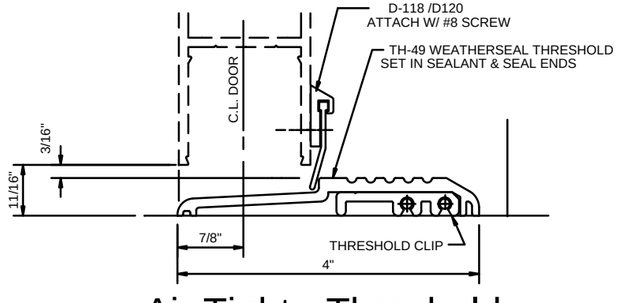
10"-Bottom Rail



8"-Bottom Rail - Sidelite Base



8"-Bottom Rail - Sidelite Base

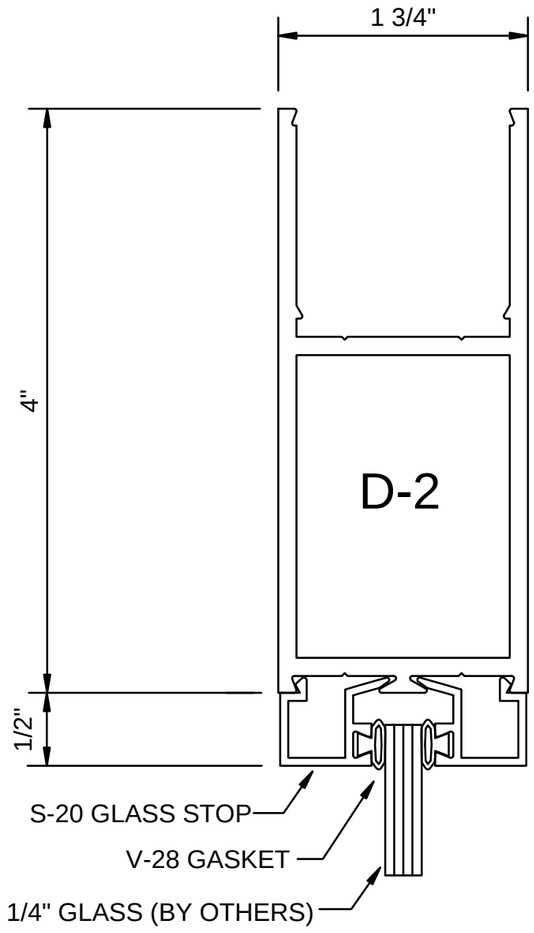


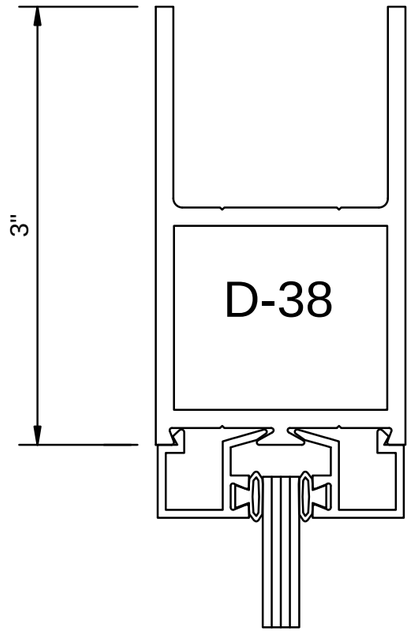
Air Tight - Threshold

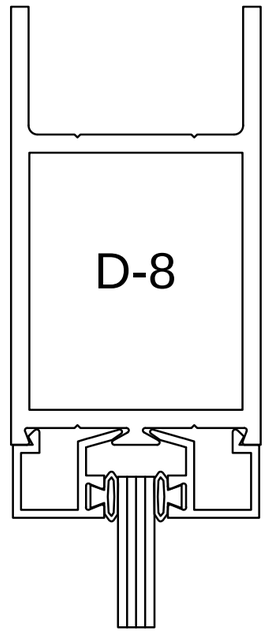
H0039

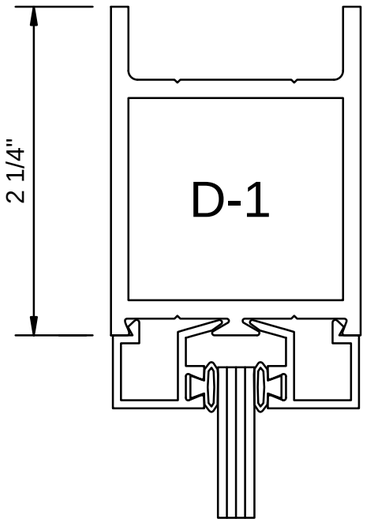
Standard Entrances - Bottom Rails - Thresholds

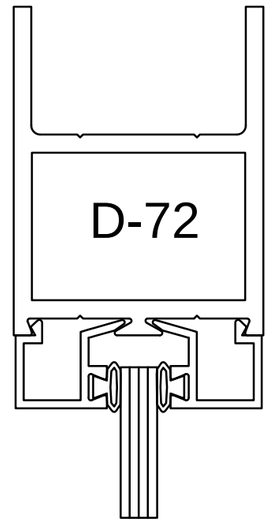
Download DWG











Standard Doors - Top Rail - HD1016

Page09

OHSC = Overhead Surface Closer
OHCC = Overhead Concealed Closer

NARROW STILE	MEDIUM STILE	WIDE STILE
Single Acting NS-212-Single-or-Pair OHSC/LCN4040 = D-1 OHCC-LCN2034/COC-90 = D-38 OHCC-105/H-105/H-105-H = D-72	Single Acting MS-375-Single-or-Pair OHSC/LCN4040 = D-8 OHCC-LCN2034/COC-90 = D-8 OHCC-105/H-105/H-105-H = D-72	Single Acting WS-500-Single-or-Pair OHSC/LCN4040 = D-2 OHCC-LCN2034/COC-90 = D-2 OHCC-105/H-105/H-105-H = D-2
Double Acting NS-212-Single-or-Pair OHCC-LCN2034/COC-90 = D-38 OHCC-90-105/H-105/H-105-H = D-1	Double Acting MS-375-Single-or-Pair OHCC-105/H-105/H-105-H = D-8	Double Acting WS-500-Single-or-Pair OHCC-105/H-105/H-105-H = D-2

SystemSelect™ **Glass Product Builder**

Performance Datasheet

Designed by/for: Jay Johnson
Anthem East Walnut Hills

Date: 11/5/2020

ARCHITECTURAL GUIDE SPECIFICATION
SECTION 088000 GLAZING

Note to Specifiers:
The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED GLASS FABRICATOR Oldcastle BuildingEnvelope®

GLAZING PRODUCTS

Glass Standards

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
2. USA - Heat-strengthened float glass shall comply with ASTM C1048, TypeI, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS.
   Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1M, Type 2-Tempered Glass, Class B-Float Glass.
4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated glass, Class B-Float Glass.
5. USA & Canada - Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

SystemSelect™

Sealed Insulating Glass (IG)
Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) a and a secondary seal of silicone or an organic sealant depending on the application.

2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite: 6mm (1/4") Guardian SunGuard® SuperNeutral® 68 on Clear Low-E #2
2. Cavity: 1/2" (Air Fill)
3. Interior Lite: 6mm (1/4") Guardian Clear
4. Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft^2·F):	0.29	Visible Light Transmittance:	68%
Winter U-factor (W/m^2·K):	1.66	Visible Light Reflectance (outside):	11%
Solar Heat Gain Coefficient:	0.38	Visible Light Reflectance (inside):	12%
Shading Coefficient:	0.43	Total Solar Transmittance:	33%
Light to Solar Gain:	1.80	Total Solar Reflectance (outside):	32%
		Ultraviolet Transmittance:	30%

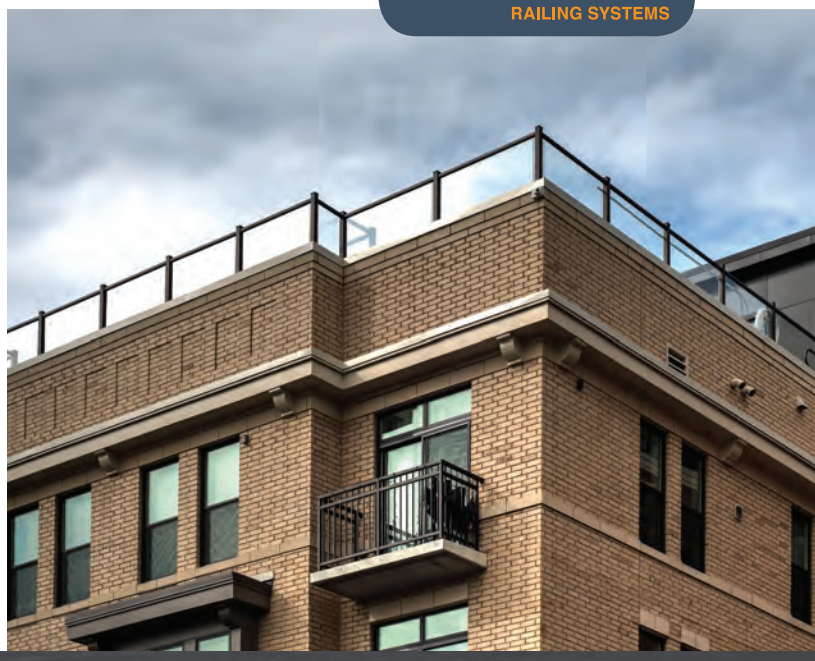
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LOVEWELL
COMMERCIAL FENCE & RAIL

RAILINGS

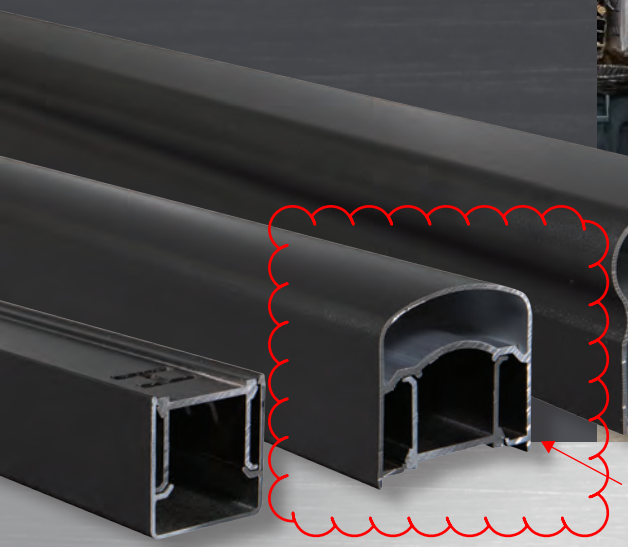






MODERN DESIGN WITH A TIMELESS APPEAL





Mission Rail required for design with continuous top rail

ULTRALOX™ RAILING SYSTEMS

WHY LOVEWELL COMMERCIAL?

- Massive inventory - Short turn-around time, no OC delays
- Professional installation crews
- 40 years of excellence in the commercial construction industry

WHY ULTRALOX?

- Durable aluminum railing system
- Architectural powder coating - **AAMA 2064**
- Commercial Building Code Compliant - **ICC-ES AC273**

OTHER SPECIALTIES

Full service commercial fencing, temporary construction fence, custom entry gates & access control, vinyl railing and commercial pergolas



LOW GLOSS TEXTURED FINISH

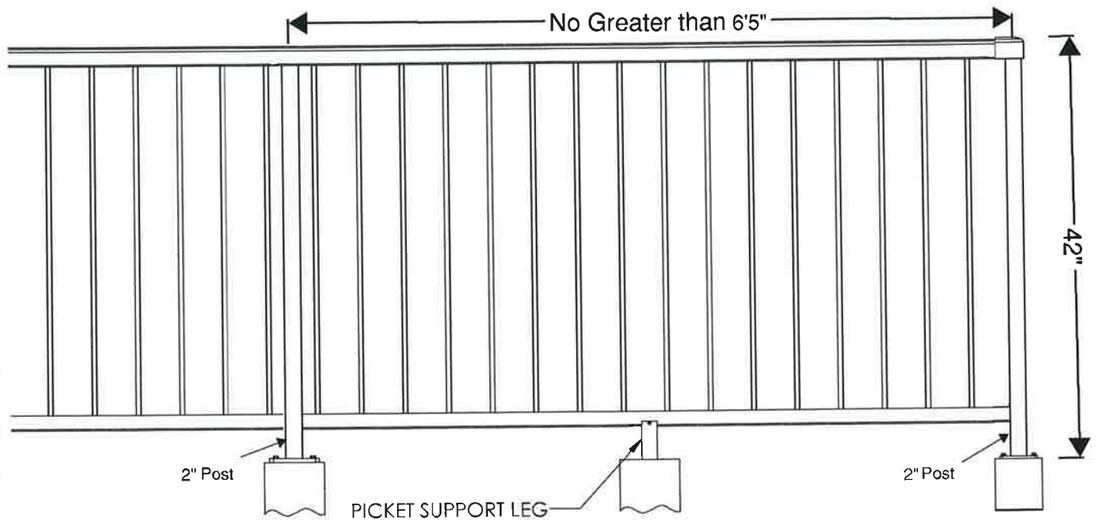
BRONZE, WHITE, & BLACK

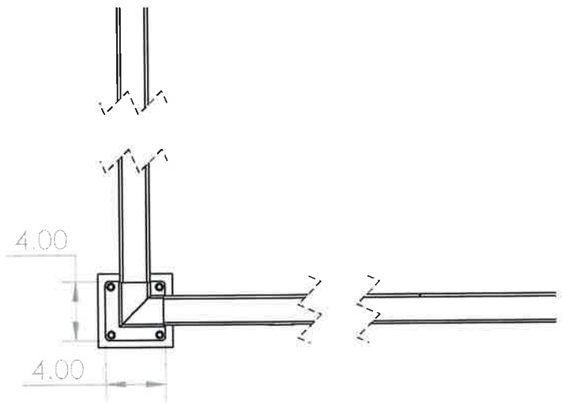
LOVEWELL COMMERCIAL FENCE & RAIL

000306

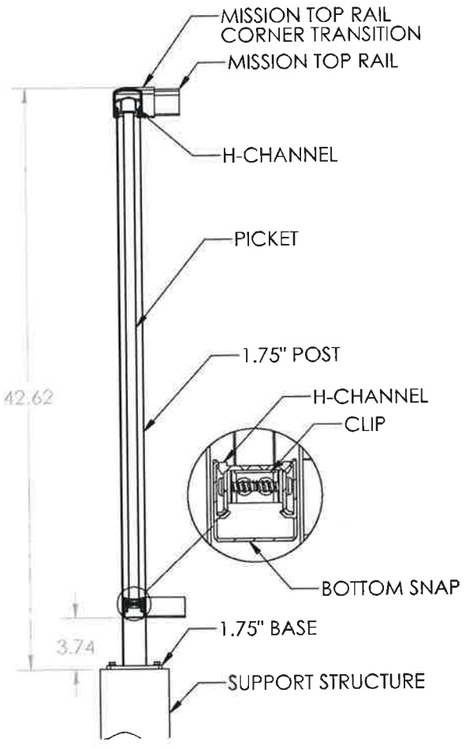
563-345-6709 | WWW.LOVEWELLFENCE.COM

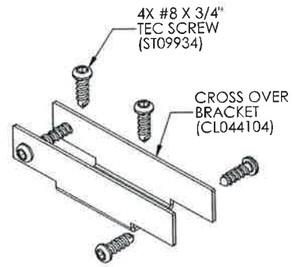
Typical Picket Rail elevation



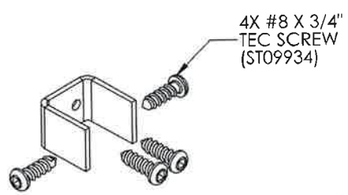


Typical Overhead Corner Condition

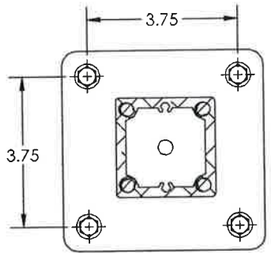




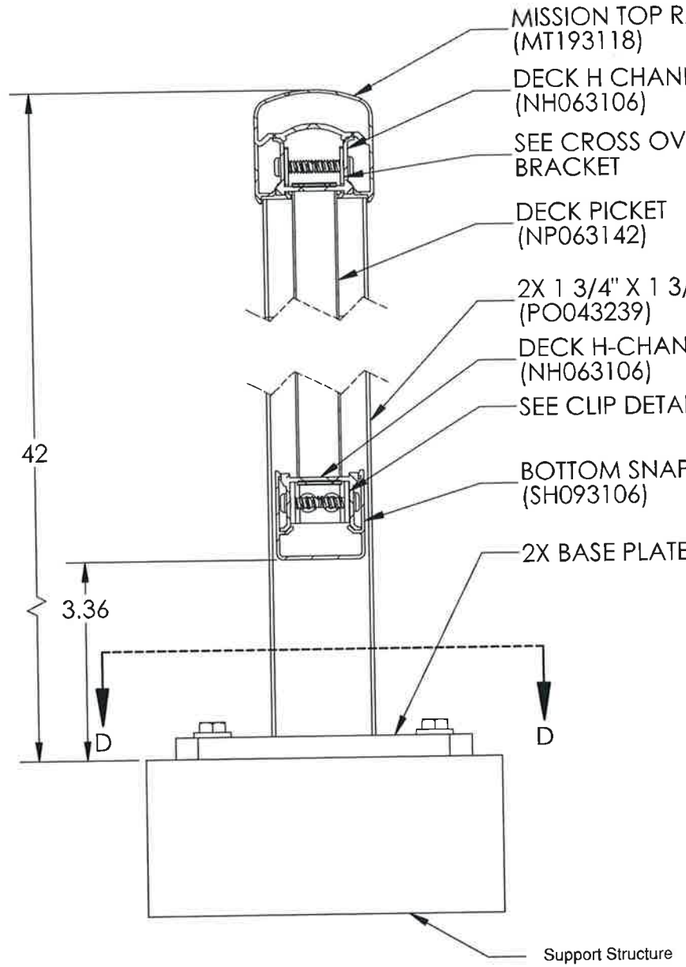
CROSS OVER BRACKET 2X TOP



CLIP DETAIL 2X BOTTOM



2" Post Detail



Note: All panels to be equal for each side of balconies upon field verified dimensions

000307

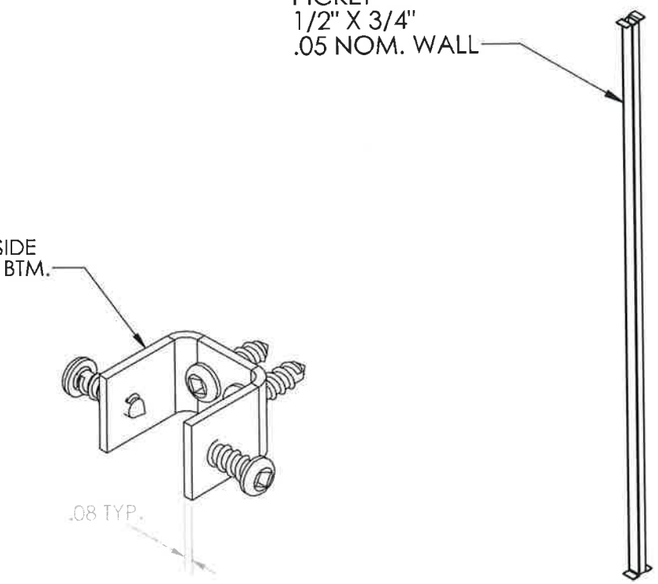
COMPANY: Lovewell Fencing, Inc
ADDRESS: 21060 Holden Drive, Davenport, IA 52806
PHONE/FAX: 563-345-6709 / 563-391-4005
STATE LIC #:

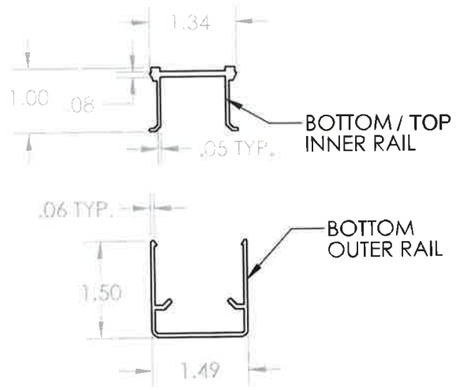
REVISION | DATE

JOB NAME: Purdue Research Park Apartments
JOB ADDRESS: West Lafayette, IN
CONSTRUCTION MANAGER: Buckingham Construction
ARCHITECT:

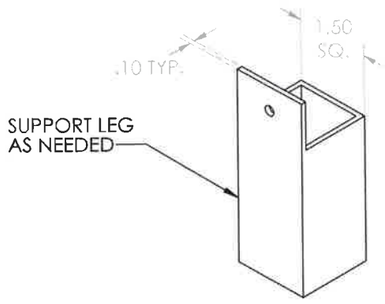
DRAWN BY: MH
DATE: 7-1-19
SCALE: NTS
JOB NO.
SHEET NO.
OF 10

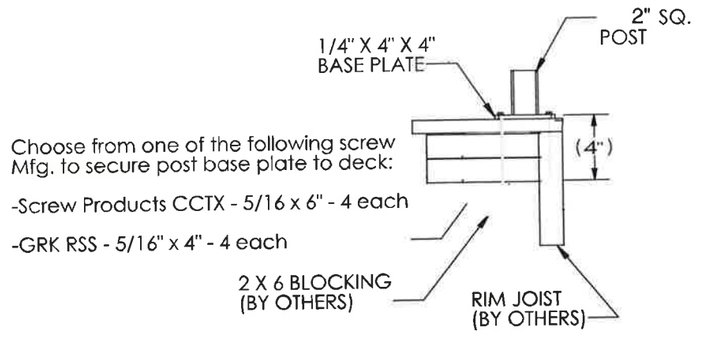
PICKET
1/2" X 3/4"
.05 NOM. WALL





TYP. MOUNT
BRACKET, INSIDE
ENDS, TOP & BTM.





Ground Level Patio posts to be surface mounted to concrete with (4) Hilti 1/4" x 3" exterior rated concrete screw anchor

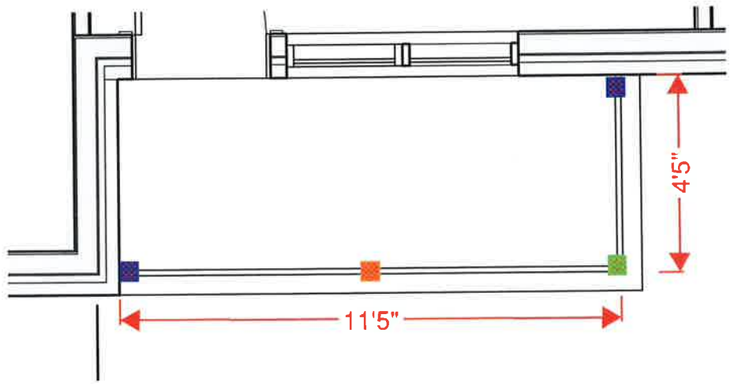
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ADDRESS: 21060 Holden Drive, Davenport, IA 52806
PHONE/FAX: 563-345-6709 / 563-391-4005
STATE LIC #:

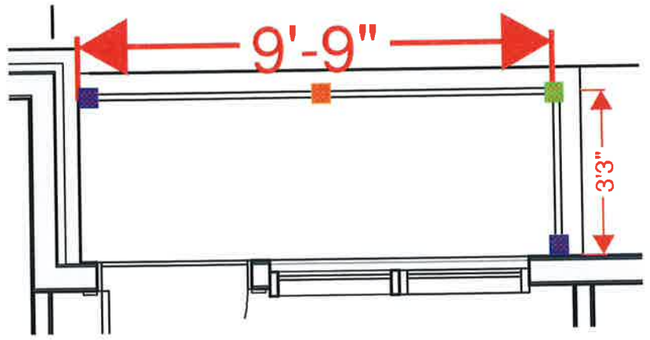
REVISION | DATE

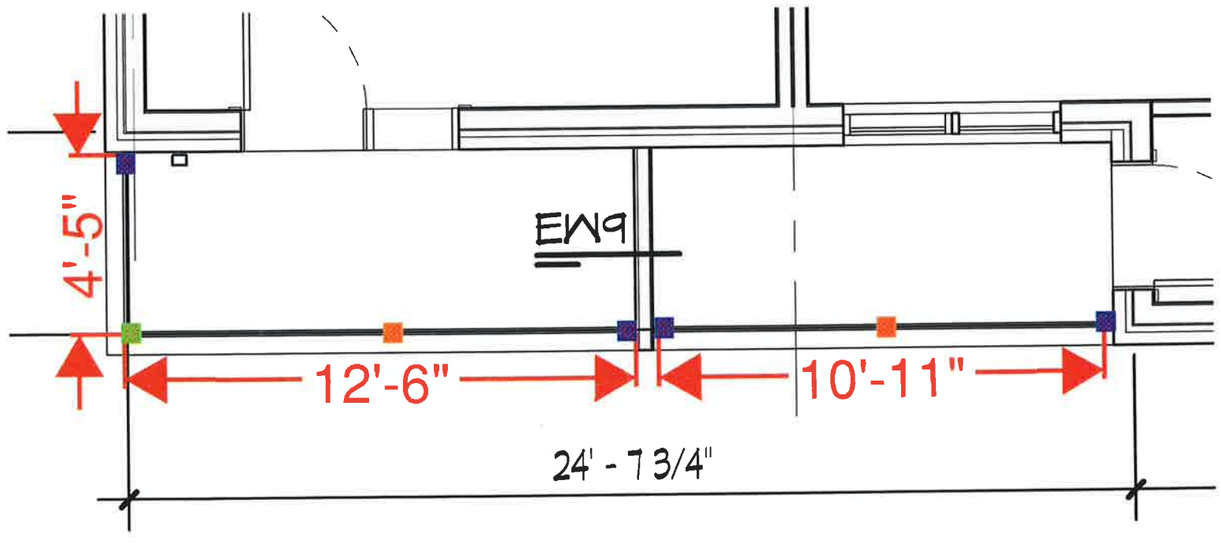
JOB NAME: Purdue Research Park Apartments
JOB ADDRESS: West Lafayette, IN
CONSTRUCTION MANAGER: Buckingham Construction
ARCHITECT:

DRAWN BY: MH
DATE: 7-1-19
SCALE: NTS
JOB NO.
SHEET NO.
OF 10

Typical Balcony Layouts







Material Legend

- 2" End Post with Mission End Cap
- 2" Corner Post with Mission Continuous Corner Assembly
- 2" Line Post

000309

COMPANY:	Lovewell Fencing, Inc
ADDRESS:	21060 Holden Drive, Davenport, IA 52806
PHONE/FAX:	563-345-6709 / 563-391-4005
STATE LIC.#:	
REVISION	
DATE	
JOB NAME:	Purdue Research Park Apartments
JOB ADDRESS:	West Lafayette, IN
CONSTRUCTION MANAGER:	Buckingham Construction
ARCHITECT:	
DRAWN BY:	MH
DATE:	7-1-19
SCALE:	NTS
JOB NO.	
SHEET NO.	
OF	10

UltraLox Warranty

15-Year Limited Warranty

UltraLox warrants its Railing products to be free from manufacturing defects in material and workmanship to the original consumer purchaser. In addition to manufacturing defects, this Warranty covers cracking, peeling and blistering of the finish of our products.

This warranty does not cover damage caused by abnormal or improper use, improper product installation, accidents, alterations, welding, neglect, damage by lawn care equipment, abrasion, harsh chemicals, pool chemicals, snow and ice removal chemicals, air pollutants, improper service or lack of and damage caused by fire, flood or acts of God. This warranty does not cover corrosion from cuts, scratches, dents or nicks. Products located 1 mile or less from any coast line shall have a 3-year Limited Warranty from the date of purchase. Products in direct contact with salt water do not qualify for any UltraLox warranty.

The original consumer purchaser must contact UltraLox directly via phone at 855-742-7245 or via email at warranty@ultralox.com to obtain necessary warranty approval documents and instructions on how to file them. UltraLox will notify the original consumer purchaser directly as to whether the claim has been approved or denied. All warranty claims must include the original proof of purchase receipt in order to be considered for approval.

Conditions and Exclusions of this warranty:

CLEANING AND CARE INSTRUCTION AS PER EXHIBIT A MUST BE FOLLOWED.

THIS WARRANTY IS NOT TRANSFERABLE. THE AMOUNT OF YOUR RESTITUTION, IF ELIGIBLE, WILL NOT INCLUDE LABOR TO REMOVE THE EXISTING PRODUCT OR INSTALL ANY REPLACEMENT COMPONENTS, SHIPPING CHARGES, SALES TAX OR ANY OTHER CHARGES NOR WILL ULTRALOX PROVIDE SUCH LABOR. OR SERVICE.

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER EXPRESS WARRANTIES. ULTRALOX MAKES NO OTHER EXPRESS WARRANTIES AND DOES NOT AUTHORIZE ANY OTHER PERSON OR AGENT TO MAKE ANY OTHER EXPRESS WARRANTIES. ULTRALOX NEITHER ASSUMES NOR AUTHORIZES ANY OTHER LIABILITY OR OBLIGATION IN WARRANTY, INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WITH REPSPECT TO THEIR PRODUCTS. IN NO EVENT SHALL ULTRALOX BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR CONNECTED WITH THE PURCHASE OR USE OF THEIR PRODUCTS OR FOR ANY BREACH OF WARRANTY.

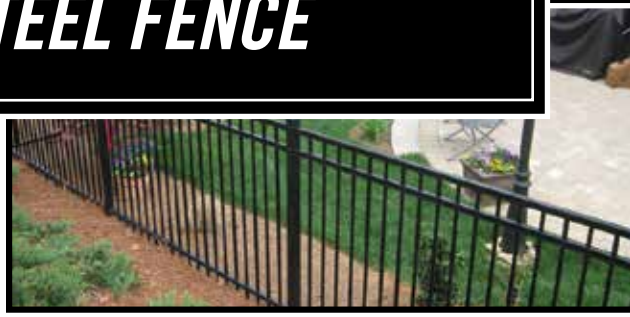
SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS OR THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONCEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE. THIS WARRANTY IS APPLICABLE ONLY TO SYSTEMS INSTALLED WITHIN THE CONTINENTAL UNITED STATES AND CANADA.



MONTAGE PLUS®

WELDED ORNAMENTAL STEEL FENCE







FENCE PRODUCTS

AMERISTARFENCE.COM | 888-333-3422

ASSA ABLOY, the global leader in door opening solutions

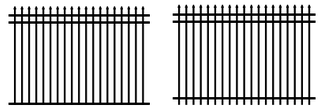
AMERISTAR®

ASSA ABLOY



CLASSIC™

- *3', 3½', 4', 5' or 6' Heights*
- *2-Rail or 3-Rail Panels*
- *Extended Picket or Flush Bottom Panels*
- *4" Standard or 3" Pet, Pool & Play Picket Air-Space*

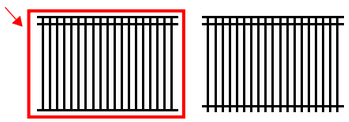




MAJESTIC™

- *3', 3½', 4', 5' or 6' Heights*
- *2-Rail or 3-Rail Panels*
- *Extended Picket or Flush Bottom Panels*
- *4" Standard or 3" Pet, Pool & Play Picket Air-Space*

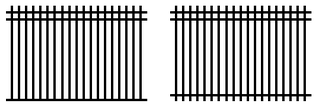
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GENESIS™

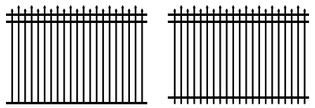
- *3', 3½', 4', 5' or 6' Heights*
- *2-Rail or 3-Rail Panels*
- *Extended Picket or Flush Bottom Panels*
- *4" Standard or 3" Pet, Pool & Play Picket Air-Space*





WARRIOR™

- *3', 3½', 4', 5' or 6' Heights*
- *2-Rail or 3-Rail Panels*
- *Extended Picket or Flush Bottom Panels*
- *4" Standard Picket Air-Space*





POOL, PET & PLAY™

- *Improved Panel Strength & Durability*
- *Increased Safety & Security for Children & Pets*

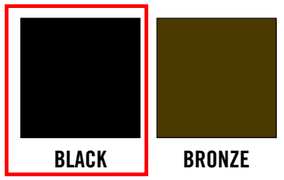




GATE OPTIONS

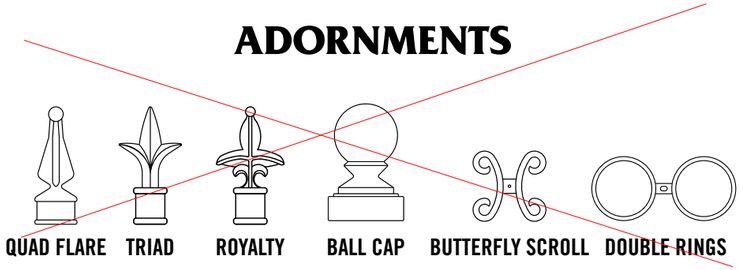
- *MONTAGE PLUS® SWING GATES*
- *MONTAGE PLUS® ARCHED GATES*
- *ESTATE® STEEL ENTRY GATES*
- *TRANSPORT® CANTILEVER GATES*
- *PASSPORT® ROLL GATES*

COLOR OPTIONS



-BCC

ADORNMENTS



PICKETS	RAILS	POSTS
¾"sq. x 18 ga.	1½" x 1½" x 14 ga.	2½" x 16 ga.

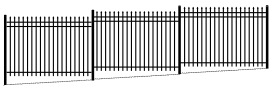


20 Year Warranty backed by proven excellence for over 30 years

Montage Plus is manufactured from nearly 96% recycled steel

PROFUSION WELDING

- *Superior Strength*
- *No Visible Rivets or Screws*
- *Design Allows Panels to Follow the Grade*



Stair-stepping panels



Fully rakeable panels





ECOAT FINISH

- *Protection Inside and Out*
- *Maintenance-Free Finish*
- *Long-Term Durability*

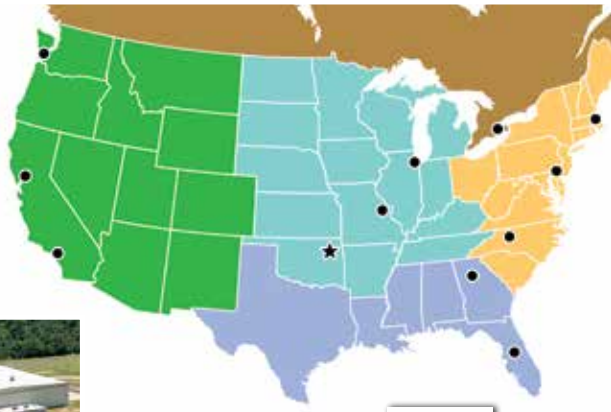


- *Acrylic Topcoat*
- *Epoxy Primer*
- *Zinc Phosphate*
- *Galvanic Zinc*



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.





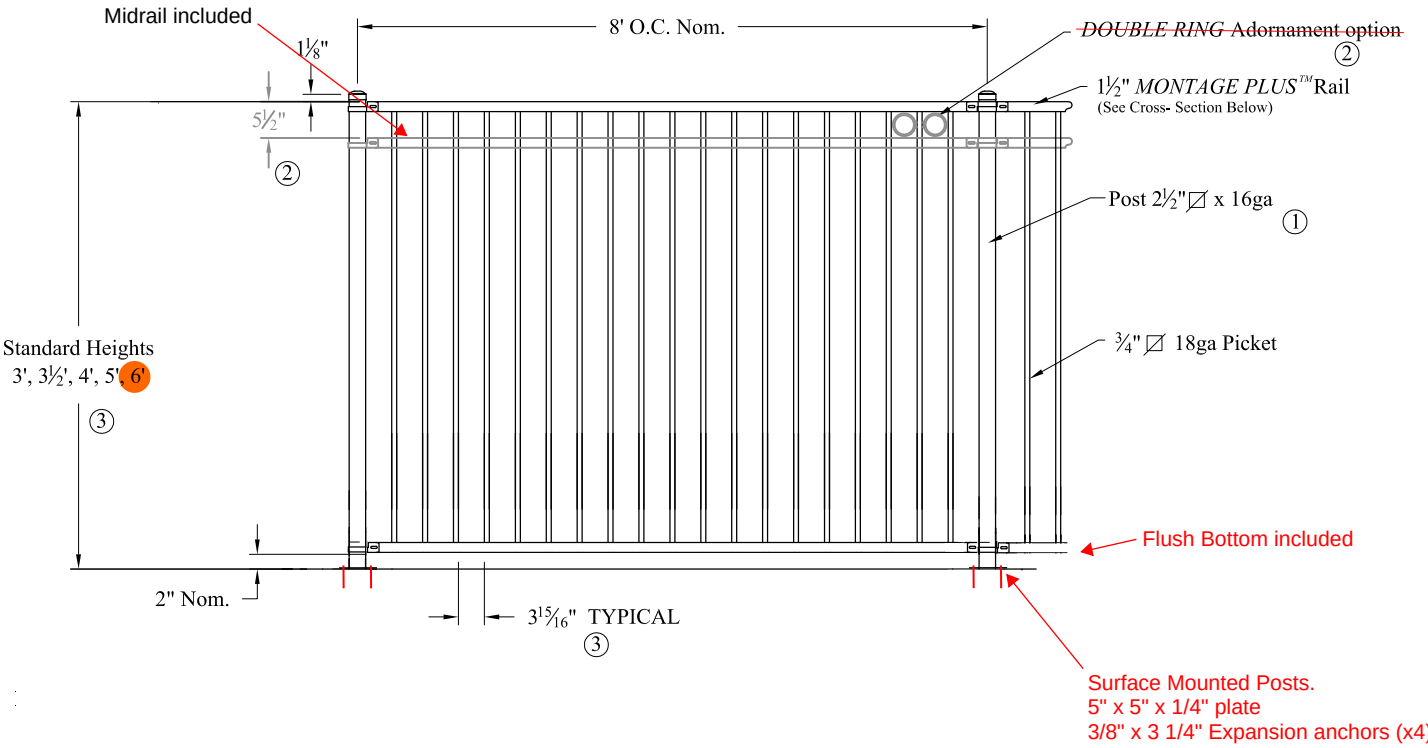
LEGEND

★ *Ameristar Headquarters*

● *Sales & Service Centers*

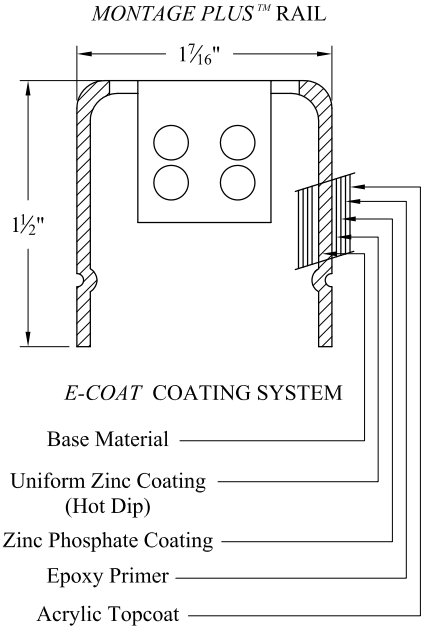
MADE IN THE USA

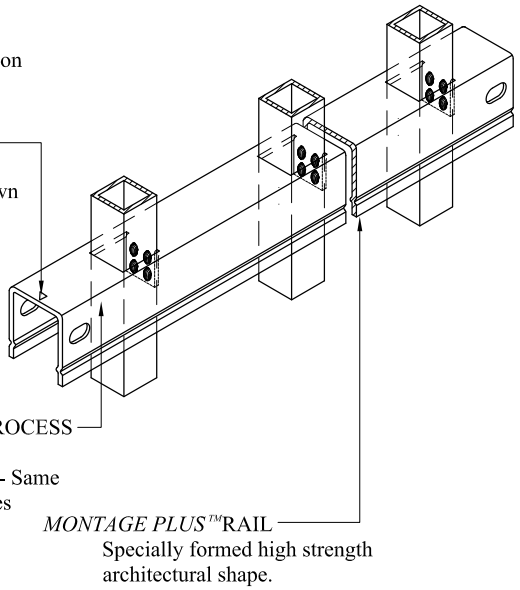
Part #9820 | Revised 02/2014

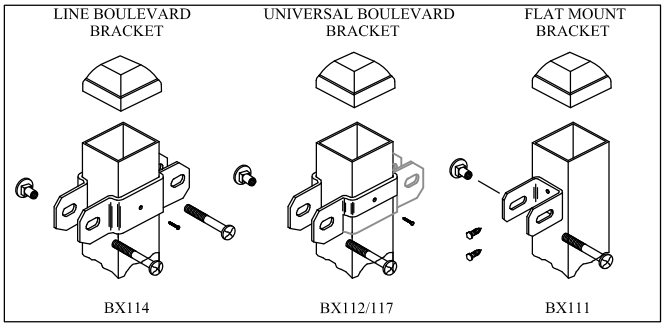


NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.







COMMERCIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

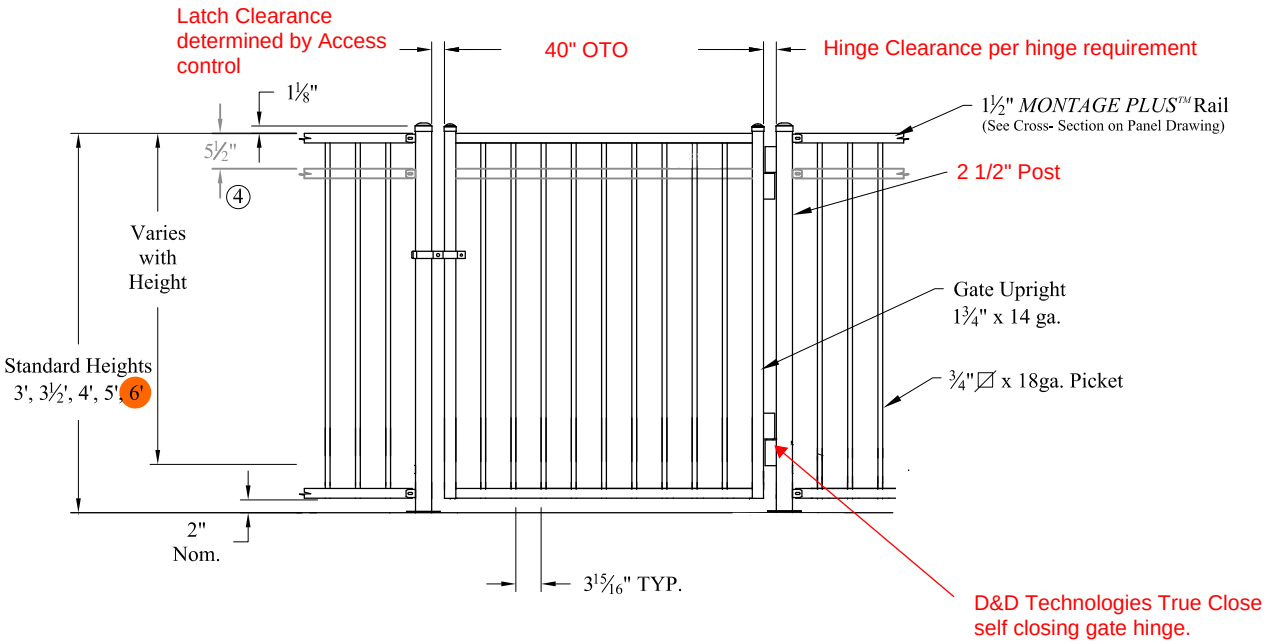
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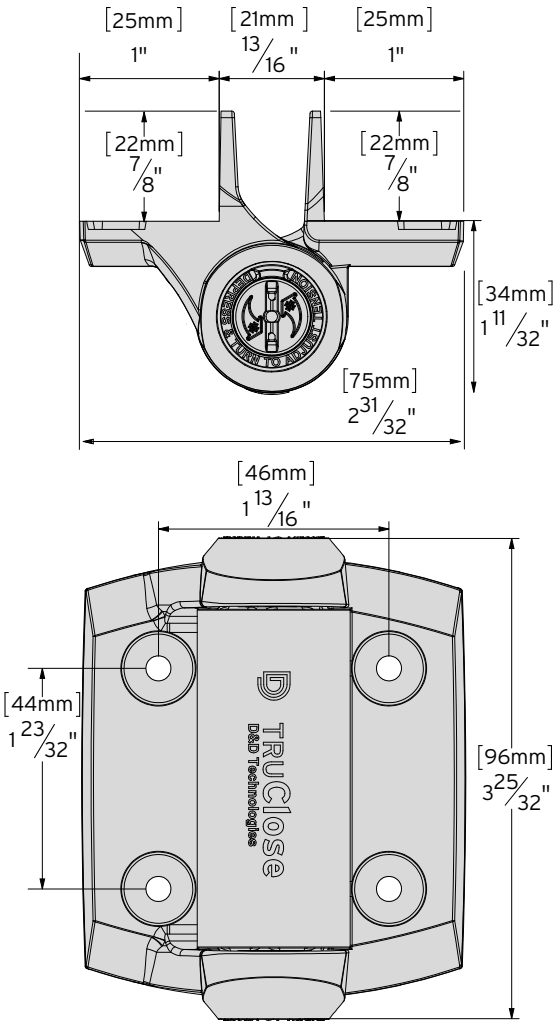
Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10		REV: e

AMERISTAR®

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Gate Hinge Design



Gate Hinge

COMMERCIAL STRENGTH WELDED STEEL GATES

TKMISOG

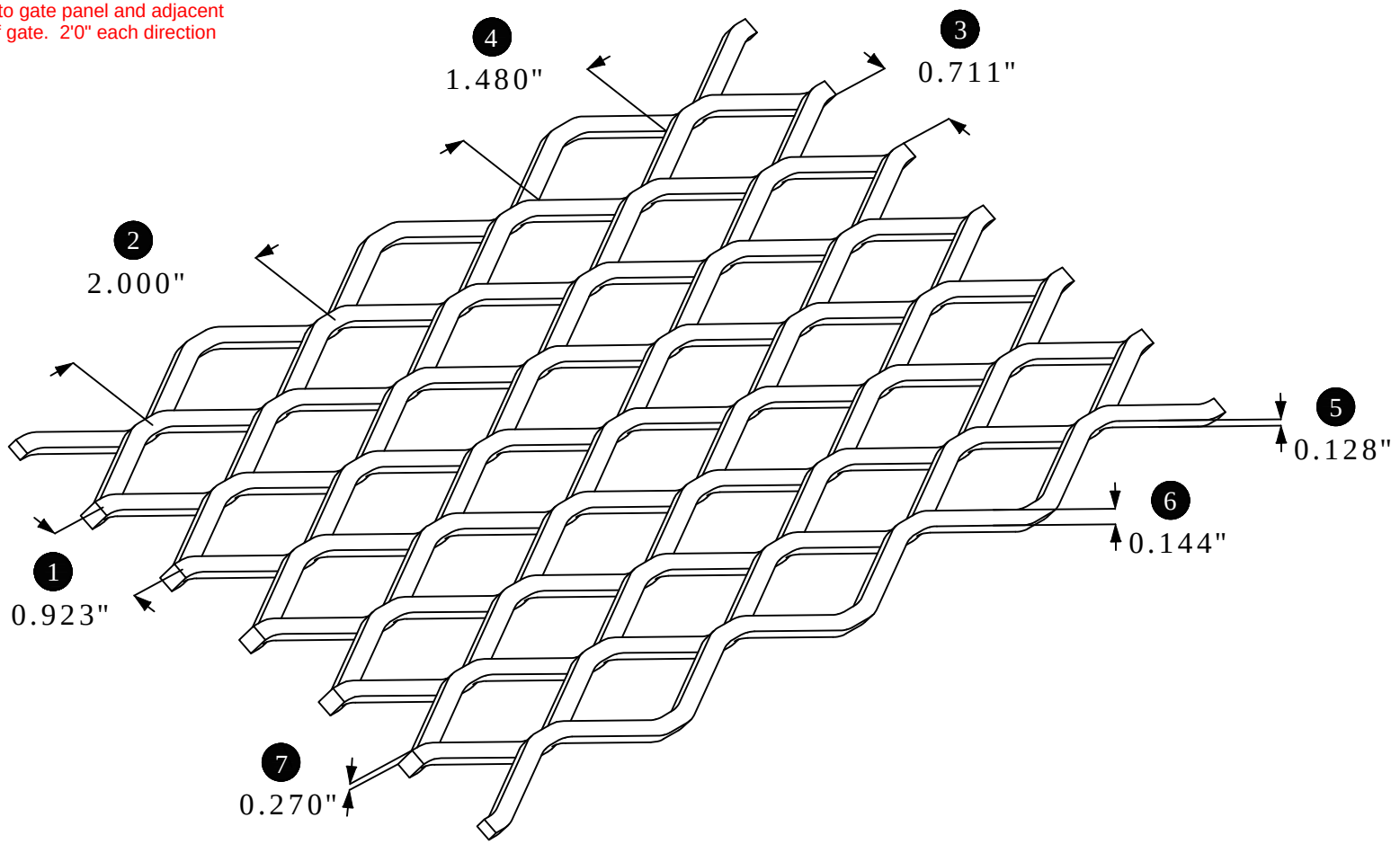
Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL SGL & DBL GATE**			
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CK: ME	Date 6/28/10		REV: e

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McNICHOLS

Mesh to be attached to gate panel and adjacent panel on each side of gate. 2'0" each direction



McNICHOLS CO.

800.237.3820 mcnichols.com

McNICHOLS CO. has based these drawings on the data provided by you, and they are intended solely for visual and conceptual information purposes as part of the order process. ANY USE OF THESE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) MUST BE CHECKED BY YOUR ENGINEER TO DETERMINE WHETHER THE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) ARE ADEQUATE FOR THE INTENDED USE. **McNICHOLS CO.** makes no representation or warranty (express or implied) regarding such drawings and expressly disclaims all implied warranties regarding them including but not limited to any implied warranties of merchantability of fitness for a particular purpose. **McNICHOLS CO.** will in no event be liable for your use or the results of your use of these drawings, and you assume all risk and liability for any losses, damage, claims or expenses resulting from such use.

McNICHOLS® EXPANDED METAL

EXPANDED TYPE:	Standard
PRIMARY MATERIAL:	Carbon Steel
STYLE & TYPE:	3/4 #9 Standard
PERCENT OPEN AREA:	71%
1 SHORT WAY OF DESIGN (SWD):	0.923"
2 LONG WAY OF DESIGN (LWD):	2.000"
3 SHORT WAY OF OPENING (SWO):	0.711"
4 LONG WAY OF OPENING (LWO):	1.480"
5 STRAND THICKNESS:	0.128"
6 STRAND WIDTH:	0.144"
7 OVERALL THICKNESS:	0.270"

000316

APPROVAL

JOB NAME:
DATE:
COMPANY:
NAME:
TITLE:
SIGNATURE:

EXPANDED METAL SPECIFICATIONS MAY VARY SLIGHTLY WITHIN MILL TOLERANCES.

DRAWING INFORMATION

NOT TO SCALE

DWG NUMBER	REVISION
46003409	**A**

Inspired to Serve!®

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AMERISTAR® PERIMETER SECURITY USA INC.
Montage Plus® - Steel Ornamental Fence System – Fusion Welded and Rackable
CONSTRUCTION SPECIFICATION - SECTION 32 31 19

PART 1 - GENERAL

1.01 WORK INCLUDED
The contractor shall provide all labor, materials and appurtenances necessary for installation of the welded ornamental steel fence system defined herein at (specify project site).

1.02 RELATED WORK
Section __ __ __ - Earthwork
Section __ __ __ - Concrete

1.03 SYSTEM DESCRIPTION
The manufacturer shall supply a total fence system of (specify Montage Plus® standard picket space or Montage Plus® Pool, Pet & Play® 3" air space) ***Welded and Rackable*** (ATF – All Terrain Flexibility) Ornamental Steel (for standard picket space, specify Classic™, Majestic™, Genesis™, or Warrior™; for 3" air space, specify Classic™, Majestic™, or Genesis™) design. The system shall include all components (i.e., panels, posts, gates and hardware) required.

1.04 QUALITY ASSURANCE
The contractor shall provide laborers and supervisors who are thoroughly familiar with the type of construction involved and materials and techniques specified.

1.05 REFERENCES
- ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy Coated (Galvannealed) by the Hot-Dip Process.
- ASTM B117 - Practice for Operating Salt-Spray (Fog) Apparatus.
- ASTM D523 - Test Method for Specular Gloss
- ASTM D714 - Test Method for Evaluating Degree of Blistering in Paint.
- ASTM D822 - Practice for Conducting Tests on Paint and Related Coatings and Materials using Filtered Open-Flame Carbon-Arc Light and Water Exposure Apparatus.
- ASTM D1654 - Test Method for Evaluation of Painted or Coated Specimens Subjected to Corrosive Environments.
- ASTM D2244 - Test Method for Calculation of Color Differences from Instrumentally Measured Color Coordinates.
- ASTM D2794 - Test Method for Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
- ASTM D3359 - Test Method for Measuring Adhesion by Tape Test.
- ASTM F2408 – Ornamental Fences Employing Galvanized Steel Tubular Pickets.

1.06 SUBMITTAL
The manufacturer's literature shall be submitted prior to installation.

1.07 PRODUCT HANDLING AND STORAGE
Upon receipt at the job site, all materials shall be checked to ensure that no damage occurred during shipping or handling. Materials shall be stored in such a manner to ensure proper ventilation and drainage, and to protect against damage, weather, vandalism and theft.

1.08 PRODUCT WARRANTY
A. All structural fence components (i.e. rails, pickets, and posts) shall be warranted within specified limitations, by the manufacturer for a period of 20 years from date of original purchase. Warranty shall cover any defects in material finish, including cracking, peeling, chipping, blistering or corroding.

B. Reimbursement for labor necessary to restore or replace components that have been found to be defective under the terms of manufactures warranty shall be guaranteed for five (5) years from date of original purchase.

PART 2 - MATERIALS
2.01 MANUFACTURER
The fence system shall conform to (specify Montage Plus standard picket space or Montage Plus Pool, Pet & Play 3" air space) ***Welded and Rackable*** (ATF – All Terrain Flexibility) Ornamental Steel, (for standard picket space, specify Classic, Majestic, Genesis or Warrior; for 3" air space, specify Classic, Majestic, or Genesis) design, (specify extended picket or flush) bottom rail treatment, (specify 2-Rail, 3-Rail or 3-Rail with Double Rings) style manufactured by Ameristar Fence Products, Inc., in Tulsa, Oklahoma.

2.02 MATERIAL
A. Steel material for fence panels and posts shall conform to the requirements of ASTM A653/A653M, with a minimum yield strength of 45,000 psi (310 MPa) and a minimum zinc (hot-dip galvanized) coating weight of 0.60 oz/ft^2 (184 g/m^2), Coating Designation G-60.

B. Material for pickets shall be 3/4" square x 18 Ga. tubing. The rails shall be steel channel, 1.5" x 1.4375" x 14 Ga. Picket holes in the rail shall be spaced (specify 4.675" o.c. for standard picket space or 3.500" o.c. for 3" air space). Fence posts and gate posts shall meet the minimum size requirements of Table 1.

2.03 FABRICATION
A. Pickets, rails and posts shall be pre-cut to specified lengths. Rails shall be pre-punched to accept pickets.

B. Pickets shall be inserted into the pre-punched holes in the rails and shall be aligned to standard spacing using a specially calibrated alignment fixture. The aligned pickets and rails shall be joined at each picket-to-rail intersection by Ameristar's proprietary fusion welding process, thus completing the rigid panel assembly (Note: The process produces a virtually seamless, spatter-free good-neighbor appearance, equally attractive from either side of the panel).

C. The manufactured panels and posts shall be subjected to an inline electrode position coating (E-Coat) process consisting of a multi-stage pretreatment/wash, followed by a duplex application of an epoxy primer and an acrylic topcoat. The minimum cumulative coating thickness of epoxy and acrylic shall be 2 mils (0.058 mm). The color shall be (specify Black or Bronze). The coated panels and posts shall be capable of meeting the performance requirements for each quality characteristic shown in Table 2 (Note: The requirements in Table 2 meet or exceed the coating performance criteria of ASTM F2408).

D. The manufactured fence system shall be capable of meeting the vertical load, horizontal load, and infill performance requirements for Commercial weight fences under ASTM F2408.

E. Gates with an out to out leaf dimension less than and including 72 inches shall be fabricated using Montage Plus ornamental panel material and 1-3/4" sq. x 14ga. gate ends. Gate leafs greater than 72 inches shall be fabricated using ForeRunner rails, 17 gauge pickets, intermediate uprights, gussets and 1-3/4" sq. x 14ga. gate ends. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding.

PART 3 - EXECUTION
3.01 PREPARATION
All new installation shall be laid out by the contractor in accordance with the construction plans.

3.02 INSTALLATION
Fence post shall be spaced according to Table 3, plus or minus ¼". For installations that must be raked to follow sloping grades, the post spacing dimension must be measured along the grade. Fence panels shall be attached to posts with brackets supplied by the manufacturer. Posts shall be set in concrete footers having a minimum depth of 36" (Note: In some cases, local restrictions of freezing weather conditions may require a greater depth). The "Earthwork" and "Concrete" sections of this specification shall govern material requirements for the concrete footer. Posts setting by other methods such as plated posts or grouted core-drilled footers are permissible only if shown by engineering analysis to be sufficient in strength for the intended application.

3.03 FENCE INSTALLATION MAINTENANCE
When cutting/drilling rails or posts adhere to the following steps to seal the exposed steel surfaces; 1) Remove all metal shavings from cut area. 2) Apply zinc-rich primer to thoroughly cover cut edge and/or drilled hole; let dry. 3) Apply 2 coats of custom finish paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty. Ameristar spray cans or paint pens shall be used to prime and finish exposed surfaces; it is recommended that paint pens be used to prevent overspray. Use of non-Ameristar parts or components will negate the manufactures' warranty.

3.04 GATE INSTALLATION

Gate posts shall be spaced according to the manufacturers' gate drawings, dependent on standard out-to-out gate leaf dimensions and gate hardware selected. Type and quantity of gate hinges shall be based on the application; weight, height, and number of gate cycles. The manufacturers' gate drawings shall identify the necessary gate hardware required for the application. Gate hardware shall be provided by the manufacture of the gate and shall be installed per manufacturer's recommendations.

3.05 CLEANING

The contractor shall clean the jobsite of excess materials; post-hole excavations shall be scattered uniformly away from posts.

Table 1 – Minimum Sizes for Montage Plus Posts

Fence Posts	Panel Height	
2-1/2" x 16 Ga.	Up to & Including 6' Height	
Gate Leaf	Gate Height	
	Up to & Including 4'	Over 4' Up to & Including 6'
Up to 4'	2-1/2" x 14 Ga.	3" x 12 Ga.
4'1" to 6'	3" x 12 Ga.	3" x 12 Ga.
6'1" to 8'	3" x 12 Ga.	4" x 12 Ga.

Table 2 – Coating Performance Requirements

Quality Characteristics	ASTM Test Method	Performance Requirements
Adhesion	D3359 – Method B	Adhesion (Retention of Coating) over 90% of test area (Tape and knife test).
Corrosion Resistance	B117, D714 & D1654	Corrosion Resistance over 1,500 hours (Scribed per D1654; failure mode is accumulation of 1/8" coating loss from scribe or medium #8 blisters).
Impact Resistance	D2794	Impact Resistance over 60 inch lb. (Forward impact using 0.625" ball).
Weathering Resistance	D822 D2244, D523 (60˚ Method)	Weathering Resistance over 1,000 hours (Failure mode is 60% loss of gloss or color variance of more than 3 delta-E color units).

Table 3 – Montage Plus – Post Spacing By Bracket Type

Span	For CLASSIC, GENESIS, MAJESTIC, & WARRIOR 8' Nominal (91.95" Rail)					
Post Size	2-1/2"	2-1/2"	2-1/2"	3"	2-1/2"	3"
Bracket Type	Montage Plus Universal (BB112)	Montage Plus Line Blvd. (BB114)	Montage Plus Flat Mount (BB111)		Montage Plus Swivel (BB113)*	
Post Settings ± 1/4" O.C.	95"	95"	95"	95-1/2"	*95"	*95-1/2"
*Note: When using BB113 swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This will require trimming one or both ends of the panel.						

MONTAGE PLUS® | WARRANTY
WELDED ORNAMENTAL FENCE

Ameristar's Montage Plus® welded ornamental fences are manufactured from the highest quality materials by skilled craftsmen to meet the highest standards of workmanship in the industry. Galvanized steel framework is subjected to a multi-stage pretreatment/wash (with zinc phosphate), followed by a duplex cathodic electro-coat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic liquid topcoat, which provides the protection necessary to withstand adverse weathering effects.

The electro-coated surface on all Montage Plus welded ornamental panels and posts are guaranteed under normal and intended usage, against cracking, peeling, chipping, blistering or corroding commencing with the original purchase date and extending according to the applications defined in the table below. Normal and intended usage does not include physical damage, abrasion, or heavy salt spray exposure to the protective coating.

The following acts and/or omissions will void the subject warranty:

- Damage to the product caused by the property owner by use of landscape, gardening equipment, chemicals that may cause damage, and/or water sprinklers with high mineral content;
- Damage caused by adhesion of chicken wire, chain link mesh, welded wire, or other similar substance to the product;
- Damage caused by allowing plant life of any sort to grow directly upon or in contact with any portion of the product or sap from trees;
- Any alteration to the product itself by the property owner including any on-site cutting or welding; and/or, failure to follow any and all maintenance instructions provided by Ameristar® at the time of sale to the original purchaser even if these instructions are not forwarded to the ultimate claimant under this warranty.
- When cutting Montage Plus immediately seal the exposed surfaces by 1) Removing all metal shavings from the cut area 2) Apply ing zinc-rich primer to thoroughly cover cut edge and drilled hole and, after letting dry, 3) Applying two (2) coats of custom finish spray paint matching fence color. Failure to seal exposed surfaces per steps 1-3 above will negate warranty.
- If contractor uses non-Ameristar parts/components, this will negate the warranty.

Ameristar Montage Plus welded ornamental fences are also guaranteed for the same period of time against defects in workmanship or materials. Should any Montage Plus welded ornamental panel or post manufactured by Ameristar fail in accordance with any of the above conditions, Ameristar warrants to the original purchaser their redemption through replacement, renewal or issuance of a pro-rated credit. The choice of redemption method is solely at the discretion of Ameristar. If the pro-rated alternative is chosen, the amount will be based on the original cost of materials at the date of purchase multiplied by the appropriate time and exposure factor from the table below:

Application	Length of Warranty
Fence Installations 0 to 1 Mile from Salt Water Coast Line	5 Years
Fence Installations 1 Mile to 10 Miles from Salt Water Coast Line	10 Years
Fence Installations Over 10 Miles from Salt Water Coast Line	20 Years

Note: Regardless of location and years in service, evidence of historical salt spray exposure shall be considered as grounds to void any warranty obligations.

Notice of failure under the conditions of this warranty shall be sent to Ameristar or its authorized representative, in writing, together with proof of purchase and shall specify the nature of the defect and when it was first observed as well as photographs of current site conditions. Should the fence be improperly installed, Ameristar shall not be responsible for guaranteed performance or appearance of the material. Neither does this guarantee apply when failure or damage is due to improper use or application, abuse or misuse, salt spray exposure (see Table and Note above), vandalism, or acts of God. Ameristar reserves the right to inspect the material to determine validity of the claim.

Upon acceptance of the claim by Ameristar or its authorized representative, redemption by replacement, renewal or issuance of a pro-rated credit shall be made by Ameristar. Reimbursement for labor necessary to restore and/or replace components that have been found defective under the terms of this warranty is guaranteed to the original purchaser for a period of five (5) years from the original purchase date. Ameristar reserves the right to select the qualified company or individual to perform the labor to repair or replace the components that are deemed to be defective under the terms of this warranty.

The above constitutes the complete warranty by the manufacturer. No other agreement, written or implied, is valid. Ameristar Fence Products does not authorize any other person or agent to make any other express warranties. Ameristar neither assumes nor authorizes any other person or agent to assume any other liability in connection with the Montage Plus welded ornamental fence system.

AMERISTAR® FENCE PRODUCTS
1555 N. MINGO RD., TULSA, OK 74116
WWW.AMERISTARFENCE.COM

Ahouse, Emily

From: David VonderBrink <dvonderbrink@elevar.com>
Sent: Wednesday, March 10, 2021 3:00 PM
To: Ahouse, Emily
Cc: Brett Davis
Subject: [External Email]
Attachments: ADM Essential Single Hung.pdf

External Email Communication

Hi Emily,

Thank you for working with us on our CoA Application and submittal documents. Please see the attached Marvin fiberglass window specs and details. As discussed, we will install these windows on the residential floors on the street elevations for both Building #1 (1621 Logan) and Building #2 (1617 Elm). In Building #1, this will include the Central Parkway and Logan Street elevations as well as the North and South building Elevations. In Building #2, this will include the Liberty, Elm, Green, and Logan Street elevations.

Please let me know if you need anything else.

Thanks!

David VonderBrink, RA | Senior Architect
Elevar Design Group Cincinnati
555 Carr St.
Cincinnati, OH 45203
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www.elevar.com

Unit Features

Essential Single Hung: ESSH

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiber reinforced material that is resistant to thermal conductance.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony.
- Interior colors: Stone White, Bronze, and Ebony.
- Split finishes are not available for dark interior options. Only Bronze interior/Bronze exterior and Ebony interior/Ebony Exterior combinations are available for dark interior options.

Frame:

- Composite frame thickness is 1 3/8", (35). Frame width is 3 3/32". (79). Flat bottom sill with 11 degree bevel. Ultrex is .065“-.070”, (2) thick.

Sash:

- Composite sash thickness is 15/16" (24). Ultrex is.065"-.070" (2) thick. Sash can be replaced but cannot be re-glazed.
- Cottage style unit: Sash divided 2/5 over 3/5.
- Oriel style unit: sash divided 3/5 over 2/5.

Jamb Extension:

- 2" (51) is standard
- 4 9/16" (116) and 6 9/16" (167) maintenance free jamb extension available
- Available in Stone White, Bronze or Ebony. Default color will match the unit interior selection. Stone White jamb extension is available for all unit interior color selections.

Hardware:

- Balance system is a coil spring block and tackle system
  - Nylon cord and steel locking shoe
- High pressure zinc die cast check rail lock and keeper.
  - Lock employs a cam-lock mechanism
  - Two locks on rough openings over 30" (762) wide
- Cam Lock, Keeper and Fastener Default Color: Stone White for Stone White interior, Oil Rubbed Bronze for Bronze interior, Matte Black for Ebony interior.
  - Optional Stone White, Almond Frost, Brass, Satin Nickel, Matte Black, and Oil Rubbed Bronze hardware finishes available
- Tilt Latches and Sash Lift will match the unit interior color (Stone White, Bronze or Ebony).
- Bottom Sash employs tilt latches to allow for easy tilting of sash
- Optional factory applied Window Opening Control Device is available in black or white color finish. (min size: 17 27/32" (453) x 24" (610) - max size: 36" (914) x 71 1/8" (1807))
- ABS sash travel limiter is available for field application in Beige with Stone White or matte black screws.
- Non-operable lock is available for field application. Available colors: Stone White, Almond Frost, Brass, Oil Rubbed Bronze, Satin Nickel, Matte Black.

Installation:

- Factory applied folding nailing fin
- Optional through jamb installation method with brackets
- Factory supplied mulling kits are available for standard assemblies

Unit Features

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E2, E1, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass is available with air fill only.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding the exterior and vinyl glazing seal on the interior in a one-piece sash.
- The perimeter spacer default color is mill finish (stainless). An optional black perimeter spacer color is available for all unit interior color selections.
- STC/OITC values are available for 3.1 mm thickness glass.
  - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include frost, glue chip, rain, reed, narrow reed and tinted (bronze, gray or green).
- Not available with Low E1, Low E3/ERS or STC/OITC Upgrade.

Weather Strip:

- Sill is foam filled vinyl bulb. Color: beige for Stone White interior, black for Bronze and Ebony interiors.
- Bottom sash is sealed to the jambs using foam filled vinyl bulb. Colors: beige for Stone White interior, black for Bronze and Ebony interiors.
- Top stationary sash seal is foam tape
- Check rails are sealed using rigid vinyl with flexible seals. Top sash check rail cover is beige for Stone White interior and black for Bronze and Ebony interiors. Bottom sash check rail cover will match the unit interior color (Stone White, Bronze or Ebony).

Screen:

- Roll formed aluminum frame with corner key construction
- Available in finish to match the exterior Ultrex frame color
- Charcoal color fiberglass (non-corrosive) screen cloth.
- Spring loaded pins for installation.
- Available in standard half screen or optional full screen

NOTE: screen bar added when frame OM (height) is equal to or greater than 47 1/2" (1207)

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, or optional 6 or 9 lite Prairie cut or Cottage style cut on Single Hung
- Exterior Colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
- Interior Colors: Stone White, Bronze or Ebony (matches unit interior color).
- Not available with tinted glass

Accessories:

- Field Applied: J-Channel, a 1" (25) or 3" (76) frame expander, Flush Fin installation kit
- Factory Applied: Sheet rock return for 1/2" (13) or 5/8" (16) drywall, a 3/4" (19) receiver, a frame filler or a flush fin.
  - Sheet rock return and 3/4" receiver color options: Stone White, Bronze or Ebony. Default color will match unit interior selection. Stone White sheet rock return and 3/4" receiver are available for all unit interior color selections.
- General Mull kits are available for field assembly

Exterior Casing:

- Non-integral to the unit
- Fastened to the exterior wall with barb and kerf: 2" brick mould as a full surround or with sill nosing
- 3 1/2" flat casing available as full surround or with sill nosing
- Available with 1" ranch style and header overhang

NOTE: NFRC Values are now located on www.marvin.com

Egress and Vent Measurements: Equal Sash

CN	Clear Opening Width		Clear Opening Height		Egress Opening		Floor to Sill Height		Vent Opening	
	ft - in	mm	ft - in	mm	ft^2	m^2	ft-in	mm	ft^2	m^2
1620	1-2 9/16	(370)	0-7 7/32	(183)	0.73	(0.07)	5-0 5/8	(1540)	0.73	(678)
1626	1-2 9/16	(370)	0-10 7/32	(259)	1.03	(0.10)	4-6 5/8	(1388)	1.03	(960)
1630	1-2 9/16	(370)	1-1 7/32	(336)	1.34	(0.12)	4-0 5/8	(1236)	1.34	(1242)
1636	1-2 9/16	(370)	1-4 7/32	(412)	1.64	(0.15)	3-6 5/8	(1083)	1.64	(1524)
1640	1-2 9/16	(370)	1-7 7/32	(488)	1.94	(0.18)	3-0 5/8	(931)	1.94	(1806)
1646	1-2 9/16	(370)	1-10 7/32	(564)	2.25	(0.21)	2-6 5/8	(778)	2.25	(2087)
1650	1-2 9/16	(370)	2-1 7/32	(640)	2.55	(0.24)	2-0 5/8	(626)	2.55	(2369)
1656	1-2 9/16	(370)	2-4 7/32	(717)	2.85	(0.26)	1-6 5/8	(474)	2.85	(2651)
1660	1-2 9/16	(370)	2-7 7/32	(793)	3.16	(0.29)	1-0 5/8	(321)	3.16	(2933)
1666	1-2 9/16	(370)	2-10 7/32	(869)	3.46	(0.32)	0-6 5/8	(169)	3.46	(3215)
2020	1-8 9/16	(522)	0-7 7/32	(183)	1.03	(0.10)	5-0 5/8	(1540)	1.03	(958)
2026	1-8 9/16	(522)	0-10 7/32	(259)	1.46	(0.14)	4-6 5/8	(1388)	1.46	(1356)
2030	1-8 9/16	(522)	1-1 7/32	(336)	1.89	(0.18)	4-0 5/8	(1236)	1.89	(1754)
2036	1-8 9/16	(522)	1-4 7/32	(412)	2.31	(0.22)	3-6 5/8	(1083)	2.32	(2152)
2040	1-8 9/16	(522)	1-7 7/32	(488)	2.74	(0.25)	3-0 5/8	(931)	2.74	(2550)
2046	1-8 9/16	(522)	1-10 7/32	(564)	3.17	(0.29)	2-6 5/8	(778)	3.17	(2948)
2050	1-8 9/16	(522)	2-1 7/32	(640)	3.60	(0.33)	2-0 5/8	(626)	3.60	(3346)
2056	1-8 9/16	(522)	2-4 7/32	(717)	4.03	(0.37)	1-6 5/8	(474)	4.03	(3744)
2060	1-8 9/16	(522)	2-7 7/32	(793)	4.46	(0.41)	1-0 5/8	(321)	4.46	(4142)
2066	1-8 9/16	(522)	2-10 7/32	(869)	4.88	(0.45)	0-6 5/8	(169)	4.89	(4539)
2620	2-2 9/16	(675)	0-7 7/32	(183)	1.33	(0.12)	5-0 5/8	(1540)	1.33	(1237)
2626	2-2 9/16	(675)	0-10 7/32	(259)	1.88	(0.17)	4-6 5/8	(1388)	1.88	(1751)
2630	2-2 9/16	(675)	1-1 7/32	(336)	2.44	(0.23)	4-0 5/8	(1236)	2.44	(2265)
2636	2-2 9/16	(675)	1-4 7/32	(412)	2.99	(0.28)	3-6 5/8	(1083)	2.99	(2779)
2640	2-2 9/16	(675)	1-7 7/32	(488)	3.54	(0.33)	3-0 5/8	(931)	3.55	(3294)
2646	2-2 9/16	(675)	1-10 7/32	(564)	4.10	(0.38)	2-6 5/8	(778)	4.10	(3808)
2650	2-2 9/16	(675)	2-1 7/32	(640)	4.65	(0.43)	2-0 5/8	(626)	4.65	(4322)
2656	2-2 9/16	(675)	2-4 7/32	(717)	5.20	(0.48)	1-6 5/8	(474)	5.21	(4836)
2660 E	2-2 9/16	(675)	2-7 7/32	(793)	5.76	(0.53)	1-0 5/8	(321)	5.76	(5350)
2666 E	2-2 9/16	(675)	2-10 7/32	(869)	6.31	(0.59)	0-6 5/8	(169)	6.31	(5864)
2820	2-4 9/16	(725)	0-7 7/32	(183)	1.43	(0.13)	5-0 5/8	(1540)	1.43	(1330)
2826	2-4 9/16	(725)	0-10 7/32	(259)	2.02	(0.19)	4-6 5/8	(1388)	2.03	(1883)
2830	2-4 9/16	(725)	1-1 7/32	(336)	2.62	(0.24)	4-0 5/8	(1236)	2.62	(2436)
2836	2-4 9/16	(725)	1-4 7/32	(412)	3.21	(0.30)	3-6 5/8	(1083)	3.22	(2989)
2840	2-4 9/16	(725)	1-7 7/32	(488)	3.81	(0.35)	3-0 5/8	(931)	3.81	(3542)
2846	2-4 9/16	(725)	1-10 7/32	(564)	4.40	(0.41)	2-6 5/8	(778)	4.41	(4094)
2850	2-4 9/16	(725)	2-1 7/32	(640)	5.00	(0.46)	2-0 5/8	(626)	5.00	(4647)
2856	2-4 9/16	(725)	2-4 7/32	(717)	5.59	(0.52)	1-6 5/8	(474)	5.60	(5200)
2860 E	2-4 9/16	(725)	2-7 7/32	(793)	6.19	(0.58)	1-0 5/8	(321)	6.19	(5753)
2866 E	2-4 9/16	(725)	2-10 7/32	(869)	6.78	(0.63)	0-6 5/8	(169)	6.79	(6306)

Egress and Vent Measurements: Equal Sash

CN	Clear Opening Width		Clear Opening Height		Egress Opening		Floor to Sill Height		Vent Opening	
	ft - in	mm	ft - in	mm	ft^2	m^2	ft-in	mm	ft^2	m^2
3020	2-8 9/16	(827)	0-7 7/32	(183)	1.63	(0.15)	5-0 5/8	(1540)	1.63	(1517)
3026	2-8 9/16	(827)	0-10 7/32	(259)	2.31	(0.21)	4-6 5/8	(1388)	2.31	(2147)
3030	2-8 9/16	(827)	1-1 7/32	(336)	2.99	(0.28)	4-0 5/8	(1236)	2.99	(2777)
3036	2-8 9/16	(827)	1-4 7/32	(412)	3.67	(0.34)	3-6 5/8	(1083)	3.67	(3407)
3040	2-8 9/16	(827)	1-7 7/32	(488)	4.34	(0.40)	3-0 5/8	(931)	4.35	(4037)
3046	2-8 9/16	(827)	1-10 7/32	(564)	5.02	(0.47)	2-6 5/8	(778)	5.02	(4668)
3050 E	2-8 9/16	(827)	2-1 7/32	(640)	5.70	(0.53)	2-0 5/8	(626)	5.70	(5298)
3056 E	2-8 9/16	(827)	2-4 7/32	(717)	6.38	(0.59)	1-6 5/8	(474)	6.38	(5928)
3060 E	2-8 9/16	(827)	2-7 7/32	(793)	7.06	(0.66)	1-0 5/8	(321)	7.06	(6558)
3066 E	2-8 9/16	(827)	2-10 7/32	(869)	7.74	(0.72)	0-6 5/8	(169)	7.74	(7189)
3620	3-2 9/16	(979)	0-7 7/32	(183)	1.93	(0.18)	5-0 5/8	(1540)	1.93	(1796)
3626	3-2 9/16	(979)	0-10 7/32	(259)	2.73	(0.25)	4-6 5/8	(1388)	2.74	(2542)
3630	3-2 9/16	(979)	1-1 7/32	(336)	3.54	(0.33)	4-0 5/8	(1236)	3.54	(3289)
3636	3-2 9/16	(979)	1-4 7/32	(412)	4.34	(0.40)	3-6 5/8	(1083)	4.34	(4035)
3640	3-2 9/16	(979)	1-7 7/32	(488)	5.14	(0.48)	3-0 5/8	(931)	5.15	(4781)
3646 E	3-2 9/16	(979)	1-10 7/32	(564)	5.95	(0.55)	2-6 5/8	(778)	5.95	(5528)
3650 E	3-2 9/16	(979)	2-1 7/32	(640)	6.75	(0.63)	2-0 5/8	(626)	6.75	(6274)
3656 E	3-2 9/16	(979)	2-4 7/32	(717)	7.55	(0.70)	1-6 5/8	(474)	7.56	(7021)
3660 E	3-2 9/16	(979)	2-7 7/32	(793)	8.36	(0.78)	1-0 5/8	(321)	8.36	(7767)
3666 E	3-2 9/16	(979)	2-10 7/32	(869)	9.16	(0.85)	0-6 5/8	(169)	9.16	(8513)
4020	3-8 9/16	(1132)	0-7 7/32	(183)	2.23	(0.21)	5-0 5/8	(1540)	2.23	(2075)
4026	3-8 9/16	(1132)	0-10 7/32	(259)	3.16	(0.29)	4-6 5/8	(1388)	3.16	(2938)
4030	3-8 9/16	(1132)	1-1 7/32	(336)	4.09	(0.38)	4-0 5/8	(1236)	4.09	(3800)
4036	3-8 9/16	(1132)	1-4 7/32	(412)	5.02	(0.47)	3-6 5/8	(1083)	5.02	(4663)
4040 E	3-8 9/16	(1132)	1-7 7/32	(488)	5.94	(0.55)	3-0 5/8	(931)	5.95	(5525)
4046 E	3-8 9/16	(1132)	1-10 7/32	(564)	6.87	(0.64)	2-6 5/8	(778)	6.88	(6388)
4050 E	3-8 9/16	(1132)	2-1 7/32	(640)	7.80	(0.72)	2-0 5/8	(626)	7.80	(7250)
4056 E	3-8 9/16	(1132)	2-4 7/32	(717)	8.73	(0.81)	1-6 5/8	(474)	8.73	(8113)
4060 E	3-8 9/16	(1132)	2-7 7/32	(793)	9.66	(0.90)	1-0 5/8	(321)	9.66	(8975)
4066 E	3-8 9/16	(1132)	2-10 7/32	(869)	10.59	(0.98)	0-6 5/8	(169)	10.59	(9838)

Daylight Measurements: Equal Sash

Essential Single / Double Hung Daylight Measurements			Width							
		CN	16		20		26		28	
		DLO	12 9/16	(319)	18 9/16	(471)	24 9/16	(624)	26 9/16	(675)
CN	DLO Height		Square Feet (Square Meters)							
20	8 5/16	(211)	1.45	(0.13)	2.14	(0.20)	2.83	(0.26)	3.07	(0.28)
26	11 5/16	(287)	1.97	(0.18)	2.92	(0.27)	3.86	(0.36)	4.17	(0.39)
30	14 5/16	(363)	2.50	(0.23)	3.69	(0.34)	4.88	(0.45)	5.28	(0.49)
36	17 5/16	(440)	3.02	(0.28)	4.46	(0.41)	5.90	(0.55)	6.39	(0.59)
40	20 5/16	(516)	3.54	(0.33)	5.24	(0.49)	6.93	(0.64)	7.49	(0.70)
46	23 5/16	(592)	4.07	(0.38)	6.01	(0.56)	7.95	(0.74)	8.60	(0.80)
50	26 5/16	(668)	4.59	(0.43)	6.78	(0.63)	8.97	(0.83)	9.71	(0.90)
56	29 5/16	(744)	5.11	(0.48)	7.56	(0.70)	10. 0	(0.93)	10.81	(1.00)
60	32 5/16	(821)	5.64	(0.52)	8.33	(0.77)	11.02	(1.02)	11.92	(1.11)
66	35 5/16	(897)	6.16	(0.57)	9.10	(0.85)	12.04	(1.12)	13.03	(1.21)

Essential Single / Double Hung Daylight Measurements			Width					
		CN	30		36		40	
		DLO	30 9/16	(776)	36 9/16	(929)	42 9/16	(1081)
CN	DLO Height		Square Feet (Square Meters)					
20	8 5/16	(211)	3.53	(0.33)	4.22	(0.39)	4.91	(0.46)
26	11 5/16	(287)	4.80	(0.45)	5.74	(0.53)	6.69	(0.62)
30	14 5/16	(363)	6.07	(0.56)	7.27	(0.68)	8.46	(0.79)
36	17 5/16	(440)	7.35	(0.68)	8.79	(0.82)	10.23	(0.95)
40	20 5/16	(516)	8.62	(0.80)	10.31	(0.96)	12.01	(1.12)
46	23 5/16	(592)	9.89	(0.92)	11.84	(1.10)	13.78	(1.28)
50	26 5/16	(668)	11.17	(1.04)	13.36	(1.24)	15.55	(1.44)
56	29 5/16	(744)	12.44	(1.16)	14.88	(1.38)	17.33	(1.61)
60	32 5/16	(821)	13.71	(1.27)	16.41	(1.52)	19.10	(1.77)
66	35 5/16	(897)	14.99	(1.39)	17.93	(1.67)	20.87	(1.94)

Minimum and Maximum Guidelines

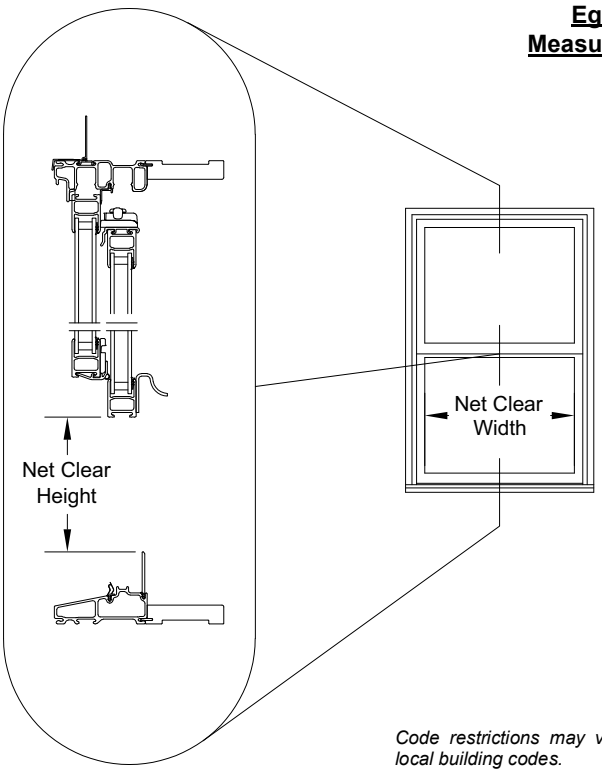
Minimum and Maximum Inputs												
Unit Type	Sash Configuration/ Call Number	Min Width		Min Height		Max Width		Max Height		Glass Size		
		in	mm	in	mm	in	mm	in	mm	Sash Size	Sq. Ft.	Sq. Meters
ESSH	Equal	17 1/2	(445)	23 1/2	(597)	47 1/2	(1207)	77 1/2	(1969)	regular	11.0	1.0
	Call Number	1620				4066						
	Un-Equal	17 1/2	(445)	29 1/2	(749)	47 1/2	(1207)	77 1/2	(1969)	Small	4.4	0.4
	Call Number	1626				4066				Large	6.6	0.6
ESDHP	-	17 1/2	(445)	23 1/2	(597)	59 1/2	(1511)	71 1/2	(1816)	regular	26.2	2.4
	Call Number	1620				5060						
ESDHTR	-	17 1/2	(445)	11 1/2	(292)	59 1/2	(1511)	23 1/2	(597)	regular	7.6	0.7
	Call Number	1610				5020						

Certified Sizes and Rating

Product	Air Tested to PSF	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Essential Single Hung	1.57	7.5	50	LC-PG50-H	29 1/2	(749)	59 1/2	(1511)
Essential Single Hung	1.57	6.0	40	LC-PG40-H	29 1/2	(749)	77 11/16	(1973)
Essential Single Hung	1.57	7.5	50	LC-PG50-H	35 1/2	(902)	59 1/2	(1511)
Essential Single Hung	1.57	6.0	40	LC-PG40-H	35 1/2	(902)	77 11/16	(1973)
Essential Single Hung	1.57	6.0	40	LC-PG40-H	41 1/2	(1054)	65 1/2	(1664)
Essential Single Hung	1.57	7.5	50	LC-PG50-H	47 1/2	(1207)	47 1/2	(1207)
Essential Single Hung	1.57	6.0	40	LC-PG40-H	47 1/2	(1207)	59 1/2	(1511)
Essential Single Hung	1.57	4.6	30	LC-PG30-H	47 1/2	(1207)	77 11/16	(1973)
Essential Single Hung - Cottage	1.57	4.6	30	LC-PG30-H	29 1/2	(749)	71 1/2	(1816)
Essential Single Hung - Cottage	1.57	4.6	25	LC-PG25-H	29 1/2	(749)	77 1/2	(1969)
Essential Single Hung - Cottage	1.57	4.6	30	LC-PG30-H	35 1/2	(902)	71 1/2	(1816)
Essential Single Hung - Cottage	1.57	3.8	25	LC-PG25-H	47 1/2	(1207)	77 1/2	(1969)
Essential Single Hung - Reverse Cottage	1.57	4.6	30	LC-PG30-H	29 1/2	(749)	71 1/2	(1816)
Essential Single Hung - Reverse Cottage	1.57	4.6	25	LC-PG25-H	29 1/2	(749)	77 1/2	(1969)
Essential Single Hung - Reverse Cottage	1.57	4.6	30	LC-PG30-H	35 1/2	(902)	71 1/2	(1816)
Essential Single Hung - Reverse Cottage	1.57	3.8	25	LC-PG25-H	47 1/2	(1207)	77 1/2	(1969)
Essential Double Hung Picture/Transom	1.57	7.5	50	LC-PG50-FW	59 1/2	(1511)	71 1/2	(1816)

Egress Measurements

Scale: NOT TO SCALE



Code restrictions may vary depending on your local building codes.

For additional information contact your local code department for IBC and IRC requirements.

Single/Double Hung Egress Calcualtions for Custom Size Units		
Minimum Value for Net Clear Opening	Desired Dimension	Formula
20 Inch Width	Egress Opening Width (inches)	= Frame OM Width - 2.936
24 Inch Height	Egress Opening Height (inches)	= (Frame OM Height - 4.656) x SR)-2.215
5.7 Square Feet	Egress Opening Area (Sq Ft)	= (Egress Width x Egress Height) / 144
SR = the sash ratio of the smallest sash to overall glass height		

Sizing and Mulling Guidelines

Factory Mulled Assemblies

- Multiple assemblies can be factory mulled
  - **MAXIMUM ASSEMBLY UP TO 6W1H:**
    Rough Opening: 114" (2896) x 78" (1981), Inside Opening: 113 7/8" (2892) x 77 3/4" (1975)
  - **MAXIMUM ROUGH OPENING ASSEMBLY UP TO 5W5H:**
    Rough Opening: 96" (2438) x 96" (2438), Inside Opening: 95 7/8" (2435) x 95 3/4" (2432)

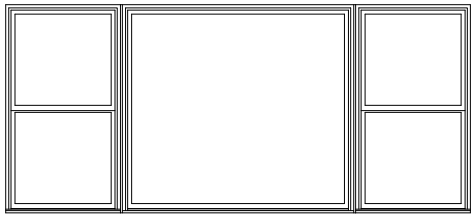
NOTE: Single Hung Operators cannot be mulled above other units.

Calculating Total Opening for Assemblies

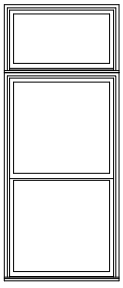
- **WIDTH:**
  - Rough Opening: Frame Width = ADD Frame Widths + 1/2" (13) per mull + 1/2" (13), Inside Opening: Frame Width = ADD Frame Widths + 1/2" (13) per mull + 3/8" (10).
    - Tolerance = 1/4" (6) from frame to Rough Opening at left and right jamb, 3/16" (5) from frame to Inside Opening at left and right jamb.

- **HEIGHT:**
  - Rough Opening Frame Height = ADD Frame Heights + 1/2" (13) per mull + 1/2" (13), Inside Opening:
    Frame Width = ADD Frame Widths + 1/2" (13) per mull + 1/4" (6).
    - Tolerance = 1/4" (6) from frame to Rough Opening at left and right jamb, 1/4" (6) from frame to Inside Opening at left and right jamb.

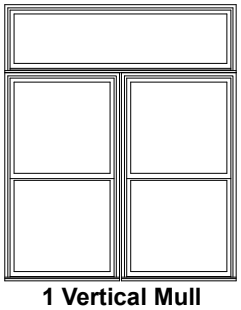
Field mull kits are available. Mulling beyond limitations is not recommended.



2 Vertical Mulls



1 Horizontal Mull



1 Vertical Mull
1 Horizontal Mull

Standard Unit Measurement: Equal Sash

Single Hung Unit Measurements Width														
CN	Masonry Opening		Rough Opening		Inside Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	in	mm
16	1-6	(457)	1-6	(457)	1-5 7/8	(454)	1-5 1/2	(445)	1-3 1/4	(387)	1-3 25/32	(401)	12 9/16	(319)
20	2-0	(610)	2-0	(610)	1-11 7/8	(606)	1-11 1/2	(597)	1-9 1/4	(540)	1-9 25/32	(553)	18 9/16	(471)
26	2-6	(762)	2-6	(762)	2-5 7/8	(759)	2-5 1/2	(749)	2-3 1/4	(692)	2-3 25/32	(706)	24 9/16	(624)
28	2-8	(813)	2-8	(813)	2-7 7/8	(810)	2-7 1/2	(800)	2-5 1/4	(743)	2-5 25/32	(756)	26 9/16	(675)
30	3-0	(914)	3-0	(914)	2-11 7/8	(911)	2-11 1/2	(902)	2-9 1/4	(845)	2-9 25/32	(858)	30 9/16	(776)
36	3-6	(1067)	3-6	(1067)	3-5 7/8	(1064)	3-5 1/2	(1054)	3-3 1/4	(997)	3-3 25/32	(1010)	36 9/16	(929)
40	4-0	(1219)	4-0	(1219)	3-11 7/8	(1216)	3-11 1/2	(1207)	3-9 1/4	(1149)	3-9 25/32	(1163)	42 9/16	(1081)

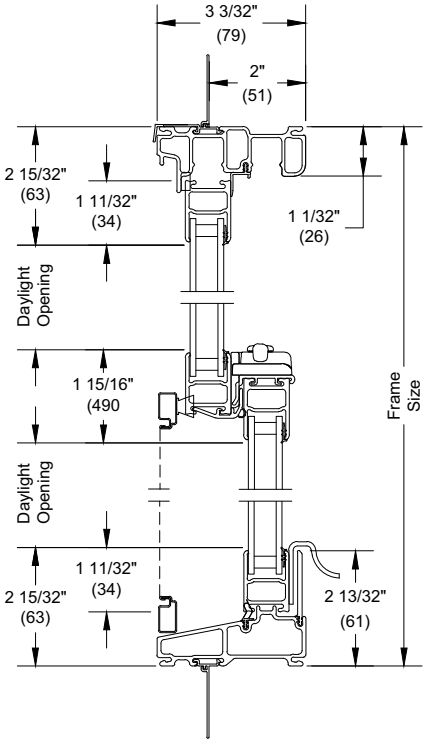
Single Hung Unit Measurements Height														
CN	Masonry Opening		Rough Opening		Inside Opening		Frame Size		Sash Size		Screen OM		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	in	mm
20	1-11 3/4	(603)	2-0	(610)	1-11 3/4	(603)	1-11 1/2	(597)	0-11	(279)	1-9 15/16	(557)	8 5/16	(211)
26	2-5 3/4	(756)	2-6	(762)	2-5 3/4	(756)	2-5 1/2	(749)	1-2	(356)	2-3 15/16	(710)	11 5/16	(287)
30	2-11 3/4	(908)	3-0	(914)	2-11 3/4	(908)	2-11 1/2	(902)	1-5	(432)	2-9 15/16	(862)	14 5/16	(363)
36	3-5 3/4	(1060)	3-6	(1067)	3-5 3/4	(1060)	3-5 1/2	(1054)	1-8	(508)	3-3 15/16	(1014)	17 5/16	(440)
40	3-11 3/4	(1213)	4-0	(1219)	3-11 3/4	(1213)	3-11 1/2	(1207)	1-11	(584)	3-9 15/16	(1167)	20 5/16	(516)
46	4-5 3/4	(1365)	4-6	(1372)	4-5 3/4	(1365)	4-5 1/2	(1359)	2-2	(660)	4-3 15/16	(1319)	23 5/16	(592)
50	4-11 3/4	(1518)	5-0	(1524)	4-11 3/4	(1518)	4-11 1/2	(1511)	2-5	(737)	4-9 15/16	(1472)	26 5/16	(668)
56	5-5 3/4	(1670)	5-6	(1676)	5-5 3/4	(1670)	5-5 1/2	(1664)	2-8	(813)	5-3 15/16	(1624)	29 5/16	(744)
60	5-11 3/4	(1822)	6-0	(1829)	5-11 3/4	(1822)	5-11 1/2	(1816)	2-11	(889)	5-9 15/16	(1776)	32 5/16	(821)

NOTE: Essential Single Hung Elevations *can be found on marvin.com, single hung, sizes and specs.*

Section Details: Operator

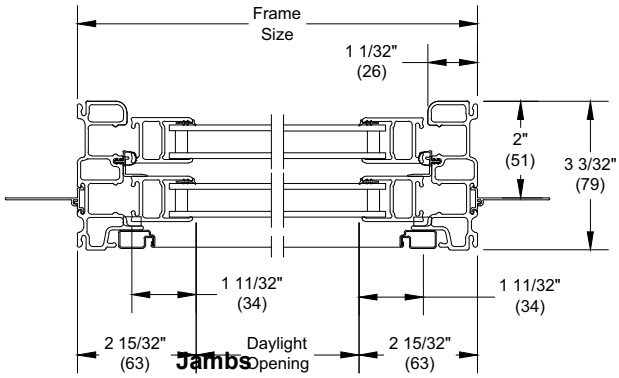
Scale: 3" = 1' 0"

Operating - 2" (51)



Head Jamb and Sill

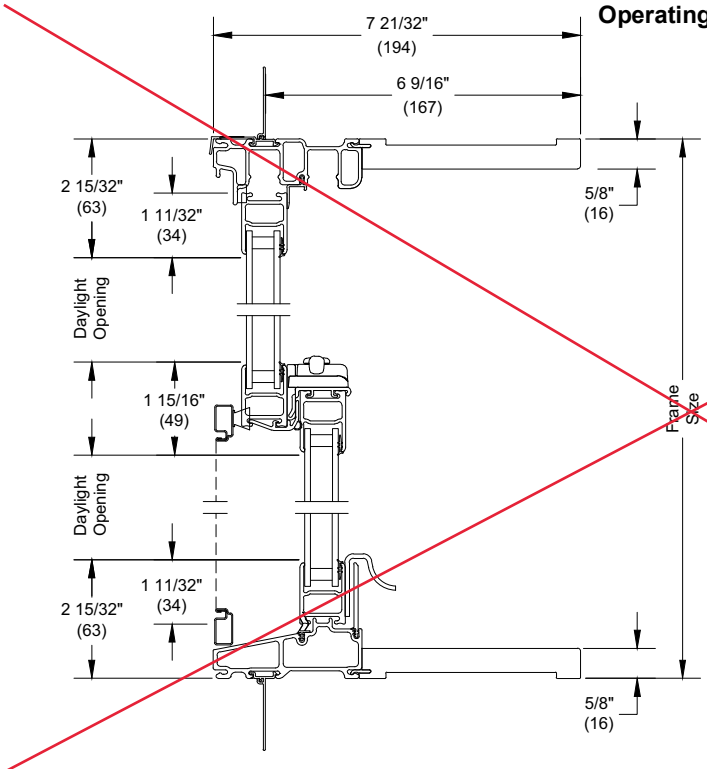
Head Jamb and Sill



Jambs

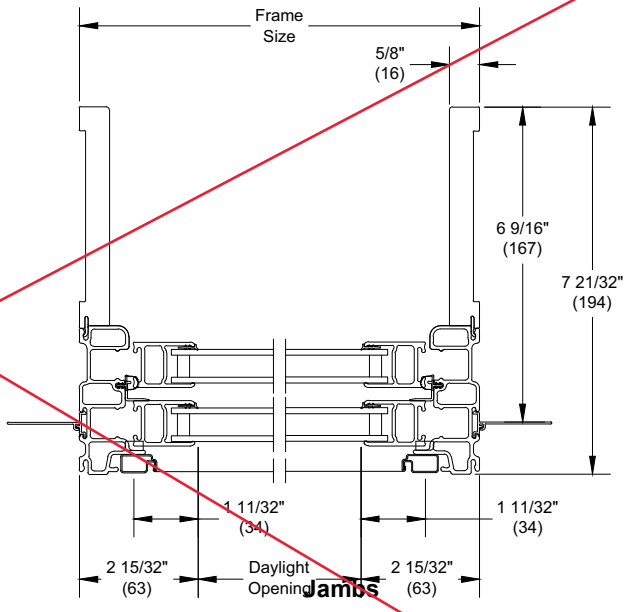
Jambs

Operating - 6 9/16" (167)



Head Jamb and Sill

Head Jamb and Sill



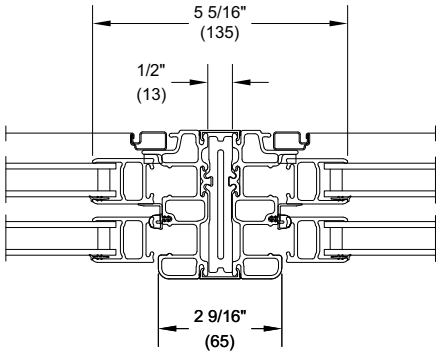
Jambs

Jambs

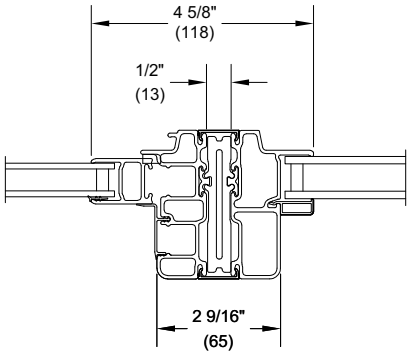
NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile a 6 9/16" extension shown.

Section Details: Reinforced Mullions

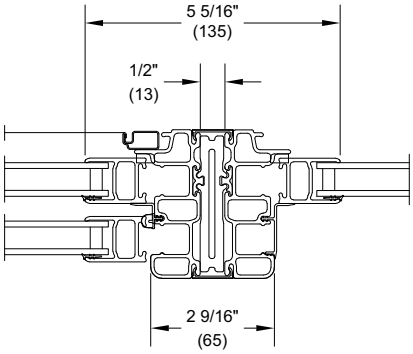
Scale: 3" = 1' 0"



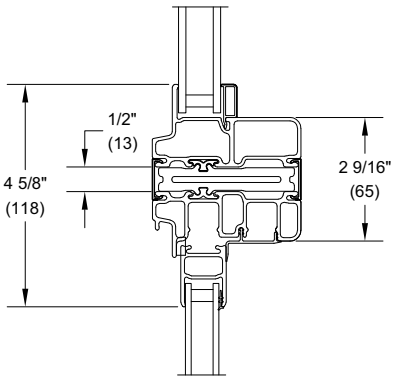
Vertical Mull
Single Hung To
Single Hung



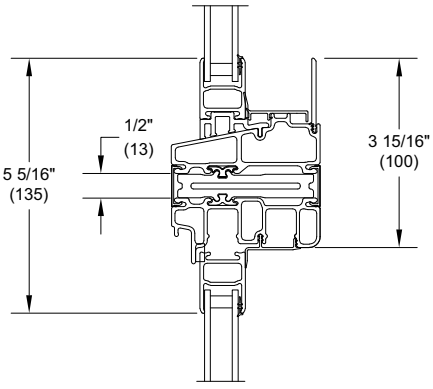
Vertical Mull
Single Hung To
Polygon



Vertical Mull
Single Hung To
Double Hung To
Transon/Picture



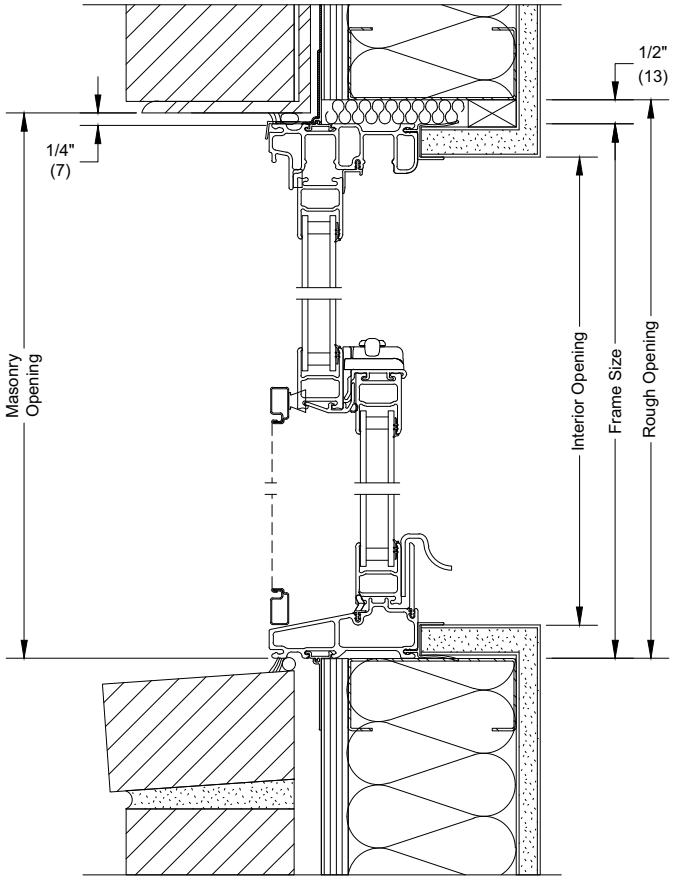
Horizontal Mull
Polygon To
Single Hung



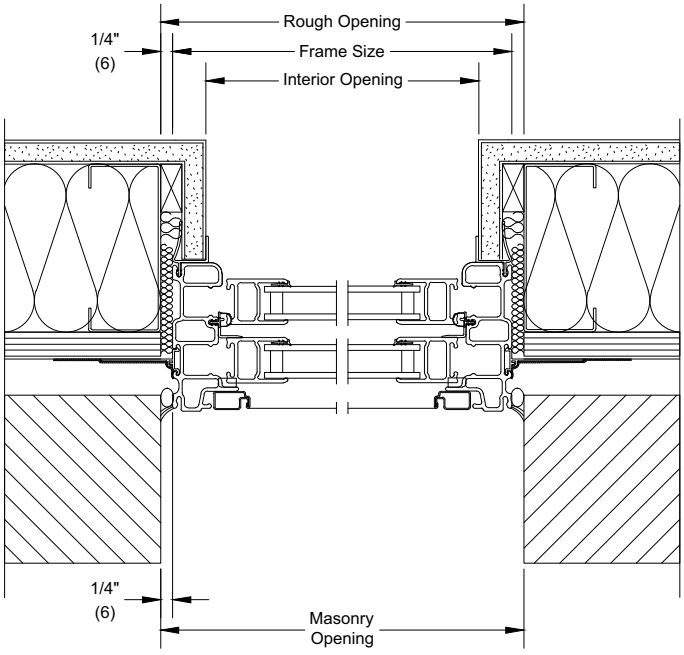
Horizontal Mull
Double Hung Transom/Picture To
Single Hung

Installation Suggestions: Brick Veneer with Steel Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill

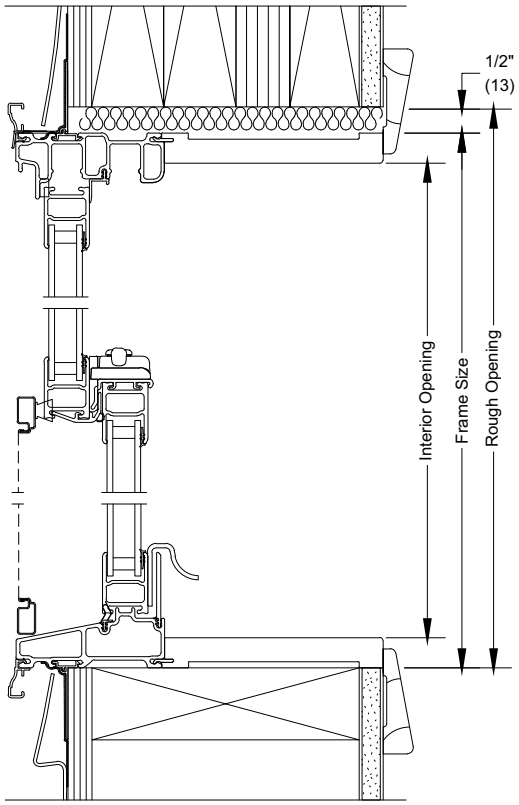


Jambs

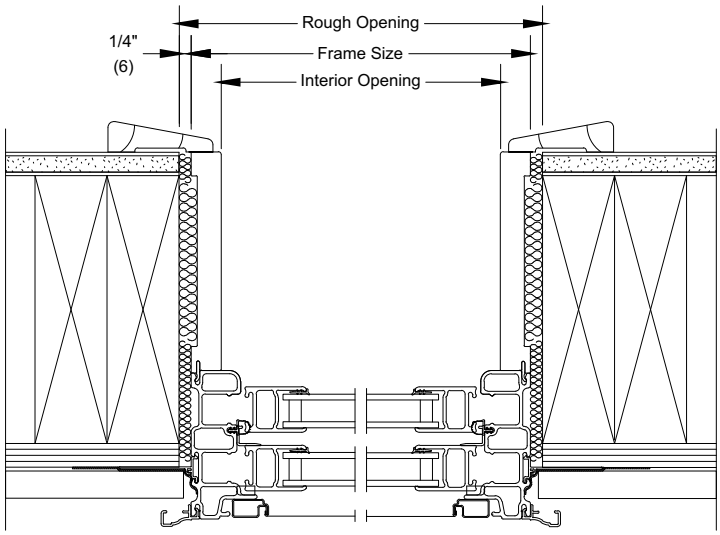
NOTE: Shown with optional sheet rock return. Picture unit installation similar.
The above wall sections represent typical wall conditions, these detail are not intended as installation instructions.
Please refer to the installation instructions provided with the purchased units.

Installation Suggestions: Vinyl Siding with 2x6 Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill

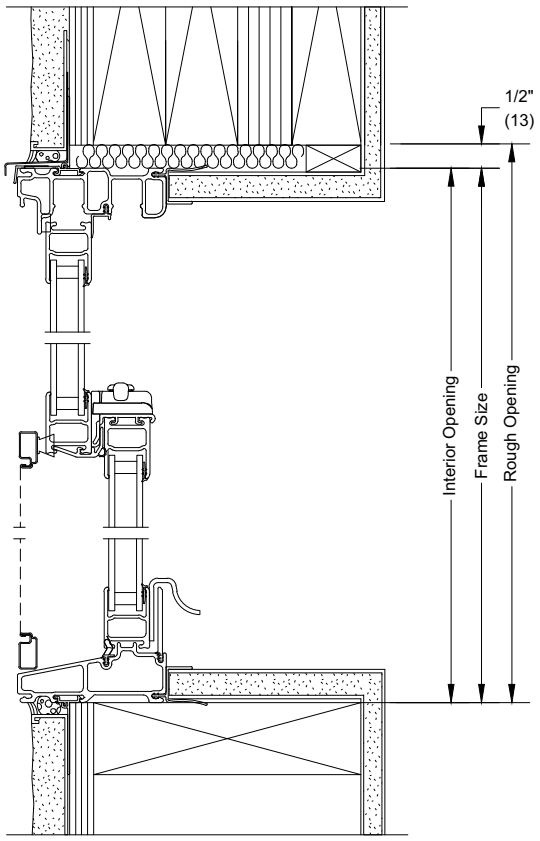


Jambs

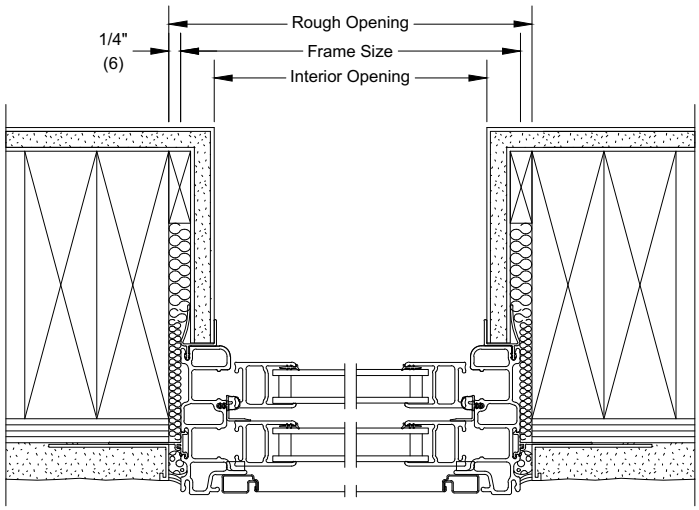
NOTE: Shown with optional jamb extension and J-channels. Picture unit installation similar.
The above wall sections represent typical wall conditions, these detail are not intended as installation instructions.
Please refer to the installation instructions provided with the purchased units.

Installation Suggestions: Stucco with 2X6 Frame Construction

Scale: 3" = 1' 0"



Head Jamb and Sill



Jambs

NOTE: Shown with optional sheet rock return. Picture unit installation similar.
The above wall sections represent typical wall conditions, these detail are not intended as installation instructions.
Please refer to the installation instructions provided with the purchased units.

List of Applicant's Witnesses & Expert Witnesses

Stephen Dronen – KEAN Ventures
David VonderBrink – Elevar Design Group
Tom Tepe – KMK Law
Tim Burke – Manley Burke LPA
Mike Dooley – Bayer Becker

Ahouse, Emily

From: LeMasters Wirtz, Jennifer <J.LEMASTERSWIRTZ@wsp.com>
Sent: Monday, March 15, 2021 2:35 PM
To: Ahouse, Emily; Conservator, Urban
Subject: [External Email] HCB 3/22/2021 - Items 2, 3
Attachments: CPC.Elm.Liberty.2020.10.01.pdf

External Email Communication

To Whom in May Concern,

The Elm & Liberty project has brought before us the largest development proposal we have seen in our community in decades. As an Architect, small business owner, 19 year resident, and mother of two children in the neighborhood CPS school, it is clear to me that what happens at this site will impact the future of Over the Rhine for my children and neighborhood children. After continuous review of this project I **do not support** the construction of this project as proposed in our Community. This project is not intended to support the historic and social fabric of our community. It is not intended to integrate into the scale and balance of the neighborhood and its structures. The current proposal is in fact even larger than the predecessor proposal, now with an entirely new 78', 7-story structure with one side along the small residential Logan Street.

During some community discussions, we urged the developer to reduce the parking from the .7 ratio currently applied, to a more appropriate .5 or less. Mayor Cranley backed the repeal of parking minimums which could significantly reduce the project cost, height and offer the developer the opportunity to rebalance the proforma and lower the height.

The development team is building the same scale and massing, in other Cincinnati neighborhoods. Over-the-Rhine, however, is a national treasure, the largest, most intact urban historic district in the United States.

Architects and developers have the ability to show you the picture you want to see, I know, it's my industry too. But if we look at those same images in the context of the community impact, particularly as it relates to scale, you will see how out of context it is.

- In the first image we are seeing the aerial view, with the tallest building in the *background*, shrinking it's appearance in the image. However, what I am depicting with the overlay is the hulking development shown in orange over the tops of the smaller scale neighborhood fabric.

- When looking at the second image, the Central Parkway elevation, we could image that additional height may be appropriate. But the number of stories proposed here exceeds a reasonable request. This becomes particularly noticeable on the backside of this building along the residential Logan Street.
- The proposed project shown again in orange in the third image, dwarfs the residential buildings across the street. How do you think the low income folks living in 1620 Logan Street would feel about losing the light of the western sun?

I urge the HCB to withhold support of the Elm & Liberty project until it integrates with the historic district's unique and consistent scale. I greatly appreciate the attention you give towards the betterment of the Greater Cincinnati Community and our cherished Over-the Rhine.

Thank you,

Jennifer LeMasters Wirtz, AIA, PMP, LEED AP BD+C, ENV SP
Supervising Architect, Sr. Project Manager

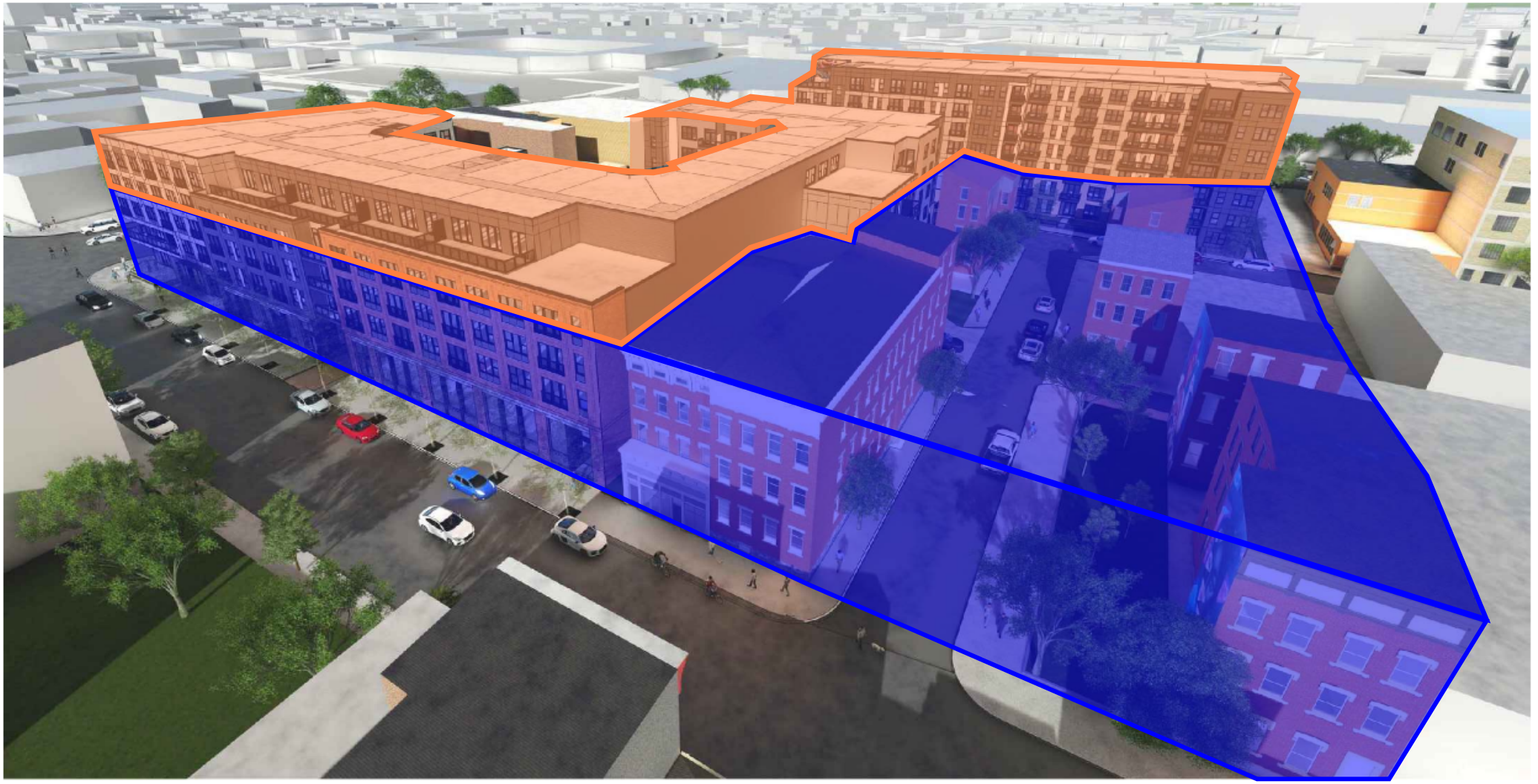
Office: +1 513 639 2107
Mobile: +1 513 703 8553
j.lemasterswirtz@wsp.com
linkedin.com/in/jlemasterswirtz

WSP USA
312 Elm Street, Suite 2500
Cincinnati, OH 45202

wsp.com

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



EXISTING HISTORIC HEIGHT & MASSING

PROPOSED HEIGHT & MASSING ABOVE HISTORIC FABRIC

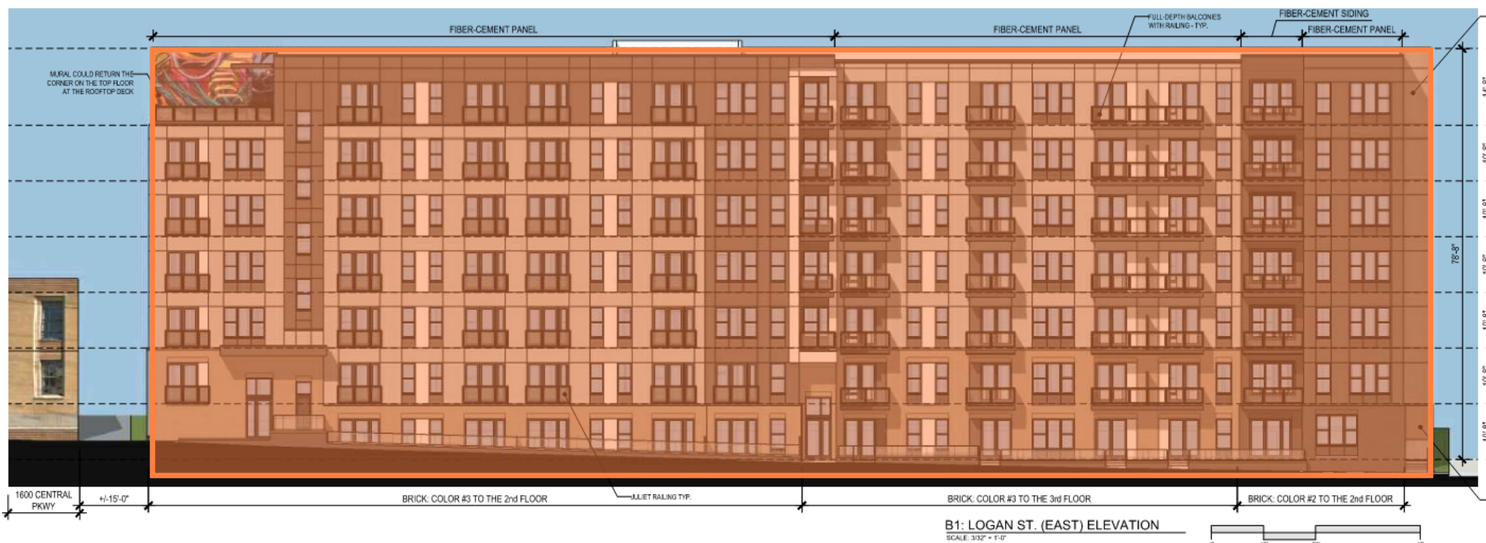
B1 & B2: BIRDSEY LOOKING SW



EXISTING HISTORIC HEIGHT & MASSING

PROPOSED HEIGHT & MASSING ABOVE HISTORIC FABRIC

B1: CENTRAL FACADE LOOKING SE



B1: LOGAN ST. (EAST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'



B2: LOGAN ST. (WEST) ELEVATION

SCALE: 3/32" = 1'-0"

0' 10' 20' 40'

CONCEPTUAL IMAGE CONCEPT SUBJECT CHANGE

EXISTING HISTORIC HEIGHT & MASSING

PROPOSED HEIGHT & MASSING ABOVE HISTORIC FABRIC

Ahouse, Emily

From: Maurice Wagoner <presidentotrcc@gmail.com>
Sent: Monday, March 15, 2021 3:01 PM
To: Ahouse, Emily
Cc: Johnson, Beth
Subject: [External Email] Elm and Liberty
Attachments: OTRCC_Liberty and Elm_Letter in Opposition_September 2020.pdf; OTRCC_Reissue of Letter in Opposition to Liberty and Elm_Jan 2021.pdf

External Email Communication

Dear Members of HCB,

Please find attached the Over-the-Rhine Community Council's letters in opposition to the Elm and Liberty project submitted to Planning Commission and City Council. Nothing has changed and we remain opposed for the reasons stated in the letters. We hope you will consider the residents consistent opposition as you make your decision.

Regards,

Maurice Wagoner
President Over-the-Rhine Community Council
PresidentOTRCC@gmail.com
otrcommunitycouncil.org
513.381.2956

Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

September 29, 2020

Dear Cincinnati Planning Commission,

I am writing today to advise you that on September 28, 2020, the members of the Over-the-Rhine Community Council voted to **OPPOSE the proposed zone change and major amendment to the Planned Development at Liberty and Elm in Over-the-Rhine.**

We object due to the developer's failure to continue engagement and meaningful negotiation with our community council after we raised concerns about:

- The percentage of affordable housing
- The failure to target the affordable housing to lower income households
- The lack of information about the funding and timing of the affordable housing
- The height and design of the proposed development
- The lack of plans for "best practices" in construction and management, including wages and hiring practices

The developer is requesting huge benefits from the City of Cincinnati, including a zoning designation that removes existing height restrictions, circumvents historic district protections by relegating the Historic Conservation Board to an advisory role only, and a multi-million-dollar tax abatement and incentive package through Council.

As we struggle to meet the resident needs for affordable housing and preserve the unique, protected historic charm of our neighborhood, this project offers far too little in return for these very large benefits. Indeed, as the developers have proposed it, this project would create new challenges to our efforts regarding historic character and diverse residents.

We ask that the Planning Commission deny or hold this proposed amendment until the developer engages in meaningful negotiation with the Community Council about community benefits and to ensure that, as required by the city ordinance, 'the concept plan…is consistent with applicable plans and policies and is compatible with surrounding development' and provides the required ‘compensating benefits’.

Sincerely,

Maurice Wagoner, President, Over-the-Rhine Community Council

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

January 15, 2021

Dear City Leaders,

The Over-the-Rhine Community Council OPPOSES the proposed zone change and major amendment to the Planned Development at Liberty and Elm in Over-the-Rhine.

The attached letter, which we sent to the Planning Commission after our vote, outlines the reasons for our opposition.

Nothing has changed since we sent this letter. Our objections are the same as outlined in that letter; The developer has not communicated to us at all since then and the benefits requested by the developer from the city are very significant while our community priorities are not addressed.

We urge you to oppose the proposal "until the developer engages in meaningful negotiation with the Community Council about community benefits and to ensure that, as required by the city ordinance 'the concept plan...is consistent with applicable plans and policies and is compatible with surrounding development' and provides the required compensating benefits.

Thank you.

Maurice Wagoner
President, Over-the-Rhine Community Council

Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

September 29, 2020

Dear Cincinnati Planning Commission,

I am writing today to advise you that on September 28, 2020, the members of the Over-the-Rhine Community Council voted to **OPPOSE the proposed zone change and major amendment to the Planned Development at Liberty and Elm in Over-the-Rhine.**

We object due to the developer's failure to continue engagement and meaningful negotiation with our community council after we raised concerns about:

- The percentage of affordable housing
- The failure to target the affordable housing to lower income households
- The lack of information about the funding and timing of the affordable housing
- The height and design of the proposed development
- The lack of plans for "best practices" in construction and management, including wages and hiring practices

The developer is requesting huge benefits from the City of Cincinnati, including a zoning designation that removes existing height restrictions, circumvents historic district protections by relegating the Historic Conservation Board to an advisory role only, and a multi-million-dollar tax abatement and incentive package through Council.

As we struggle to meet the resident needs for affordable housing and preserve the unique, protected historic charm of our neighborhood, this project offers far too little in return for these very large benefits. Indeed, as the developers have proposed it, this project would create new challenges to our efforts regarding historic character and diverse residents.

We ask that the Planning Commission deny or hold this proposed amendment until the developer engages in meaningful negotiation with the Community Council about community benefits and to ensure that, as required by the city ordinance, 'the concept plan…is consistent with applicable plans and policies and is compatible with surrounding development' and provides the required ‘compensating benefits’.

Sincerely,

Maurice Wagoner, President, Over-the-Rhine Community Council

Ahouse, Emily

From: Ted Leavitt <tleavitt@me.com>
Sent: Monday, March 15, 2021 3:53 PM
To: Ahouse, Emily
Subject: [External Email] Elm & Liberty

External Email Communication

To the Historic Conservation Board:

As a near neighbor, I am writing in opposition to the Liberty & Elm project with regard to Historic Conservation Board approval. I was a member of a coalition seeking affordable housing with this project, and we were willing to cede some exceptions to historic guidelines in order to find a reasonable compromise. With the City Council approving the project with no affordable housing required, it seems appropriate that the project fit with your guidelines. Specifically, having 7 stories on Central Parkway seems out of context with the adjacent properties, and extreme care needs to be given to the height on the east side of the project.

It seems vitally important that with a project of this scope that it fits the context of the neighborhood. As a coalition, we have carefully reviewed the economics of this project, and I would like to underscore that the size of this project is not the only economically viable use of this land. We ask that you demand an appropriate scale, and thank you for your consideration.

Ted Leavitt

1514 Race St., #3
Cincinnati, OH 45202
Mob. +1 843 338 0750
Skype. tedleavitt
tleavitt@me.com

Ahouse, Emily

From: frankprussell@gmail.com
Sent: Monday, March 15, 2021 3:54 PM
To: Ahouse, Emily
Cc: wkpape@graypape.com; 'LeMasters-Wirtz Jennifer'; dannyklingler@gmail.com
Subject: [External Email] opposition letter - HCB COA 1617 Elm 1621 Logan
Attachments: Elm and Liberty.pdf

External Email Communication

Please find attached letter of opposition from the Over the Rhine Foundation. I would also like to speak on behalf of the foundation at the hearing.

Thank you

15 March, 2021

RE: 1617 Elm Street, 1621 Logan Street Proposal for COA

To members of the Historic Conservation Board,

The Over-the-Rhine Foundation opposes the issuance of a Certificate of Appropriateness for this proposal for the following reasons:

Height: The proposal far exceeds allowable height in the massing, especially in the portions along Logan and portions that front Central Parkway. The heights along Logan street dwarf what remaining contributing buildings remain on that street. The height of the proposal on Elm and Green Street also exceeds allowable height.

Balconies: The proposal includes balconies that are not permitted in the OTR Historic District because they are not found in the historic architectural typology of contributing buildings. Permitting balconies on this complex, especially on Liberty or on Elm where it is most incompatible, may set a troubling precedent that future developers will use to justify the proliferation of balconies elsewhere. Screening balconies from the primary facades and/or positioning them out of view and fronting side yards or rear alleys has been proven to be an acceptable alternative to maintain the amenity.

Window proportions: While groupings of vertically proportioned windows are seen in OTR, the fenestration of the proposed buildings clusters windows within a larger frame that causes the overall effect to read less vertically than is called for in the guidelines. The proportions of this frame, according to the designers, is derived from the warehouse fenestration of other buildings found on Central Parkway. This geometry and fenestration may be appropriate on Central Parkway, but is incompatible with the context of adjacent buildings on Liberty Street and Elm Street which are expressed, even when clustered as punched openings in a masonry façade, rather that clusters of infill glazing within a modern structural frame.

Architectural features at the corner of Elm and Liberty: The “eyebrow” entry canopy as proposed at the corner of Elm and Liberty is jarring. With its projecting upper and lower canopies and closed sides, it is notable in its insensitivity to the historic context as it neither draws from, reinterprets, nor resembles entry features found in any other examples in the historic district. The railings above the lower canopy imply a balcony feature which is prohibited in the district.

Façade badges: the lighter shaded banners which appear randomly on the façade are, well, random and may be a regrettable feature as seen in the future.

Respectfully,



Frank Russell, AIA
Vice President, Over-the-Rhine Foundation

CC: Kevin Pape

Ahouse, Emily

From: Vicky Leavitt <vickyleavitt@gmail.com>
Sent: Monday, March 15, 2021 4:01 PM
To: Ahouse, Emily
Subject: [External Email] Oppositon to Liberty & Elm Heights/Scale

External Email Communication

Dear Emily,
While I very much look forward to the development of Liberty & Elm (especially since developers have turned the once Community Garden into a 'dumping ground' for building waste), I am opposed to their design. The biggest issue in my view is that their proposal is totally out of line in terms of the height for this historic neighborhood, and will dwarf the 3-story historic contributing buildings on Elm Street (both that it abuts and directly across the street), as well as the existing 2-3 story historic building on Logan Street that will also be swallowed up by their proposed 7 story behemoth on the Logan and Central Parkway sides.

If they had considered including some affordable housing within this monstrous new building, I might be more willing to consider the imposing height, but it will have no affordable units in this building — which will be a locked gate with swimming pool complex that feels very out of place in the OTR Historic neighborhood.

I am also not a fan of the design, as it feels like they are dropping one of their suburban Blue Ash developments into the heart of historic OTR, but as the HCB professionals, I will leave the design inputs to you.

But **please, do not give them permission for the out of scale/ way too high heights that they are proposing on both Elm and Logan**.

Many thanks for your consideration,
Vicky

Victoria S. Leavitt
1514 Race Street, #3
Cincinnati, OH 45202

E vickyleavitt@gmail.com
M +1 614 824 0250

ITEM 4 March 22, 2021

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

APPLICATION #:	ZH20210012/ COA2021005
APPLICANT:	PLK Cooper, LLC
OWNER:	PLK Cooper, LLC
ADDRESS:	**1601 Blue Rock Street**
PARCELS:	221-0013-0002; 221-0013-0003; 221-0013-0004; 221-0013-0005; 221-0013-0006; 221-0013-0007; 221-0013-0008; 221-0013-0009; 221-0013-0010; 221-0013-0223
ZONING:	ML
OVERLAYS:	Northside NBD Historic District
COMMUNITY:	Northside
REPORT DATE:	March 16, 2021
HEARING DATE:	March 22, 2021

Details of Zoning Relief Required:

1. Per **Section 1400-23**, one (1) principal structure is permitted per lot. A **Numerical Variance** of one (1) is required for two (2) proposed principal structures on one lot.

2. Per **Section 1413-07**, a maximum density of 24 units is permitted. A **Numerical Variance** of 33 is required for the proposed 57 units.

3. Per **Section 1413-07**, a minimum front yard setback of 20’ is required along and Apple Street. A **Dimensional Variance** of 20’ is required for a proposed setback of zero.

4. Per **Section 1413-07**, side yard setbacks of 3’ (minimum) and 12’ (total) are required. **Dimensional Variances** of 3’ (minimum) and 12’ (total) are required for proposed setbacks of zero.

5. Per **Section 1413-07**, the maximum building height is limited to 45’. A **Dimensional Variance** of 2’ is required for a proposed maximum height of 47’ for the north building.

6. Per **Section 1423-13**, a Type D Buffer Yard is required along the northern frontage of Blue Rock, adjacent to the PR District. A **Special Exception** is required to eliminate the Type D Buffer Yard requirement.

7. Per **Section 1423-13**, a Type A Buffer Yard is required along the southeastern frontage of Vandalia, adjacent to the CC-P District. A **Special Exception** is required to eliminate the Type A Buffer Yard requirement.

8. Per **Section 1421-35**, Refuse Storage Areas may not be located in any required front yard. A **Locational Variance** is required for the placement in the Apple Street front yard area.

9. Per **Section 1425-15**, parking is prohibited within the required front yard setback along Apple Street (20'). A **Special Exception** is required for parking within 3' of Apple Street.

Existing Conditions

The subject property occupies the triangular block bounded by Blue Rock Street on the north, Vandalia Avenue on the south, Apple Street on the west and Hamilton Avenue on the east in the Northside neighborhood. Hoffner Park is located across Blue Rock Street to the north. A small strip of Right-of-Way bisects the block from Blue Rock to Apple Street. The applicant is in the process of gaining control of the ROW to incorporate into the project. The eastern end of the project area is within the Northside NBD local historic district. The majority of the lot is vacant and used for gravel parking to the south of the ROW strip. Two existing buildings are located on the block fronting Blue Rock Street. The existing building at 1609 Blue Rock, the former Crosley building, will be retained and renovated. The existing building at 1613 Blue Rock will be demolished. The buildings are separated by an additional gravel parking lot. Neither of the existing buildings are within the boundaries of the historic district.

Proposed Conditions

The applicant is proposing a new mixed-use development on the site consisting of 57 residential units and a 2,000 sf commercial space fronting Hamilton Avenue and Blue Rock Street. The development will consist of two buildings. The southern building will be primarily residential with a small commercial space (approximately 2,000 sf) at the eastern point adjacent to Hamilton Avenue and within the local historic district. The new building will be three-stories in height. The northern building will be an addition to the existing Crosley building at 1609 Blue Rock Street. The existing building will be renovated for residential use and a four-story addition built to the west. A surface parking lot will be located at the southwest portion of the site, extending beneath the addition at the northwest corner. The existing ATM on the site will be removed. The 10 existing lots and the ROW strip are to be consolidated into a single parcel. An additional surface parking lot is proposed across Vandalia Avenue. As this is a separate property wholly outside the boundaries of the historic district, it is not a part of this review.

Applicable Zoning Code Sections:

Zoning District:	Section 1413	ML
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Northside NBD Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

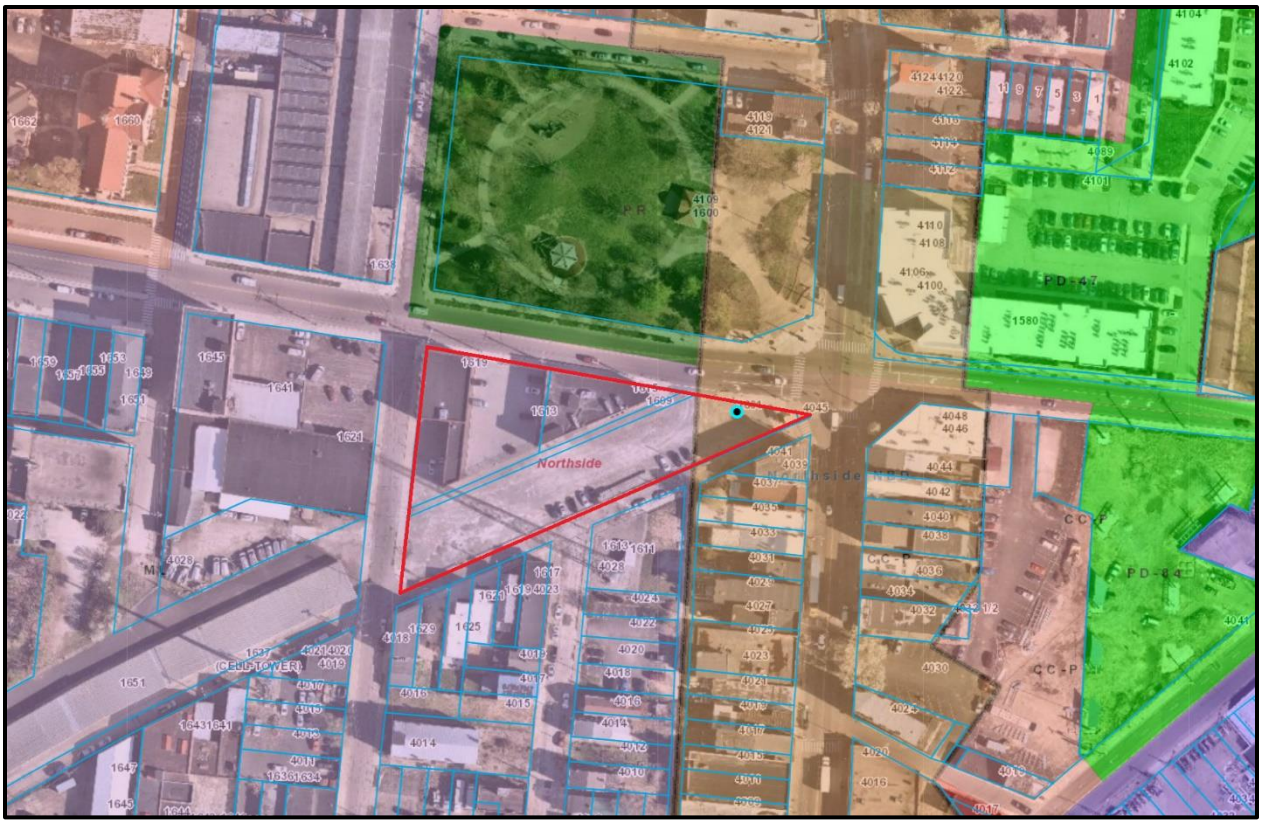


Figure 1: Location of subject property with Historic District in brown. Image from CAGIS.

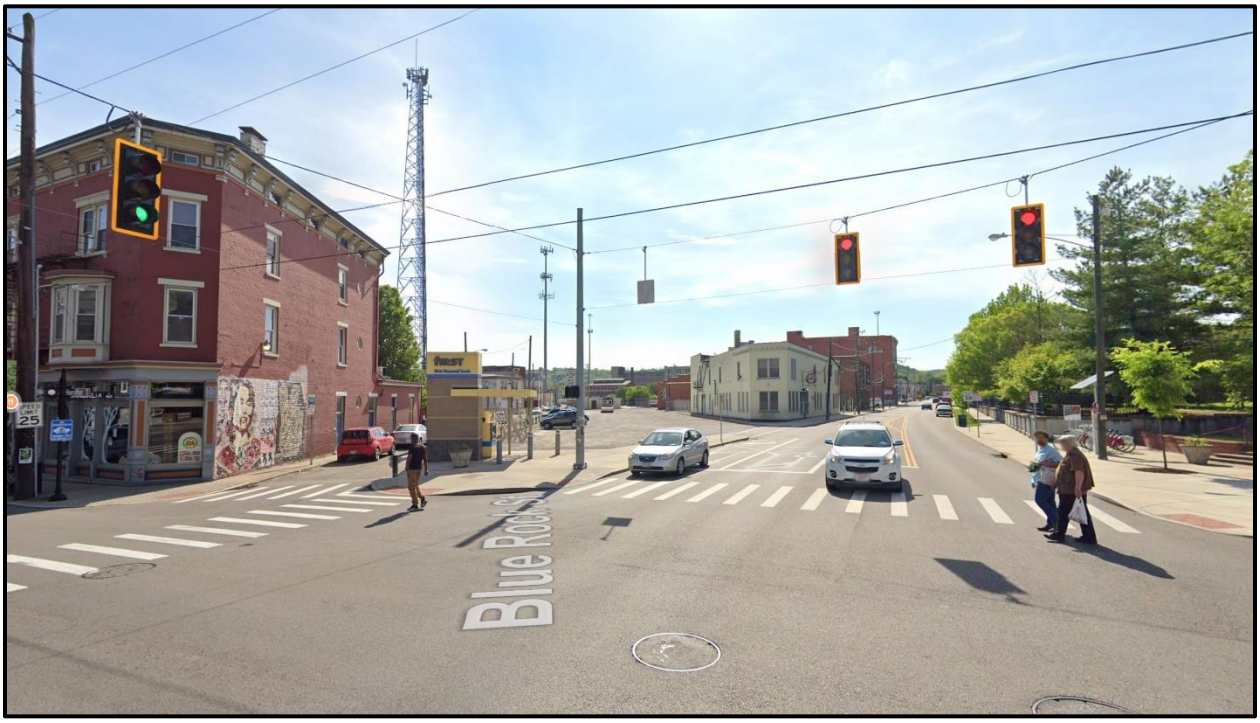


Figure 2. View of subject property from Hamilton Avenue facing southwest, ca. May 2019. Image from Google.



Figure 3: View of subject property ca. April 2019, facing northeast. Image from Google.

Previous Reviews: N/A.

Zoning Review

The property is located in an ML Zoning District and a Historic Overlay. Zoning Relief is required for several aspects of the proposed development.

The proposed property encompasses ten parcels occupying the entire block. Because the project stretches from Hamilton Avenue to Apple Street, the lot has double-frontage on these streets. On a corner lot, the Zoning Code defines the lot line with less length as the frontage; therefore, the subject property has frontages on Hamilton and Apple, corner side yards along Blue Rock and Vandalia, and has no rear yard. As a result of this configuration, several variances are required, including setbacks, parking locations and the Refuse Storage location. Additional variances unrelated to the lot configuration are required for density and multiple principal structures on a single lot.

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

Whenever an application is made for a variance, special exception or conditional use relating to property wholly or partially located within a Historic District or involving a Historic Asset, the Historic Conservation Board exercises the authority granted to the Zoning Hearing Examiner in Chapter 1445 of the Cincinnati Zoning Code. In such cases, the provisions of Chapter 1445, where not inconsistent with the provisions of this chapter, apply to the exercise of the authority prescribed therein.

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds 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 in the district or vicinity where the property is located and either:

(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 majority of the Zoning Relief related to siting (setbacks, Refuse Storage location, parking location) are directly related to the proposed lot configuration. Once consolidated, the block will consist of one single parcel with double-frontage. The proposed setbacks are appropriate to the Historic District. The applicant has designed the site to front on the surrounding primary streets, consistent with the adjacent CC-P Zoning District that makes up the majority of the Hamilton Avenue corridor, which serves as the Neighborhood Business District (NBD), as well as the Historic District. As the south building extends to the point at Hamilton Avenue within the Historic District and the NBD, the proposed placement is consistent with surrounding development where most buildings are built at or near the lot lines on the front and side. While the Refuse Storage area and some parking will be located within the technical front setback along Apple Street, the development was designed to front on Hamilton, Blue Rock and Vandalia with the Apple frontage serving as the de facto rear yard. These elements will have landscape buffering and screening along Apple to help remediate any adverse effects.

The desire to have two principal structures on a single lot is directly related to the applicants' desire for an efficient property management scenario where one entity will be responsible for maintenance of all driveways, parking, trash, landscaping and common facades. While the development could potentially have been developed as one large building, the applicant proposed two separate structures to provide a break in the development, so as not to read as a single monolithic structure, and also to showcase the flatiron style of the existing Crosley Building. This approach is appropriate in the interest of Historic Conservation, as most of the surrounding development consists of smaller parcels with separate buildings.

While the requested density is significantly above what is permitted by right, the proposed density is not expected to negatively impact the surrounding area. The full amount of required parking will be provided on-site and through the adjacent lot at 1611 Vandalia Avenue. While the ML district limits density to one unit per 2000 sf of lot area (24 units), the adjacent CC-P district allows one unit per 700 sf, which would allow a density of 78 units on this site. While the subject property is currently zoned ML, the Northside community has suggested Zoning changes that would allow mixed-use development of commercial, office and/or residential through the *2014 Northside Updated Land Use Plan* (see Figure 4). A stated goal of the Plan is to increase density near the NBD, which this proposal accomplishes.

The 2' height variance for the rear building is related to the parapet the extends above the roofline, which is desired to help screen potential rooftop mechanical equipment. The additional 2' of height is not expected to create any adverse effects and is similar in height to nearby industrial buildings.

Finally, the proposed elimination of the Buffer Yard requirements are also appropriate in the interest of Historic Conservation. The main intent of the Buffer Yard requirements in the ML District is to protect adjacent land uses from potential adverse effects of higher-intensity manufacturing uses that often occur in the district. As the proposed use consists of residential and commercial space (likely an Eating and Drinking Establishment), the potential adverse effects of manufacturing uses will not be present on site. As the adjacent CC-P district has the same uses that are proposed for the subject property, the Buffer Yards are not necessary and would only serve to further remove the buildings from the street frontages where the Historic guidelines desire the buildings to be placed.

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

The denial of the requested Zoning Relief would not deprive the property of all economically viable uses; however, the relief will allow for a dense mixed-use development that satisfies the goals of the *2014 Updated Northside Land Use Plan*.

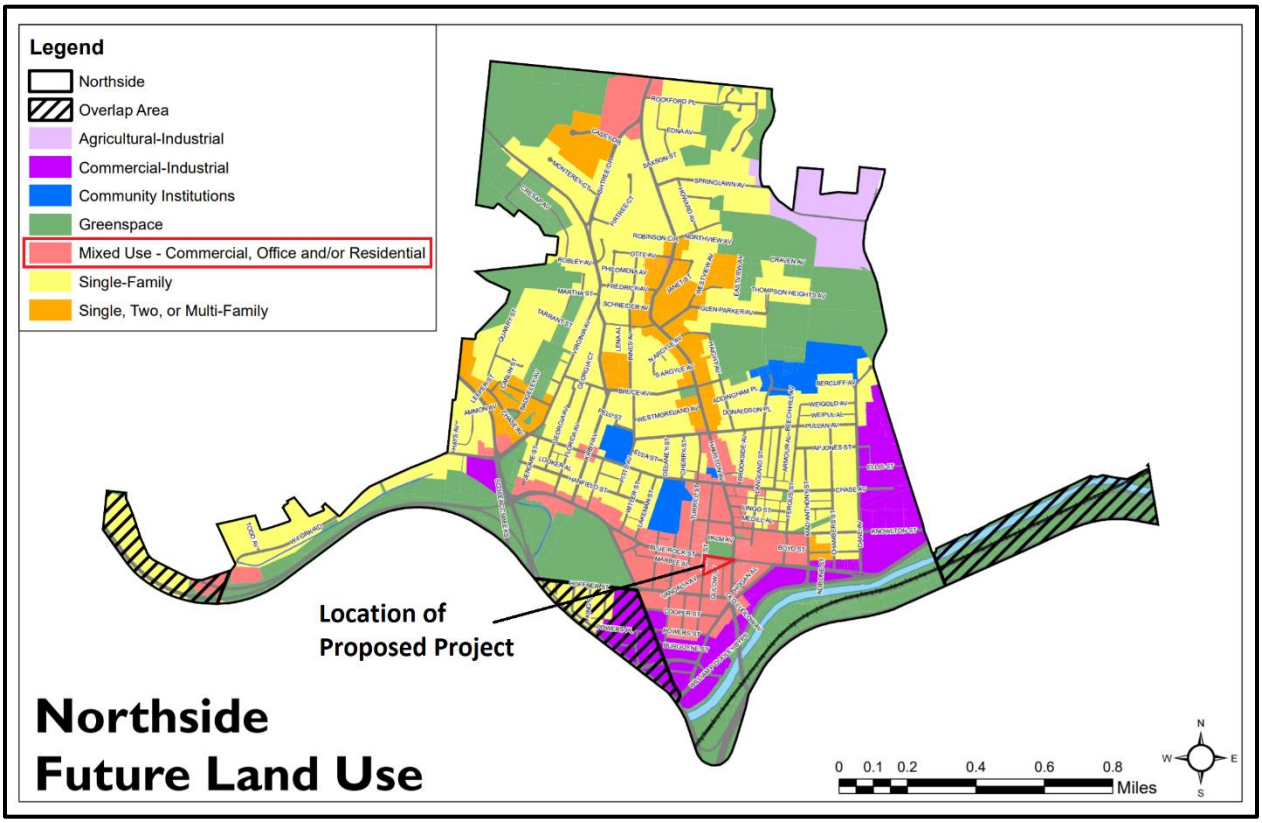


Figure 4. Location of project in desired "Mixed-Use" area. Image from *2014 Updated Northside Land Use Plan*.

Certificate of Appropriateness Review:
A COA is required for the proposed new construction and the addition and rehabilitation of the Crosley Building.

Comments on Applicable Guidelines
It is Staff's view that the proposed placement and design of the development substantially conforms to the applicable guidelines of the Northside NBD Historic District, as discussed below.

Applicable Guidelines

New Construction/ Additions: Compatible but not Copies
New construction should not try to imitate the old, but should be compatible with respect to the following:

MATERIALS: *The type of materials and their color, texture, scale and detailing should be compatible with those of the district and/or the original building. Predominate materials are brick with stone, wood or cast iron trim.*

> The proposed new construction and addition will utilize a variety of materials similar to what is found in the surrounding district. The first floor on street frontages will primarily feature brick cladding, storefront window systems and metal paneling. Upper levels will feature a combination of brick, primarily at the ends of the buildings, metal paneling on the columns and surrounding the balconies and fiber cement siding at the top. Metal panels will also be used in conjunction with black metal railings at the balconies. Secondary facades will feature less brick and more fiber cement siding, which will be a dark gray color similar to the proposed brick.

SCALE: *The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts.*

> The proposed scale of the buildings is generally in line with surrounding development. The new construction fronting Hamilton Avenue will be three stories in height, matching the adjacent historic property to the south at 4041 Hamilton Avenue. As the lot is larger than most surrounding lots, the building will have more depth extending down Vandalia Avenue. The proposed addition to the Crosley building will be four stories in height. As the Crosley building is two stories, the addition will be larger than the main building; however, being outside the boundaries of the Historic District, Staff feels this is appropriate. The applicant consciously designed the new building at Hamilton Avenue to be three stories to better blend with the Historic District, allowing for additional height away from the district boundary. As the western portion of the site begins to transition into more industrial uses, staff feels the additional height is appropriate. It should be noted that there are several buildings within the Historic District that are four stories tall. Additional industrial buildings to the west and north of the site also reach four stories or more. The variations in height between the different structures mimics

the urban rhythm that is found throughout the district, which varies from one to four-story buildings on a generally uninterrupted street façade.

FORM: *The shape, massing, and proportions of new work should be compatible with the District and the original building. Openings are primarily vertical.*

The shape, massing and proportions of the new work is compatible with the District. The applicant made an effort to limit the height of the Hamilton Avenue building to three stories to better match the Historic District along Hamilton. As the lot extends to the west toward the more industrial section of Northside and outside the Historic District boundaries, the building height is increased to four stories for the western addition to the Crosley Building.

While the openings on the building are somewhat larger and more horizontal than what generally appears on the mixed-use buildings of Hamilton Avenue, these openings are primarily intended to provide for recessed balconies, and the rhythm and size of the openings were chosen to emulate the larger Commercial-style and industrial buildings found throughout the more industrial areas of the Northside community, in close proximity to the western portion of the lot. The adjacent property at 1645 Blue Rock is a good example of this style. As the Hamilton Avenue building partially extends into the Historic District, but is set back further from Hamilton than the contributing buildings in the District which front directly on Hamilton, Staff feels that the design is appropriate and provides a transition from the primarily late nineteenth century mixed-use buildings along Hamilton Avenue to the early twentieth century industrial buildings to the west.

DETAILING: *The detailing including, but not limited to, the following features and their placement on additions and new construction should be compatible with the District: walls; roofs; windows; doors; eaves; cornices; chimneys; porches; appurtenances.*

The proposed detailing is compatible with the District and is primarily accomplished through a change of materials with black metal paneling on the columns and balcony surrounds and a copper-colored metal panel on the balconies and portions of the ground floor, providing accents and variations in color. Black metal railings will also be utilized on the balcony openings. The buildings provide a defined base, middle and top through the change of materials and openings.

The Hamilton Avenue building features a building extension toward the point at Hamilton and Vandalia, which will be open to serve as a balcony on the second level and a potential Outdoor Area for the commercial space on the ground floor, or otherwise as a Plaza area for residents. This extension helps to bring the building closer to Hamilton Avenue while providing usable outdoor space.

HEIGHT: *The height of an addition should not exceed the height of the original building. Buildings in the Northside Historic District vary from 1 to 3 stories high. The height of new buildings should be comparable to the height of existing buildings and should not detract*

from the character and appearance of the District.

As discussed above, Staff feels that the height of the proposed structures is comparable to the heights generally found in the district. The corner building at Hamilton Avenue is three stories with the existing two-story Crosley building behind and the four-story addition at the western end of the site where the neighborhood begins transitioning into more industrial uses. When viewed from within the Historic District boundaries on Hamilton Avenue, the additional height of the rear building will not seem excessive but will continue the varied building heights as found within the District.



Figure 5. Rendering of view from Hamilton Avenue. Image from applicant.

SETBACK: *The setback of new buildings should be comparable to the setbacks of existing buildings in the District. Buildings are commonly sited on the sidewalk and 3-10 feet from adjacent buildings or attached to them.*

The proposed setbacks are comparable to the existing district. The buildings are sited at the lot lines along Blue Rock and Vandalia with a small setback at Hamilton Avenue due to the lot coming to a point. The primary massing is focused on Blue Rock and Hamilton Avenue as well as an extension down Vandalia Avenue. The surface parking lot is located on the southwest portion of the site, away from the primary streets of Hamilton and Blue Rock. Most buildings in the District and elsewhere throughout the neighborhood have little to no setbacks on the front and sides.

HISTORIC INTEGRITY: *Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. If original openings are filled in on the side or rear elevations, the outline of the original opening should remain apparent*

by setting new infill material back from the surface and leaving original sills and lintels in place.

The historic integrity of the existing Crosley building will be preserved. Original openings that were previously infilled will be reopened and historically-appropriate windows installed. Existing doors are not original and will be replaced with glass storefront systems. Providing a break between the Hamilton Avenue building and the existing Crosley building will allow for a small parklet that will allow views to the east elevation, which is a flatiron configuration.

A small outdoor area will be added to the roof of the Crosley building. Simple in nature, the area features a grassy dog run and tenant amenity space. A small fence will enclose the area and will be hidden from the primary streets by the building's existing parapet.

Other Considerations:

Prehearing Results: A prehearing was held on March 3, 2021. Several members of the public were in attendance. Various concerns were raised regarding affordable housing, the inclusion of a surface parking lot and the location of the Refuse Storage area. Affordable housing is not under the purview of Zoning or Historic Conservation. Multi-family residential uses are permitted and the Zoning Code does not distinguish between affordable and market-rate housing. It should be noted, the proposed project is intended for workforce housing with all units at or below 80% AMI.

While some participants desired a parking garage in lieu of the surface parking lot, the proposed surface lot provides the required parking for the development entirely through off-street parking and is placed appropriately on the site, being sited away from the primary streets of Hamilton Avenue and Blue Rock Street. Staff has requested that the applicant provide landscaping within the 5' buffer along Vandalia that is currently proposed as river rock in order to provide additional screening. The Refuse Storage area will be adequately screened with landscaping and fencing to limit significant visual effects. As a double-frontage lot with no rear yard, the proposed location is the most reasonable to allow efficient access for trash hauling trucks.

Comments Provided to Staff:

Several public comments were submitted to the Historic Conservation Office in opposition to the proposed development. Concerns primarily relate to affordable housing, increased traffic, and the proposed location of the refuse storage area and the surface parking lot.

Consistency with Approved Plans:

2014 Updated Northside Land Use Plan (2014)

The proposed project is consistent with the Land Use Plan. It provides increased density in an area that is within the NBD ¼-mile walkable area and also in an area that is marked as "Mixed-Use – Commercial, Office and/or Residential" in the Northside Future Land Use map.

Plan Cincinnati (2012)
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions, based on plans by PLK dated 2.5.2021:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **Section 1400-23** – **APPROVE** – A **Numerical Variance** of one (1) is required for two (2) proposed principal structures on one lot, with the following condition:

i. The off-site parking proposed for 1611 Vandalia shall be linked to the subject property through a covenant or easement.

2. **Section 1413-07** – **APPROVE** – A **Numerical Variance** of 33 is required for the proposed 57 units.

3. **Section 1413-07** – **APPROVE** – A **Dimensional Variance** of 20' is required for a proposed setback of zero along Apple Street.

4. **Section 1413-07** – **APPROVE** – **Dimensional Variances** of 3' (minimum) and 12' (total) are required for proposed side yard setbacks of zero.

5. **Section 1413-07** – **APPROVE** – A **Dimensional Variance** of 2' is required for a proposed maximum height of 47' for the north building.

6. **Section 1423-13** – **APPROVE** – A **Special Exception** is required to eliminate the Type D Buffer Yard requirement along the northern frontage of Blue Rock, adjacent to the PR District.

7. **Section 1423-13** – **APPROVE** – A **Special Exception** is required to eliminate the Type A Buffer Yard requirement along the southeastern frontage of Vandalia, adjacent to the CC-P District.

8. **Section 1421-35** – **APPROVE** – A **Locational Variance** is required for the Refuse Storage area placement in the Apple Street front yard area.

9. **Section 1425-15** – **APPROVE** – A **Special Exception** is required for parking within 3' of Apple Street.

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

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

2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1601-1613 Blue Rock Street per plans by PLK dated 2.5.2021 including any revisions submitted for permit subject to staff review and approval with the following condition:
   1. Landscaping shall be provided along the perimeter of the surface parking lot along Vandalia Avenue, in place of the proposed river rock.

   2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

city of CINCINNATI

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1601, 1609, 1613 Blue Rock
Hamilton Co. Parcel ID No 221-0013-0223 (0002 and 0003) Zoning District: NL
Historic District: Northside NBD Overlay District: _____

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

Name: PLK Cooper, LLC
Contact Person (if legal entity): Nicholas Lingenfelter
Address: 5905 E. Galbraith Road
City: Cincinnati State: OH Zip Code: 45236
Phone: 513-561-5080 E-mail: Nick@plkcommunities.com

PROPERTY OWNER INFO ☑ SAME AS ABOVE

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

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☒ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
New Construction of 57 residential units in 2 principal structures. One includes the restoration, and addition, to a historic structure.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
Please see the attached variance relief requests in Section 6. All variances have been supported by a letter of no objection from the community council and neighborhood business association. The majority of the variances relate to the Neighborhood Land Use Plan not complying with the in-place manufacturing zoning.

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: _____ Date: 2/4/21

000363

Click any blue box for additional information (hyper-link)

city of CINCINNATI LAW

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 1601, 1609, 1613 Blue Rock COMMUNITY Northside NBD

PARCEL ID(S) 221-0013-0223 (0002 and 0003) HILLSIDE DISTRICT ☐ Yes ☑ No

BASE ZONING CLASSIFICATION ML ZONING OVERLAY (if applicable) _____

HISTORIC DISTRICT: ☐ No ☑ Yes: (name) Northside Neighborhood Business District

☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME PLK Cooper, LLC CONTACT PERSON (if legal entity) Nicholas P. Lingenfelter

ADDRESS 5905 E. Galbraith Rd CITY Cincinnati STATE OH ZIP 45236

EMAIL Nick@plkcommunities.com RELATIONSHIP TO OWNER (if not owner) Member / VP of Development

TELEPHONE 513-561-5080

Section 3. OWNER

NAME Same 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)*

New Construction of 57 residential units in 2 principal structures. One includes the restoration, and addition, to a historic structure.

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 Nicholas P. Lingenfelter Signature _____ Date 2/4/21

Revised 09.17.2019

NARRATIVE STATEMENT OF INTENT - Historic Conservaton Board:

We are proposing a new residential development at the intersection of Blue Rock and Hamilton in Northside. The parcel is currently zoned (ML) Manufacturing Limited and was most recently owned by the Ace Doran Company.

In designing this site, we used the Land Use Plan for the Northside Neighborhood from 2014. This Plan was completed by the neighborhood and adopted by the City of Cincinnati. The Plan called for these properties to become 2-4 story buildings, built to the sidewalks with an ultimate use of Commercial, Office, and/or Residential. The current ML zoning is not compliant with Land Use Plan, and we will be applying for the attached minor variances to achieve compliance with the Council and Neighborhood approved goals.

The majority of the site is outside of the Northside Historic District. It currently has two structures that sit outside of the historic district boundary, the Ace Doran Building at the corner of Apple and Blue Rock and the Powell Crosley building at 1609 Blue Rock. The Ace Doran structure is to be demolished. It is important to note that we will be saving the building at 1609 Blue Rock. While this structure is not located in the Northside Historic District or on a historic registry, it was occupied in 1922 by Powell Crosley as his first radio studio for WLW. Before that point, the building was home to his American Automobiles Accessories Company. Crosley's WLW radio station grew rapidly and in 1924 Mr. Crosley moved the station to Camp Washington. Our plans call for the restoration of this structure and incorporation into the overall development.

Our proposed design includes two principal structures, both with the same materials (brick, metal, and fiber cement). The structures on our site feature a mixture of buildings of varying height, styles, and date of construction. Our varied structure heights create a traditional urban rhythm along Hoffner Park / Blue Rock at our longest street frontage, including a pocket park on Blue Rock. This provides a natural break in the longest street frontage at the existing structure, allowing for its East facade to be showcased. Our proposal includes the restoration of the openings in the Powel Crosley structure. The original pattern of openings and shapes will be maintained as will the ornamentation of the existing brick details.

A portion of our 3 story residential and commercial structure is within the boundary of the Northside Historic District. It sits at the corner of Hamilton Avenue and Blue Rock. The Northside Historic District guidelines for new construction state that the buildings should be compatible materials, similar in form and shape, built with no setbacks and not to exceed three stories in height. At the new construction, storefront areas at the base have tall glass exposure and low windowsills. Our upper floor windows are regularly spaced and align with each other. Our design matches the materiality of the district as well as the most recent new construction projects approved.

COMMUNITY ENGAGEMENT:

To make sure we properly engaged the community; the proposed development has been presented to the Northside Community Council every month since September of 2020. We revised the attached plans based on the feedback we received from the community to get to where our plans are today. We also completed two community surveys, one discussing overall objectives and the other regarding specific project design. We have received over 450 surveys back since we started. in addition, we sent out letters detailing the proposed development to all neighbors within 500 feet, and also set up a Facebook page to relay project plans and contact information given the COVID pandemic.

PLK Communities: Cooper Project
Northside Community Engagement Timeline

September 4th	Working Group formed
September 8th	Working Group meeting
September 18th	First community survey distributed (341 responses)
September 20th	Facebook page published
September 21st	Video published
September 21st	Northside Community Council
October 12th	Northside Community Council Planning and Zoning Committee
October 14th	Working Group meeting
October 19th	Northside Community Council
October 23rd	Second community survey distributed (129 responses)
October 28th	Working Group meeting
November 11th	Working Group meeting
November 16th	Northside Community Council
December 2nd	Working Group meeting
December 16th	Working Group meeting
December 18th	Project flyer mailed to neighbors (500 feet)
December 21st	Northside Community Council
January 4th	Northside Business Association
January 25th	Northside Community Council

Working Group Representation:

- NCC: Northside Community Council
- NEST: Northside Engaged in Sustainable Transformation
- NBA: Northside Business Association
- PLK Communities
- DSD Advisors

Not Captured Above:

PLK Communities gave sincere consideration to incorporating Apple Street Market within our development. After roughly four months of engaging with the Apple Street Market Coalition directly and alongside our Working Group, we ultimately determined the partnership to be incompatible.

PLK™
LIVE PROUD. LIVE PLK

1601, 1609, 1613 Blue Rock Street
Cincinnati, Ohio 45223

WITNESS LIST:

Nick Lingenfelter, PLK Communities
nick@plkcommunities.com

Collen Reynolds, DSD Advisors
colleen.reynolds@dsdadvisorsllc.com

Andrew Harte, A359
aharte@architecture359.com

Cori Cassidy, A359
ccassidy@architecture359.com

PROPERTY OWNERSHIP

Dusty Rhodes, Hamilton County Auditor

generated on 1/27/2021 5:08:39 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
221-0013-0223-00	1601 BLUE ROCK ST	Parcel Number	2020 Payable 2021

Property Information

Tax District	001 - CINTI CORP-CINTI CSD
School District	CINCINNATI CSD

Images/Sketches



Appraisal Area 03900 - NORTHSIDE	**Land Use** 300 - INDUSTRIAL VACANT LAND
Owner Name and Address PLK COOPER LLC 5905 E GALBRAITH RD #4100 CINCINNATI OH 45236 (call 946-4015 if incorrect)	**Mailing Name and Address** PLK COOPER LLC 5905 E GALBRAITH RD #4100 CINCINNATI OH 45236 (call 946-4800 if incorrect)
Assessed Value 15,330	**Effective Tax Rate** 89.090432
Total Tax $1,566.52	

Property Description
SS BLUE ROCK ST 0.579 AC S28 T3 FR2

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	8/6/2020
Last Sale Amount	$1,500,000
Conveyance Number	241025
Deed Type	CCP - Court of Common Pleas (Conv)
Deed Number	
# of Parcels Sold	6
Acreage	0.579

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	43,800
CAUV Value	0
Market Improvement Value	0
Market Total Value	43,800
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

** 2/2/16 NEW BALANCE PARCEL AFTER C/U/, OLD PARCEL NUMBER 163, TAX YR 2017

Dusty Rhodes, Hamilton County Auditor

generated on 1/27/2021 5:07:20 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
221-0013-0002-00	1609 BLUE ROCK ST	Parcel Number	2020 Payable 2021

Property Information

Tax District	001 - CINTI CORP-CINTI CSD
School District	CINCINNATI CSD

Images/Sketches



Appraisal Area 03900 - NORTHSIDE	**Land Use** 399 - OTHER INDUSTRIAL STRUCTUR
Owner Name and Address PLK COOPER LLC 5905 E GALBRAITH RD #4100 CINCINNATI OH 45236 (call 946-4015 if incorrect)	**Mailing Name and Address** PLK COOPER LLC 5905 E GALBRAITH RD #4100 CINCINNATI OH 45236 (call 946-4800 if incorrect)
Assessed Value 75,120	**Effective Tax Rate** 89.090432
Total Tax $6,756.68	

Property Description
BLUE ROCK ST 125.90 FT IRR LOTS 43-44-45 JACOB HOFFNERS SUB PARS 2-3-4 CONS

Appraisal/Sales Summary	
Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/6/2020
Last Sale Amount	$1,500,000
Conveyance Number	241025
Deed Type	CCP - Court of Common Pleas (Conv)
Deed Number	
# of Parcels Sold	6
Acreage	0.136

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	22,610
CAUV Value	0
Market Improvement Value	192,040
Market Total Value	214,650
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1601, 1609, 1613 Blue Rock Street
Cincinnati, Ohio 45223

PROPERTY OWNERSHIP

Dusty Rhodes, Hamilton County Auditor

generated on 1/27/2021 5:07:43 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
221-0013-0005-00	1613 BLUE ROCK ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

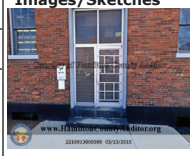
Appraisal Area
03900 - NORTHSIDE

Land Use
399 - OTHER INDUSTRIAL STRUCTUR

Owner Name and Address
PLK COOPER LLC
5905 E GALBRAITH RD #4100
CINCINNATI OH 45236
(call 946-4015 if incorrect)

Mailing Name and Address
PLK COOPER LLC
5905 E GALBRAITH RD #4100
CINCINNATI OH 45236
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
43,850

Effective Tax Rate
89.090432

Total Tax
$4,000.42

Property Description
BLUE ROCK ST 125 X 134 IRR LOTS 46-51 INC JACOB HOFFNERS SUB PARS 5-10 INC CONS

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/6/2020
Last Sale Amount	$1,500,000
Conveyance Number	241025
Deed Type	CCP - Court of Common Pleas (Conv)
Deed Number	
# of Parcels Sold	6
Acreage	0.361

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	31,270
CAUV Value	0
Market Improvement Value	94,030
Market Total Value	125,300
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Section 6
Variance Request Overview

Requesting a Numerical Variance from Section 1423-23 prohibiting more than one principal structure on a parcel.

This request supported by the Cincinnati Municipal Code 1445-13 (h) Neighborhood Compatibility. *The proposed work is compatible with the predominant 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*

We are developing the entire project as a community, with an association managed by a professional management company. The management company will maintain all driveways, parking, trash, landscaping, and common facades. It should be viewed as one development.

The two buildings help to break-up the block so it will not appear as one large, monolithic, structure. This design was shown at multiple community council meetings, surveyed in the neighborhood, and completed multiple iterations. We received no negative feedback on the multiple structures.

Requesting a Numerical Variance from Section 1413-07 limiting the density to 24 units on the site. A variance of 33 is required for the proposed 57 units.

This request supported by the Cincinnati Municipal Code 1445-13 (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 site was historically a manufacturing area supporting the former rail lines that occupied the adjacent properties. In 2014 the Northside Neighborhood completed a land-use plan that was ultimately approved by City Council. As part of the Land Use Plan, it was determined by the neighborhood that this area would target a mix of residential and commercial uses similar to the adjacent business district. Despite this plan, the zoning in this area has never changed.

Our site is approximately 1.258 acres. The current ML Zoning limits a residential use to 1 unit per 2,000 SF of land, or 24 units total. Our proposed use is in-line with other commercial uses within the nearby business district cited in the plan. The abutting commercial district zoning targets 1 unit per 700 SF of land or 78 units.

Requesting a Dimensional Variance from Section 1413-07 requiring 20' front yard setbacks. The parcel is viewed as fronting Hamilton and Apple.

This request supported by the Cincinnati Municipal Code 1445-13 (c) Plans and (h) Neighborhood Compatibility. *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*

The proposed work is compatible with the predominant 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

We are proposing zero (0) setbacks as this is in-line with the Neighborhood Land Use Plan requirements and varies from the existing zoning that was historically manufacturing. This request is further supported by its location within the neighborhood business district.

Requesting a Dimensional Variance from Section 1413-07 requiring 3' (minimum) and 12' (total) for side yards. Parcel side yards will be viewed as Blue Rock and Vandalia where we have zero (0) setbacks.

This request supported by the Cincinnati Municipal Code 1445-13 (c) Plans and (h) Neighborhood Compatibility. *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*

The proposed work is compatible with the predominant 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 project's primary frontage is on Blue Rock, but Blue Rock is being viewed as a Side Yard. We are proposing zero (0) setbacks as this is in-line with the Neighborhood Land Use Plan requirement to build to the streets and varies from the existing zoning that was historically manufacturing. This request is further supported by its location within the neighborhood business district.

Requesting a Dimension Variance from Section 1413-07 of 2' for our maximum height of 47' on Blue Rock.

This request supported by the Cincinnati Municipal Code 1445-13 (h) Neighborhood Compatibility. *The proposed work is compatible with the predominant 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 2-foot variance request is due incorporating the Historic Crosley Building in Blue Rock. We wanted to keep the same scale of the historic 2-story building with the proposed addition. We attempted to reduce the height by two feet but were advised that it would negatively affect the proportions of the upper floors.

Requesting a Location Variance from Section 1413-07 Section 1421-35(c), Refuse Storage Areas may not be located in any required front yard.

This request supported by the Cincinnati Municipal Code 1445-13 (e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

Due to viewing all sides of the parcel as frontage, we are unable to have refuse storage on the site without triggering this variance. The primary artery for the development is Blue Rock and will serve as our primary frontage. The refuse will not be in our primary front yard, will have a 6-foot-high enclosure, and be landscaped as per the proposed civil/landscape plans.

Special Exemption Overview

Our development has three Special Exemptions detailed out below. All three of these exemptions are supported by the Cincinnati Municipal Code Section 1445-19 - Standards for Special Exceptions Sections B, C and D.

> *(b) No Substantial Impairment of Property Value. The proposed development will not substantially diminish or impair the value of property within the neighborhood in which it is located.*
>
> *(c) No Undue Adverse Impact. The proposed development will not have an adverse effect on the character of the area or the public health, safety and general welfare. The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.*
>
> *(d) Compliance With Other Standards. The proposed development complies with all other standards imposed on it by this Code or the Land Development Code, as applicable*

Requesting a Special Exemption from 1423-13 for no Type D Buffer Yard. Buffer required along the eastern frontage of Blue Rock to Hoffner Park.

As with the previously mentioned requests, we are building the property line as per the Neighborhood Land Use Plan. The primary frontage Blue Rock. We have agreed to provide street trees as well as curb extensions, but given that this property is along a major artery a full buffering cannot be achieved.

Requesting a Special Exemption from 1423-13 for no Type A Buffer Yard. Buffer required along the eastern frontage of Vandalia, adjacent to the Business District.

We are required to build to the street under the Northside Historic District guidelines as well as to stay in compliance with the Neighborhood Land Use Plan.

Requesting a Special Exemption from 1425-15 Special Exemption for parking within 3' of Apple Street (viewed front yard).

Given that Apple is viewed as frontage, we cannot get around this Special Exception. We have designed the building to the street, provided fencing, landscaping, and street trees to buffer the property from Apple Street. We cannot comply with this without triggering other variances that would negatively affect the project.

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CONTEXT MAP 1

EXISTING AND PROPOSED SITE PLANS
- EXISTING SITE PLAN 2
- PROPOSED SITE PLAN 3
- EXISTING SITE PHOTOS 4-5

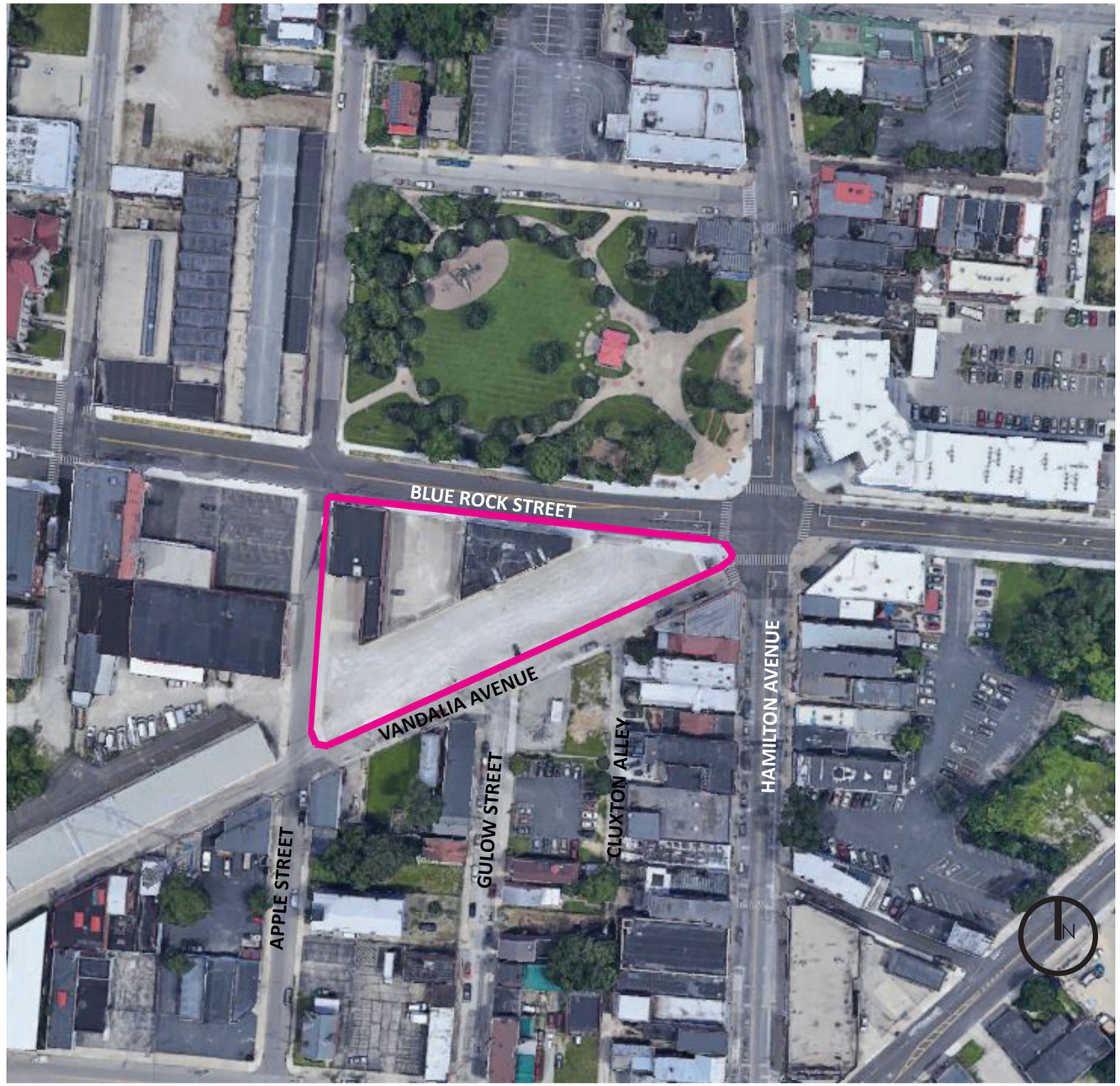
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- PROPOSED FIRST FLOOR PLAN 10-11
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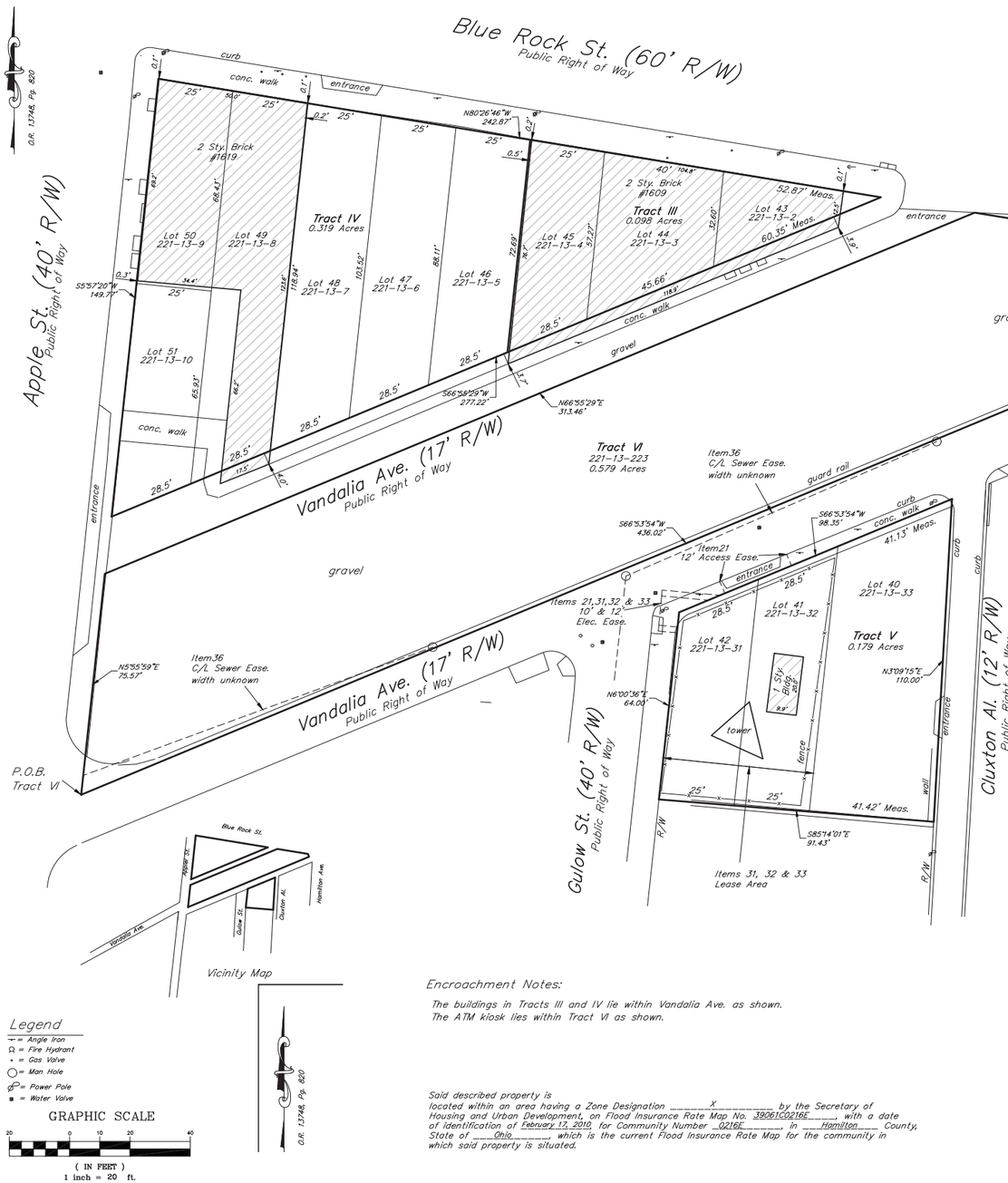
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CONTEXT MAP (NTS)



Legend

- = Angle Iron
- = Fire Hydrant
- = Gas Valve
- = Man Hole
- = Power Pole
- = Water Valve

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

O.R. 13748, Pg. 820

Encroachment Notes:

The buildings in Tracts III and IV lie within Vandalia Ave. as shown.
The ATM kiosk lies within Tract VI as shown.

Said described property is located within an area having a Zone Designation ____X____ by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39061C0216E, with a date of identification of February 17, 2010, for Community Number 0216E, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said property is situated.

The Title is, at Commitment Date, vested in:

As to Tract III: Adco Realty, Inc., an Ohio corporation, by Deed dated January 28, 1965 and recorded February 4, 1965 in Deed Book 3396, Page 696, Hamilton County, Ohio Records.
As to Tract IV: Adco Realty, Inc., an Ohio corporation, by Deed dated August 20, 1971 and recorded August 27, 1971 in Deed Book 3807, Page 972, Hamilton County, Ohio Records.
As to Tract V: Adco Realty, Inc., an Ohio corporation, by Deed dated January 19, 1965 and recorded February 5, 1965 in Deed Book 3396, Page 945, Hamilton County, Ohio Records.
As to Tract VI: Adco Realty, Inc., an Ohio corporation, by General Warranty Deed dated August 9, 2018 and recorded September 7, 2018 in Official Record Book 13748, Page 820, Hamilton County, Ohio Records.

Old Republic National Title Insurance Company
Commitment Number A34363-1581-16
Commitment Date: April 28, 2020 at 7:59 a.m.
SCHEDULE B, PART II
AS TO TRACT V:

21. Easement Agreement by and between Adco Realty, Inc., an Ohio corporation, and SpectraSite Communications, LLC, a Delaware limited liability company, dated August 16, 2013 and recorded October 10, 2013 in Official Record Book 12437, Page 769, Hamilton County, Ohio Records. (See Exhibit No. 21) as shown

31. Lease dated September 23, 1994 by and between Adco Realty, Inc. (Landlord) and PowerFone Inc., dba Nextel, a Delaware corporation (Tenant), as evidenced by Assignment of Leases from Nextel West Corp., a Delaware corporation, dba Nexten Communications, successor in interest to PowerFone, Inc. (Assignor) to Tower Parent Corp., a Delaware corporation (Assignee), dated as of April 20, 1999 and recorded May 11, 1999 in Official Record Book 7959, Page 686, Hamilton County, Ohio Records. (See Exhibit No. 31) as shown

32. Lease dated September 23, 1994 by and between Adco Realty, Inc. (Landlord) and PowerFone Inc., dba Nextel, a Delaware corporation (Tenant), as evidenced by Assignment of Leases from Nextel West Corp., a Delaware corporation, dba Nexten Communications, successor in interest to PowerFone, Inc. (Assignor) to Tower Parent Corp., a Delaware corporation (Assignee), dated as of April 20, 1999 and recorded May 11, 1999 in Official Record Book 7959, Page 728, Hamilton County, Ohio Records. (See Exhibit No. 32) as shown

33. Open End Mortgage, Security Agreement and Fixture Filing (Leasehold) from Tower Asset Sub, Inc., a Delaware corporation, to Canadian Imperial Bank of Commerce, as Collateral Agent for the Administrative Agent, the Syndication Agent, the Lenders, the Issuing Bank, and the Arrangers, in the amount of $500,000.00, dated April 20, 1999 and recorded May 26, 1999 in Official Record Book 7973, Page 1118, Hamilton County, Ohio Records. (See Exhibit No. 33) as shown

AS TO TRACT VI:

36. Easements for the operation, maintenance, repair, reconstruction, or replacement of existing sewers, together with the right of entry, in favor of the City of Cincinnati, as set forth in Original Decree of Registration recorded July 17, 1973 in Registered Land Book 235, Certificate No. 86085, Hamilton County, Ohio Records. (See Exhibit No. 36) as shown

37. Reservation for a perpetual right and easement across the northerly side of the property for the continued use, operation, maintenance, repair, renewal, installation of additional wires, and removal of previous communication lines, and perpetual right and easement for access to and from said lines, by The Baltimore and Ohio Railroad Company, as set forth in Deed dated September 18, 1973 and recorded November 7, 1973 in Deed Book 3898, Page 954, Hamilton County, Ohio Records. (See Exhibit No. 37) not shown, blanket in nature

Surveyors' Notes:

Subject property has direct access to Apple St., Blue Rock St. Gulow St, Cluxton Alley and Vandalia Ave. a public right of way.

The property shown on the drawing consists of all of the property identified as Auditor's Parcel No.'s 221-0013-0223 221-0013-0002, 3, 4 cons., 221-0013-0005 thru 10 cons. 221-0013-0031, 32, and 33 cons. and no other land.

No observable evidence of site use as a solid waste dump, sump or sanitary landfill

From observed evidence, there are no oil or gas wells or pipelines located on the Property.

From observed evidence as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone and water lines and services are available for the subject property.

There is no evidence of earth moving work building construction or building additions at the time of this survey.

At the time the survey was completed, there was no evidence of proposed changes in street right of ways.

No wetlands delineation markers were detected on the Property.

The property shown on the drawing is the same as the property identified as Tracts III, IV, V and VI in Old Republic National Title Insurance Company Commitment Number: A34363-1581-16

The Tracts comprising the land are contiguous to each and to adjoining land along common boundary lines, with no gaps, gores or overlaps.

EXHIBIT A

Tract III: Auditor's Parcel No. 221-0013-0002, 3, 4 cons.
Situated in the City of Cincinnati, County of Hamilton and State of Ohio, and described as follows, to-wit:

Lots numbered 43, 44, and 45 of Jacob Hoffner's Subdivision of Cumminsville, a plat of said subdivision being recorded in Plat Book 1, Page 2 of the Plat Records of the Recorder's Office of Hamilton County, Ohio.

Tract IV: Auditor's Parcel No. 221-0013-0005 thru 10 cons.
Situated in the City of Cincinnati, County of Hamilton, State of Ohio, and described as follows, to wit: Lots numbered forty six (46), forty seven (47), forty eight (48), forty nine (49), fifty (50), and fifty one (51) of Jacob Hoffner's Subdivision of Cumminsville, a plat of said Subdivision being recorded in Plat Book 1, Page 2, of the Plat Records of the Recorder's Office of Hamilton County, Ohio.

Tract V: Auditor's Parcel No. 221-0013-0031, 32, and 33 cons.
Situate, lying and being in Section 28, Town 3, Fractional Range 2, Mill Creek Township, in the City of Cincinnati, County of Hamilton, and State of Ohio, lying on the south side of Vandalia Street, between Gulow Street and Cluxton Alley, and being all of Lots Nos. 40, 41, and 42 of Jacob Hoffner's Subdivision as recorded in Plat Book 1, Pages 2 and 3, Hamilton County, Ohio Recorder's Office.

Tract VI: Auditor's Parcel No. 221-0013-0223
Lying and being situated in Section 28, Township 3, Fractional Range 2, Mill Creek Township, City of Cincinnati, County of Hamilton, State of Ohio, and being all of the remaining lands of Registered Land Certificate 87212 as recorded in the Hamilton County Records in Cincinnati, Ohio, and being more particularly described as follows:

Beginning at a found mag nail in the asphalt road, said point being at the intersection of the eastwardly right of way of Apple Street and the northwestwardly right of way of the southern Vandalia Avenue; thence with the right of way of Apple Street North 05°55'59"East 75.57' to a found x cut in the rear of the public sidewalk, said point being along the southeastwardly right of way of the northern Vandalia Avenue; thence with said right of way North 66°55'29"East 313.46' to a set mag nail in the asphalt road, said point being along the southwardly right of way of Blue Rock Street; thence with said right of way South 80°28'20"East 103.09' to a set x cut in the public sidewalk, said point being a corner to a parcel previously conveyed to the City of Cincinnati for a public right of way for Hamilton Avenue; thence with said right of way South 17°55'37"East 10.38' to a set mag nail in the asphalt street at the base of the curb, said point being along the northwestwardly right of way of the southern Vandalia Avenue; thence with said right of way South 66°53'54"West 436.02' to the place of beginning, passing a set iron pin at 405.60'. Containing 0.579 acres.

All iron pins set are 5/8"diameter and at least 30"in length, stamped "A.R. Ament 5684". The above description is the result of a survey prepared by Andrew R. Ament & Andrew R. Ament Land Surveyor, PSC, Ohio Registered Surveyor No. 5684 dated August of 2018. Basis of bearing being NAD83 -Ohio South Zone.

Survey prepared in connection with
Old Republic National Title Insurance Company
Commitment Number: A34363-1581-16
Commitment Date: April 28, 2020 at 7:59 a.m.

The undersigned, being a registered surveyor of the State of Ohio certifies to

PLK Cooper, LLC, an Ohio limited liability company,
Old Republic National Title Insurance Company and
Riverbend Commercial Title Services LP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 8, 16, 17, and 18 of Table A thereof.

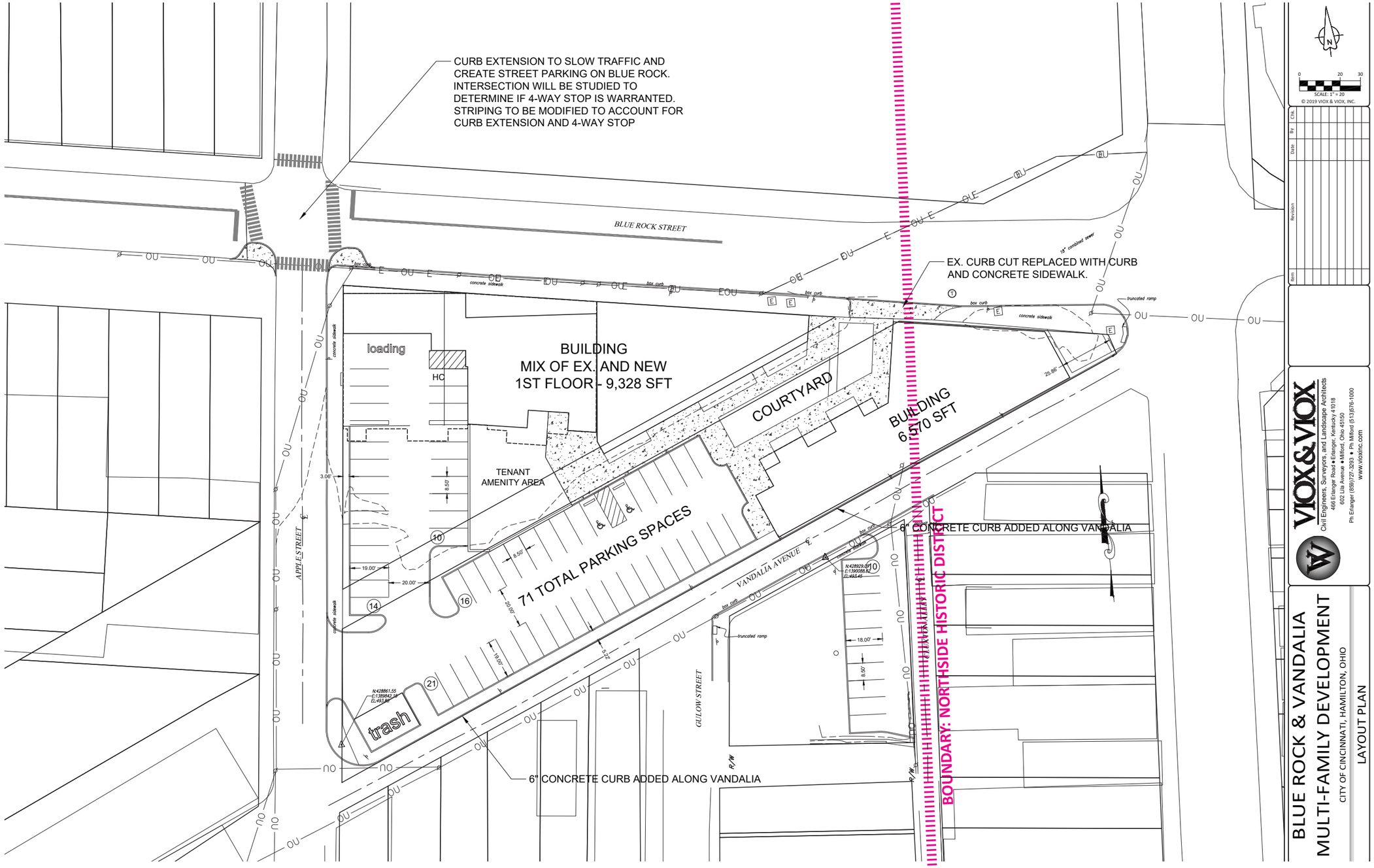
The field work was completed on July 25, 2020
Date of Plat or Map: July 28, 2020

James Fago

James D. Fago
Ohio Reg. No. 7902
3625 Jill Marie Dr.
Cincinnati, Ohio 45251
513-328-9524
jimfago@gmail.com

ALTA/NSPS Land Title Survey
1601, 1609 and 1613 Blue Rock St. and 1611 Vandalia Ave.
1.175 Acres Total
City of Cincinnati, Hamilton County, Ohio
Date: July 28, 2020

EXISTING SITE PLAN/ SURVEY



PROPOSED SITE PLAN









EXISTING SITE PHOTOS





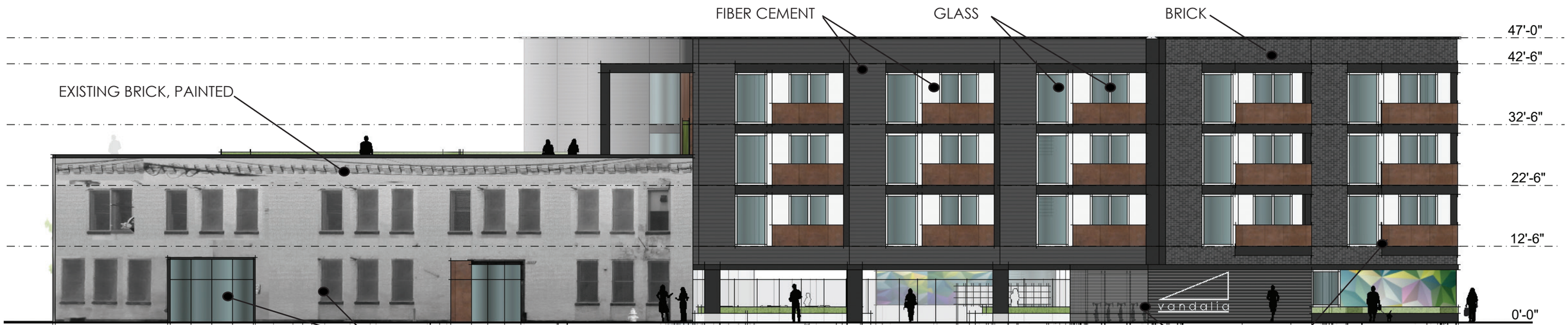




EXISTING SITE PHOTOS

PLK
LIVE PROUD. LIVE PLK
15905 E. Galbraith Road,
Suite 4100
Cincinnati, Ohio 45236

1601, 1609, 1613 Blue Rock Street
Cincinnati, Ohio 45223
City of Cincinnati - HCB Submission
000376



Blue Rock Building - North Facade

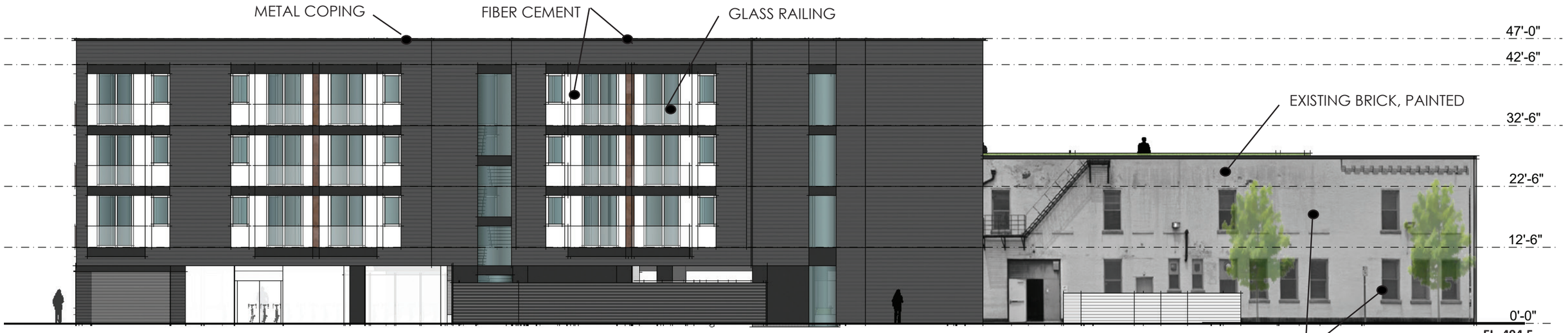


Blue Rock Building - East Facade

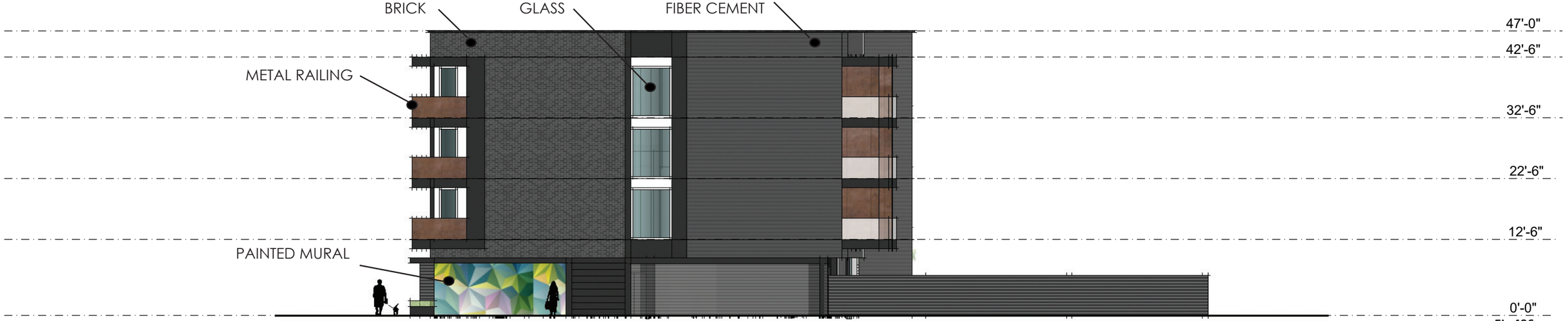
0 12 24 36 48

1/16" = 1'-0"

PROPOSED ELEVATIONS



Blue Rock Building - South Facade



Blue Rock Building - West Facade

0 12 24 36 48

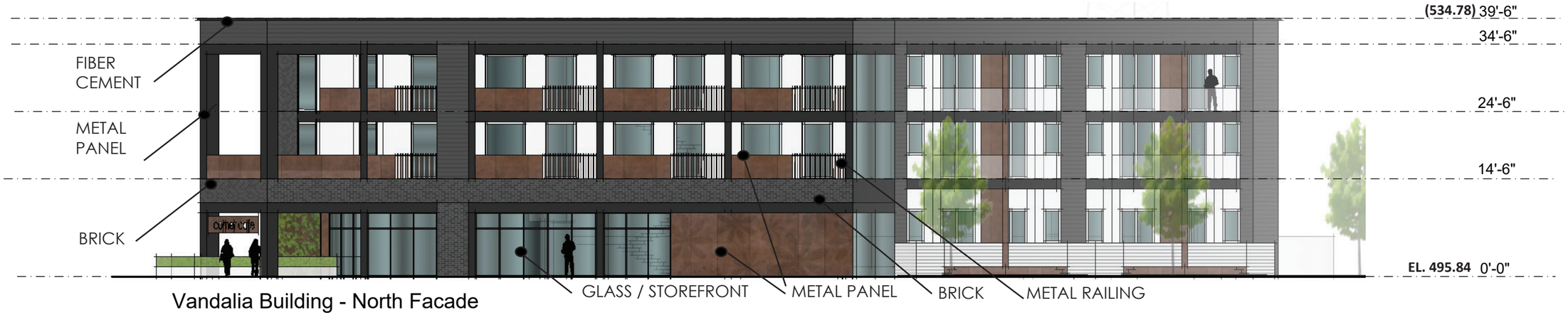
1/16" = 1'-0"

PROPOSED ELEVATIONS

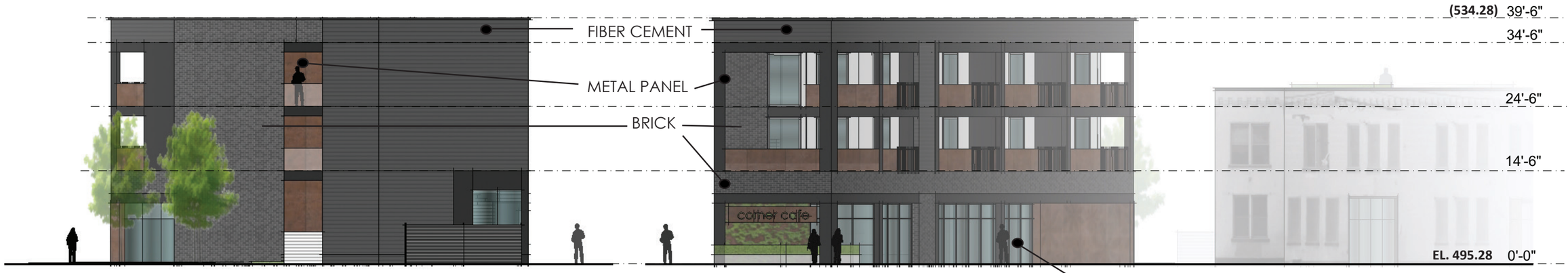
PLK
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Cincinnati, Ohio 45236

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000378

02/05/2021



Vandalia Building - North Facade



Vandalia Building - West Facade

Vandalia Building - East Facade

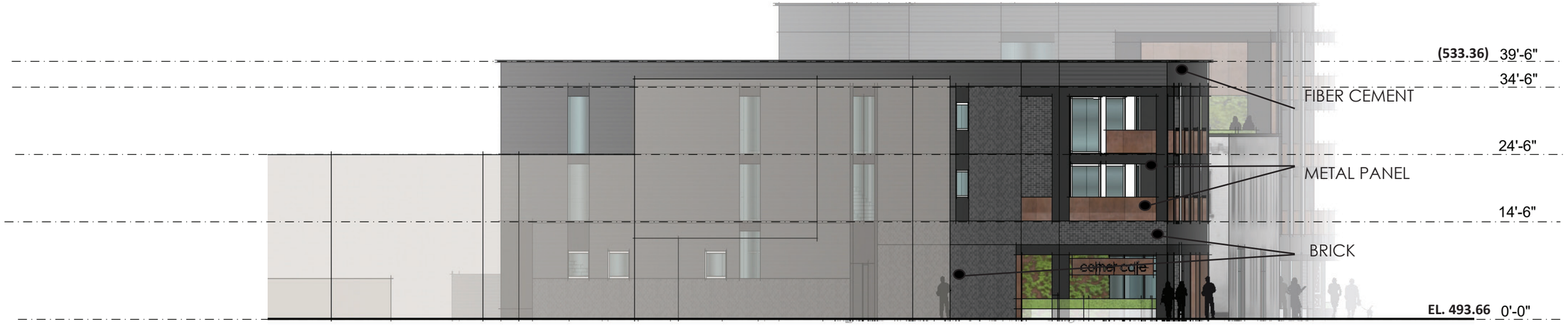


Vandalia Building - South Facade

1/16" = 1'-0"

0 12 24 36 48

PROPOSED ELEVATIONS



Vandalia Building - East Facade along Hamilton Ave.

0 12 24 36 48

1/16" = 1'-0"

PROPOSED ELEVATIONS

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Cincinnati, Ohio 45236

1601, 1609, 1613 Blue Rock Street
Cincinnati, Ohio 45223
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000380



0 20 40 80 1:40

PROPOSED FIRST FLOOR AMENITIES PLAN

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000381

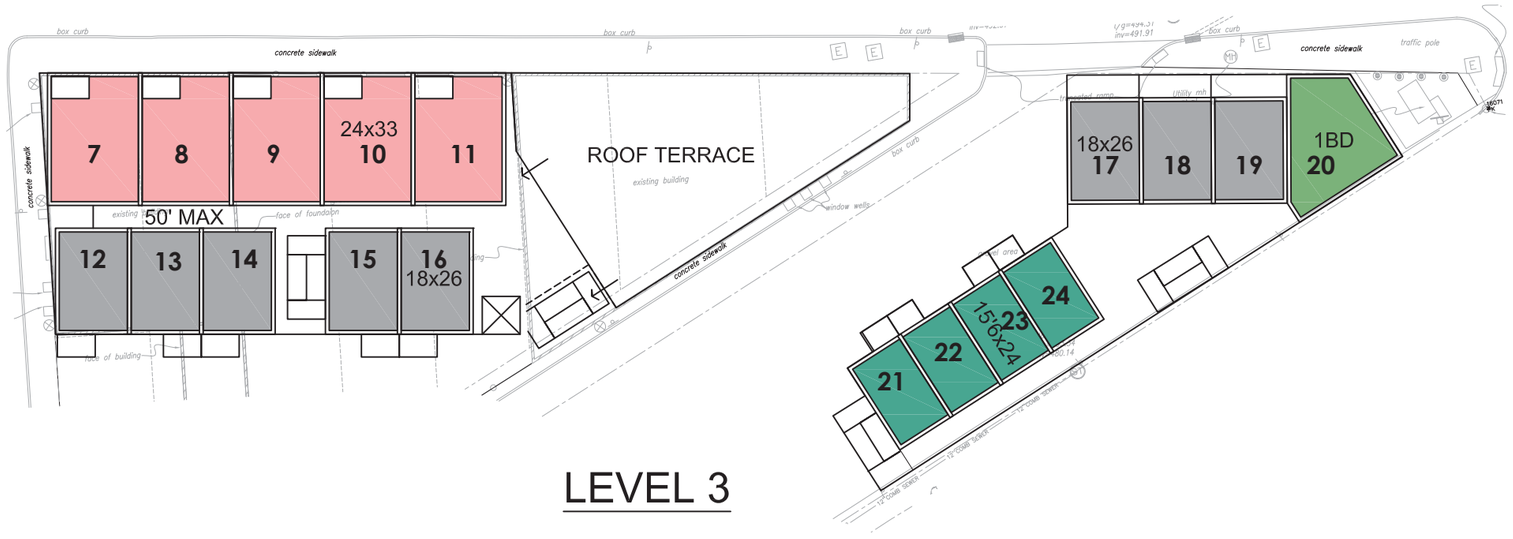


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PROPOSED FIRST FLOOR PLAN

PLK
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Cincinnati, Ohio 45236

1601, 1609, 1613 Blue Rock Street
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000382



LEVEL 3



LEVEL 2

1:40

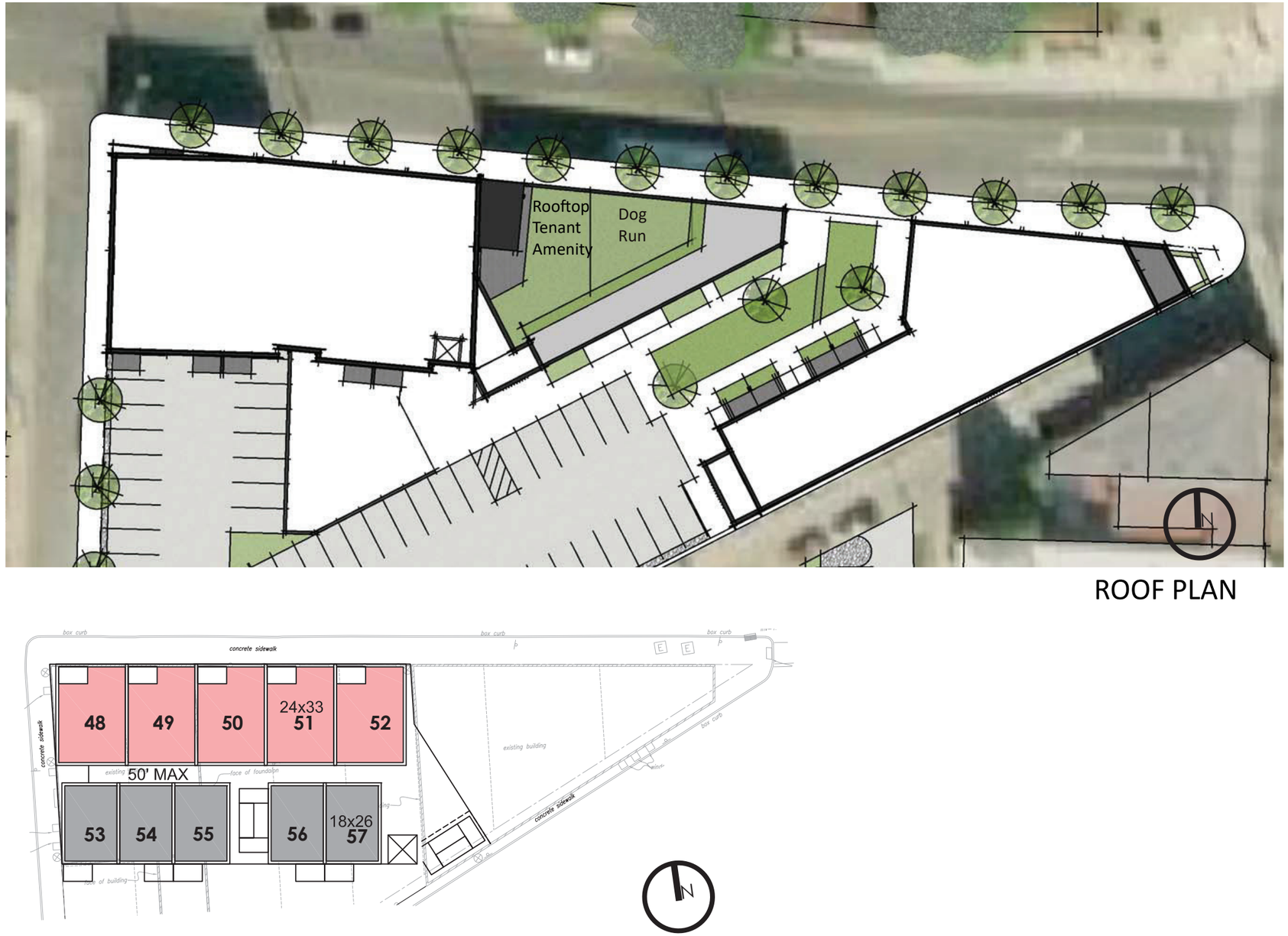
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PROPOSED SECOND AND THIRD FLOOR PLANS

PLK
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Suite 4100
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1601, 1609, 1613 Blue Rock Street
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ROOF PLAN

LEVEL 4

0 20 40 80 1:40

PROPOSED FOURTH FLOOR AND ROOF PLAN



FULL SITE SECTION AT BLUE ROCK



CONTEXT SECTION AT BLUE ROCK







PROPOSED SITE SECTIONS



Vandalia Building - East Facade along Hamilton Ave.

0 12 24 36 48

1/16” = 1’-0”

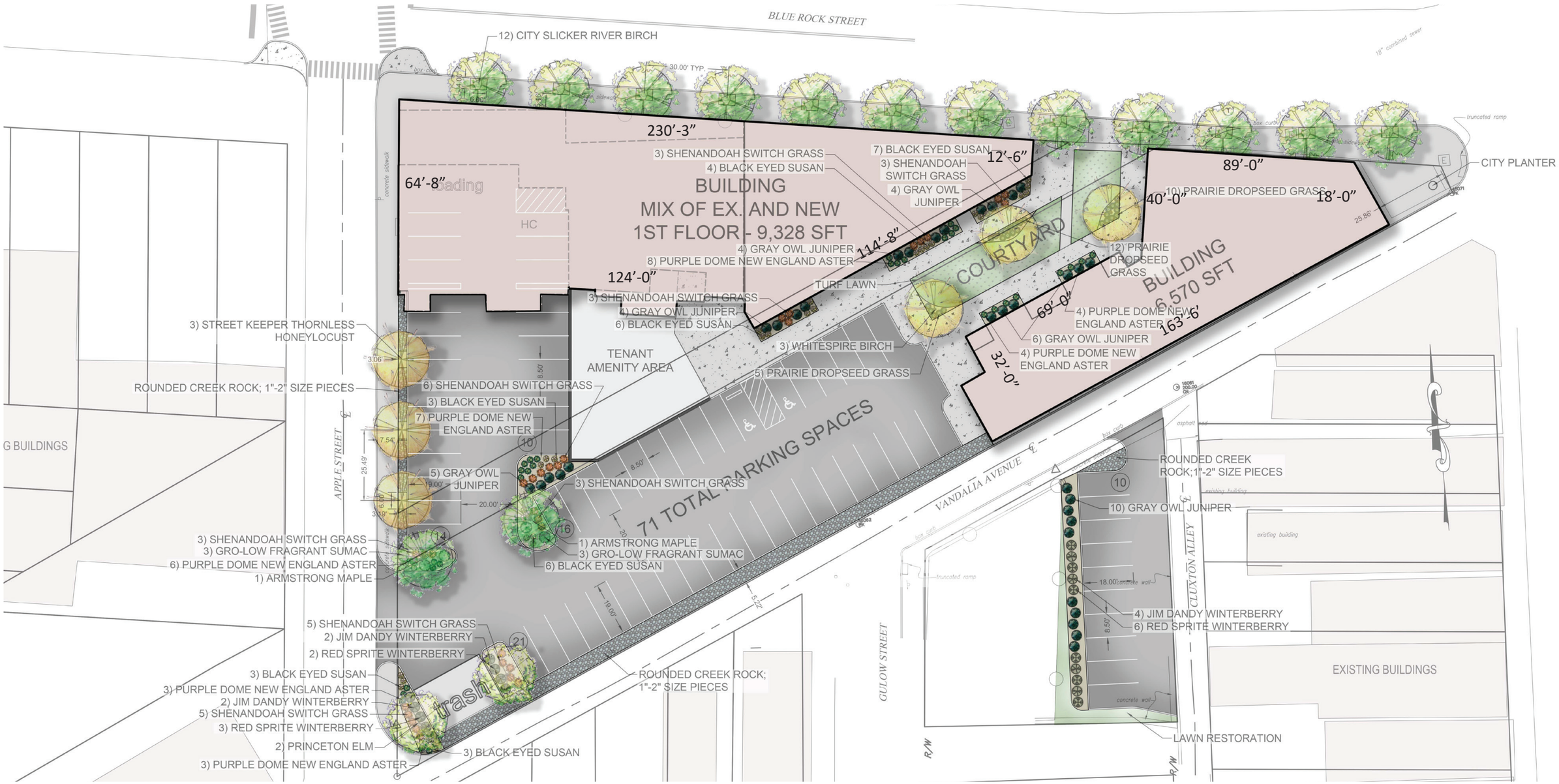
PROPOSED SITE SECTION







SITE CONTEXT PHOTOS - HAMILTON AVE



0 20 40 80 1:40

PROPOSED LANDSCAPE PLAN

PLK LIVE PROUD. LIVE PLK
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Suite 4100
Cincinnati, Ohio 45236

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Cincinnati, Ohio 45223
City of Cincinnati - HCB Submission
000387

PLANT AND MATERIAL SCHEDULE - BLUE ROCK STREET DEVELOPMENT

KEY	QTY	UNIT	SCIENTIFIC NAME	COMMON NAME	SPACING	CAL.	HT.	SPRD.	NOTES:
TREES									
	2	EA	*ACER RUBRUM 'ARMSTRONG'*	**ARMSTRONG RED MAPLE**	AS SHOWN	2"	8'-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	12	EA	*BETULA NIGRA 'WHIT XXV'*	**CITY SLICKER RIVER BIRCH**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK; SINGLE TRUNK
	3	EA	*BETULA POPULIFOLIA 'WHITESPIRE'*	**WHITESPIRE BIRCH**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK; SINGLE TRUNK
	3	EA	*GLEDITSIA TRIACANTHOS 'STREET KEEPER'*	**STREET KEEPER THORNLESS HONEYLOCUST**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	2	EA	*ULMUS AMERICANA 'PRINCETON'*	**PRINCETON ELM**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
SHRUBS									
	33	EA	*JUNIPERUS VIRGINANA 'GRAY OWL'*	**GRAY OWL JUNIPER**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD
	8	EA	*ILEX VERTICILLATA 'JIM DANDY'*	**JIM DANDY WINTERBERRY**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; MALE CULTIVAR
	11	EA	*ILEX VERTICILLATA 'RED SPRITE'*	**RED SPRITE WINTERBERRY**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; FEMALE CULTIVAR
	6	EA	*RHUS AROMATICA 'GRO-LOW'*	**GRO-LOW FRAGRANT SUMAC**	5' O.C.	3 GAL	18"-24"	24"-36"	FULL, EVEN SPREAD
PERENNIALS									
	31	EA	*PANICUM VIRGATUM 'SHENANDOAH'*	**SHENANDOAH SWITCH GRASS**	3' O.C.	3 GAL	24"	18"	FULL, EVEN SPREAD
	32	EA	*RUDBECKIA FULGIDA 'GOLDSTURM'*	**BLACK EYED SUSAN**	2.5' O.C.	1 GAL	12"-18"	24"	FULL, EVEN SPREAD
	27	EA	*SPOROBOLIS HETEROLEPSIS*	**PRAIRIE DROPSEED GRASS**	2' O.C.	3 GAL	12"-18"	24"	FULL, EVEN SPREAD
	35	EA	*SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'*	**PURPLE DOME NEW ENGLAND ASTER**	2.5' O.C.	1 GAL	12"-18"	24"	FULL, EVEN SPREAD
MISC.									
	287	SY	SHREDDED HARDWOOD MULCH APPLIED AROUND ALL PLANTINGS PER SPECIFICATIONS (APPROX. 3" DEPTH)						
	167	SY	ROUNDED CREEK ROCK, 1"-2" SIZED PIECES; PER DETAILS & SPECIFICATIONS (APPROX. 3" DEPTH)						
			TURF GRASS ON AREAS ALL DISTURBED AREAS PER DETAILS & SPECIFICATIONS						



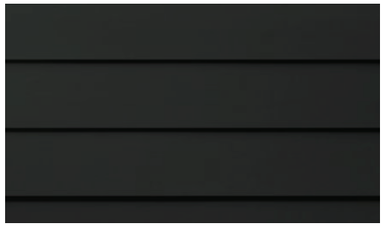
DARK BRICK



GLASS



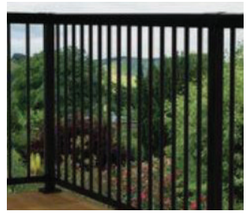
METAL PANEL



FIBER CEMENT PLANK



FIBER CEMENT PANEL



METAL RAIL

ALL IMAGES ARE FOR BASIS OF DESIGN ONLY. SPECIFIC LOCATIONS OF BUILDING MATERIALS ARE SUBJECT TO CHANGE.

PROPOSED MATERIALS



AXONOMETRIC AND PERSPECTIVE DRAWINGS



AXONOMETRIC AND PERSPECTIVE DRAWINGS



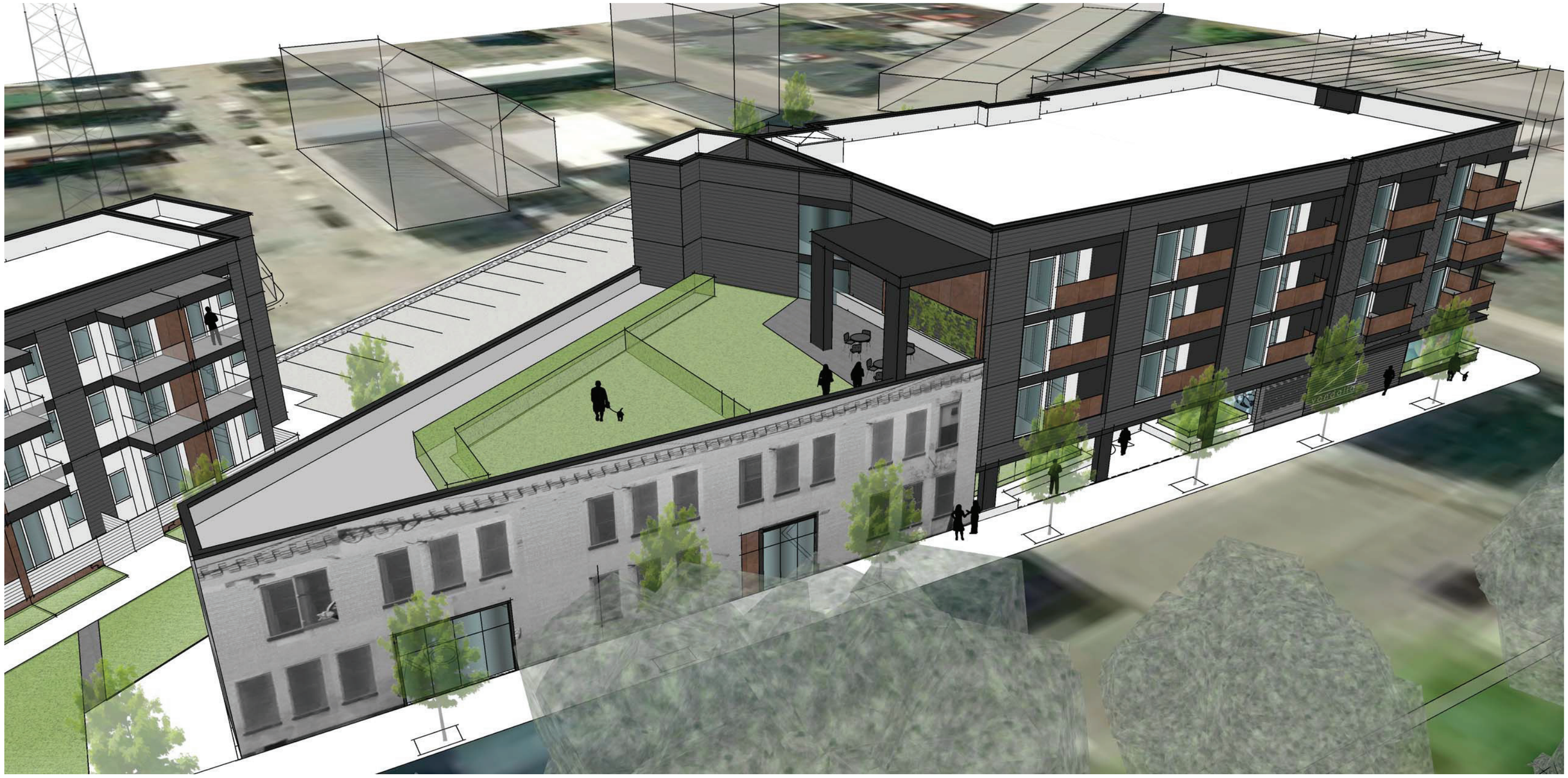
AXONOMETRIC AND PERSPECTIVE DRAWINGS



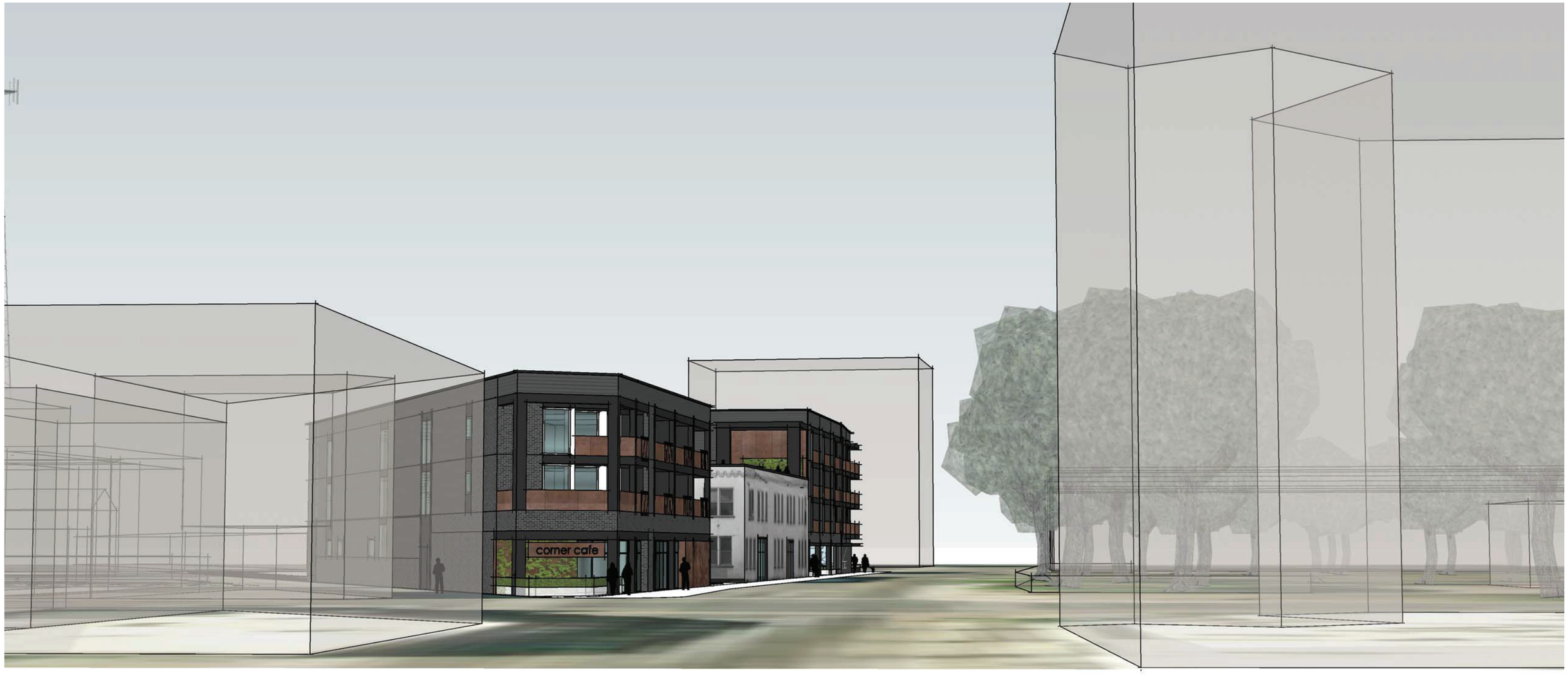
AXONOMETRIC AND PERSPECTIVE DRAWINGS

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AXONOMETRIC AND PERSPECTIVE DRAWINGS



AXONOMETRIC AND PERSPECTIVE DRAWINGS



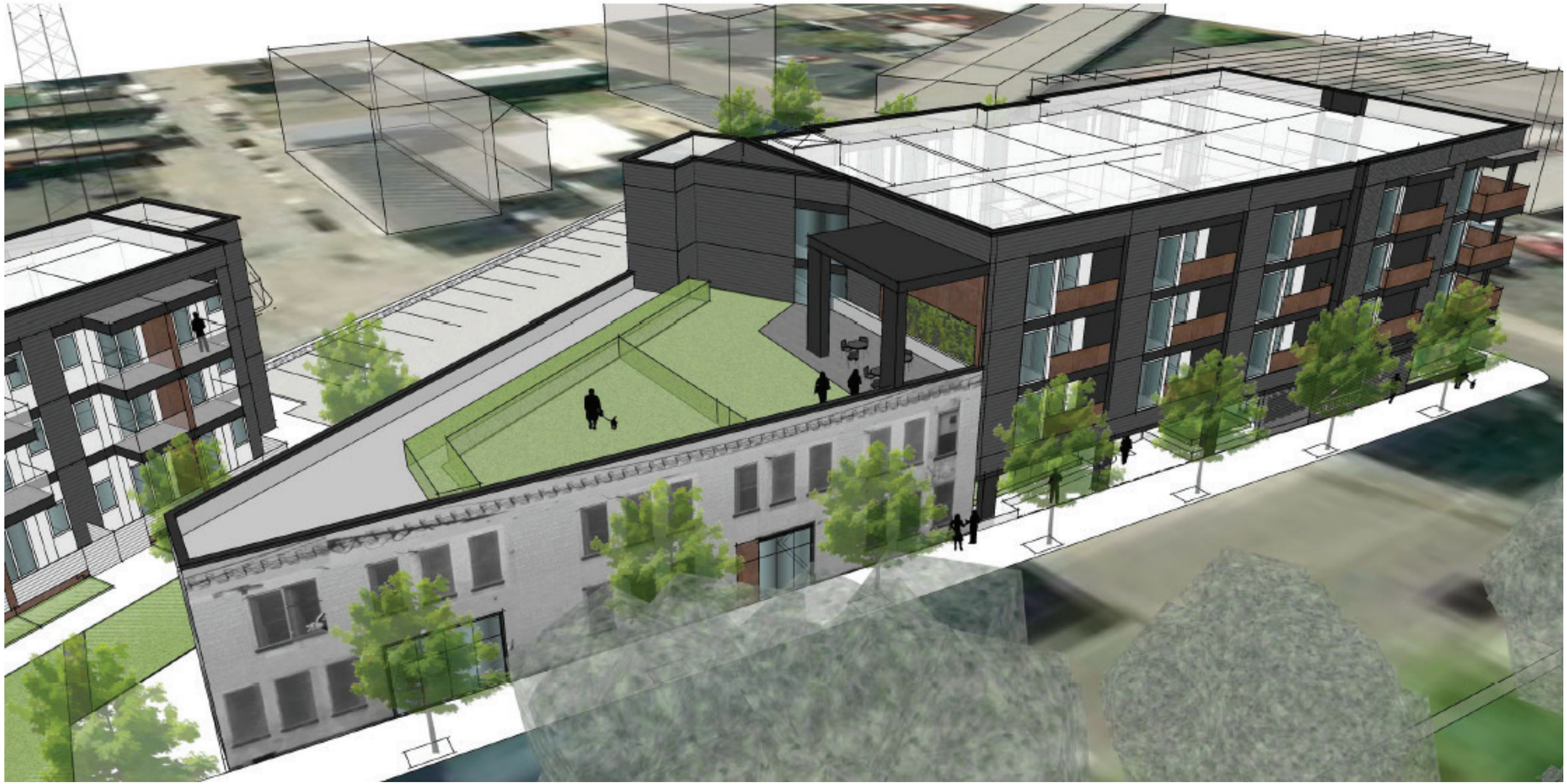
AXONOMETRIC AND PERSPECTIVE DRAWINGS



AXONOMETRIC AND PERSPECTIVE DRAWINGS



AXONOMETRIC AND PERSPECTIVE DRAWINGS



AXONOMETRIC AND PERSPECTIVE DRAWINGS

A359

16 EAST 12TH STREET | CINCINNATI, OHIO 45202
513-265-8279

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects

602 LILA AVE | MILFORD, OH 45150
513-576-1000

BUSINESS ASSOCIATION

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Victor Williams

https://welcometonorthside.com/

February 1, 2021

David Sturkey
david.sturkey@cincinnati-oh.gov
Assistant City Solicitor
Law Department - Zoning Hearing Examiner
City of Cincinnati
Cincinnati, Ohio 45202

Re: Proposed Zoning Variances
1601-1613 Blue Rock Street
Cincinnati, Ohio 45223

Hello,

Nick Lingenfelter, VP of Development at PLK Communities presented the development plans for the Proposed New 57-unit Mixed Use Buildings to be built at the SW corner of Hamilton extending the SE corner of Apple and Blue Rock Streets in Northside at the regularly scheduled January Northside Business Association (NBA) General Membership Meeting on 1/4/2021. We understand the existing building at the corner of Blue Rock and Apple St. location will be demolished, with the historic Crosley Building at 1609 Blue Rock to be maintained and included in the redevelopment of the site.

The purpose of the presentation was to secure NBA endorsement for proposed zoning variances and special exceptions for this property from the current ML Zoning in addition to the Northside Historic Business District overlay. It should be noted the (9) variances PKL is seeking are all variances that are encouraged within the 2006 and 2014 Northside Comprehensive Land Use Plans. These variances are encouraged within the Land Use Plans as a means to promote dense, walkable, and pedestrian-oriented neighborhood development in the old historic manufacturing zoned districts of Northside.

Specifically, the variances requested are:

1). Per Section 1400-23, one (1) principal structure is permitted per lot. A Numerical Variance of one (1) is required for two (2) proposed principal structures on one lot.

2). Per Section 1413-07, a maximum density of 24 units is permitted. A Numerical Variance of 33 is required for the proposed 57 units.

3). Per Section 1413-07, a minimum front yard setback of 20' is required along and Apple Street. A Dimensional Variance of 20' is required for a proposed setback of zero.

4). Per Section 1413-07, side yard setbacks of 3' (minimum) and 12' (total) are required. Dimensional Variances of 3' (minimum) and 12' (total) are required for proposed setbacks of zero.

5). Per Section 1413-07, the maximum building height is limited to 45'. A Dimensional Variance of 2' is required for a proposed maximum height of 47'.

6). Per Section 1423-13, a Type D Buffer Yard is required along the eastern frontage of Blue Rock, adjacent to the PR District. A Special Exception is required to eliminate the Type D Buffer Yard requirement.

7). Per Section 1423-13, a Type A Buffer Yard is required along the eastern frontage of Vandalia, adjacent to the CC-P District. A Special Exception is required to eliminate the Type A Buffer Yard requirement.

8). Per Section 1421-35, Refuse Storage Areas may not be located in any required front yard. A Locational Variance is required for the placement in the Apple Street front yard area.

9). Per Section 1425-15, parking is prohibited within the required front yard setback along Apple Street (20'). A Special Exception is required for parking within 3' of Apple Street.

After the presentation and discussion of the proposed development, a motion was made to endorse the PLK zoning variances and special exceptions, the motion passed without objection. It should be noted that Variance #5 is strongly supported as a means of incorporating the Historic Crosley Building into the new adjacent new building and alignment of the floor lines. The proposed architecture style that is being proposed is sensitive to and reflective of the specific Northside Historic Business District Overlay guidelines.

Please contact me with any questions or comments.

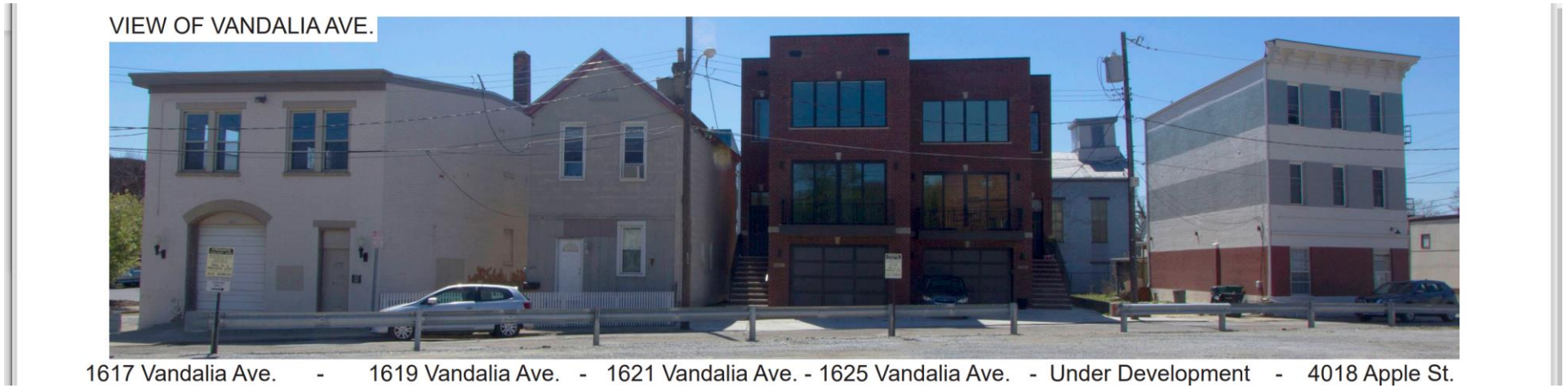
Sincerely,

Tim Jeckering, NBA President

Triangle Development's Impact on Surrounding Southblock residents

Asking the Historic Conservation Board to deny the variance to increase the density pertaining to the number of apartments in PLK's triangle lot project in order to:

- Address pedestrian and driver safety concerns by ensuring the surrounding city streets & infrastructure can accommodate the influx of residents.
- Limit the noise, congestion, and environmental impact of parking & parking lots.
- Preserve community green spaces for the block.
- Protect/Address the shortage of street parking for current residents.
- Consider the scale of the construction and impact on the historic character of the Blue Rock/Hamilton intersection.



These are the residences on Vandalia facing the Ace Doran lot. The dumpster for the triangle lot project is proposed to be across from 4018 Apple. We object to placing the dumpster so close to homes; and, there is a risk it will obstruct drivers' visibility at the intersection of Apple and Vandalia.

We continue to ask PLK to integrate its project into the neighborhood by installing noise-mitigating barriers and trees around the perimeter of all parking areas. I'm not aware of another instance of a private parking lot being so closely located to residents in Northside. Murals painted on the noise-reducing barriers and the addition of trees would make the project visually appealing to the neighbors facing the back side of the project.



For perspective on this project and additional views of the surrounding area, please watch the attached video.

Traffic & Safety Concerns

Short video shows driving conditions on Vandalia.







Vandalia is less than 17 feet wide yet is a 2-way and 1-way street, and has street and metered parking.

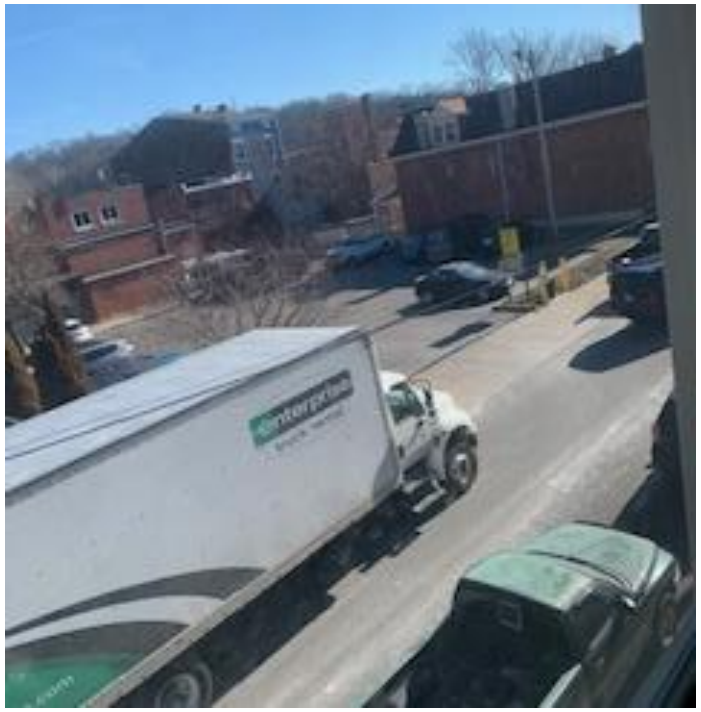
Pedestrians often must walk on Vandalia as the sidewalk is frequently blocked. We recommend an added sidewalk along the triangle lot.

The area relies on street parking as the older homes and apartments don’t have driveways and business district customer & employee street parking utilizes these nearby ‘free’ parking streets.

Traffic & Safety Concerns









The Vandalia/Gulow intersection is very narrow.

This area is active mixed-use business-industrial-residential and large trucks are a daily occurrence. Many cars and trucks cut the sidewalks as they navigate the block.
>See tire tracks on new curb, middle photo.

Traffic & Safety Concerns





These pictures show the entrance to Cluxton Alley on the 1-way section of Vandalia. This is a heavy foot traffic area to Collective Espresso (left photo). Several apartment buildings on Hamilton are accessed by their residents via Cluxton Alley. In addition, the alley serves as the entrance to the dance studio, used almost daily, and is the loading dock for businesses on Hamilton (see truck in alley in the right photo). We are concerned for pedestrian & driver safety if Cluxton is used to access the parking lot proposed on the vacant lot parallel to the Alley (above right).

Traffic & Safety Concerns – street congestion

Vandalia is very narrow and full of street parking. Neighboring Gulow and Apple Streets also are at capacity with current residents as well as employees & customers of local businesses (bars/restaurants on Spring Grove are open as late as 1am).

Neighbors also worry the influx of traffic on our streets from PLK residents & guests will displace our parking (and what if the new PLK residents have more than 1 car – will they need street parking?). And, this congestion can easily cause accidents on our narrow streets that feed from 1-way to 2-way (very confusing for drivers trying to get to Blue Rock and Hoffner).

These two video clips of Gulow street demonstrate the current congestion with only 10 residents (3 of whom use the NS parking lot, not street parking). The Northside parking lot is very busy with little room to accommodate overflow parking.





Traffic & Safety Concerns

Historic landscape preservation concerns



This is the view of Vandalia from the intersection of Hamilton and Blue Rock.

If the PLK building takes up the full corner of the triangle lot (parallel to Blue Rock and along Hamilton where the current yellow ATM kiosk is located), will this prohibit drivers and pedestrians from seeing each other while walking, parking, and driving in this narrow entrance to Vandalia? Will a tall building limit this critical visibility, especially if this section of Vandalia is in the shadow of two tall buildings?

The corner of Blue Rock and Hamilton has been 'open' for many decades and it's important to consider if the design of the triangle lot should continue to keep this open visage. This would mirror Hoffner park. The footprint and height of The Gantry block significantly changed the landscape of the formerly open space at this intersection - Do we want the triangle lot further changing the landscape?

Preserving Community Space by reducing parking spots





The Southblock area has no publicly accessible greenspace. This abandoned lot along Cluxton Alley became a community gathering spot during covid. Residents planted garden beds that included artwork. Unfortunately, it can't be maintained after it was fenced post - sale to PLK. We would love to retain this space for community and to increase safety!



Reference Content:
https://www.cincinnati-oh.gov/buildings/historic-conservation/local-conservation-guidelines/northside-nbd-historic-district/

Avoid removing or altering historic material or distinctive architectural features: if it's original and in fairly good shape, try to keep it. DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES
Keep the 2nd Ace Doran brick building on the triangle lot – it's another anchor building on the border of the Southblock entrance.

PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED
Parking should be designed so as not to detract from the visual quality of the district.
a. Screening should be sufficient to minimize the view of parked vehicles from other properties, from the street, and other public areas. Screening may employ masonry walls, landscaping, and fencing. The design of this screening should be compatible with the district.

b. Within the interior of parking lots, there should be adequate landscaping, including planting islands containing trees to provide shade and to break up large areas of paving.

NEW CONSTRUCTION/ADDITIONS: COMPATIBLE BUT NOT COPIES
New construction should not try to imitate the old, but should be compatible with respect to the following: MATERIALS – The type of materials and their color, texture, scale and detailing should be compatible with those of the District and/or the original building. Predominate materials are brick with stone, wood, or cast iron trim. SCALE – The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts. Does filling the corner of Blue Rock and Hamilton maintain the historic character of this major intersection?

4 embedded videos can be found on this youtube channel:

https://www.youtube.com/playlist?list=PLK8hEsqNwiWgyfsKNyIIFnRaNRZ-xSvr8

February 5, 2021

Nick Lingenfelter
Vice President of Development
PLK Communities
5905 E. Galbraith Road, Suite 4100
Cincinnati, OH 45236

Dear Mr. Lingenfelter:

I write to convey Northside Community Council's non-objection to the initial zoning changes necessary to progress PLK's planned rental housing projects on two sites, 3924 Cherry Street and 1601-1613 Blue Rock Avenue. Your letter of January 22 outlining these variances with an annotated site plan and Zoning Relief summary is appended for reference.

On Monday, January 25, 2021, the Northside Community Council, at its regular monthly meeting held via Zoom, passed the following motion with 32 for, 27 against, and 4 abstentions:

> To write a letter of no objection to the variances outlined here. The letter does not constitute support for or non-objection to the project's requested ROW transfer, Historic Conservation Board approval, or tax abatements.
>
> <u>3924 Cherry</u>
> *Variances*
> 1. 1400-23 (2) principal structures on one lot.
> 2. 1413-07 Numerical Variance of 24 units (36 units total).
> 3. 1413-07 Dimensional Variances of 20' for the proposed zero (0) setbacks. Project will be viewed as fronting three streets: Cherry, Cooper, and Turrill.
> 4. 1421-35(c) Locational Variance for the proposed dumpster location due to viewing frontage on three streets.
> *Special Exemption*
> 1. 1425-15(a) Special Exception for parking within 3' of the lot lines (sidewalks). Due to viewing frontage on three streets.
>
> <u>1601 Blue Rock</u>
> *Variances*
> 1. 1400-23 (2) principal structures on one lot.
> 2. 1413-07 Numerical Variance of 33 units (57 units total).

3. 1413-07 Dimensional Variance of 20’ for the proposed zero (0) setback. Parcel is being viewed as fronting Hamilton and Apple.
4. 1413-07 Dimensional Variances of 3’ (minimum) and 12’ (total) for proposed sero (0) side yard setbacks. Parcel side yards will be viewed as Blue Rock and Vandalia.
5. 1413-07 Dimensional Variance of 2’ for maximum building height of 47’.
6. 1421-35(c) Locational Variance for the proposed dumpster location due to viewing the front yard as Apple Street.

Special Exceptions

1. 1423-13 Special Exception for no Type D Buffer Yard. Buffer required along the eastern frontage of Blue Rock to Hoffner Park.
2. 1423-13 Special Exception for no Type A Buffer Yard. Buffer required along the eastern frontage of Vandalia, adjacent to the Business District.
3. 1425-15 Special Exemption for parking within 3’ of Apple Street (viewed front yard).

We look forward to continuing engagement and discussion around neighborhood support for the project's requested ROW transfer, historic preservation, and tax abatements.

Please do not hesitate to contact me with any questions via email at president@northsidecouncil.com.

All the very best,

Becky Smolenski Finnigan
President, Northside Community Council

CC: NCC Board members
NCC membership via NorthsideCommunityCouncil.NationBuilder.com

ATTACHMENT

Nicholas P. Lingenfelter
VP of Development
PLK Communities, LLC

January 22, 2021

Becky Smolenski Finnigan
Northside Community Council President

Re: Proposed Variances and Exceptions for 3924 Cherry Street and 1601 Blue Rock

Becky:

Thank you for all of your help the past few months in helping our projects get to this point. Provided in this letter are the proposed Variances and Special Exemptions related to our developments, which we will be applying for with the City of Cincinnati. We will also be presenting these at the Community Council meeting on Monday, January 25, 2021, and requesting the community's support.

The requests for 3924 Cherry will be heard by the Zoning Hearing Examiner, and 1601 Blue Rock will be heard by the Historic Conservation Board due to its location within the Historic Business District. We have also included our site plans and the full adjudication letters for both sites from the City as attachments.

3924 Cherry
Variances

1. 1400-23 (2) principal structures on one lot.
2. 1413-07 Numerical Variance of 24 units (36 units total).
3. 1413-07 Dimensional Variances of 20' for the proposed zero (0) setbacks. Project will be viewed as fronting three streets. Cherry, Cooper, and Turrill.
4. 1421-35(c) Locational Variance for the proposed dumpster location due to viewing frontage on three streets.

Special Exemption

1. 1425-15(a) Special Exception for parking within 3' of the lot lines (sidewalks). Due to viewing frontage on three streets.

1601 Blue Rock
Variances

1. 1400-23 (2) principal structures on one lot.
2. 1413-07 Numerical Variance of 33 units (57 units total).
5. 1413-07 Dimensional Variance of 20' for the proposed zero (0) setback. Parcel is being viewed as fronting Hamilton and Apple.
3. 1413-07 Dimensional Variances of 3' (minimum) and 12' (total) for side yards. Parcel side yards will be viewed as Blue Rock and Vandalia where we have zero (0) setbacks.
4. 1413-07 Dimensional Variance of 2' for our maximum height of 47'.
5. 1421-35(c) Locational Variance for the proposed dumpster location due to viewing the front yard as Apple Street.

Special Exceptions

1. 1423-13 Special Exception for no Type D Buffer Yard. Buffer required along the eastern frontage of Blue Rock to Hoffner Park.
2. 1423-13 Special Exception for no Type A Buffer Yard. Buffer required along the eastern frontage of Vandalia, adjacent to the Business District.
3. 1425-15 Special Exemption for parking within 3' of Apple Street (viewed front yard).

Thank you in advance for your time, and if I can provide you with any additional information, please let me know.

Respectfully Submitted,
Nick Lingenfelter

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PLANT AND MATERIAL SCHEDULE - CHERRY & COOPER STREET DEVELOPMENT

KEY	QTY	UNIT	SCIENTIFIC NAME	COMMON NAME	SPACING	CAL.	HT.	SPRD.	NOTES:
TREES									
	3	EA	*ACER RUBRUM 'ARMSTRONG'*	ARMSTRONG RED MAPLE	45' O.C.	2"	8'-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	2	EA	*ULMUS AMERICANA 'PRINCETON'*	PRINCETON ELM	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	6	EA	*ZELKOVA SERRATA 'VILLAGE GREEN'*	VILLAGE GREEN ZELKOVA	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
SHRUBS									
	24	EA	*BUXUS x 'GREEN VELVET'*	GREEN VELVET BOXWOOD	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD
	6	EA	*ILEX VERTICILLATA 'JIM DANDY'*	JIM DANDY WINTERBERRY	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; MALE CULTIVAR
	6	EA	*ILEX VERTICILLATA 'RED SPRITE'*	RED SPRITE WINTERBERRY	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; FEMALE CULTIVAR
	14	EA	*JUNIPERUS VIRGINANA 'GRAY OWL'*	GRAY OWL JUNIPER	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD
	9	EA	*RHUS AROMATICA 'GRO-LOW'*	GRO-LOW FRAGRANT SUMAC	5' O.C.	3 GAL	18"-24"	24"-36"	FULL, EVEN SPREAD
	17	EA	*ROSA 'PINK DRIFT'*	PINK DRIFT ROSE	3' O.C.	2 GAL	12"-18"	24"	FULL, EVEN SPREAD
PERENNIALS									
	37	EA	*PANICUM VIRGATUM 'SHENANDOAH'*	SHENANDOAH SWITCH GRASS	3' O.C.	3 GAL	24"	18"	FULL, EVEN SPREAD
	23	EA	*RUDBECKIA FULGIDA 'GOLDSTURM'*	BLACK EYED SUSAN	2.5' O.C.	1 GAL	12"-18"	18"-24"	FULL, EVEN SPREAD
MISC.									
	198	SY	SHREDDED HARDWOOD MULCH APPLIED AROUND ALL PLANTINGS PER SPECIFICATIONS (APPROX. 3" DEPTH)						
	7	SY	ROUNDED CREEK ROCK, 1"-2" SIZED PIECES; PER DETAILS & SPECIFICATIONS (APPROX. 3" DEPTH)						
	132	LF	6' TALL BLACK FENCE; FINAL FENCE HEIGHT & STYLE TO BE DETERMINED						

CHERRY STREET ℄

11) GRAY OWL JUNIPER
10) SHENANDOAH SWITCH GRASS
6) RED SPRITE WINTERBERRY
6) JIM DANDY WINTERBERRY
3) ARMSTRONG MAPLE
5) GRO-LOW FRAGRANT SUMAC
5) SHENANDOAH SWITCH GRASS
5) PINK DRIFT ROSE
5) BLACK EYED SUSAN
3) GRAY OWL JUNIPER
3) SHENANDOAH SWITCH GRASS
6' TALL WOODEN TRASH ENCLOSURE & LANDSCAPE BUFFERING
4) GRO-LOW FRAGRANT SUMAC
2) PRINCETON ELM
6) VILLAGE GREEN ZELKOVA

FENCE; FINAL HEIGHT & STYLE TO BE DETERMINED
existing building
ROUNDED CREEK ROCK; 1"-2" SIZE PIECES
NORTHERN PERIMETER LANDSCAPE VARIES FROM 1.3' - 4.3' IN WIDTH
6) SHENANDOAH SWITCH GRASS
5) SHENANDOAH SWITCH GRASS
R/W
4.31'
1.30'
5.00'
19.00'
20.00'
19.00'
8.50'
8.00'
19
21
SHREDDED HARDWOOD MULCH TO BE APPLIED AROUND ALL PLANTINGS. BED EDGE TYPICALLY FOLLOWS CURB & PROPERTY LINE.
42 TOTAL PARKING SPACES
SHREDDED HARDWOOD MULCH TO BE APPLIED AROUND ALL PLANTINGS. BED EDGE TYPICALLY FOLLOWS CURB & PROPERTY LINE.
rolled curb
PATIOS/DECKS
PATIOS/DECKS
BUILDING 1
4857 SFT
BUILDING 2
4857 SFT
4) SHENANDOAH SWITCH GRASS
6) PINK DRIFT ROSE
9) BLACK EYED SUSAN
12) GREEN VELVET BOXWOOD
4) SHENANDOAH SWITCH GRASS
6) PINK DRIFT ROSE
9) BLACK EYED SUSAN
12) GREEN VELVET BOXWOOD
6.00'
4.00'
5.65'
5.53'
27.14'
26.87'
26.89'
27.07'
rolled curb
TURRILL STREET ℄
℄ COOPER STREET
SHREDDED HARDWOOD MULCH TO BE APPLIED AROUND ~~ALL STREET TREES~~. ~~PLANTING BEDS~~ ARE 4' WIDE FROM BACK OF CURB x 6' LONG.

000315

N

0 10 15
SCALE: 1" = 10

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Item	Revision	Date	By	Chk.

VIOX & VIOX
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3924 CHERRY STREET MULTI-FAMILY DEVELOPMENT

CITY OF CINCINNATI, HAMILTON, OHIO

CONCEPT PLAN

Project No:	Checked:
Date: 1/22/2021	Ref:

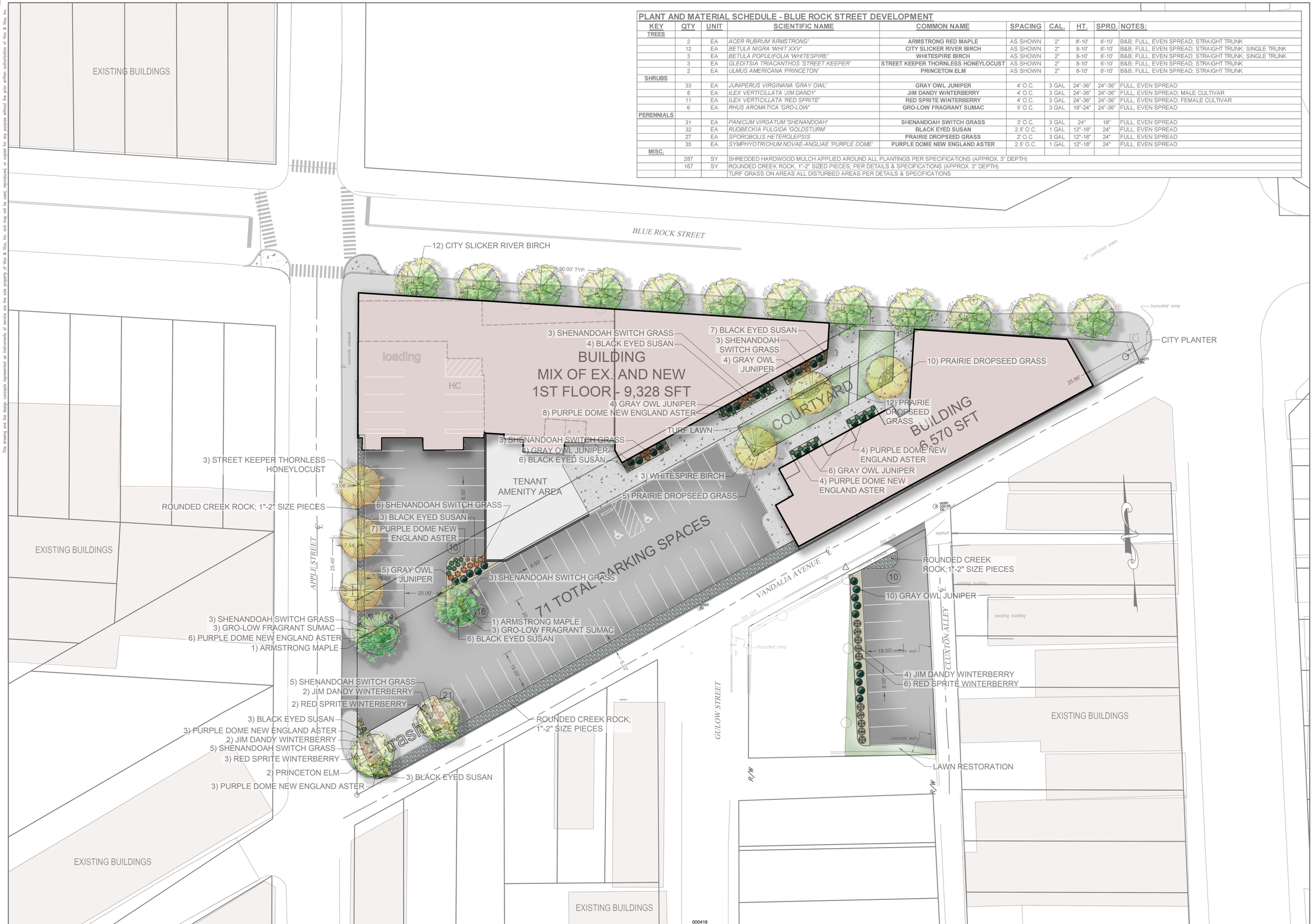
Sheet:

EXHIBIT

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PLANT AND MATERIAL SCHEDULE - BLUE ROCK STREET DEVELOPMENT

KEY	QTY	UNIT	SCIENTIFIC NAME	COMMON NAME	SPACING	CAL.	HT.	SPRD.	NOTES:
TREES									
	2	EA	*ACER RUBRUM 'ARMSTRONG'*	**ARMSTRONG RED MAPLE**	AS SHOWN	2"	8'-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	12	EA	*BETULA NIGRA 'WHIT XXV'*	**CITY SLICKER RIVER BIRCH**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK; SINGLE TRUNK
	3	EA	*BETULA POPULIFOLIA 'WHITESPIRE'*	**WHITESPIRE BIRCH**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK; SINGLE TRUNK
	3	EA	*GLEDITSIA TRIACANTHOS 'STREET KEEPER'*	**STREET KEEPER THORNLESS HONEYLOCUST**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
	2	EA	*ULMUS AMERICANA 'PRINCETON'*	**PRINCETON ELM**	AS SHOWN	2"	8-10'	6'-10'	B&B; FULL, EVEN SPREAD; STRAIGHT TRUNK
SHRUBS									
	33	EA	*JUNIPERUS VIRGINANA 'GRAY OWL'*	**GRAY OWL JUNIPER**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD
	8	EA	*ILEX VERTICILLATA 'JIM DANDY'*	**JIM DANDY WINTERBERRY**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; MALE CULTIVAR
	11	EA	*ILEX VERTICILLATA 'RED SPRITE'*	**RED SPRITE WINTERBERRY**	4' O.C.	3 GAL	24"-36"	24"-36"	FULL, EVEN SPREAD; FEMALE CULTIVAR
	6	EA	*RHUS AROMATICA 'GRO-LOW'*	**GRO-LOW FRAGRANT SUMAC**	5' O.C.	3 GAL	18"-24"	24"-36"	FULL, EVEN SPREAD
PERENNIALS									
	31	EA	*PANICUM VIRGATUM 'SHENANDOAH'*	**SHENANDOAH SWITCH GRASS**	3' O.C.	3 GAL	24"	18"	FULL, EVEN SPREAD
	32	EA	*RUDBECKIA FULGIDA 'GOLDSTURM'*	**BLACK EYED SUSAN**	2.5' O.C.	1 GAL	12"-18"	24"	FULL, EVEN SPREAD
	27	EA	*SPOROBOLIS HETEROLEPSIS*	**PRAIRIE DROPSEED GRASS**	2' O.C.	3 GAL	12"-18"	24"	FULL, EVEN SPREAD
	35	EA	*SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'*	**PURPLE DOME NEW ENGLAND ASTER**	2.5' O.C.	1 GAL	12"-18"	24"	FULL, EVEN SPREAD
MISC.									
	287	SY	SHREDDED HARDWOOD MULCH APPLIED AROUND ALL PLANTINGS PER SPECIFICATIONS (APPROX. 3" DEPTH)						
	167	SY	ROUNDED CREEK ROCK, 1"-2" SIZED PIECES; PER DETAILS & SPECIFICATIONS (APPROX. 3" DEPTH)						
			TURF GRASS ON AREAS ALL DISTURBED AREAS PER DETAILS & SPECIFICATIONS						



N

0 20 30

SCALE: 1" = 20

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Item	Revision	Date	By	Chk.

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BLUE ROCK & VANDALIA
MULTI-FAMILY DEVELOPMENT
CITY OF CINCINNATI, HAMILTON, OHIO

CONCEPT PLAN

Project No:	Checked:
Date: 1/22/2020	Ref:

Sheet:

EXHIBIT

city of CINCINNATI
BUILDINGS & INSPECTIONS

Date: 1/15/2021
Location: **3924 Cherry Street**
Request: **Zoning Relief**
Zoning District: ML

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your request does not comply with the City of Cincinnati Zoning Code for the following reason(s):

- Per **Section 1400-23**, one (1) principal structure is permitted per lot. A **Numerical Variance** of one (1) is required for the proposed two (2) principal structures.
- Per **Section 1413-07**, a density of 12 units is permitted on site. A **Numerical Variance** of 24 is required for the proposed 36 units.
- Per **Section 1413-07**, Front Yard Setbacks of 20' are required on the east and the west of the double-frontage lot. **Dimensional Variances** of 20' are required for the proposed zero (0) setbacks on the frontages on Cherry Street and Turrill Street.
- Per Section **1425-15(a)**, parking is not permitted within the required front yard setback of 20' along Cherry Street and Turrill Street. **Special Exceptions** are required for parking within 3' of the front lot lines.
- Per **Section 1421-35(c)**, Refuse Storage Areas may not be located in any required front yard. A **Locational Variance** is required for the proposed Refuse Storage Area in the front yard.

If you choose to move forward with your proposed project as **planned** you will need to obtain zoning relief from the Zoning Hearing Examiner. Attached to this letter is a copy of the **Zoning Hearing Application** for your review. Please submit digitally, or with 2 hard copies and a digital copy (preferable on CD) of the following items regarding the relief that is required.

1. For **Variances** please include a copy of this letter AND:
    - Completed Application for Zoning Relief
    - A letter indicating what you are doing and explaining your hardship
    - Site Plan (*to scale; 11" x 17" max*)
    - General Floor Plans
    - And any other documents in support of your request

The Municipal Code can be accessed through a link on our department's webpage at http://www.cincinnati-oh.gov/buildings/zoning-administration/. If you have any questions regarding the submission of your Zoning Hearing and the required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards - select Zoning Hearing Examiner. You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



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

ADJUDICATION/DENIAL LETTER
Date: January 15, 2021
Location: 1601-1613 Blue Rock Street
Request: Zoning Relief and COA
Zoning District: ML/ Northside NBD 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):
Land Use and Siting:

- Per Section 1400-23, one (1) principal structure is permitted per lot. A Numerical Variance of one (1) is required for two (2) proposed principal structures on one lot.
- Per Section 1413-07, a maximum density of 24 units is permitted. A Numerical Variance of 33 is required for the proposed 57 units.
- Per Section 1413-07, a minimum front yard setback of 20' is required along and Apple Street. A Dimensional Variance of 20' is required for a proposed setback of zero.
- Per Section 1413-07, side yard setbacks of 3' (minimum) and 12' (total) are required. Dimensional Variances of 3' (minimum) and 12' (total) are required for proposed setbacks of zero.
- Per Section 1413-07, the maximum building height is limited to 45'. A Dimensional Variance of 2' is required for a proposed maximum height of 47'.
- Per Section 1423-13, a Type D Buffer Yard is required along the eastern frontage of Blue Rock, adjacent to the PR District. A Special Exception is required to eliminate the Type D Buffer Yard requirement.
- Per Section 1423-13, a Type A Buffer Yard is required along the eastern frontage of Vandalia, adjacent to the CC-P District. A Special Exception is required to eliminate the Type A Buffer Yard requirement.
- Per Section 1421-35, Refuse Storage Areas may not be located in any required front yard. A Locational Variance is required for the placement in the Apple Street front yard area.

Parking:

- Per Section 1425-15, parking is prohibited within the required front yard setback along Apple Street (20'). A Special Exception is required for parking within 3' of Apple Street.

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 Hearing Examiner
(p): 513-352-2441
(e): douglas.owen@cincinnati-oh.gov

Triangle Development's Impact on Surrounding Southblock residents

Asking the Historic Conservation Board to deny the variance to increase the density pertaining to the number of apartments in PLK's triangle lot project in order to:

- Address pedestrian and driver safety concerns by ensuring the surrounding city streets & infrastructure can accommodate the influx of residents.
- Limit the noise, congestion, and environmental impact of parking & parking lots.
- Preserve community green spaces for the block.
- Protect/Address the shortage of street parking for current residents.
- Consider the scale of the construction and impact on the historic character of the Blue Rock/Hamilton intersection.

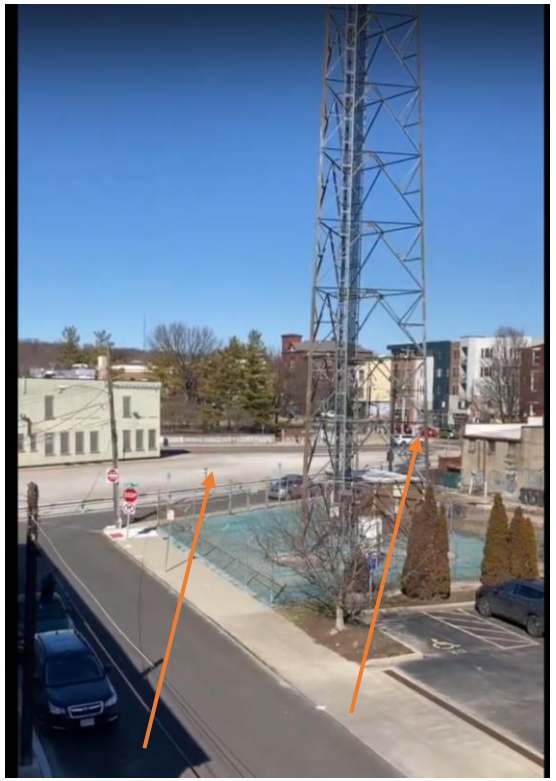
Submitted by Angela Meyer Ortega 3/15/21

Getting Oriented to the Neighborhood

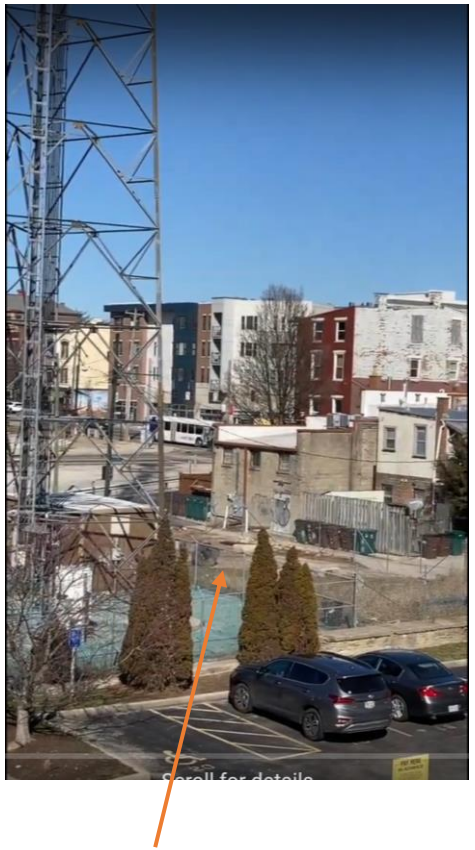


These are the residences on Vandalia facing the Ace Doran lot. The dumpster for the triangle lot project is proposed to be across from 4018 Apple. We object to placing the dumpster so close to homes; there is also a real risk it will obstruct drivers' visibility at the intersection of Apple and Vandalia.

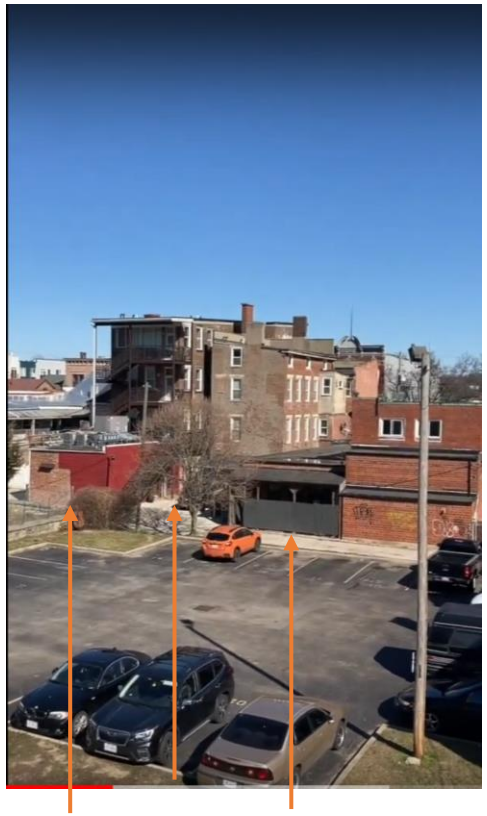
We continue to ask PLK to integrate its project into the neighborhood by installing noise-mitigating and visual barriers, with trees around the full perimeter of all parking areas. I'm not aware of another instance of a private parking lot being so closely located to residents in Northside. Murals painted on the noise-reducing barriers and the addition of trees would make the project visually appealing to the neighbors facing the back side of the project.



View of the triangle lot & Blue Rock/Hamilton intersection from Gulow Street.



View of the proposed overflow lot next to Cluxton Alley.



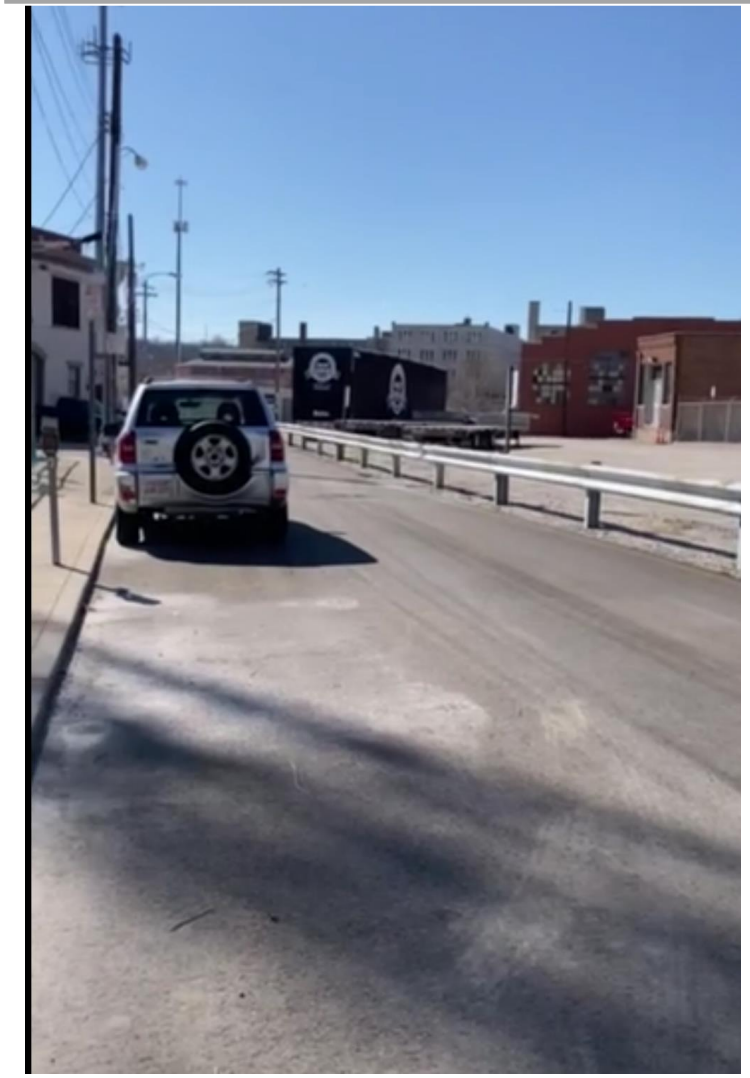
Left to Right:
View of an apartment entrance, restaurant patio, dance studio.



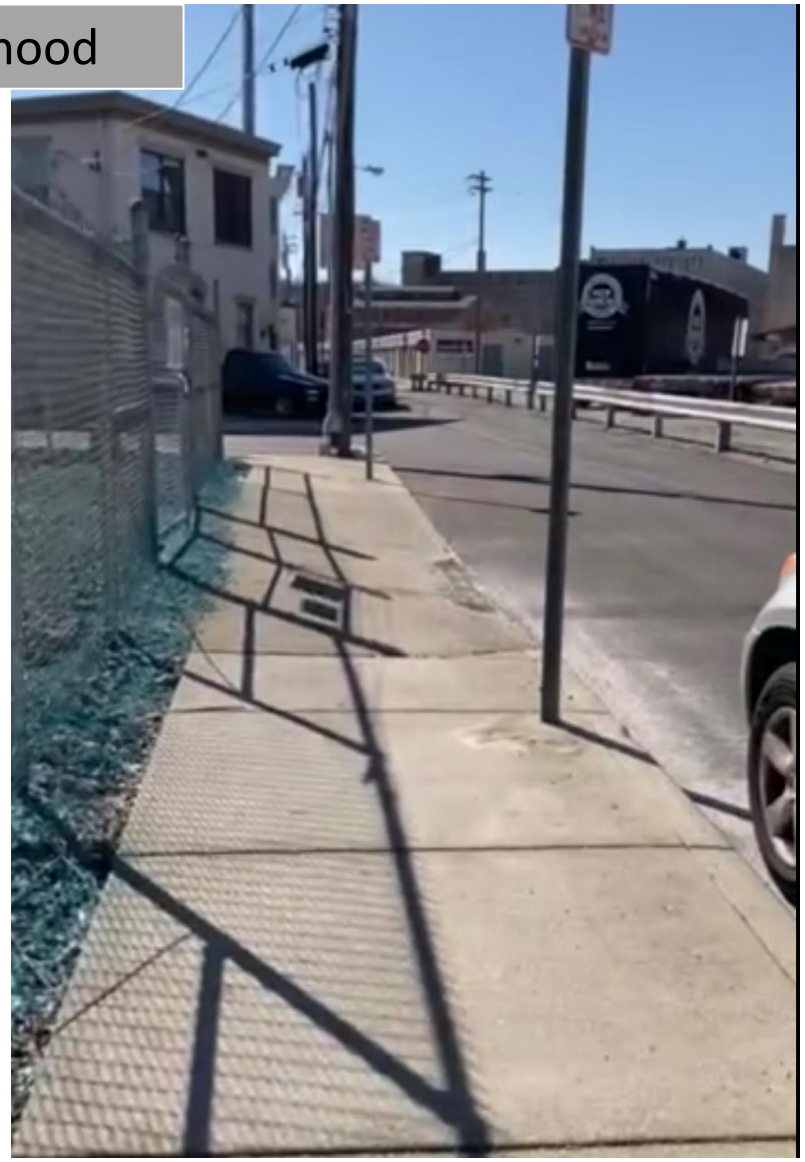
View of the appliance store's loading dock/cleaning and staging area, accessed via Cluxton Alley and the parking lot.

Getting Oriented to the Neighborhood

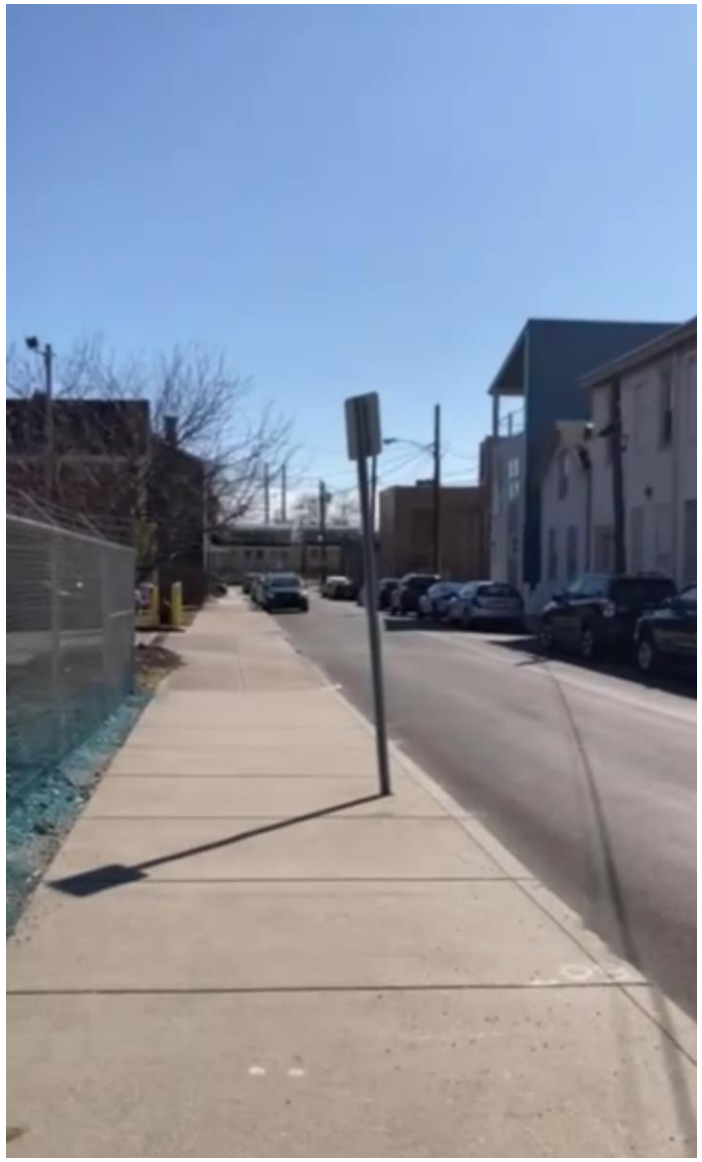
Getting Oriented to the Neighborhood



#1) Vandalia – walking on the 1-way block, facing Apple Street. Observe how narrow the street is – under 17 feet wide curb to curb.

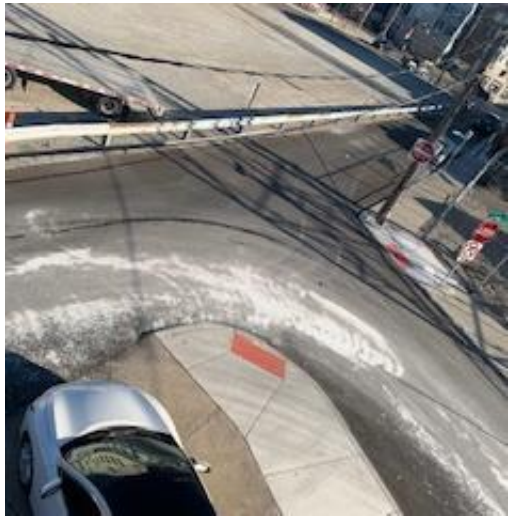


#2) Same walking path on Vandalia as in image #1 on this slide. Notice that parking on short driveways blocks the sidewalk & street parking makes these streets congested.

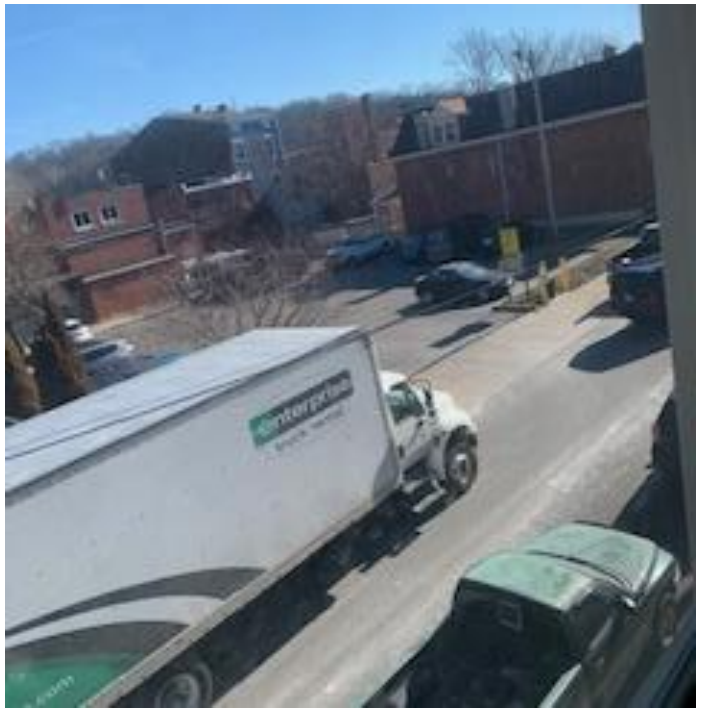


#3) Gulow Street, facing Hoffner. Gulow is 24 feet wide curb to curb, but with street parking on both sides it's very narrow for a 2-way street.

Traffic & Safety Concerns







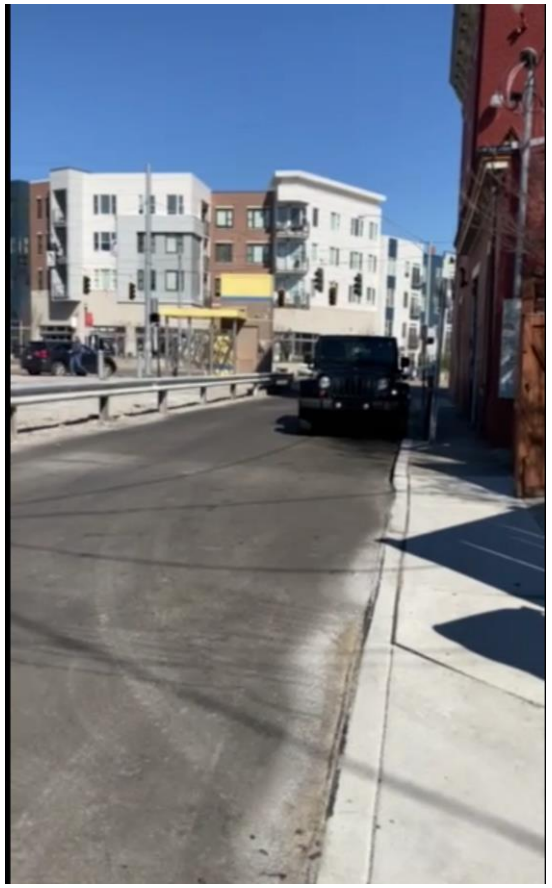


The Vandalia/Gulow intersection is very narrow.

This area is active mixed-use business-industrial-residential and large trucks are a daily occurrence. Many cars and trucks cut the sidewalks as they navigate the block.
>See tire tracks on new curb, above.
>See appliance delivery truck – residents have to share narrow streets with large vehicles, daily.



Traffic & Safety Concerns



#1) Vandalia, facing intersection of Blue Rock & Hamilton. This is the 1-way block of Vandalia.



#2) This is the entrance to Collective Espresso coffee bar. This is a busy pedestrian area, with walkers coming from Hamilton as well as Vandalia. This shop is right next to Cluxton Alley.



#3) This photo shows how close Collective Espresso is to Cluxton Alley.

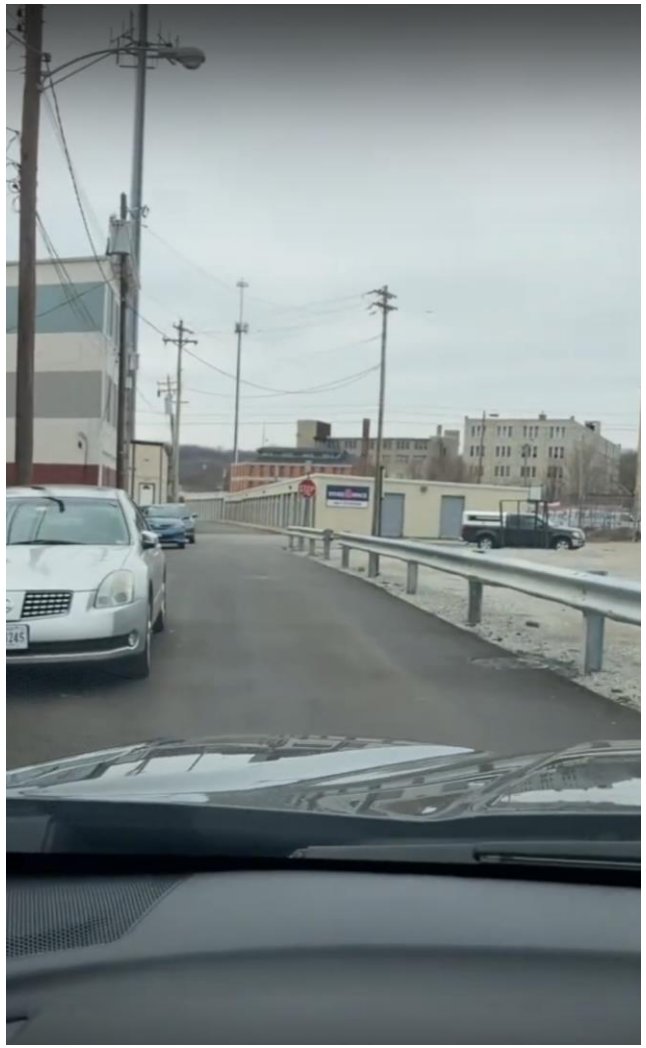


#4) Several apartment buildings on Hamilton have entrances from Cluxton Alley. In addition, the alley serves as the entrance to the dance studio, used almost daily, as well as a restaurant patio. It's also the access road to the loading dock for the appliance store (& sometimes mattress store) on Hamilton (see truck in alley in the top right photo). We are concerned for pedestrian & driver safety if Cluxton is used to access the proposed parking lot on the vacant lot parallel to the Alley (above right).

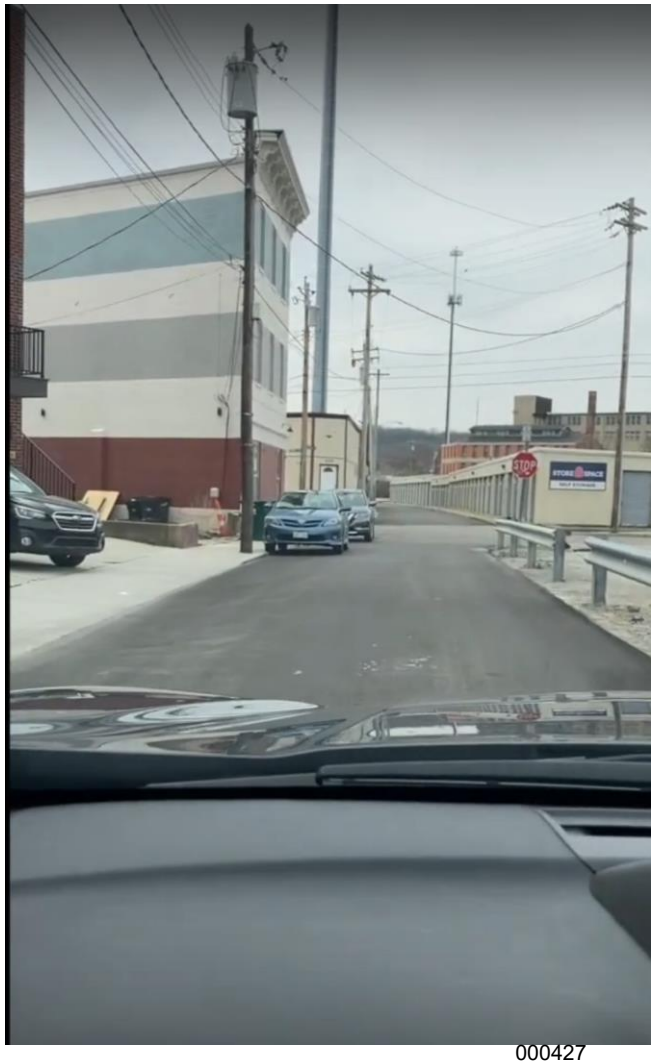
Traffic & Safety Concerns

Vandalia is less than 17 feet wide yet is a 2-way and 1-way street; it has street and metered parking.

Pedestrians often walk on Vandalia as the sidewalk is frequently blocked. We recommend an added sidewalk along the triangle lot.



#1



000427

#2

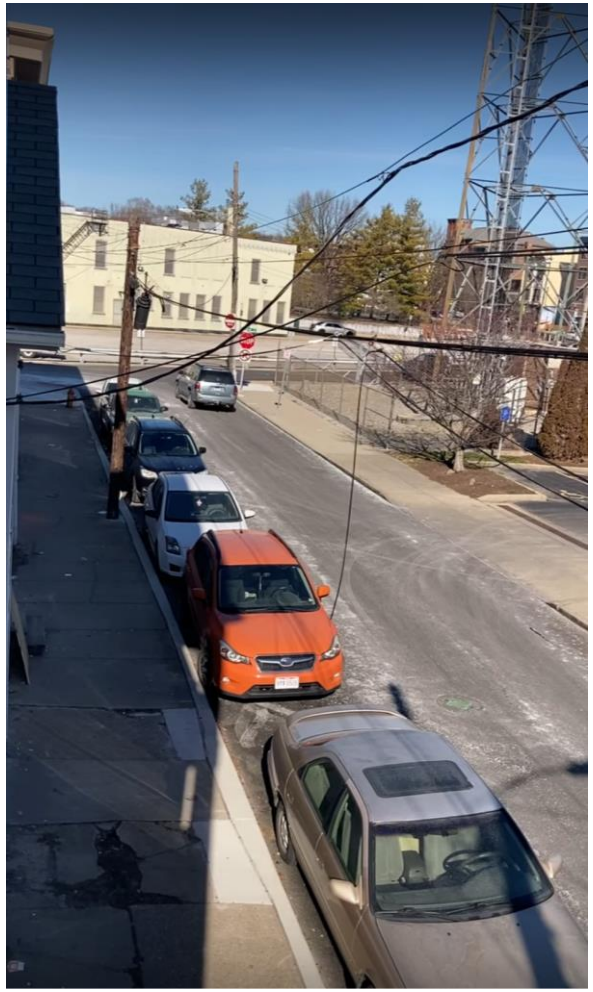


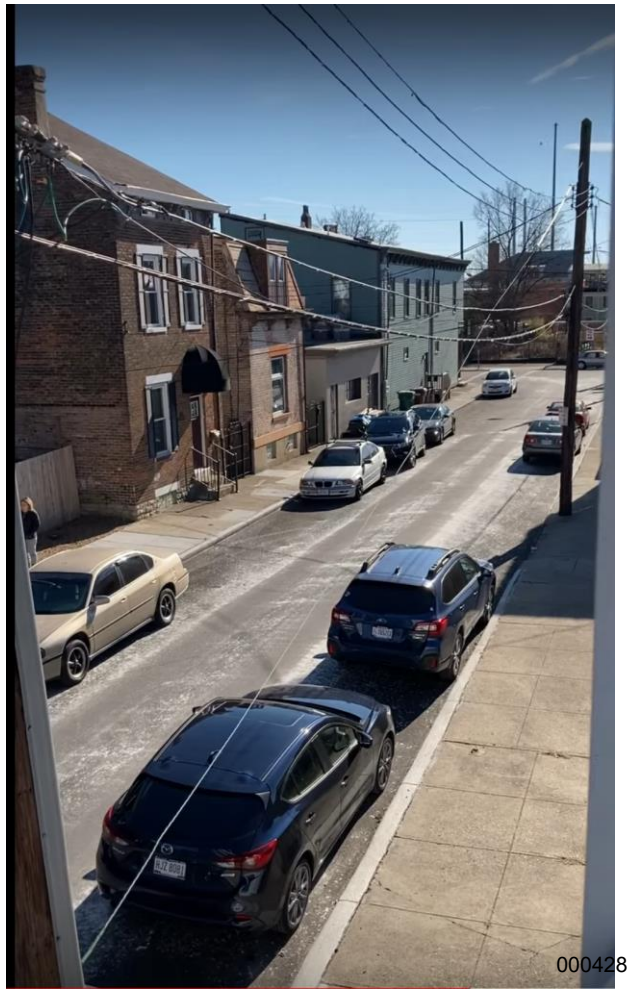


Images #1 & #2 show how tight this 2-way stretch of Vandalia is – it's not uncommon to come face to face with another car and someone has to back up to let the other car pass.

Traffic & Safety Concerns – street congestion

Neighboring Gulow and Apple Streets are at capacity with current residents as well as employees & customers of local businesses (bars/restaurants on Spring Grove are open as late as 1am). These images of Gulow show the current congestion; we only have 10 residents (3 of whom use the NS parking lot, not street parking) but the above-mentioned parkers use the street for free parking. The Northside parking lot has little room to accommodate overflow parking.







Neighbors worry the influx of traffic on our streets from PLK residents & guests will displace our limited street parking (if the new PLK residents have more than 1 car will they need street parking?).

This congestion can easily cause accidents on our narrow streets that feed from 1-way to 2-way (very confusing for drivers trying to get to Blue Rock and Hoffner).

Traffic & Safety Concerns

Historic landscape preservation concerns

#1

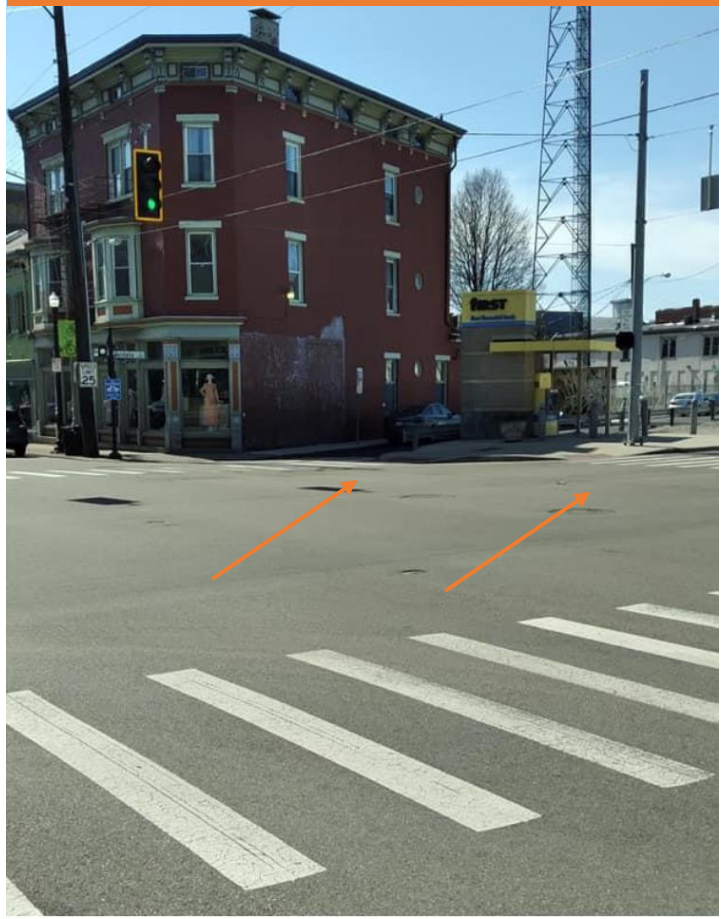
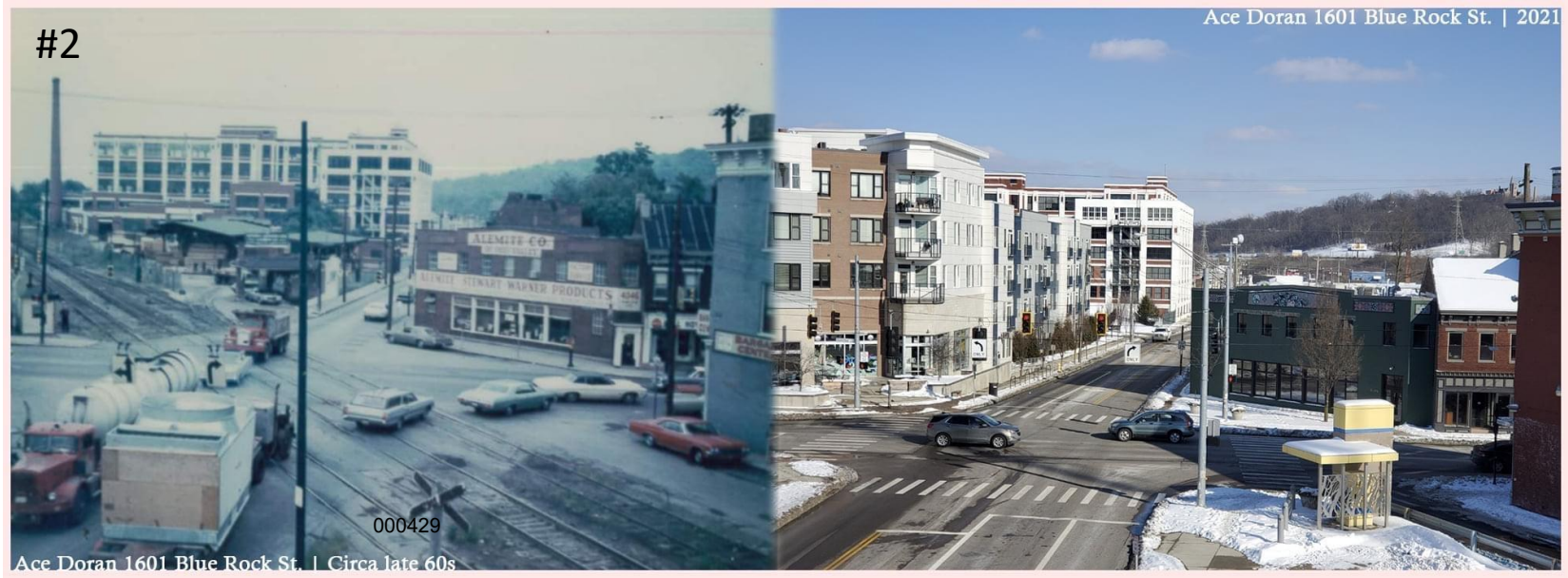


Image #1 is the view of Vandalia from the intersection of Hamilton and Blue Rock.

If the PLK building takes up the full corner of the triangle lot (parallel to Blue Rock and along Hamilton where the current yellow ATM kiosk is located), will this prohibit drivers and pedestrians from seeing each other while walking, parking, and driving into this narrow entrance to Vandalia? Will a tall building limit this critical visibility, especially if this section is in the shadow of two tall buildings?

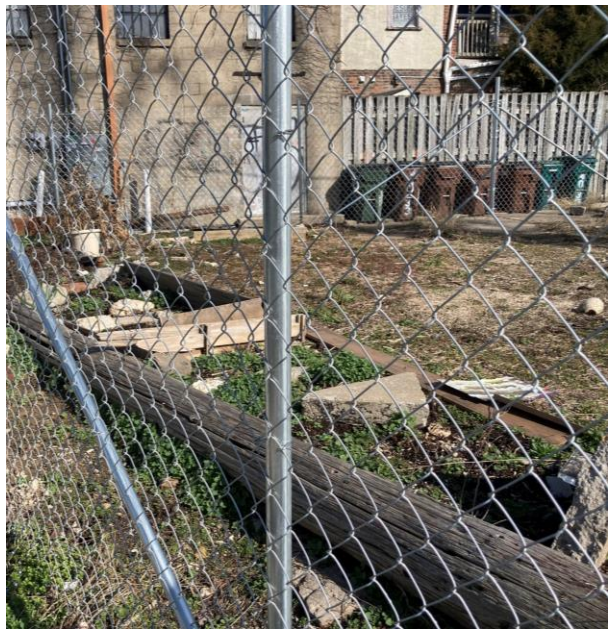
Image #2 shows the historic intersection of Blue Rock and Hamilton which was ‘open’ on the corners for many decades. It’s important to consider if the design of the triangle lot should continue to keep this open visage or close it off as The Gantry development has done. Do we want the triangle lot to further change the landscape that cuts visibility of the Southblock gateway?

#2



Preserving Community Space by reducing parking spots





The Southblock area has no publicly accessible greenspaces. The abandoned lot along Cluxton Alley became a community gathering spot during covid. Residents planted garden beds that included artwork. Unfortunately, it can't be maintained after it was fenced post - sale to PLK. We would love to retain this space for community use and to increase safety by eliminating this parking lot on busy Cluxton Alley.



Reference Content:
https://www.cincinnati-oh.gov/buildings/historic-conservation/local-conservation-guidelines/northside-nbd-historic-district/

Avoid removing or altering historic material or distinctive architectural features: if it's original and in fairly good shape, try to keep it. DEMOLITION: PERMITTED ONLY UNDER CERTAIN CIRCUMSTANCES
Keep the 2nd Ace Doran brick building on the triangle lot – it's another anchor building on the border of the Southblock entrance.

PARKING: LOTS SHOULD BE SCREENED AND LANDSCAPED
Parking should be designed so as not to detract from the visual quality of the district.
a. Screening should be sufficient to minimize the view of parked vehicles from other properties, from the street, and other public areas. Screening may employ masonry walls, landscaping, and fencing. The design of this screening should be compatible with the district.

b. Within the interior of parking lots, there should be adequate landscaping, including planting islands containing trees to provide shade and to break up large areas of paving.

NEW CONSTRUCTION/ADDITIONS: COMPATIBLE BUT NOT COPIES
New construction should not try to imitate the old, but should be compatible with respect to the following: MATERIALS – The type of materials and their color, texture, scale and detailing should be compatible with those of the District and/or the original building. Predominate materials are brick with stone, wood, or cast iron trim. SCALE – The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts. Does filling the corner of Blue Rock and Hamilton maintain the historic character of this major intersection?

March 15, 2021

To whom it may concern:

This letter is in response to the variance requests for the development proposed at 1601 Blue Rock Street.

I appreciate and acknowledge PLK's dedication to understanding, referencing, and executing the 'Northside Comprehensive Land Use Plan.' However, in the documents submitted by PLK, I did not see specific plans to support the 'Connect' or 'Sustain' goals. These goals are especially important as they pertain to pedestrian safety and the neighborhood integration, which will be impacted by the development. With the addition of potentially 57 apartments from this one lot alone comes additional people, traffic, etc., and the current structure of the neighborhood and streets are not set up to accommodate this.

Applicable 'Connect' goals directly from the 'Northside Comprehensive Land Use Plan' are as follows:

- *Increase safety, connectivity and facilities for pedestrians, bicyclists and transit users*
    - *Fix sidewalks that are broken or cracked. Add or connect sidewalks where possible and include spaces for the addition of street trees where feasible to promote better walkability.*
        - *Sidewalks and pedestrian connectivity are essential to maintain an urban neighborhood. Broken or missing sidewalks are uninviting to visitors, decrease walkability and can be dangerous. Street trees help break up the façade of large buildings and provide comfort to pedestrians. We need to coordinate with the City and Urban Forestry to provide street trees where there aren't any and make sure Urban Forestry is included in all roadway improvement projects*
    - *Connect the Northside business district, parks, and residential areas with safe walking paths, sidewalks, and bike paths.*
        - *These green paths not only provide natural sanctuaries, they help get people moving through the neighborhood with minimal impact on the environment. It is important they are properly maintained and developed to keep Northside green.*

Applicable 'Sustain' goals directly from the 'Northside Comprehensive Land Use Plan' are as follows:

- *Enhance the architecturally historic, pedestrian streetscape and 'green' character of the neighborhood and preserve our natural environment.*
    - *We pride ourselves on being an urban neighborhood with ample parks and greenspaces. As we grow, we want to maintain our urban feel while keeping and enhancing our parks and green elements along our streets.*
    - *Maintain the historic character of the Hamilton Avenue Business District by encouraging renovation and façade improvements to existing buildings where necessary, and compatible infill development as opportunity arises. - The business district is Northside's only historic district. Renovation is encouraged in this district over demolition. If there is an opportunity for new construction, it is essential that any new construction match the size, scale, and materials of the surrounding buildings.*
    - *Plant trees in areas with a lower-than-average tree canopy as defined by Urban Forestry. - Northside has a lot of greenspace, but some areas in the southern part of the neighborhood do not have many trees. Planting more trees in these areas will provide shade and cleaner air and help keep a consistent feel throughout the neighborhood.*

Of the variances that PLK is applying for, there are two that I have concerns about based on PLK's current plans for the development, the Northside Land Use goals above, and the current structure of the neighborhood.

The first one is as follows:

> '*Requesting a Numerical Variance from Section 1413-07 limiting the density to 24 units on the site variance of 33 is required for the proposed 57 units.'*

As mentioned above, the current structure of the neighborhood, especially Vandalia Avenue, is not set up to support more foot, bicycle or automobile traffic. Vandalia Avenue is frequently utilized by pedestrians as a direct path to the business district. With more residents in all three PLK developments, the pedestrian traffic on this road will significantly increase, and there is currently only a sidewalk on one side of Vandalia Avenue. In addition, there is street parking on Vandalia Avenue and Gulow Street, and both streets are very narrow with some one-way sections. Adding additional residents without addressing the lack of sidewalk and narrow streets is a safety concern and goes against the Northside Comprehensive Land Use Plan. As a solution, I would like to see PLK add a sidewalk with trees on their side of Vandalia Ave for the safety of all residents and for better integration into the neighborhood.

The second one is as follows:

> *'Requesting a Special Exemption from 1423-13 for no Type A Buffer Yard. Buffer required along the eastern frontage of Vandalia, adjacent to the Business District. We are required to build to the street under the Northside Historic District guidelines as well as to stay in compliance with the Neighborhood Land Use Plan.'*

The 'Northside Comprehensive Land Use Plan' is also focused on sidewalks, safety, planting trees along streets, and using these elements to help bridge the gap between old and new, not just building to the street. The statement above and current plans from PLK show buildings built to the street, not incorporating these elements. The dumpsters are also planned for the corner of Vandalia and Apple, which will decrease driver visibility at that corner where the sidewalk also ends. I would like to see PLK look at the Northside Land Use Plan and community as a whole to ensure these elements of safety (sidewalks, traffic consideration) and neighborhood integration (trees, landscaping, etc.) are also included their plans.

In closing, the location of the 1601 Blue Rock Street development is located at a critical intersection in the heart of the Northside business district. The potential for it to impact the community for the better is huge, and I look forward to seeing how PLK moves forward, following along with their progress, and watching their next set of plans unfold.

Thank you,

Ruth Anderson

Owen, Douglas

From: Maynes, Kasandra
Sent: Wednesday, March 3, 2021 9:42 AM
To: Seth Maney; Conservator, Urban
Cc: Ahouse, Emily; Owen, Douglas
Subject: RE: [External Email] Fwd: PLK Cooper LLC pre-hearing concerns

Good Morning:

I have forwarded the email to Emily and Doug who are conducting the pre-hearing conferences.

Please let me know if I can be of further assistance.

Regards,
Kasandra

From: Seth Maney <seth@8kconstruction.com>
Sent: Wednesday, March 3, 2021 9:33 AM
To: Conservator, Urban <urban.conservator@cincinnati-oh.gov>; Maynes, Kasandra <Kasandra.Maynes@cincinnati-oh.gov>
Subject: [External Email] Fwd: PLK Cooper LLC pre-hearing concerns

External Email Communication

Please see my message below regarding 8K's concerns with the refuse storage location of PLK COOPER LLC's plan.

> Begin forwarded message:
>
> **From:** Seth Maney <seth@8kconstruction.com>
> **Subject: PLK Cooper LLC pre-hearing concerns**
> **Date:** March 3, 2021 at 9:27:18 AM EST
> **To:** Beth Johnson <beth.johnson@cincinnati-oh.gov>
>
> Hi Beth,
>
> Hope all is well. I am now with 8K and wanted to register our concern with the locational variance for refuse storage. We own 4018 Apple Street and 1627 Vandalia which are directly across the street from the proposed trash storage. Per the current plan, the trash is 20' from our existing apartments with no visual buffer. It is also at a highly visible corner and we feel it will detract from our property if the trash is located at the corner as proposed.
>
> I plan to participate in the pre-hearing today but wanted to register my concerns in writing as well.
>
> We look forward to working with you and the other stakeholders.
>
> Thank you,
> Seth

-
Seth Maney
8K
513.441.9446

Owen, Douglas

From: valija <valija@protonmail.com>
Sent: Sunday, March 14, 2021 8:46 PM
To: Conservator, Urban; Owen, Douglas
Subject: [External Email] Topic: Historic Conservation Board 3.22.21 at 3:00p

External Email Communication

Please consider the following concerns on the matter of the hearing to take place on March 22, at 3 PM for the proposed development at 1601 Blue Rock by PLK:
Topic: Historic Conservation Board 3.22.21 at 3:00pm
Time: Mar 22, 2021 03:00 PM Eastern Time (US and Canada)

Historic Conservation Board

Re: PLK Hearing March 22, 2021

My name is Jose Ortega, and I live at 4017 Gulow Street, Cincinnati OH, 45223, which is nearby the proposed development subject to the hearing on March 22, 2021.

I would like to raise with the Board the following concerns about the proposed development:

1.- Location of trash facility:

- There could be a significant reduction of visibility for incoming traffic from Vandalia St into the Apple and Vandalia crossing, which is already severely diminished as the corner building does not have a setback from the sidewalk and there is street parking along the street and on the corners of the intersection.

- The trash facility would be located barely 40 feet away from the nearest currently occupied homes (4018 Apple St, 1625 Vandalia St). For comparison, the standard length of a 1 car driveway is around 20 feet, as the average length of a car is 14.7 feet. Trash is going to be literally at the front door of residential homes. Pests, smells, hazardous materials have the potential to cause adverse public health issues.

2.- Traffic Congestion and Pedestrian safety

Vandalia Street is a narrow (approx. 16.7 feet wide from curb to curb) two-way street between Gulow St and Apple St, with a narrow sidewalk only on only one side. There is only room for 1 one car driving thru between parked cars on one side and the current guardrail that runs along the triangle lot property. When cars have parked more than 2 feet from the curb, it was difficult or impossible to drive through. Trucks turning into Gulow St have to cut the curb and drive on the sidewalk, which was recently replaced through the City maintenance program. It is not possible to safely drive through the street if pedestrians are walking by the guardrail along Vandalia.

Gulow Street is also a narrow two-way street (approx. 24 feet wide from curb to curb) with parking on both sides of the street. Despite having only 5 buildings with current residents, it is common to find between 10 to 20 cars parked in this street, as this is one of few non-metered streets near the business district on Hamilton and Spring Grove Avenues.

Excessive speed for such a narrow passage is common, and scary; there is often damage to parked cars (we recently cleared the road with debris from a smashed side mirror).

In brief, I believe there are serious Public Health and Public safety concerns that need to be considered carefully in order for the proposed development to move forward.

Sincerely

Jose Ortega

Resident at 4017 Gulow St, Cincinnati OH 45223.

March 14, 2021

Cincinnati Historic Conservation Board
David Sturkey
David.Sturkey@cincinnati-oh.gov

RE: 1601 Blue Rock Street Historic Conservation Board Hearing

Dear Mr. Sturkey:

The Northside Community Council (NCC) is submitting this letter as part of the public record for the public hearing of the Historic Conservation Board for the development at 1601 Blue Rock Street. NCC's official position regarding this matter has not yet been resolved. We are currently attempting to negotiate a Community Benefits Agreement (CBA) with the applicant, PLK Cooper LLC. If a satisfactory CBA can be reached, NCC will vote to support this proposed development. We hope this matter is resolved in the coming months.

If you have any questions please contact me at president@northsidecouncil.com.

Sincerely,

Becky Smolenski Finnigan
President, Northside Community Council

Owen, Douglas

From: Becky Richey <becky.richey@gmail.com>
Sent: Monday, March 15, 2021 3:20 PM
To: Conservator, Urban; Owen, Douglas
Subject: [External Email] 3/22 HCB Hearing for PLK Communities

External Email Communication

Hello,

I am writing in regard to the 3/22 Historic Conservation Board hearing for the PLK Communities development in Northside. I am disturbed by the developer's minimal attempts to seek community input or engagement, and the apparent lack of concern about the historical nature of their building site, and of the neighborhood in general.

The surveying/outreach that PLK has done in the neighborhood has been laughably insufficient. They have created an online survey but made very little attempt to make that survey accessible to anyone who isn't a member of the "...only in Northside" facebook group. They claim to have sent out a mailer to nearby residents. but many people in the area never received it. They cite meeting with a group of Northside community leaders, but this group has zero transparency or accountability to the larger community; most people do not know it exists, and they do not speak for the neighborhood. Perhaps most significantly, PLK's representatives have demonstrated open hostility and condescension in council meetings when confronted with community members' concerns about affordability and safety; after a recent letter of no opposition to the development *barely* passed in council, PLK made no attempt to address the concerns of neighbors who opposed the letter. There has been a particular concern about increased traffic without and improvements to infrastructure that has not been resolved or even truly addressed by PLK.

In terms of the historic nature of the Northside NBD (and Northside in general), the planned design of this development is not aligned with the district's physical appearance. The only building that is less compatible in the area is the developer's previous project across the street (the Gantry), which is generally perceived as the ugliest building in the neighborhood. It has absolutely no cohesion with the rest of the district, and this new building will only add to the sense at that corner that you could be in any neighborhood in any city where new developments are running rampant without real regard for neighborhood character.

In fact, the only regard that PLK has for the "historic" nature of Northside is that it is home to a unique community that they can market to new residents at exorbitant rates. Their own website lures potential tenants by describing the neighborhood as having "character" and "creativity," and as being a "caring community that embraces the value of a culturally enriched lifestyle." But building a development full of over-priced units that will inevitably drive up rents in the neighborhood is the opposite of "caring." PLK's unconscionable cashing in on the character that was built mostly by working class and low-income residents while simultaneously making the community unaffordable to the people that built it is a direct threat to the historic nature of the neighborhood and demonstrates a complete disregard on behalf of PLK towards the community's historic identity and well being.

Thank you very much for your time in reading this. I'm looking forward to voicing these concerns at the hearing on the 22nd.

Becky Richey

To Whom it May Concern:

As you know, ACE Doran has sold three lots in Northside to the developer PLK Communities. The developers would like to build several market rate apartment buildings which would be out of the price range of many of our neighbors in Northside. In the midst of an affordable housing crisis and living in a neighborhood with a historic district, we have several concerns about this project.

While this project will double the current number of units in that portion of Northside, based on current trends, adding more market rate units increases the cost of current units and reduces the number of truly affordable units, displacing lower income or fixed income current residents. This cascading effect can be shown through census data from 2010-2019. Median household income has increased 53%. Median home values and gross rent (rent and utilities) have increased 43% and 40%, respectively. With only a 5% increase in total population, this reflects the replacement of lower income neighbors with higher income households.

Here are our main concerns about this development project:
--Local infrastructure (particularly roads) have not been kept up to address increasing density. Additional density (>200 units across all three lots) brings severe safety concerns.
--The proposed building dominates the lot and is not architecturally complementary to the historic nature of the triangle shaped building.
--The plans favor Hamilton and Blue Rock and are not well integrated into the rest of the neighborhood architecture.

Here are our concerns in regards to the Northside Conservation Guidelines:
--New construction is required to be compatible with the Historic District.

--This design violates the following guidelines: the compatibility of Materials, Scale, and Detailing, Height, and Historic Integrity

--Current design is not only incompatible with the historic nature of the district, it would dominate the corner of Hamilton and Blue Rock, completely transforming the entire feel of a major intersection in the neighborhood. While the northeast corner contains Hoffner Park, this development would leave the southwest corner as the only structure at Knowlton's Corner that connects to the architecture of the rest of the NBD. The first floor of that building has been vacant since July 2017.

Here are our concerns in regards to the Northside Comprehensive Land Use Plan:

--The most recent Land Use Plan was completed seven years ago and in that time the shifting demographics identified between 2000-2010 have only accelerated, particularly in regards to race and household income. Northside's stated vision includes remaining a diverse neighborhood with "great housing choices" for everyone. The proposed development does not offer truly affordable options. These units will contribute to the demographic shift away from a diverse neighborhood.

--One goal of the Land Use Plan is to "increase the quality and quantity of affordable and market rate rental housing" (p. 78). Northside has increased the quantity of market rate units in the years since the Land Use Plan was completed. The only new affordable units, however, are specifically for seniors. While this is a very real need, we also need housing for families and other low-income individuals.

--Other goals in the Plan include "[ensuring] that all Northside residents have access to fresh, healthy food" and "[becoming] a healthier neighborhood" (p. 88). With the triangle lot being one of the few remaining viable locations for a grocery store, many residents would like to see these goals prioritized.

History is important. It build a foundation for the future of our neighborhood. It creates a culture and community that we can look to for solutions for current, ongoing, and future

problems. Gentrification, in this situation, is two fold. It is destroying historical integrity while destroying, displacing, and removing the homes of historical residents, workers, and culture creators in our neighborhood. Without this history to look to, we will have an unstable, unsustainable, and inequitable future.

Our community has worked for months to develop demands for a CBA. We would like to see the fruits of that labor become public before PLK begins work on these projects, otherwise the community voice will be disempowered by city officials. Please wait to make a decision until we can come to an agreement with the developers to benefit the neighborhood.

We don't want to see our history and our residents erased from the fabric of our neighborhood. We believe Northside deserves collaborative equity in development that build a more sustainable place to live, not extractive, profit driven, cookie cutter apartments.

Thank you for taking the time to consider our concerns about the PLK project. We hope that you will take our neighborhood's concerns and dedication to preserving the historical nature of our neighborhood into account. We love our vibrant and diverse neighborhood and we want to move into a future that honors the past while creating equitable and sustainable living for all.

Sincerely,

Abby Friend

I live in Northside. I work in Northside. I hang out in Northside. I serve on the board of Northside Community Council

To Whom it May Concern:

As you know, ACE Doran has sold three lots in Northside to the developer PLK Communities. The developers would like to build several market rate apartment buildings which would be out of the price range of many of our neighbors in Northside. In the midst of an affordable housing crisis and living in a neighborhood with a historic district, we have several concerns about this project.

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--One goal of the Land Use Plan is to "increase the quality and quantity of affordable and market rate rental housing" (p. 78). Northside has increased the quantity of market rate units in the years since the Land Use Plan was completed. The only new affordable units, however, are specifically for seniors. While this is a very real need, we also need housing for families and other low-income individuals.

--Other goals in the Plan include "[ensuring] that all Northside residents have access to fresh, healthy food" and "[becoming] a healthier neighborhood" (p. 88). With the triangle lot being one of the few remaining viable locations for a grocery store, many residents would like to see these goals prioritized.

This project does not currently help address these key issues our community is facing: affordable housing, pedestrian safety, and access to food/grocery. While I support redevelopment in Northside it needs to be primarily focused on people, not just profit.

Thank you for taking the time to consider our concerns about the PLK project. We hope that you will take our neighborhood's concerns and dedication to preserving the historical nature of our neighborhood into account. We love our vibrant and diverse neighborhood and we want to move into a future that honors the past while creating equitable and sustainable living for all.

Sincerely,

Andres Bare

I live in Northside. I work in Northside. I hang out in Northside.

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Sincerely,

D. Haf

I live in Northside.

To Whom it May Concern:

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We need AFFORDABLE housing, not another way to replace working class and lower income people. Additionally, many of the service industry people in Northside businesses live in the

neighborhood and walk to work. Many of the artists and musicians that create a draw for the neighborhood also live here. Both groups are being actively priced out.

Thank you for taking the time to consider our concerns about the PLK project. We hope that you will take our neighborhood's concerns and dedication to preserving the historical nature of our neighborhood into account. We love our vibrant and diverse neighborhood and we want to move into a future that honors the past while creating equitable and sustainable living for all.

Sincerely,

Sarah Daigneault

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Tiffany Golden Neri

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Angela Meyer Ortega

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Josh Goldstein

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Nichole Banks

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Melissa McCoy

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Barbara Boylan

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Katie Vogel

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Here are our main concerns about this development project:
--Local infrastructure (particularly roads) have not been kept up to address increasing density. Additional density (>200 units across all three lots) brings severe safety concerns.
--The proposed building dominates the lot and is not architecturally complementary to the historic nature of the triangle shaped building.
--The plans favor Hamilton and Blue Rock and are not well integrated into the rest of the neighborhood architecture.

Here are our concerns in regards to the Northside Conservation Guidelines:
--New construction is required to be compatible with the Historic District.

--This design violates the following guidelines: the compatibility of Materials, Scale, and Detailing, Height, and Historic Integrity

--Current design is not only incompatible with the historic nature of the district, it would dominate the corner of Hamilton and Blue Rock, completely transforming the entire feel of a major intersection in the neighborhood. While the northeast corner contains Hoffner Park, this development would leave the southwest corner as the only structure at Knowlton's Corner that connects to the architecture of the rest of the NBD. The first floor of that building has been vacant since July 2017.

Here are our concerns in regards to the Northside Comprehensive Land Use Plan:

--The most recent Land Use Plan was completed seven years ago and in that time the shifting demographics identified between 2000-2010 have only accelerated, particularly in regards to race and household income. Northside's stated vision includes remaining a diverse neighborhood with "great housing choices" for everyone. The proposed development does not offer truly affordable options. These units will contribute to the demographic shift away from a diverse neighborhood.

--One goal of the Land Use Plan is to "increase the quality and quantity of affordable and market rate rental housing" (p. 78). Northside has increased the quantity of market rate units in the years since the Land Use Plan was completed. The only new affordable units, however, are specifically for seniors. While this is a very real need, we also need housing for families and other low-income individuals.

--Other goals in the Plan include "[ensuring] that all Northside residents have access to fresh, healthy food" and "[becoming] a healthier neighborhood" (p. 88). With the triangle lot being one of the few remaining viable locations for a grocery store, many residents would like to see these goals prioritized.

Thank you for taking the time to consider our concerns about the PLK project. We hope that you will take our neighborhood's concerns and dedication to preserving the historical nature of our neighborhood into account. We

love our vibrant and diverse neighborhood and we want to move into a future that honors the past while creating equitable and sustainable living for all.

Sincerely,

Nate Kemphues

I live in Northside. I hang out in Northside. I volunteer in Northside.

To Whom it May Concern:

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Sincerely,

Connor Albers

I live in Northside.

To Whom it May Concern:

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Sincerely,

Abigail Wess

I work in Northside. I hang out in Northside.

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Free Lot Town!

JANUARY 2021- Staff Approved COAs

NUMBER_KEY	DATE COMPLETE	ADDRESS	COMP_TYPE	DESCRIPTION	ENTRY_COMMENTS
2019P11436	01/07/2021	112 E MCMICKEN AV	CBPCWALL	Excavation/Fill	APPROVE A RETAINING WALL WITH ALLAN BLOCK AND FENCE ON TOP OF THE RETAINING WALL.
2019P11425	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STAFF APPROVAL. EXISITING GARAGE AND APARTMENT.NEW GARAGE DOOR, WINDOWS, AND EXTERIOR REPAIR AND REPLACE WHERE NECCESSARY. ALUM CLAD WOOD WINDOWS AND GARAGE DOOR IS A CARRIAGE STYLE DOOR.
2021P00677	01/26/2021	1303 CYPRESS ST	CBPCBCP	Alteration	COA STAFF APPROVALAPPROVE THE MOVING OF AN OPENING AND INFILLING AN OPENING ON THE REAR OF THE BUILDING TO ACCOMODATE FOR KITCHEN AND BATHROOM, OPENINGS ARE ON THE REAR AND DO NOT NEGATIVELY IMPACT THE ARCHITECTURE OF THE BUILDING OR THE DISTRICT.
2020P10379	01/29/2021	420 E 12TH ST	CBPCBCP	Alteration	COA STAFF APPROVALINSTALLATION OF A NEW HISTORICALLY APPROPRIATE STOREFRONT. EXISTING STOREFRONT IS NOT HISTORIC/ORIGINAL TO THE BUILDING,HTC PROJECT.
2020P10765	01/29/2021	214 E CLIFTON AV	CBPCWALL	Misc. Structures	COA STAFF APPROVALREAR STEPS FENCE AND RETAINING WALL. NOT VISIBLE FROM CLIFTON AND ALL APPROPRIATE TO THE LOT AND MEET SITE IMPROVEMENT GUIDELINES.
2019P11424	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STFF APPROVAL $118.56REPLACE WINDOWS WITH NEW ONE OVER ONE ALUMINUM CLAD WOOD WINDOWS. REMOVE AND REPLACE REAR STAIR CASE. THIS IS NOT VISIBLE FROM THE STREET.
2021P00931	01/27/2021	1618 MANSFIELD ST	WINDOWS	Alteration	Approve the installation of Pella Architect series aluminum clad wood windows to fill the entire opening.
2020P10111	01/07/2021	1900 CENTRAL PKWY	CBPCBCP	Repair	HISTORIC REVIEW FEENEW FIRE ESCAPE ON REAR OF BUILDING WHERE EXISTING FIRESCAPE IS. SIMPLE, METAL FIRE ESCAPE.
2020P10518	01/07/2021	161 E MCMICKEN AV	CBPCBCP	Alteration	MECHANICAL RAILING ON THE ROOF. IT IS SIMPLE BLACK METAL AND WON'T BE VISIBLE FROM THE STREET.
2020P08321	01/15/2021	1130 RACE ST	CBPCBCP	Alteration	-RESTRICTIVE COVENANT RECORDED AND SUBMITTED-PERGOLA IS APPROVABLE AT STAFF LEVEL AS IT IS NOT VISIBLE FROM STREET- 6' FENCE SHOWN ON PLANS COMPLIES WITH ZONING AND HISTORIC
2019P11435	01/07/2021	110 E MCMICKEN AV	CBPCWALL	Misc. Structures	RETAINING WALL AND FENCE ARE PERMITTED AND MEET MATERIAL GUIDELINES
2021P00815	01/21/2021	47 E HOLLISTER ST	CBPCWALL	Misc. Structures	STAFF APPROVAL COA-APPROVE AN ALLAN BLOCK RETAINING WALL. NON-CONTIRBUTING SITE, BUT MATERIALS ARE STILL APPROPRIATE FOR THE HISTORIC DISTIRCT,

2021P00597	01/21/2021	300 MAIN ST	CBPCBCP	Alteration	STAFF APPROVAL:EXTERIOR REHABILITATION OF THE BUILDING. ALL WORK MEETS THE 3RD AND MAIN STREET HISTORIC DISTRICT GUIDELINES, WORK APPROVED INCLUDES NEW STOREFRONT, NEW WINDOWS (TO MATCH THE ORIGINAL CODITION- MUST BE WOOD OR ALUMINUM CLAD WOOD), OUTDOOR DINING AREA RAILING, AND NEW DECORATIBE ORANAMENTATION ON THE BLANK WALL ON THE SOUTH FACE.
2020P10759	01/22/2021	1430 CENTRAL PKWY	CBPCBCP	Alteration	STAFF APPROVAL-NON-CONTRIBUTING BUILDING FACADE CHANGES. REMOVAL OF NON-HISTORIC MATERIAL AND INSTALLATION OF A COMMERCIAL /INDUSTRIAL TYPE FACADE ON THE FRONT. EXPOSED CMU UNITS ALREADY EXISTING. NEW ROOF TOP DECK AND RAILING VISIBLE BUT APPROVALBLE AS ON A NC BUILDING.CHANGES TO HISTORIC BUILDING ARE APPROVABLE. ALL CHANGES ARE IN KEEPING WITH THE HISTORIC BUILDING. ALL OPENINGS REMAINING AND TWO OPENINGS ARE REMAINING BUT BECOMING UNUSEABLE FROM THE INSIDE.
2020P10396	01/29/2021	424 E 12TH ST	CBPCBCP	Alteration	STAFF LEVEL COAHTC PROJECT. EXTERIOR WORK INCLUDES NEW STOREFRONT THAT IS HISTORICALLY APPROPRIATE. ORIGINAL/HISTORIC STROEFRONT HAD PREVIOUSLY BEEN REMOVED.
2021P00490	01/21/2021	71 E CLIFTON	MURAL	Alteration	Approve the installation of a mural on the north side of the building. The facade had previously been parged over with concrete and a was a former party wall between 2 buildings.

NUMBER_KEY	REVIEW_COMPLETED_D	ORIGINALADDRESS1	COMP_TYPE	DESCRIPTION	ENTRY_COMMENTS
2020P05020	01/05/2021	1706 CENTRAL PKWY	CBPCMCH	HVAC	
2021P00250	01/05/2021	1019 MAIN ST	CBPCMCHR	HVAC	
2020P10839	01/07/2021	1310 PENDLETON ST	CBPCBCP	Repair	EXISTING MEMBRANE ROOF, REROOFING. NO COA REQUIRED. LILE FOR LIKE.
2020P10372	01/07/2021	815 DAYTON ST	CBPCBCP	Misc. Structures	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2020P10372	01/07/2021	815 DAYTON ST	CBPCBCP	HVAC	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2020P10372	01/07/2021	815 DAYTON ST	CBPCBCP	Excavation/Fill	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2019P11425	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STAFF APPROVAL EXISITING GARAGE AND APARTMENT.NEW GARAGE DOOR, WINDOWS, AND EXTERIOR REPAIR AND REPLACE WHERE NECCESSARY. ALUM CLAD WOOD WINDOWS AND GARAGE DOOR IS A CARRIAGE STYLE DOOR.
2019P11425	01/07/2021	114 E MCMICKEN AV	CBPCBCP	HVAC	COA STAFF APPROVAL EXISITING GARAGE AND APARTMENT.NEW GARAGE DOOR, WINDOWS, AND EXTERIOR REPAIR AND REPLACE WHERE NECCESSARY. ALUM CLAD WOOD WINDOWS AND GARAGE DOOR IS A CARRIAGE STYLE DOOR.
2019P11424	01/07/2021	114 E MCMICKEN AV	CBPCBCP	Alteration	COA STF APPROVAL S118.5GREPLACE WINDOWS WITH NEW ONE OVER ONE ALUMINUM CLAD WOOD WINDOWS. REMOVE AND REPLACE REAR STAIR CASE. THIS IS NOT VISIBLE FROM THE STREET.
2019P11424	01/07/2021	114 E MCMICKEN AV	CBPCBCP	HVAC	COA STF APPROVAL S118.5GREPLACE WINDOWS WITH NEW ONE OVER ONE ALUMINUM CLAD WOOD WINDOWS. REMOVE AND REPLACE REAR STAIR CASE. THIS IS NOT VISIBLE FROM THE STREET.
2020P10111	01/07/2021	1900 CENTRAL PKWY	CBPCBCP	Repair	HISTORIC REVIEW FEENEW FIRE ESCAPE ON REAR OF BUILDING WHERE EXISTING FIRESCAPE IS. SIMPLE, METAL FIRE ESCAPE.
2019P11423	01/07/2021	110 E MCMICKEN AV	CBPCBCP	HVAC	APPROVED AT HCB 2.24.20
2019P11423	01/07/2021	110 E MCMICKEN AV	CBPCBCP	Alteration	APPROVED AT HCB 2.24.20
2019P11437	01/07/2021	110 E MCMICKEN AV	CBPCPL	Parking Lots	APPROVED AT HCB 2.24.20. CU FOR PARKING AREA AND COA FOR PARKING LOT IMPROVEMENTS
2020P10476	01/07/2021	1301 WESTERN AV	CBPCBCP	Alteration	INTERIOR ASSEMBLY SPACE FIT OUT. NO COA REQUIRED.
2019P11435	01/07/2021	110 E MCMICKEN AV	CBPCWALL	Misc. Structures	RETAINING WALL AND FENCE ARE PERMITTED AND MEET MATERIAL GUIDELINES
2019P11438	01/07/2021	112 E MCMICKEN AV	CBPCPL	Parking Lots	APPROVED AT HCB 2.24.20
2019P11436	01/07/2021	112 E MCMICKEN AV	CBPCWALL	Excavation/Fill	APPROVE A RETAINING WALL WITH ALLAN BLOCK AND FENCE ON TOP OF THE RETAINING WALL.
2019P11436	01/07/2021	112 E MCMICKEN AV	CBPCWALL	Misc. Structures	APPROVE A RETAINING WALL WITH ALLAN BLOCK AND FENCE ON TOP OF THE RETAINING WALL.
2020P10518	01/07/2021	161 E MCMICKEN AV	CBPCBCP	Alteration	MECHANICAL RAILING ON THE ROOF. IT IS SIMPLE BLACK METAL AND WON'T BE VISIBLE FROM THE STREET.
2020P10498	01/07/2021	2112 AUBURN AV	CBPCBCP	Alteration	INTERIOR WORK ONLY. NO COA REQUIRED.
2020P10657	01/11/2021	300 W 4TH ST	CBPCMCH	HVAC	
2020P08465	01/12/2021	1809 FAIRFAX AV	CBPCBCP	Alteration	INTERIOR WORK ONLY. NO COA REQUIRED.
2020P10682	01/12/2021	350 W 4TH ST	CBPCMCH	HVAC	
2021P00487	01/12/2021	1303 CYPRESS ST	CBPCBCP	Repair	NO COA REQUIRED. LIKE FOR LIKE REPAIR NO CHANGE IN SHAPE, SIZE OR MATERIALS. REPLACEMENT OF DETEIRATED MATERIALS ON NON-HISTORIC DECK.
2020P10656	01/12/2021	1820 CENTRAL PKWY	CBPCMCH	HVAC	
2020P10299	01/12/2021	830 MAIN ST	CBPCBCP	Alteration	INTERIOR DEMO ONLY. NO EXTERIOR WORK. NO COA REQUIRED.
2021P00339	01/12/2021	142 E CLIFTON AV	CBPCBCP	Repair	NEW ROOF. LIKE FOR LIKE. NO COA REQUIRED.
2020P03385	01/12/2021	126 W ELDER ST	CBPCSUP	Fire Protection Systems	
2020P10682	01/14/2021	350 W 4TH ST	CBPCMCH	HVAC	
2020P08321	01/15/2021	1130 RACE ST	CBPCBCP	Alteration	-RESTRICTIVE COVENANT RECORDED AND SUBMITTED-PERGOLA IS APPROVABLE AT STAFF LEVEL AS IT IS NOT VISIBLE FROM STREET- 6' FENCE SHOWN ON PLANS COMPLIES WITH ZONING AND HISTORIC
2021P00815	01/21/2021	47 E HOLLISTER ST	CBPCWALL	Misc. Structures	STAFF APPROVAL COA-APPROVE AN ALLAN BLOCK RETAINING WALL. NON-CONTRIBUTING SITE, BUT MATERIALS ARE STILL APPROPRIATE FOR THE HISTORIC DISTRICT,
2020P10543	01/21/2021	313 SEITZ ST	CBPCBCP	Alteration	MATCHES HCB APPROVED PLANS FROM 9/24/2018.
2021P00680	01/21/2021	506 E 4TH ST	CBPCBCP	Alteration	NO EXTERIOR WORK. NO COA REQUIRED.
2021P00597	01/21/2021	300 MAIN ST	CBPCBCP	Alteration	STAFF APPROVAL:EXTERIOR REHABILITATION OF THE BUILDING. ALL WORK MEETS THE 3RD AND MAIN STREET HISTORIC DISTRICT GUIDELINES, WORK APPROVED INCLUDES NEW STOREFRONT, NEW WINDOWS (TO MATCH THE ORIGINAL CODITION- MUST BE WOOD OR ALUMINUM CLAD WOOD), OUTDOOR DINING AREA RAILING, AND NEW DECORATIBE ORANAMENTATION ON THE BLANK WALL ON THE SOUTH FACE.
2020P10498	01/21/2021	2112 AUBURN AV	CBPCBCP	Alteration	INTERIOR WORK ONLY. NO COA REQUIRED.
2020P10759	01/22/2021	1430 CENTRAL PKWY	CBPCBCP	HVAC	STAFF APPROVAL-NON-CONTRIBUTING BUILDING FACADE CHANGES. REMOVAL OF NON-HISTORIC MATERIAL AND INSTALLATION OF A COMMERCIAL /INDUSTRIAL TYPE FACADE ON THE FRONT. EXPOSED CMU UNITS ALREADY EXISTING. NEW ROOF TOP DECK AND RAILING VISIBLE BUT APPROVABLE AS ON A NC BUILDING.CHANGES TO HISTORIC BUILDING ARE APPROVABLE. ALL CHANGES ARE IN KEEPING WITH THE HISTORIC BUILDING. ALL OPENINGS REMAINING AND TWO OPENINGS ARE REMAINING BUT BECOMING UNUSEABLE FROM THE INSIDE.
2020P10759	01/22/2021	1430 CENTRAL PKWY	CBPCBCP	Alteration	STAFF APPROVAL-NON-CONTRIBUTING BUILDING FACADE CHANGES. REMOVAL OF NON-HISTORIC MATERIAL AND INSTALLATION OF A COMMERCIAL /INDUSTRIAL TYPE FACADE ON THE FRONT. EXPOSED CMU UNITS ALREADY EXISTING. NEW ROOF TOP DECK AND RAILING VISIBLE BUT APPROVABLE AS ON A NC BUILDING.CHANGES TO HISTORIC BUILDING ARE APPROVABLE. ALL CHANGES ARE IN KEEPING WITH THE HISTORIC BUILDING. ALL OPENINGS REMAINING AND TWO OPENINGS ARE REMAINING BUT BECOMING UNUSEABLE FROM THE INSIDE.
2021P00853	01/22/2021	300 MAIN ST	CBPCBCP	Alteration	NO COA REQUIRED- INTERIOR WORK.
2021P00667	01/22/2021	4023 HAMILTON AV	CBPCMCH	HVAC	
2021P00565	01/22/2021	4106 HAMILTON AV	CBPCMCH	HVAC	
2021P00811	01/22/2021	309 VINE ST	CBPCFAP	Fire Protection Systems	NO COA REQUIRED
2021P00677	01/26/2021	1303 CYPRESS ST	CBPCBCP	Alteration	COA STAFF APPROVALAPPROVE THE MOVING OF AN OPENING AND INFILLING AN OPENING ON THE REAR OF THE BUILDING TO ACCOMODATE FOR KITCHEN AND BATHROOM, OPENINGS ARE ON THE REAR AND DO NOT NEGATIVELY IMPACT THE ARCHITECTURE OF THE BUILDING OR THE DISTRICT.
2021P00835	01/26/2021	1508 RACE ST	CBPCSUP	Fire Protection Systems	
2021P00851	01/26/2021	222 E 14TH ST	CBPCBCP	Alteration	INTERIOR WORK ONLY ON 1-3. NO EXTERIOR WORK ON THIS PERMIT.
2020P10378	01/26/2021	418 E 12TH ST	CBPCBCP	Alteration	DENSITY VARIANCE AND PLANS APPROVED AT HCB 1-25-21. PLANS MATCH APPROVED PLANS, COA FEE CHARGED AT HCB
2021P00836	01/26/2021	24 W 15TH ST	CBPCSUP	Fire Protection Systems	
2020P10395	01/26/2021	422 E 12TH ST	CBPCBCP	HVAC	DENSITY VARIANCE AND PLANS APPROVED AT HCB 1-25-21. PLANS MATCH APPROVED PLANS, COA FEE CHARGED AT HCB
2020P10395	01/26/2021	422 E 12TH ST	CBPCBCP	Alteration	DENSITY VARIANCE AND PLANS APPROVED AT HCB 1-25-21. PLANS MATCH APPROVED PLANS, COA FEE CHARGED AT HCB
2021P00864	01/26/2021	817 DAYTON ST	CBPCBCP	Alteration	NO EXTERIOR WORK OTHER THAN REPAIR. EXISTING WINDOWS ARE REMAINING. NO COA REQUIRED.
2021P00864	01/26/2021	817 DAYTON ST	CBPCBCP	HVAC	NO EXTERIOR WORK OTHER THAN REPAIR. EXISTING WINDOWS ARE REMAINING. NO COA REQUIRED.
2021P00495	01/27/2021	4934 PADDOCK RD	CBPCSGN	Signs	NOT IN HISTORIC
2021P00897	01/27/2021	47 E HOLLISTER ST	CBPCSUP	Fire Protection Systems	NO COA REQUIRED
2020P10793	01/28/2021	47 E HOLLISTER ST	CBPCFAP	Fire Protection Systems	NO COA REQUIRED
2021P00904	01/29/2021	1000 MAIN ST	CBPCSUP	Fire Protection Systems	
2020P10396	01/29/2021	424 E 12TH ST	CBPCBCP	HVAC	STAFF LEVEL COAHTC PROJECT. EXTERIOR WORK INCLUDES NEW STOREFRONT THAT IS HISTORICALLY APPROPRIATE. ORIGINAL/HISTORIC STROEFRONT HAD PREVIOUSLY BEEN REMOVED.
2020P10396	01/29/2021	424 E 12TH ST	CBPCBCP	Alteration	STAFF LEVEL COAHTC PROJECT. EXTERIOR WORK INCLUDES NEW STOREFRONT THAT IS HISTORICALLY APPROPRIATE. ORIGINAL/HISTORIC STROEFRONT HAD PREVIOUSLY BEEN REMOVED.
2021P00902	01/29/2021	1601 RACE ST	CBPCSUP	Fire Protection Systems	
2020P10765	01/29/2021	214 E CLIFTON AV	CBPCWALL	Misc. Structures	COA STAFF APPROVALBEAR STEPS FENCE AND RETAINING WALL. NOT VISIBLE FROM CLIFTON AND ALL APPROPRIATE TO THE LOT AND MEET SITE IMPROVEMENT GUIDELINES.
2020P10379	01/29/2021	420 E 12TH ST	CBPCBCP	Alteration	COA STAFF APPROVALINSTALLATION OF A NEW HISTORICALLY APPROPRIATE STOREFRONT. EXISTING STOREFRONT IS NOT HISTORIC/ORIGINAL TO THE BUILDING,HTC PROJECT.
2021P00830	01/29/2021	1342 VINE ST	CBPCMCH	HVAC	
2021P00914	01/29/2021	1430 CENTRAL PKWY	CBPCSUP	Fire Protection Systems	
2020P10372	01/29/2021	815 DAYTON ST	CBPCBCP	Misc. Structures	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2020P10372	01/29/2021	815 DAYTON ST	CBPCBCP	HVAC	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2020P10372	01/29/2021	815 DAYTON ST	CBPCBCP	Excavation/Fill	PLANS MATCH APPROVED HCB PLANS FROM 11.23.20
2020P10299	01/29/2021	830 MAIN ST	CBPCBCP	Alteration	INTERIOR DEMO ONLY. NO EXTERIOR WORK. NO COA REQUIRED.
2020P10543	01/29/2021	313 SEITZ ST	CBPCBCP	Alteration	MATCHES HCB APPROVED PLANS FROM 9/24/2018.