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## APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

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APPLICATION #: ZH20180161  
APPLICANT: College Hill Business District Investments LLC  
OWNER: College Hill Business District Investments LLC  
ADDRESS: **5932 Hamilton Avenue**  
PARCELS: 233-0004-0001  
ZONING: T5MS  
OVERLAYS: College Hill Mid-Business Historic District  
COMMUNITY: College Hill  
REPORT DATE: October 3, 2018  
HEARING DATE: October 22, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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

1. Sec. 1703-2.80(I) – **Use Permit** – Proposed eating and drinking establishment with alcoholic beverage sales requires a Use Permit.

### **Existing Conditions:**

The subject property is an existing single-story masonry building built ca. 1949. The building is located at the southeast corner of Hamilton Avenue and Marlowe Avenue, a prominent corner in the College Hill neighborhood's business district. The building previously housed a National City Bank branch. The building features terra cotta tile cladding with a curved corner featuring floor-to-ceiling windows.

### **Proposed Conditions:**

The applicant is in the process of converting the building into an Eating and Drinking Establishment. The proposed work on the exterior of the building is consistent with the College Hill Mid-Business local historic district guidelines and has also received Federal Historic Tax Credits with an approved Part II application. As such, the proposed conversion from a Financial Institution to an Eating and Drinking Establishment requires Historic Conservation Board approval for the Use Permit required for alcoholic beverage sales in the T5MS transect.

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

1703-2.80: T5MS – Main Street

### **Previous Reviews**

The proposed project has been reviewed at a Staff level for a Certificate of Appropriateness during the permitting process. The proposed work received Part II approval through the Ohio Historic Preservation Office and the National Park Service for the proposed work. Zoning and Historic Conservation approved the permit for the proposed building work (2018P02324) and assessed the Certificate of Appropriateness on that permit.



Figure 1. Location of subject property at the intersection of Hamilton Avenue and Marlowe Avenue. Image from CAGIS.



Figure 2. Image of subject property ca. August 2017. Image from Google.

## **Zoning Analysis**

The majority of the Zoning considerations are satisfied for the proposed work in the T5MS transect. While Eating Establishments are permitted in the transect, if alcoholic beverage sales are included a Use Permit is required.

### **Use Permit**

Per Section 1703-8.60 of the Land Development Code, an application for a use permit shall be made to the Zoning Hearing Examiner in accordance with Cincinnati Municipal Code Chapter 1443. Because the property is located within a local Historic District, the provisions of Chapter 1435 shall apply and govern in all instances; therefore the Historic Conservation Board has authority.

### **Standards for Variances, Special Exceptions or Conditional Uses per Section 1435-05-4**

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 or Historic Asset; or*

The proposed alcoholic beverage sales for the Eating and Drinking Establishment will have no adverse effect on the integrity of the district. The proposed work to the building has been previously approved at the Staff level and has also received approval from the Ohio Historic Preservation Office and the National Park Service on the Part II application for Federal Historic Tax Credits.

No adverse effects are anticipated on public health, safety and/ or welfare. The building is located in the heart of the College Hill Business District where Eating and Drinking Establishments would be expected. As a restaurant that will also serve alcohol, no adverse effects are anticipated.

- (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 requested relief is required to make the proposed Eating and Drinking Establishment viable. Alcohol sales, especially sake, are an integral part of the business plan.

## **Consistency with Approved Plans:**

### **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.

**Recommendation:**

1. Sec. 1703-2.80(I) – **APPROVE – Use Permit** – Proposed Use Permit to allow an eating and drinking establishment with alcoholic beverage sales.

**Findings:**

1. The proposed alcoholic beverage sales will not have an adverse effect on the surrounding area which is commercial in nature.
2. 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
3. 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.

# KIKI

ROOM SCHEDULE

PROJECT INFORMATION

PROJECT LOCATION



PROJECT ADDRESS

ME[O]T

Project Management

ME[O]T PROJECT MANAGEMENT



Project Designer



Project Architect

PHOENIX ARCHITECTURE



MEP Engineers

HAL-PE ASSOCIATES



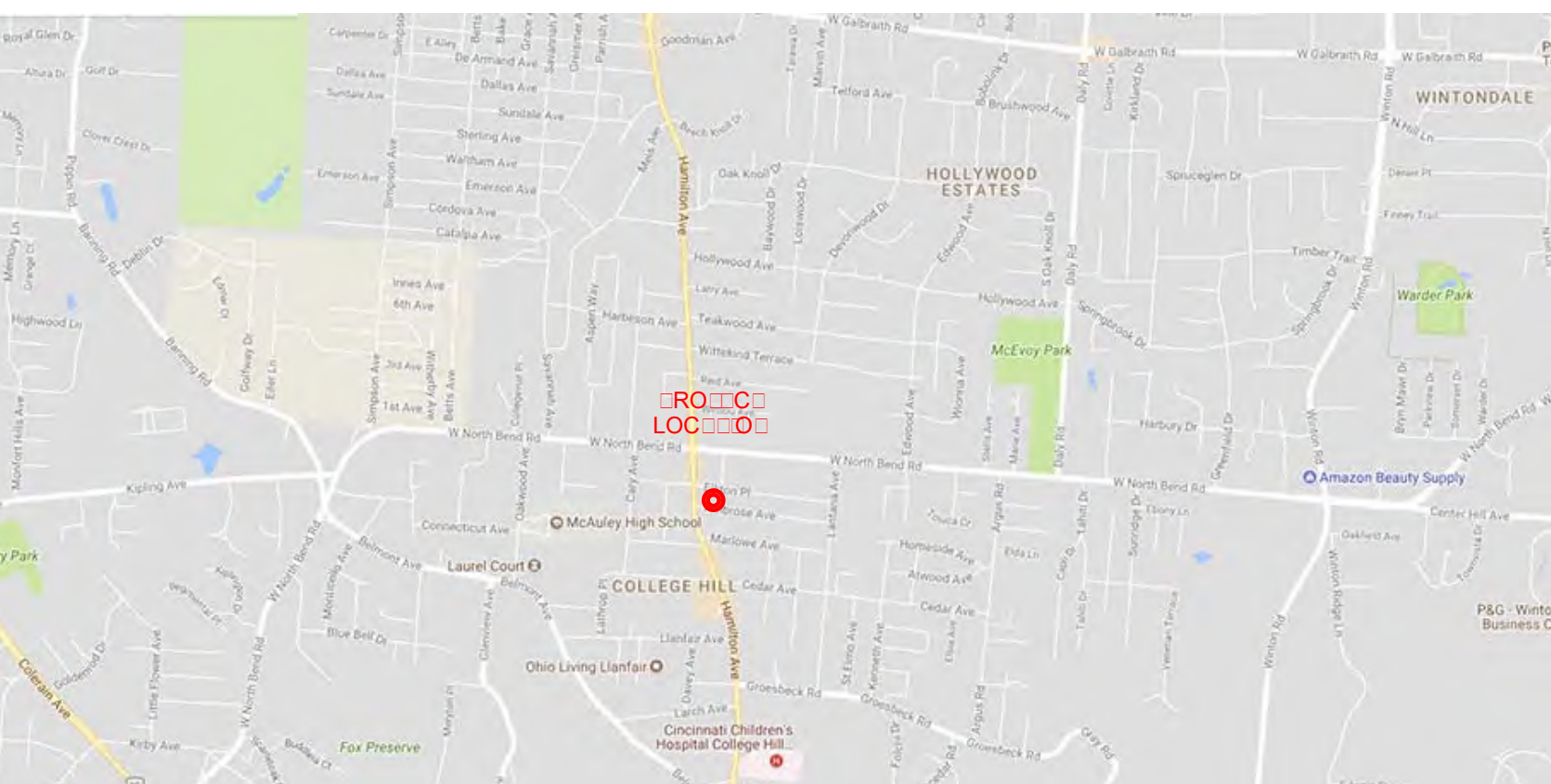
Construction Manager

form BUILDING SOLUTIONS

Structural Engineer

form BUILDING SOLUTIONS

PROJECT LOCATION



PROJECT ADDRESS

PROJECT INFORMATION

## ROOM SCHEDULE

ROOM SCHEDULE

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ROOM SCHEDULE

ROOM	NO.	AREA	DESCRIPTION
ROOM 101	150 SF		

## DRYING SCHEDULE

General

### Architectural

Architectural Schedule

### Plumbing

Plumbing Schedule

### Mechanical

Mechanical Schedule

### Electrical

Electrical Schedule

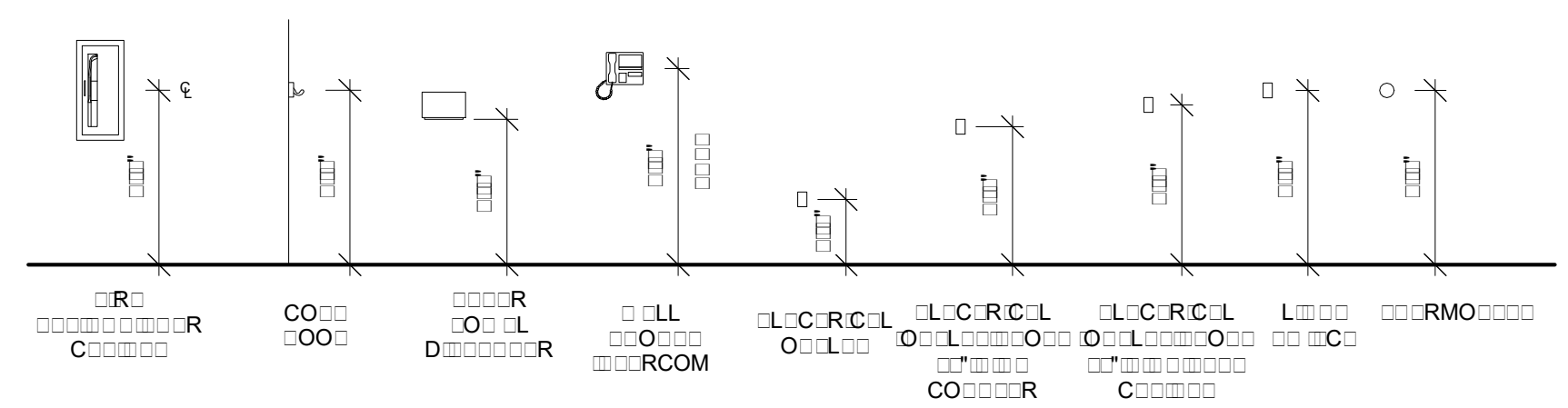
### Structural

Structural Schedule

### Food Service

Food Service Schedule

## SECTION SCHEDULE



## SECTION SCHEDULE

## MATERIAL SCHEDULE

SECTION	DESCRIPTION	DETAILS
NORTH ARROW	ROOM NAME	GRID HEAD
VIEW NAME	DOOR TAG	PARTITION TAG
LEVELS	WINDOW OR STOREFRONT/CURTAINWALL TAG	MATERIAL TAG
CEILING TAG	ADDENDUM TAG	DETAILS
SECTIONS	ELEVATIONS	

# ME[O]T

1715 BLUE ROCK ST. CINCINNATI, OH 45223 206.793.7997 TEL



2564 ERIE AVE. SUITE 5 CINCINNATI, OH 45208 309.360.7083 TEL

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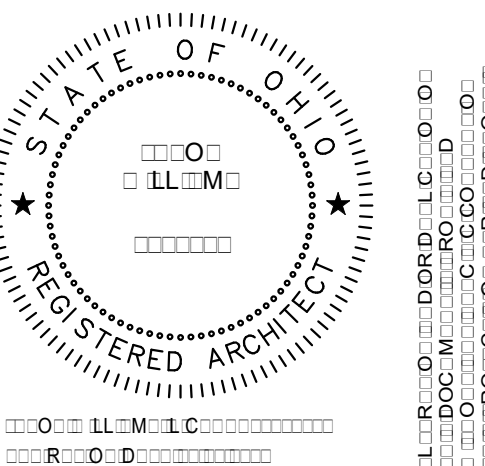
Roemaker Engineering, Inc.



# KIKI, LLC

5932 HAMILTON AVE CINCINNATI, OHIO 45224

## KIKI



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR CONSTRUCTION	
3	AS BUILT	

TITLE SHEET

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**APPLICATION FOR  
USE VARIANCE and a CERTIFICATE OF APPROPRIATENESS  
HISTORIC CONSERVATION BOARD PUBLIC HEARING  
STAFF REPORT**

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APPLICATION #: ZH2018070/COA2018062  
APPLICANT: OTR Adopt  
OWNER: Same  
ADDRESS: **1902 Colerain**  
PARCELS: 184-0005-0183  
ZONING: RM 0.7  
OVERLAYS: Dayton Street Historic District  
COMMUNITY: West End  
REPORT DATE: October 11, 2018  
HEARING DATE: October 22, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting Zoning Relief for a Use Variance from Section 1405-05 of the Cincinnati Zoning code in order to the building as a small artisan shops, which would be considered Artisan Production Industry. The applicant is also proposing a garage door opening on the rear.

**Zoning Relief Required**

1. 1405-05: Land Use Regulations: Artisan Production Industry uses are not permitted in the RM 0.7 districts. A Use Variance is required.

**Existing Conditions:**

The property at 1902 Colerain is a ca.1895s 2 story masonry building. The building has elements of a simple Italianate transitional building. The applicant has provided historic research from both Sanborn Maps and City Directories that show the building as a book bindery from the 1900-1980s. The interior of the building consists of large open spaces.

**Proposed Conditions:**

The applicant has stabilized the building and proposes to turn the building into four Artisan Production Industrial spaces with parking at the rear.



Figure 1: 1902 Colerain Ave. Picture from MLS listing of the property.



Figure 2: Map of 1432 Elm Street. Map provided by CAGIS.

Previous Reviews: N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	Residential Multi-Family
Variance Request:	<a href="#">Section 1405-07</a>	Development Regulations in RM districts
Variance Authority:	<a href="#">Section 1445-07</a>	HCB authority: <a href="#">Section 1435-05-4</a>
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-15</a>	General Standards: Public Interest Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of Appropriateness; Standard of Review

**Zoning Analysis:**

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-16, Use Variance Standards.

The proposal is requesting to allow the property to be used as an Artisan Production Industry. This is defined in the CZC 1401-01-P19 (a) as

“Artisan Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment.”

No variance shall be granted to allow a use not permissible under the terms of the Zoning Code or the Land Development Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code or the Land Development Code is required and such hardship must be demonstrated by clear and convincing evidence as to the following criteria:

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district;

*The applicant has stabilized the building and has had over 20 showings of the properties with no offers to turn the building into a residential use. On page 8 number 2, the applicants use a conservative rehab number of \$80-\$150sf for a residential rehab which would put a cost of between \$300-\$600,000. With the sales prices of buildings in this block, this is not a realistic cost for a residential use at this property.*

(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;

*The property was used for the majority of its history as an artisan industrial use as a book bindery. Because of that, the interior space is a large open space that would require substantial investment to turn it into a residential use, which is the primary permitted use for this property. Also the property is 1 parcel away from a Manufacturing zone and a manufacturing use. This does not make the property a desirable location for a residential investment.*

- (c) The hardship condition is not created by actions of the applicant;  
*The manufacturing use that abuts the property is not a condition or hardship that was created by the applicant. The interior condition of a prior industrial/artisian use is also not a condition created by the applicant.*
- (d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;  
*With conditions and restrictions on the types of tenants that will be permitted and also hours of operation, staff does not believe that this variance will adversely affect the rights of the property owners. The applicants state they will only operate the shops from 8am-8pm. Staff will put the condition that this will be limited to 7pm to follow the City of Cincinnati Noise Ordinance and that there will not be construction noise (ie power tools) on Sundays as well. The uses will also not be permitted to have odors. Staff will also require that sound proofing be added to the walls and roof.*
- In consultation with the Building Plan Examination, the building use group will be an F1- Factory. The building is currently classified as an F1- Factory as the last know use was a book bindery.*
- (e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare;  
*The reuse of this building will help save a building that has been vacant for 26 years. The exterior of the building will be rehabilitated and will improve the condition of the street.*
- (f) The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and  
*The use proposed is not consistent with the Zoning as a residential property, however as this property will be used during the day, it will not contribute to parking on the street and will be able to provide 3-4 spaces at the rear of the property.*
- (g) The variance sought is the minimum that will afford relief to the applicant.  
*The applicant is seeking the use allowance for their entire building. As the uses will have some noise associated with them due to the use of power tools, it would not be conducive for other uses within the building at the same time.*

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is not required for the cutting of a garage door at the rear elevation of the property.

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

*The guidelines do not directly address the addition of a garage door on a façade. While it is encouraged that door and window opens are not altered, filled in or expanded, the change is on the rear façade and will not be visible from Colerain Avenue. The garage will be same width as three windows and will match the vertical columns of the windows above. As there is a parking lot on York Street adjacent to the rear of the building, the garage door will be visible from this location. A condition that the door be a historically appropriate door rather than an industrial door will help to keep the door more in character with the building and neighborhood.*

**Other Considerations:**

N/A

**Prehearing Results:** A Prehearing was held on October 3, 2018. The applicant's representatives were in attendance.

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**ZONING RELIEF**

- A. **APPROVE** the **Use Variance** request to allow the space listed to be used at no more than 4 separate Artisan Industrial Spaces with the following conditions.
  - a. The property shall only be used for business purposes on Monday-Saturday 8am-7pm.
  - b. Sound proofing shall be added to the roof and walls.
  - c. No odors or uses that would create odors shall be permitted.
  - d. A minimum of 3 parking spaces shall be created within the rear yard.
  - e. The building shall not be used as Retail, Eating and Drinking

Establishment, and any form of assembly use without amendment to this use variance.

- f. The building is currently classified as F1- Factory per the Ohio Building Code and may not alter the building from this use group without amendment to the use variance.
  - g. This Use Variance will be voided if the building is converted to a residential use group.
- B. FINDING:** The Board makes this determination that per Section 1435-05-4:
- a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - b. 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.

### **CERTIFICATE OF APPROPRIATENESS**

**A. Approve** the application for Certificate of Appropriateness for the Installation of a garage door on the rear of the building and other rehabilitation work with the following conditions:

- a. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.
- b. The garage door will need to be approved by staff and will need to have a residential character to the door.
- c. The front doors will need to be an appropriate door. A four panel or half-light door will be an appropriate door.

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

- a. That the property owner and applicant has demonstrated by credible evidence that the proposal substantially conforms to the Dayton Street Conservation District Guidelines.
- b. Cutting a garage door in the rear will not be highly visible and is not on a main street façade but is off of the alley.

## **Narrative Statement - 1902 Colerain Use Variance Application**

OTR ADOPT acquired 1902 Colerain in March of 2016. It had been vacant for at least 26 years at that time. The property was donated to ADOPT by an owner from Oregon who bought the property on ebay. The owner did not pay the real estate taxes on the building, did not respond to any communications from the city's building department and was unaware of the condition of the building.

When ADOPT acquired the building we committed to stabilizing the building. The building was in terrible condition even compared to typical OTR ADOPT acquisitions. The framing in the northeastern portion of the building had been compromised by years of water damage. The joists and other framing supporting that area over three floors needed to be entirely replaced. The steel 'I' beam supporting the vault area under the front sidewalk was completely rotted out. The building also needed a new roof, gutters and downspouts. OTR ADOPT performed that work to bring the building into VBML compliance. In total ADOPT has spent more than \$60,000 in stabilization and holding costs.

After stabilizing the building ADOPT marketed the property for sale on our website and listed the property on MLS at the price that we spent stabilizing it. After 20+ showings no potential owners submitted an offer. Most concluded that the building was too expensive to convert into an office/residential/commercial use given its location, size and condition. OTR ADOPT was then approached by James Hagen and Chris Weideman (OTR Dispensaries LLC) with their idea to turn the building into a small shop space that would be available for lease to small/medium size contractors. This would allow them to keep their rehab costs very low by providing much of the labor themselves and keeping much of the rough industrial interior of the building intact (see exhibit E).

The use variance to allow for an Artisan Production Industrial use for this project should be granted primarily because of two factors.

1) Even though it is in a residential zone (RM 0.7) 1902 Colerain has always been used for light industrial purposes. The building's current configuration is two floors, ~5,000 sq ft, of open space that was used as a book bindery from at least the early 1900s to the 1980s. It has a rope operated service elevator, reinforced flooring and industrial ventilation on the interior. We found no evidence that this property was ever a residential building. The exterior of the building has the same setback, architectural style and scale as the rest of the 1900 block of Colerain. This project plan does not change the building's exterior conformity to the historic district and street. The only exterior modification is adding a service entrance to the back of the building visible from the minimally trafficked Bright Alley. The property is also located ~40 ft from a Manufacturing General Zone. The large 'Wegmans' industrial site is right across York St. OTR Dispensaries plans to limit hours and the types of users to make sure the adjunct residential properties are not adversely affected by the Artisan Production Industrial use.

2) Attempting to convert this former industrial space into the residential/public/office uses permitted in RM 0.7 is not economically viable. OTR ADOPT marketed this property to the public for a significant amount of time and received zero offers to convert the building into a permitted use. The building is 4,884 sq ft according to the Hamilton County Auditor. Typical OTR ADOPT owners spend \$80-\$150/sf bringing vacant historic residential/commercial shell buildings to occupancy. Applying that math to 1902 Colerain would result in a cost of \$300,000-\$600,000 for the rehab. We are very doubtful that a financial institution would lend on a project of that size in this location given that the most expensive occupied building sale on this block of Colerain in the last two years was for \$179,750.

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

Applicants must provide a written statement explaining how their proposed project meets the following standards for a use variance:

*1. To meet the standard outlined in Cincinnati Municipal Code 1445-13 and 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*

*The proposed project at 1902 Colerain is in the public interest according to many of the factors listed in CMC 1445-13*

*(a) Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.*

While the RM 0.7 does not allow for artisanal production industrial uses this particular building is approximately 40 feet away from a MG zone where industrial uses would be permitted (crossing over York south to the Wegman building). 1902 Colerain has been used for light industrial uses since at least the early 1900s. OTR ADOPT is reasonably confident in stating that the building has never been used for residential purposes even though it is in a residential zone. The Sanborn Map detail of the property lists it as 'Book Binder' (See Exhibit A). According to the Haines City of Cincinnati Directory the property is still a book bindery named 'Sand Geo H Co Book Binder' in 1971 (See Exhibit B). The property remains a book bindery until at least 1981 where it is again listed under the 'Sand Geo Co' in the Haines directory (Exhibit C). By 1990 the structure is vacant as indicated by the 'xxx' next to the address in the Haines directory from that year (Exhibit D). The land use code for this property according to the Hamilton County Auditor is '499 - Other Commercial Structure.' It also shows no indication of having the interior characteristics of a residential building such as kitchens, bedrooms and full bathrooms. It does have a service elevator and a few pieces of old machinery still inside.

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

The property is in the Dayton St Historic District. The proposed work does not plan to alter the front façade of the building besides replacing the missing windows with historic appropriate replicas or replacements. The only exterior alteration to the building will be adding a service entrance in the back of the building off of Bright Alley.

*(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.*

PLAN Cincinnati has five initiative areas, Compete, Connect, Live, Sustain and Collaborate. Both the Compete and Connect initiative areas mention economic development. Converting 1902 Colerain from a vacant, condemned, blighted building into a tax productive shop space will have a positive impact on the surrounding community. These small shop spaces will provide a convenient work and storage area for small/medium size developers and contractors in Cincinnati's urban core. Demand for general

contracting and subcontracting in the basin for historic shell rehabs and infill development is very high. We hope these spaces can make these 'smaller shop' a bit more efficient and give them a place close by to fabricate items that might be difficult to produce on a job site.

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

OTR ADOPT does not have any traffic data for Colerain Ave, York St or Bright Alley but in our experience these streets are sparsely traversed by both pedestrians and vehicles. Colerain and York allow for unmetered street parking on both sides of the two way street. OTR ADOPT has owned 1902 Colerain for two and a half years and rarely are we forced to park further than 20 ft away from the building.

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

The shop spaces will have a limited access hours from 8 AM - 8 PM. We envision the shop spaces to be used by artisans that do not make significant noise such as carpenters, potters, metal workers or glass blowers.

*(f) Landscaping. Landscaping meets the requirements of [Chapter 1423](#), Landscaping and Buffer Yards.*

1902 Colerain has no existing green space. The new owners do not plan on adding any significant landscaping.

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

Because of the residential uses that are immediately North and South of 1902 Colerain the shop access will be limited to 8 AM - 8 PM.

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

The prevailing land use on Colerain is residential. However, as mentioned in the response to (a) 1902 Colerain has always been a light industrial use. The scale and set back of the structure is in line with the rest of the streetscape on the eastern side of the 1900 block of Colerain. The project plans do not alter that scale, front façade or setback. The West End does have significant concentrations of industrial and manufacturing in close proximity to this property. 1902 Colerain is located 40 feet away from a MG zone. See drawing A2 in this application.

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

OTR ADOPT is unaware of any pending change or consideration of a change of the zoning designation of RM-0.7 in this area of the West End.

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

OTR ADOPT and OTR Dispensaries plan to mitigate any adverse effects that the artisanal shop spaces may have on the residential properties surrounding the building. Access for public services will be enhanced by the functioning doors and larger opening in the back of the building. The exterior of the building is not being altered in any significant manner that would affect access to light and air from adjoining properties. Prior to its acquisition by OTR ADOPT the building had been vacant for at least 26 years and had been subject to significant water intrusion and damage. It had been condemned and was a public nuisance. Creating a tax productive shop space will be a benefit to the street, neighborhood and city. Attempting to convert this building into a residential use in the current economic climate and layout of the building would be impractical.

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

This property was vacant, condemned and was actively deteriorating when it was acquired by OTR ADOPT. The owners lived in Oregon, did not pay the real estate taxes for 1902 Colerain and did not respond to any correspondences from the city's building department. Without OTR ADOPT's involvement this property was trending towards emergency demolition at a cost to city tax payers. Rotted framing was removed and replaced and a new roof was put on the building (permit #2017P01133). The vault area under the sidewalk required significant attention to stabilize to make it safe for pedestrians or cars on the sidewalk in front of the building. A new masonry wall was constructed in the basement under that sidewalk. Previous ownership was also frequently cited for high weeds/litter. Having the building occupied and maintained will be a significant upgrade from the previous negligent ownership.

OTR ADOPT has spent over \$60,000 stabilizing, securing and holding this property. OTR ADOPT will lose money selling this building to OTR Dispensaries but were willing to take on this project to save the building from demolition.

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

As stated in the response to (c) Plans developing this building will not only mean the spending of resources to bring it to an occupy able state (~\$40,000) but it will also give small/medium size contractors the opportunity for increased efficiency via a covenant and secure space for fabrication and tool storage.

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

After transferring the property to OTR Dispensaries the rehab of the building will create at least 4 full time jobs during a construction period of 2-3 months. Once the building is an active artisan shop space it will require a part time property manager.

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

Yes, this property is currently valued at \$18,390 in its vacant and dilapidated state. OTR Dispensaries will be putting approximately \$40,000 into the conversion from vacancy to shop space. OTR ADOPT cannot

predict how the Hamilton County Auditor will value the building once the project is finished but it is a reasonable assumption that the building will be more valuable after the rehab.

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

OTR Dispensaries will receive income from the shop space leases along with being able to use the shop space themselves.

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

The property will go from being vacant, condemned and hazardous to secure, safe and a pedestrian presence on the block during the day.

## **AND**

*2. To meet the standard outlined in Cincinnati Municipal Code 1445-16, an applicant must show that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required. An applicant can show this by providing **clear and convincing evidence** demonstrating **all** of the following criteria are met:*

*a. the property cannot be put to any economically viable use under any of the permitted uses in the zoning district;*

A variety of residential, office, commercial and public uses are listed as permitted in sec 1405.05 in the municipal code for the RM 0.7 zone. They all would require a much larger investment than the conversion to artisan shop spaces by OTR Dispensaries which allows for minimal finishing work and maintains the current character of the interior of 1902 Colerain. The property was listed for sale on OTR ADOPT's website for over a year and MLS for over 40 days before OTR Dispensaries made the offer to acquire the building with the idea of converting it into small shop spaces. No other offers were received by OTR ADOPT to put the building to any other use during the time it was publically available. It is our belief that no other offers were received (over 20 showings of the building) because it would be problematic and not economically viable to put the typical \$80-\$150/sf into the building to make it a residential or office building. It is doubtful that a financial institution would lend the \$300,000 to \$500,000 that would be required for a complete transformation of this 4,884 sq ft building into another use permitted in the RM 0.7 zone. Sales of occupied residential buildings on this block in the last two years range from \$48,000 (1906 Colerain) to \$117,750 (1921 Colerain). Those comps would not warrant such an investment by a for profit financial institution. Even with subsidies like state and federal historic tax credits and tax abatements on improvement value the project as a residential building is not economically viable.

OTR Dispensaries' plan to convert the building into artisan shop space is the lowest cost option that OTR ADOPT is aware of for this space and it works with the current and historical condition of the property (see Exhibit E photos). Without this use variance OTR ADOPT would likely have to hold the building vacant for a much longer period waiting for an owner willing to finance the conversion to the more expensive uses permitted uses in RM 0.7.

*b. the variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;*

1902 Colerain has always been a light industrial building bordered by residential property. Its current layout and construction lends it to remain an industrial space (see Exhibit E photos). As noted in the response to 1. (a) *Zoning* the earliest records show the building as a book bindery. It remained a book bindery until the 1980s with no documented non-industrial uses.

*c. the hardship condition is not created by actions of the applicant;*

When OTR ADOPT acquired this building it was actively deteriorating and headed towards emergency demolition. Much of the framing in the northeastern portion of the building had suffered significant water damage and the roof had been compromised. Joists had rotted and fallen out of their pockets in the masonry. OTR ADOPT demoed and reframed that portion of the building. A new roof, gutters and downspouts were installed. The area under the front sidewalk of the building was very unsafe and unstable. Under the guide of structural engineers, OTR ADOPT built a new masonry wall under that portion of the sidewalk. All of these expenses total more the \$60,000. OTR ADOPT has dramatically improved the condition of 1902 Colerain since taking ownership. OTR ADOPT's model is not to take buildings to occupancy but rather to stabilize them and sell them. OTR ADOPT is willing to sell this building to OTR Dispensaries at a loss to foster economic development and occupancy in the West End.

*d. granting of the variance will not adversely affect the right of adjacent property owners or residents;*

The adjacent property owners should be able to maintain their buildings in their current residential configurations without averse affects from the small shop spaces at 1902 Colerain. The shops will have limited hours and will not have tenants that produce significant light or noise. No tenants will produce any negative environmental byproducts.

*e. the granting of the variance will not adversely affect the community character, public health, safety or general welfare;*

The scale, setback and exterior front façade of the building will remain with new historic acceptable windows being installed in areas where windows are damaged or missing. The only major alteration to the building will be adding a service entrance on the back of the building that faces Bright Alley. No tenants will produce any significant negative environmental byproducts. Work will be contained within the building at 1902 Colerain and will not performed in any external areas where pedestrians would be present.

*f. the variance will be consistent with the general spirit and intent of the zoning code; and*

The variance will allow the building to be put back to use instead of being a vacant, blighted condemned building. This variance is in line with 1902 Colerain's historical use and should contribute in a positive manner to the community.

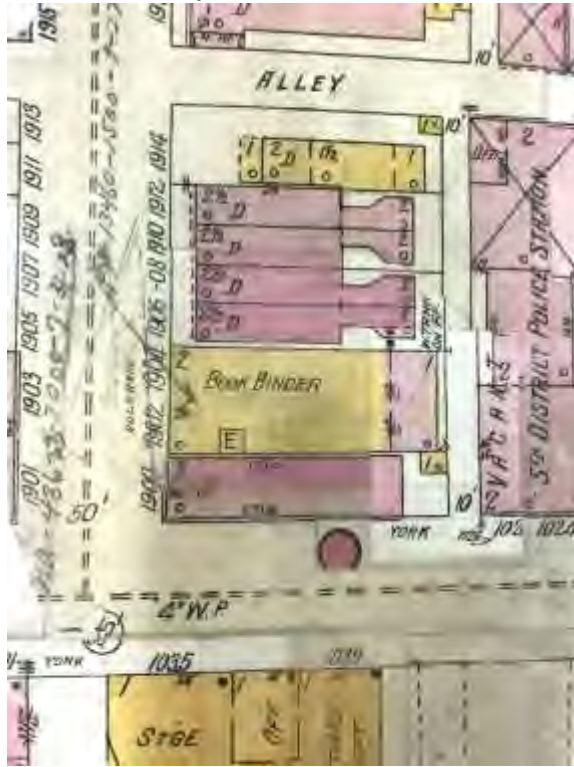
*g. The variance sought is the minimum that will afford relief to the applicant.*

OTR ADOPT believes that without this use variance the building will remain vacant for a significant period of time. As detailed in the response to (a) in this section converting the space into small shops is the only economically viable use of 1902 Colerain that OTR ADOPT is aware of at this time. OTR

Dispensaries will be providing a significant portion of the labor for the shop conversion. This project/variance is a unique opportunity for an otherwise difficult to develop property.

**Exhibits**

**A - Sanborn Map Detail**





D - Haines City of Cincinnati Directory 1990

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COLERAIN AV 45214  
CINCINNATI

HEALTH CODE 3-0

NORTH FROM  
1100 YORK

AMELIA

AMELIA

AMELIA

E - Interior photos of 1902 Colerain post stabilization (December 2017)





F - Interior photo of 1902 Colerain pre stabilization



# RENOVATIONS

## 1902 COLERAIN AVENUE

### CINCINNATI, OHIO 45214

## GENERAL NOTES

CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL BE COORDINATED WITH THE BUILDING OWNER. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, SOIL BEARING CAPACITIES, DIMENSIONS, INFORMATION, ETC INDICATED ON THESE DOCUMENTS. ANY AND ALL ERRORS, OMISSIONS, INCONSISTENCIES, ETC SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. FAILURE TO ALERT ARCHITECT BY CONTRACTOR OF SAID DISCREPANCIES SHALL NOT ONLY RELIEVE ARCHITECT OF ALL RESPONSIBILITY AND LIABILITY BUT ALSO SHALL CONSTITUTE ASSUMPTION OF RESPONSIBILITY AND LIABILITY BY THE CONTRACTOR.

SCALE OR FIGURE DIMENSIONS ON THE DOCUMENT SHOWS THE CORRECT SIZES UNDER IDEAL CONDITIONS, AND SHALL NOT UNDER ANY CIRCUMSTANCE BE SO CONSTRUED AS TO RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES OF

- A) FIELD VERIFICATIONS OF EXACT DIMENSIONS AND
- B) FURNISHINGS AND INSTALLING MATERIALS AND/OR EQUIPMENT OF THE CORRECT SIZE IN ORDER TO PROPERLY PERFORM PARTS OF THE WORK WHEREIN DESCRIBED.

DO NOT SCALE DRAWINGS.

ALL FEDERAL, STATE, AND LOCAL BUILDING CODES AND/OR REGULATIONS HAVING JURISDICTION SHALL GOVERN EXECUTION OF THE WORK REQUIRED IN THIS PROJECT.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS RESPECTIVE WORK TO THE EXTENT NECESSARY TO PREVENT INTERFERENCE OF COMPONENTS OR EQUIPMENT WITH OTHER SUBCONTRACTORS WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE COST OF CORRECTION WORK. ALL STUDS, FURRING, AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCTWORK, ETC. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL HUNG OR SURFACE MOUNTED ITEMS SUCH AS MILLWORK, SHELVING, ETC.

THE CONTRACTOR SHALL BRACE THE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESS, AND FOR TECHNIQUES OF ASSEMBLY.

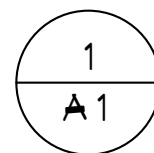
THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS/HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE, EITHER ON THE DRAWINGS OR IN THE SPECIFICATIONS. CONTRACTOR TO PERFORM IN A WORKMAN LIKE MANNER.

## DRAWING INDEX

		Date	Rev.	Rev Date
A 1	TITLE SHEET, VICINITY PLAN	09/07/18		
A 2	SITE PLAN	09/07/18		
A 3	EXISTING BUILDING PHOTOS	09/07/18		
A 4	EXISTING SITE PHOTOS	09/07/18		
A 5	FLOOR PLANS	09/07/18		
A 6	ELEVATIONS	09/07/18		

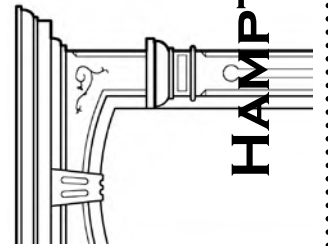
## VICINITY PLAN



VICINITY PLAN

Scale: NONE

110 EAST McMICKEN AVENUE  
CINCINNATI, OHIO 45202  
(513) 784-0352  
FAX (513) 784-0024



HAMPTON ARCHITECTS, LLC

1902  
COLERAIN AVE.  
CINCINNATI,  
OHIO, 45214

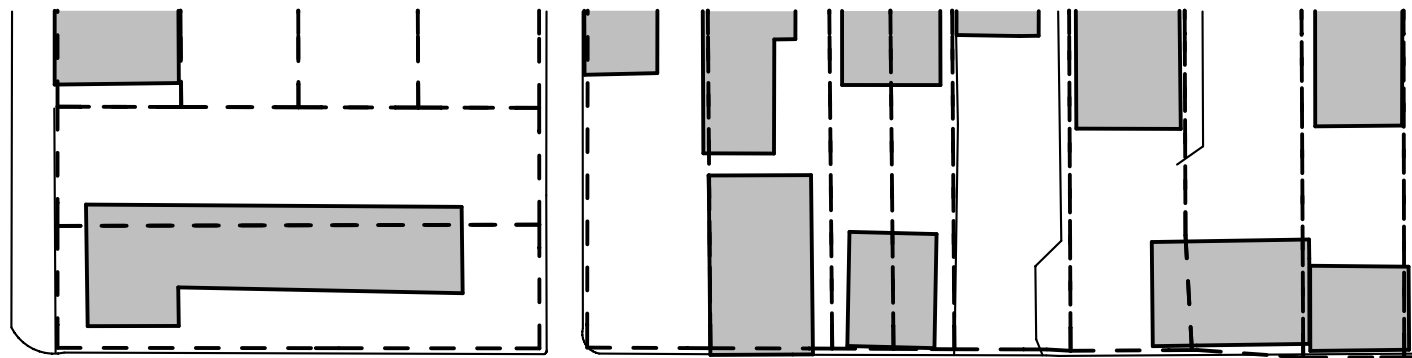
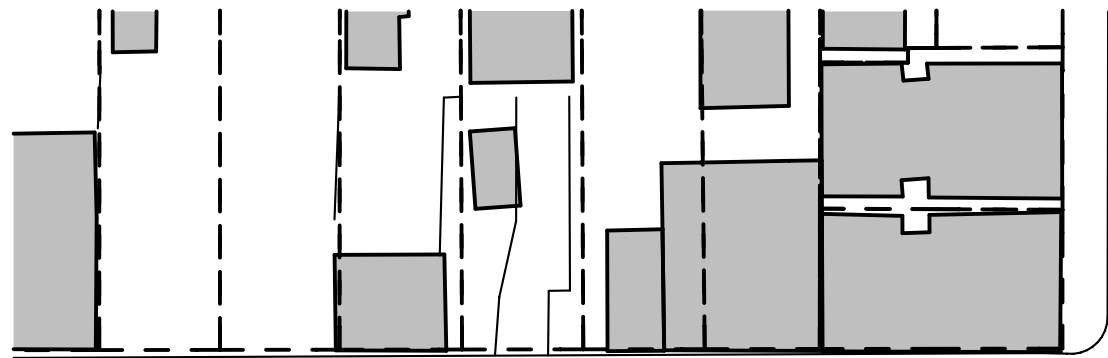
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DATE 09/07/18  
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DRAWING TITLE

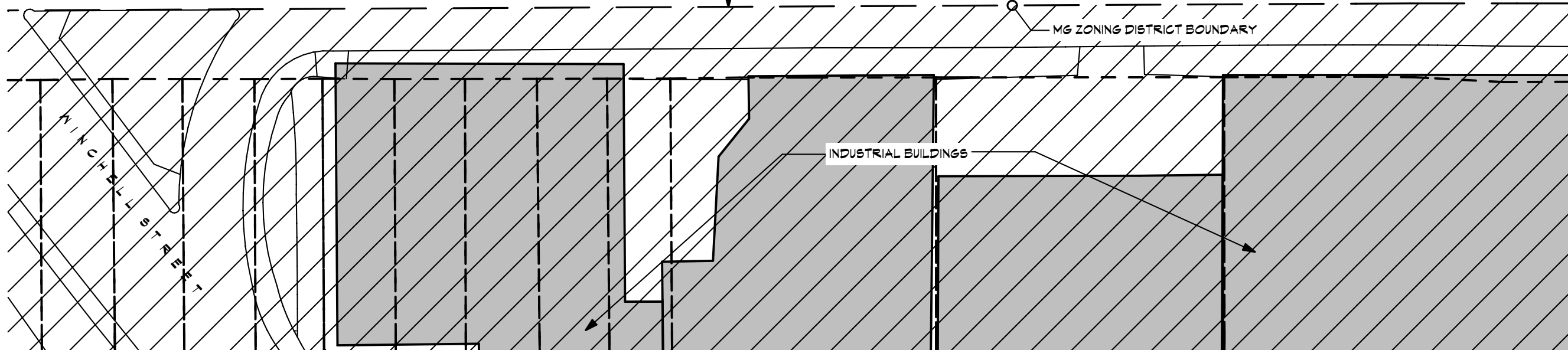
TITLE SHEET &  
VICINITY PLAN

REV. DRAWING No.

0 A 1



NAEHER STREET



COLERAIN AVENUE

BRIGHT ALLEY

YORK STREET

MG ZONING DISTRICT BOUNDARY

1902  
COLERAIN  
70'-6"

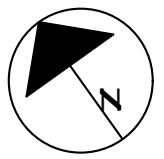
90.0'

PARKING LOT

EXISTING CONG  
SLAB & CURB  
CUT

SINGLE STORY  
GARAGE/  
COMMERCIAL  
BUILDING

INDUSTRIAL BUILDINGS



2  
A2

**SITE PLAN**

Scale: 1" = 16'-0"

110 EAST McMICKEN AVENUE  
 CINCINNATI, OHIO 45202  
 (513) 784-0352  
 FAX (513) 784-0024  
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 DATE 09/07/18  
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**SITE PLAN  
& PHOTOS**

REV. 0 DRAWING No. A2

REAR ELEVATION (DETAIL)



REAR ELEVATION



FRONT ELEVATION



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PROJECT No. 18009  
DATE 09/07/18  
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**BUILDING  
PHOTOS**

REV. DRAWING No.  
0 A3

LOOKING SOUTH ON COLERAIN FROM NAEHER STREET



LOOKING NORTH ON COLERAIN FROM YORK STREET



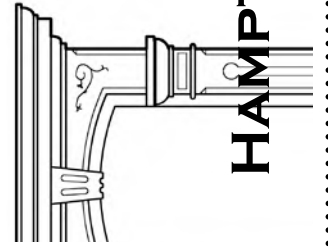
LOOKING SOUTH ON BRIGHT ALLEY FROM NAEHER STREET



LOOKING NORTH ON BRIGHT ALLEY FROM YORK STREET



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CINCINNATI, OHIO 45202  
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PROJECT No. 18009  
DATE 09/07/18  
SCALE AS NOTED  
DRAWING TITLE

CONTEXT  
PHOTOS

REV. DRAWING No.

0 A4



2  
A5

**PROPOSED REAR ELEVATION**  
 scale: 1/8" = 1'-0"



1  
A5

**PROPOSED FRONT ELEVATION**  
 scale: 1/8" = 1'-0"

110 EAST McMICKEN AVENUE  
 CINCINNATI, OHIO 45202  
 (513) 784-0352  
 FAX (513) 784-0024  
**HAMPTON ARCHITECTS, LLC**

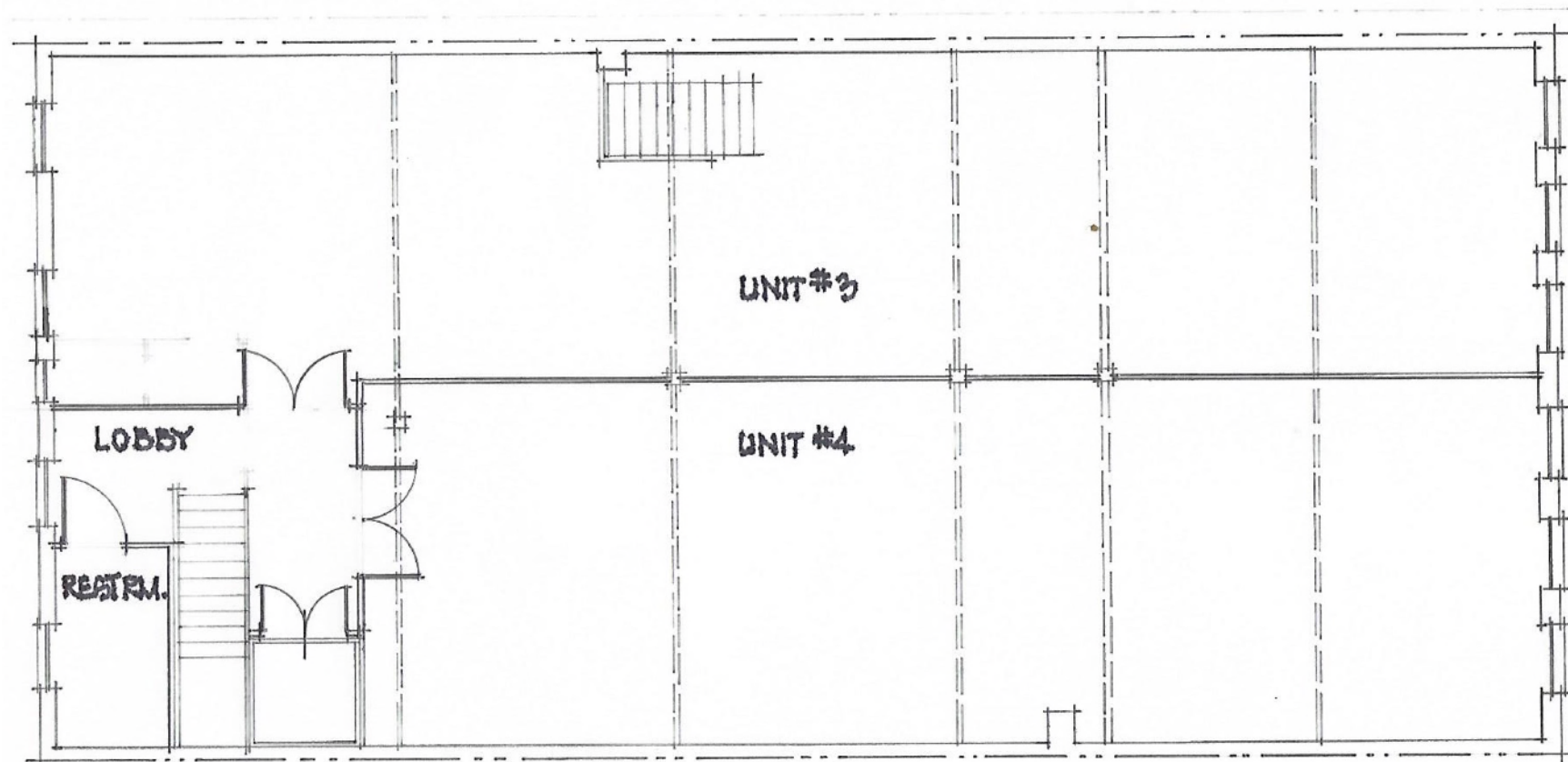
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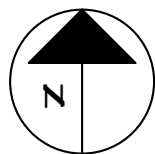
PROJECT No. 18009  
 DATE 09/07/18  
 SCALE AS NOTED  
 DRAWING TITLE

**ELEVATION**

REV. DRAWING No.  
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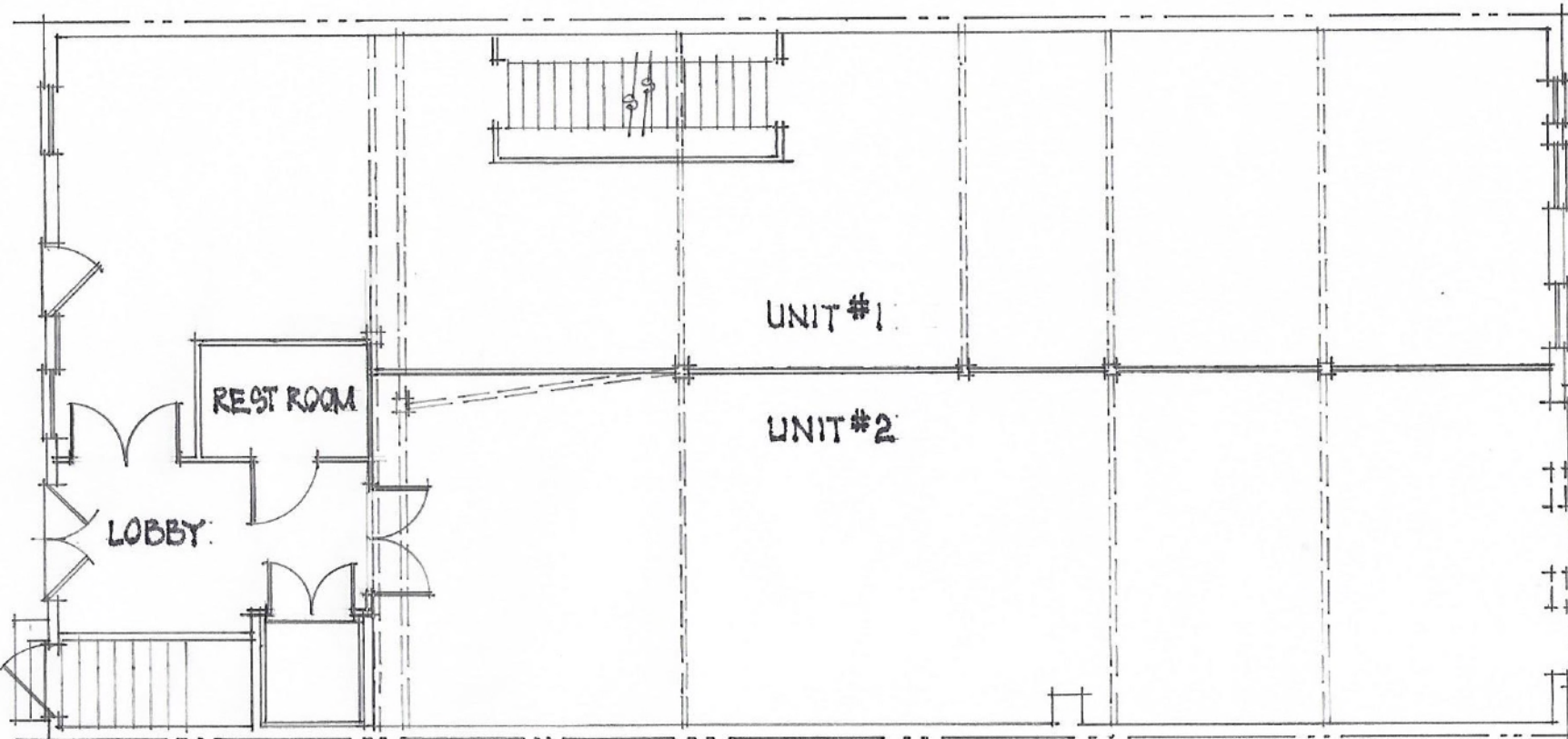
2,344 GSF THIS FLOOR



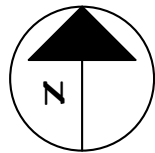
2  
A6

**UPPER LEVEL PLAN**

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



2,344 GSF THIS FLOOR



1  
A6

**MAIN LEVEL PLAN**

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

110 EAST McMICKEN AVENUE  
CINCINNATI, OHIO 45202  
(513) 784-0352  
FAX (513) 784-0024  
**HAMPTON ARCHITECTS, LLC**

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CINCINNATI,  
OHIO, 45214

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PROJECT No. 18009  
DATE 09/07/18  
SCALE AS NOTED  
DRAWING TITLE

**FLOOR PLANS**

REV. DRAWING No.  
0 A6

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

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APPLICATION #: ZH20180171/ COA2018065  
APPLICANT: Drawing Dept – Ron Novak  
OWNER: Donohoo Development LLC  
ADDRESS: **244-246 W. McMicken Avenue**  
PARCELS: 095-0002-0001; 095-0002-0002; 095-0002-0259; 095-0002-0004;  
095-0002-0005  
ZONING: UM  
OVERLAYS: Sohn-Mohawk Historic District  
COMMUNITY: Over-the-Rhine/ CUF  
REPORT DATE: October 12, 2018  
HEARING DATE: October 22, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### Details of Zoning Relief Required:

1. **Sec. 1410-05 – Conditional Use** for a proposed Commercial Meeting Facility in the UM District.
2. **Sec. 1410-07 – Dimensional Variance** of 27 ft. to allow for a total height of 72 ft., in excess of the 45 ft. limit.
3. **Sec. 1419-21(b) – Conditional Use** to allow an Outdoor Area within 100 ft. of a residential zoning district.
4. **Sec. 1419-21(e) – Conditional Use** to allow Outdoor Entertainment within 500 feet of a residential zoning district.
5. **Sec. 1419-21(c) – Conditional Use** to allow an Outdoor Area within the prohibited hours of midnight to 7 am on Friday and Saturday and 10 pm to 7 am all other days.

### Existing Conditions:

The subject property is a ca. 1887, 4-story, Romanesque Revival building at the northeast corner of W. McMicken Avenue and Hamburg (Stonewall) Street. The property consists of two interconnected buildings that formerly operated as the Sohn/Mohawk/Clyffside/Red Top Brewery. A third connected building on the southwest corner of the site was demolished ca. 2010 after a partial collapse. The main tower on the east side of the site served as the historic brew house and extends from W. McMicken on the south to Mohawk Street on the north. The high-style façade along W. McMicken is highly ornate with decorative brickwork, carved stone lintels and sills and belt courses, terra cotta panels and a corbelled brick cornice. Past alterations to the façade are

unsympathetic, including a metal rolltop overhead door, replacement windows and partially infilled window openings, and a central entry bay cut into the raised foundation and brickwork. The existing building on the northwest corner of the site served as the historic wash house and is in a state of advanced deterioration. The building has been heavily altered with unsympathetic treatments including replacement windows and infilled openings, new openings cut into the walls and a parged surface over the deteriorating brick. Brick and stone-lined lagging tunnels extend under the property.

**Proposed Conditions:**

The applicant is proposing to rehabilitate the existing building for a conversion into a craft brewery on the basement and first floors with a Commercial Meeting Facility/ Event Center on the upper levels. The work will include the demolition of the deteriorated Wash House and a new single-story parking garage addition at this location. An addition will also be built on the southwest corner of the property consisting of a ground level beer garden within a 2 story courtyard and an additional partial roof deck along the southern perimeter. A new single-story addition will also be created on the upper level of the Brew House with an associated stair and elevator tower on the west side of the Brew House.



Figure 1. Location of 244-246 W. McMicken Avenue with Sohn-Mohawk Historic District shown in brown. Image courtesy of CAGIS.



Figure 2. Condition of 244-246 W. McMicken Ave ca. May 2018. Image courtesy of Google.

**Previous Reviews:** N/A.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1410</a>	Urban Mix District
Variance Requests:	<a href="#">Section 1410-05</a> <a href="#">Section 1419-21</a>	Development Regulations Outdoor Areas
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-15</a>	General Standards: Public Interest Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Sohn Mohawk</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

The project as proposed requires Zoning Relief for the proposed Commercial Meeting Facility, the height of the additions and the establishment and operations of the Outdoor Area. Relief is not required for the total size of the Outdoor Area as it will be below 50% of the size of the indoor space accessible to the public. The property is located within the Urban Parking Overlay District #1, which went into effect on October 20, 2018. Therefore parking is not required for a use designated at a Principle Permitted Use. However, the applicant is seeking a Conditional Use Approval for a use typically known for increased parking requirements and is seeking to make that use larger by requesting Outdoor Areas for the Meeting Facility. It should be noted that despite not being

required to provide any spaces, the proposed project will include 12 on-site parking spaces as well as 55 spaces within the adjacent warehouse structure 244-248 Stark Street, directly across the McMicken Avenue from the subject property, for a total of 67 parking spaces. As the nature of this project is so expansive, Staff recommends that the 67 parking spaces be required as part of the approval of the Conditional Use for both the Commercial Meeting Facility and the expansive Outdoor Areas. Thus, the Board is encouraged to condition the approval and require that a written covenant or easement, meeting requirements of Sec. 1425-15(c) be provided between 244-246 W McMicken and 244-248 Stark.

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

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 or Historic Asset; or*

The proposed Commercial Meeting Facility use can potentially be made appropriate with sensitivity to managing the potential nuisances that it can create. It is noted that the reactivation of a long-vacant building that is a landmark within the Sohn-Mohawk Historic District is a significant positive effect for the neighborhood. The Commercial Meeting Facility use will operate in much the same way as the permitted Eating and Drinking Establishment on the lower levels and is not expected to adversely impact the surrounding area, if noise and parking are managed appropriately. It should be noted that a Commercial Meeting Facility is NOT an Eating and Drinking Establishment, and shall be managed as an event driven, advanced reserved, occupant limited environment and not a publicly accessible area. If the applicant desired a broader business model, the applicant should have requested an Eating and Drinking Establishment designation for these areas. The fact that these areas are more limited in operation, should be a benefit to potential nuisance of surrounding properties.

The proposed height increase is minimal in relation to the existing building, which already exceeds the maximum height for the district as a legal nonconforming structure. The difference amounts to a minor increase in the parapet wall and the extension of the height to the west for a proposed addition. The height is necessary for the rooftop area as well as the related stair and elevator tower to access the upper levels. These changes have been approved by OHPO (Ohio Historic Preservation Office) and NPS (National Park Service) through an approved Part II application for Federal Historic Preservation Tax Credits.

The proposed Outdoor Areas will provide an additional amenity to the proposed craft brewery and event center. The Outdoor Area for the brewery

will be on the southwest corner of the site and will be mostly enclosed, with an opening on the north and northwest into the proposed Auto Court. The event center Outdoor Areas will be on the roof of this area and will be screened with a tall parapet wall on the west, closest to residential areas and also on the roof of the large Brew House building. Outdoor Entertainment will provide a further amenity to the use; however, entertainment should be limited to ambient background music or acoustic live performances. No amplified live performances should occur due to the property's proximity to adjacent residential districts.

The request for extended Outdoor Area hours beyond midnight on Friday and Saturday and 10 pm on all other days is not appropriate. The close proximity of residential districts, beginning immediately to the northwest of the property, as well as the grade differential to the north would be problematic for nearby residents and nearly impossible to effectively limit noise and other nuisances on the Outdoor Areas during limited Noise Hours of Chapter 905. Limiting outdoor hours to midnights on weekends and 10 pm through the week is adequate.

- (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 requested variances are necessary for the project to be economically viable. The Commercial Meeting Facility occupies a large portion of the historic Brew House. Due to the large size of the building, the event center component of the project is necessary to make financial sense. The Outdoor Areas are an amenity to the Eating and Drinking Establishment and the Commercial Event Center that is commonly found on other similar uses throughout the area and the City in general.

Limiting the Outdoor Areas to that allowed by the Code (midnight Friday & Saturday; 10 pm all other days) is adequate for the proposed use. As most of the Outdoor Area is related to the Event Center, it is not unreasonable to expect outdoor activities to end by midnight on weekends, while indoor activities could extend later. Since the Event Center is not a Drinking Establishment, it is common that most scheduled events, such as weddings and parties, wrap up at midnight. The close proximity of residential districts and properties would likely cause conflicts if outdoor hours were extended.

General Standards; Public Interest

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

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

The underlying zoning is UM. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

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

The proposed redevelopment of the subject property is compatible with the patterns of the neighborhood. The UM district supports the proposed uses and the relief requests are minor in relation to the overall development. The Outdoor Areas are sited in a manner to minimize disruptions to the nearby residential areas when operated per the hours permitted by the Code. Extending hours beyond midnight on weekends and 10 pm on weekdays is not compatible with the close proximity of residential districts.

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

No adverse effects are anticipated.

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

The proposed work is likely to increase the value of the property.

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

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project provided that the hours of the Outdoor Areas are not recommended for approval.

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

A Certificate of Appropriateness is required for the proposed additions. The project has received approval for a Part II Federal Historic Tax Credit application through OHPO and NPS. As such, the rehabilitation is being conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Sohn-Mohawk Conservation Guidelines are based off of the Secretary of the Interior's Standards for Rehabilitation.

### **Applicable Guidelines**

Additions in the Sohn-Mohawk district "must be considered in its relationship to the original structure, making each proposed modification a unique situation. Room additions should generally follow the applicable guidelines for new construction in the zone where they are located." Additionally, the subject property is specifically called out for special attention in the Sohn-Mohawk Conservation guidelines due to its unique architecture, prominent location and status as an anchor building of the district.

Mohawk Brewery:

1. *This site constitutes an underground contributing asset, and future development of this site should preserve the remaining assets.*

The underground lagering tunnels will not be altered as part of this project. The existing tunnels will be kept in place as is.

2. *The 1887 addition represents the “Mature Lagering” period of pre-Prohibition brewery architecture and is the most ornate example of this architectural subtype remaining in the City of Cincinnati. The remaining facade, rooflines, and ornamental features should all be preserved.*

The remaining façade, rooflines, and ornamental features of the 1887 Brew House will all be retained and preserved. While a new addition is proposed to the brewhouse, it will be located toward the rear of the building and will not be visible from the primary street. The stair and elevator tower will be offset from the Brew House, and while visible from the primary street, it will not obstruct character-defining features of the Brew House itself.

*The front entrance of the building has been unsympathetically modified. The historic front entrance has been converted to a garage door and historic window openings have been modified to create an unsympathetic front entrance. Significant modifications to the front facade should respect and, ideally, recreate the original historic openings and configuration. The building was originally crowned with a cupola on the peak of the roof. Reconstruction of the cupola should not be required but should be encouraged in the scope of significant repair or any modification to the roofline.*

The front entrance will largely be restored to its former appearance. The unsympathetic metal overhead door will be removed from the historic front entrance and replaced with a new overhead door with glass panels to allow views into the interior vestibule area. The historic window openings will be restored to their original openings with replacement double-hung aluminum-clad wood windows. Where possible, existing historic wood windows will be restored and repainted rather than replaced. The altered entrance in the center bay will be restored to its original appearance with window openings. The applicant explored rebuilding the cupola but found it to be cost prohibitive.

*The interior of this structure retains more original interior elements than any remaining brewery structure in the city. This building is one of the primary defining features of the Sohn-Mohawk Historic District and City Staff Approval standard should be highly encouraged.*

The character-defining features of the interior will be preserved per the Secretary of the Interior’s Standards for Rehabilitation as approved by the OHPO and NPS for the Federal Historic Tax Credit program.

- 3. Rear buildings were constructed during nineteenth century expansion. These structures should be preserved and unnecessary modifications should be avoided. The smokestack is a defining feature of the brewery and should be preserved. Treatment of the rear structures should prioritize preservation of the smokestack and their facade. At the time of designation, these structures are in a state of Intermediate Deterioration.*

The smokestack and façade of the rear 19<sup>th</sup> Century brew house addition will be retained and repaired. The parged façade of the Mohawk-level structure will be retained. The upper window openings will have replacement wood windows, while the lower level openings will be infilled and parged to match the adjacent. One new door opening will be installed in the current large overhead door opening in the easternmost bay. The former Wash House building is unsalvageable due to neglect and previous unsympathetic changes including alterations to the roofline and parging that worsened water infiltration issues. It will be demolished and a new addition built in its place and discussed below.

- 4. The Nineteenth Century Mohawk Street structure has been significantly, unsympathetically modified. The structure should not be demolished. Significant modifications should respect the history of the structure and ideally will restore original window and door openings. At the time of the designation, this structure should be considered to be in the Advanced Deteriorated state.*

The former Wash House was originally planned to be rehabilitated for parking and ADA access. Unfortunately, inspections by Advantage Group Engineers, Inc. revealed that the building has deteriorated to the point where it cannot be repaired as originally intended. Much like the previously demolished 1845 brewery building on the southwest corner of the site which partially collapsed ca. 2009, changes to the building under previous owners have allowed excessive water infiltration to the former Wash House and have undermined the structural stability of the building. The building will be demolished and a new addition built in its place that will mimic the massing and height of the existing structure.

- 5. There are two Art Moderne sections of the brewery that were added during the Clyffside era of brewing operations, constructed in 1937. One of these additions is on McMicken Ave., adjacent to the 1887 building, and one is on Mohawk Street...*

These sections of the brewery are on a separate property and are not a part of this project.

Additions: Below are the guidelines from the Additions and New Construction Section of the Sohn-Mohawk Guidelines that are applicable to this project.

Room Additions:

*The appropriateness of any addition must be considered in its relationship to the original structure, making each proposed modification a unique situation. Room additions should generally follow the applicable guidelines for new construction in the zone where they are located...*

**Materials:**

*New construction will use materials that are found in the historic buildings in the district. The dominant material in the district is brick, and uniform brick will be used as the primary material for all facades in Zone One. Brick must be single-color, non-textured brick... Synthetic materials may only be used in decorative or accent features and cannot be the primary material used on any facade in Zone One... Minor deviations may be permitted at the HCB's discretion.*

**Style:**

*Additions should not overpower the original building. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are part of in particular. Good room addition design should balance the utilitarian needs and practical goals of the addition with: 1) how well the proposed design relates to the original building and neighboring buildings; 2) how closely the proposal meets the intent of these guidelines generally; and 3) how closely the proposal meets the intent of the new construction guidelines for the zone that the original structure is located in within the district.*

**Location:**

*Room additions to historic buildings are permitted on the side and rear of the building. They may only be added to the top of the building if the addition will not be seen from ground level. The habitable space addition will not result in the building being taller than the tallest adjacent structure. Habitable space does not include rooftop access.*

Additions are proposed at the southwest and northwest corners of the property and also on the roof behind the main hipped roof of the main 4-story brew house building. There will also be non-habitable stair and elevator access additions to allow access to the rooftop deck. The additions on the west side of the site are meant to replicate the scale and massing of the original structures at these locations. The additions have been reviewed and approved by the OHPO and NPS as part of the Federal Historic Tax Credit application process.

Historic images are available of the 2.5-story original Sohn Brewery building at the southwest corner. The proposed addition at this location will replicate the height and massing, occupying the same general footprint of the original structure. The addition will house the beer garden as well as some interior parking. Aluminum-clad wood windows will be installed to simulate the two-story frontage on W. McMicken Avenue. A simple cornice and brick pilasters will separate the bays. The addition will be clad in unpainted red brick that will differ in size, texture and spacing from the adjacent historic building.

The primary entrance to the brewery and event center will also be located in this addition as an open space with concrete steps and a contemporary black metal railing.

The addition on the northwest corner of the site will replace the failing former Wash House building. Like the proposed beer garden addition, this addition will replicate the scale and massing of the existing unsalvageable Wash House. It will be used as a parking garage. Materials will be the same as the beer garden addition. The windows in this addition will be aluminum-clad wood windows with no glazing to allow for required ventilation of the parking structure. The proposed vehicle access entry will have an open black aluminum coiling grate that will provide security for the vehicles inside while also allowing for required ventilation. As this is located towards the rear of a side elevation, Staff feels it is appropriate. The same brick cladding will be used with similar pilasters and a raised concrete foundation and cast stone cornice. Overall, these two additions are appropriate as they replicate the massing and mimic the ornamentation of the original structures.

Additions to the main brew house include a rooftop addition towards the center of the structure as well as stair and elevator access towers for the upper levels as well as the rooftop Outdoor Area. The rooftop addition and decks will not be visible from street level directly in front of the building along W. McMicken Avenue. The west stair/ elevator access addition will be visible above the proposed southwest addition; however, the guidelines state that rooftop access structures are not to be counted against height guidelines. Furthermore, the towers have been reviewed by NPS, which recommended a change to portions of these structures to provide differentiation from the original structure. Cladding material on these areas was changed from brick to stucco as requested by NPS. The rooftop additions will be smaller in scale than the original appurtenances extending from the roof of the original brewery building (see Figures 3-4 below). Due to the unique nature of the building and the need to fully utilize all floors to make the project feasible, Staff feels that the stair/ elevator access additions are appropriate.

**Prehearing Results:** N/A

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



Figure 3. Image of subject property ca. 1935 showing southwest building and rooftop appurtenances. Photo provided by applicant.



Figure 4. Image of subject property ca. 1927 showing rooftop appurtenances. Photo provided by applicant.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

- A. Sec. 1410-05 – **APPROVE – Conditional Use** for a proposed Commercial Meeting Facility in the UM District with the following condition:
  - i. A Consolidation Plat shall be filed with the Hamilton County Recorder’s Office officially consolidating parcels 095-0002-0001; 095-0002-0002; 095-0002-0259; 095-0002-0004; and 095-0002-0005 prior to issuance of the Building Permit.
  - ii. Concurrent development of 56 off-site parking spaces at 244-248 Stark to be completed and usable upon receipt of any Certificate of Occupancy for the project.
  - iii. Offsite Accessory Parking Facility shall combine Parcels 096-0005-0182 through -0184, 096-0005-0202 through -0204 by Consolidation Plat and shall legally bind the offsite facility to the principle site as required per Sec. 1425-15(c).
  - iv. The Commercial Meeting Facility shall operate its business as a scheduled event, limited use operation. This approval does not presume that the Commercial Meeting Facility is an Eating and Drinking Establishment, open in an unrestricted manner to the general public.
  
- B. Sec. 1410-07 – **APPROVE – Dimensional Variance** of 27 ft. to allow for a total height of 72 ft. per plans by drawing dept dated 8.20.2018.
  
- C. Sec. 1419-21(b) – **APPROVE – Conditional Use** to allow an Outdoor Area within 100 ft. of a residential zoning district per plans by drawing dept dated 8.20.2018.
  - i. The property shall be enrolled in the City’s Periodic Inspection Program to ensure compliance after commencement of operation.
  
- D. Sec. 1419-21(e) – **APPROVE – Conditional Use** to allow Outdoor Entertainment within 500 feet of a residential zoning district with the following conditions:
  - i. Outdoor Entertainment shall consist of ambient background music through speakers or acoustic live performances only.
  - ii. No amplified live performances shall occur within Outdoor Areas.
  
- E. **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.

- F. Sec. 1419-21(c) – **DISAPPROVE – Conditional Use** to allow an Outdoor Area within the prohibited hours of midnight to 7 am on Friday and Saturday and 10 pm to 7 am all other days.
- G. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. It is not necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
  - 3. The significant elevation changes place the proposed roof top decks on the same elevation as existing residences and such decks are incapable of adequate deflecting or buffering noise.

## II. **CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 244-246 W. McMicken Avenue per plans submitted by drawing dept dated 8.20.2018 including any revisions submitted for permit subject to staff review and approval with the following condition:
  - 1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  - 2. Any amendments to the Part II Historic Tax Credit Application that affect the exterior of the building shall be reviewed with staff prior to submission to the OHPO.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - 2. The OHPO and NPS have found the proposed work to be in compliance with the Secretary of the Interiors Standards for Rehabilitation and the Sohn-Mohawk Historic Conservation Guidelines are based on these Standards.

# CLYFFSIDE

CITY OF CINCINNATI REVIEW - 20 AUGUST 2018

## PROJECT TEAM

<b>PROJECT ADDRESS</b> <b>CLYFFSIDE EVENTS SPACE</b> 244-246 WEST MCMICKEN AVENUE CINCINNATI, OHIO 45210	<b>HISTORIC CONSULTANT</b> <b>720 CONSULTING</b> 2114 ALPINE PLACE CINCINNATI, OHIO 45206 513.378.7836	<b>STRUCTURAL ENGINEER</b> <b>ADVANTAGE GROUP ENGINEERS</b> 1527 MADISON ROAD CINCINNATI, OHIO 45206 513.396.8900
<b>OWNER</b> <b>DONOHOO DEVELOPMENT LLC.</b> 1080 NIMITZVIEW DRIVE, SUITE 101 CINCINNATI, OHIO 45230 513.509.2453	<b>CODE CONSULTANT</b> <b>THE PREVIEW GROUP</b> 632 RACE STREET CINCINNATI, OHIO 45202 513.621.2109	<b>CONTRACTOR</b> <b>MESSER CONSTRUCTION COMPANY</b> 643 WEST COURT STREET CINCINNATI, OH 45203 513.672.5000
<b>ARCHITECT</b> <b>DRAWING DEPT</b> 3217 MADISON ROAD CINCINNATI, OHIO 45209 513.272.8099	<b>MEP ENGINEER</b> <b>MARQUE ENGINEERING</b> 2055 READING ROAD, SUITE 280 CINCINNATI, OHIO 45202 513.901.0040	



### GRAPHIC SYMBOLS

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

### DRAWING INDEX

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<b>ISSUED SHEET</b>							
<b>PREVIOUSLY ISSUED SHEET</b>							
<b>ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>PREVIOUSLY ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>ARCHITECTURAL</b>							
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A0.1	CONSTRUCTED PERSPECTIVE						
A0.2	AXON VIEWS						
A0.3	CODE ANALYSIS						
A0.4	LIFE SAFETY PLANS						
A0.5	PARTITION TYPES						
A0.6	GENERAL SPECIFICATIONS						
A0.7	GENERAL SPECIFICATIONS						
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<b>ARCHITECTURAL</b>							
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A1.4	FLOOR 3 NORTH DEMO PLAN						
A1.5	ROOF DEMO PLAN						
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A2.1	FLOOR 1 CONSTRUCTION PLAN						
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A2.1b	BEER GARDEN ENLARGED PLAN						
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A2.4a	ADDITION ENLARGED PLAN						
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A3.2	EXTERIOR ELEVATIONS						
A3.2c	EXTERIOR ELEVATIONS - RENDERED						
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A5.0	BASEMENT REFLECTED CEILING PLANS						
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<b>ISSUED SHEET</b>							
<b>PREVIOUSLY ISSUED SHEET</b>							
<b>ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>PREVIOUSLY ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>ARCHITECTURAL (ct'd)</b>							
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<b>ISSUED SHEET</b>							
<b>PREVIOUSLY ISSUED SHEET</b>							
<b>ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>PREVIOUSLY ISSUED SHEET FOR REFERENCE ONLY (NO REVISION)</b>							
<b>STRUCTURAL</b>							
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<b>MECHANICAL (ct'd)</b>							
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CLYFFSIDE EVENTS SPACE

A0.0  
Cover + Code Information  
20 August 2018

drawing dept  
architecture & design  
3217 madison rd cincinnati ohio 45209  
513.272.8099 | www.drawingdept.com  
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Cincinnati, OH 45210

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SERIOUS SAFETY OR SANITATION HAZARD. WHEN REQUESTED, SUCH APPROVALS SHALL BE IN THE FORM OF A "CERTIFICATE OF OCCUPANCY FOR AN EXISTING BUILDING" IN ACCORDANCE WITH SECTION 111.2. BUILDINGS CONSTRUCTED IN ACCORDANCE WITH PLANS WHICH HAVE BEEN APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS CODE ARE EXISTING BUILDINGS.

HISTORIC BUILDING. ANY BUILDING OR STRUCTURE THAT IS ONE OR MORE OF THE FOLLOWING:  
 1. LISTED, OR CERTIFIED AS ELIGIBLE FOR LISTING, BY THE STATE PRESERVATION OFFICE AT THE OHIO HISTORY CONNECTION OR THE KEEPER OF THE NATIONAL REGISTER OF HISTORIC PLACES, IN THE NATIONAL REGISTER OF HISTORIC PLACES.  
 2. DESIGNATED AS HISTORIC UNDER AN APPLICABLE STATE OR LOCAL LAW.  
 3. CERTIFIED AS A CONTRIBUTING RESOURCE WITHIN A NATIONAL REGISTER, STATE DESIGNATED OR LOCALLY DESIGNATED HISTORIC DISTRICT. SEE 3409.

3409.1 HISTORIC BUILDINGS. THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION, ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, AND CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHERE SUCH BUILDINGS ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT LIFE SAFETY HAZARD.

CONSTRUCTION TYPE  
 CONSTRUCTION TYPE: TYPE III-B, FULLY SPRINKLERED

	EXISTING	PROPOSED
ROOF:	CONCRETE/STEEL & WOOD/STEEL	SAME
EXT. BEARING:	MASONRY	SAME & WOOD
INT. BEARING:	STEEL	SAME
INT. PARTITIONS:	WOOD	WOOD/METAL
FLOOR:	CONCRETE	SAME

USE GROUP

	EXISTING	PROPOSED
BASEMENT:	S-1	S-2
GROUND FLOOR:	F-1	A-2/F-2/S-2
SECOND FLOOR:	F-1	A-2
THIRD FLOOR SOUTH:	F-1	A-2
THIRD FLOOR NORTH:	F-1	A-2
ROOF:		A-2

TOTAL SQUARE FOOTAGE  
 (calculated from the outside face of the exterior walls)

	EXISTING	PROPOSED
BASEMENT:	8,920 GSF	7,350 GSF
FLOOR 1:	8,920 GSF	11,065 GSF
FLOOR 2:	3,925 GSF	4,730 GSF
FLOOR 3:	3,460 GSF	5,625 GSF
ROOF:		
	25,255 GSF	28,770 TOTAL GSF

HEIGHT & AREA

	S-2 (low-hazard)	A-2	F-2 (low-hazard)
GROUND:	78,000*	28,500*	54,000*
STORIES:	4*	3*	4*
HEIGHT:	75'-0"*	75'-0"*	75'-0"*

\*INCLUDES SPRINKLER SYSTEM INCREASE ALLOWANCE

BUILDING ACTUAL HEIGHT : 70'-10"  
 BUILDING NUMBER OF STORIES : 3 STORIES

SEPARATED MIXED USE BUILDING

F-2 / S-2	NONE
A-2 / F-2	NONE
A-2 / S-2	NONE

OCCUPANCY  
 SEE SHEET A0.4 FOR USES, AREAS, AND PLUMBING FIXTURE CALCULATIONS.

EXIT REQUIREMENTS

2 INDEPENDENT EXITS ARE REQUIRED FROM EACH FLOOR PER §1021, OBC; 2 EXITS WILL BE PROVIDED  
 TRAVEL DISTANCES: 'A' OCC., SPRINKLERED = 250'; 'B' OCC., SPRINKLERED = 300'; F-2 OCC., SPRINKLERED = 400';

1 EXIT PERMITTED AT BASEMENT [PER OBC TABLE 1006.3.2(2)]  
 TRAVEL DISTANCES: 75' [S' OCC., SPRINKLERED, ( 29 OCCS.)]

One (1) exit will be required from basement: 1 provided  
 Two (2) exits will be required from ground floor: 2 provided  
 Three (3) exits will be required from second floor: 3 provided  
 Two (2) exits will be required from third floor: 2 provided  
 Two (2) exits will be required from fourth floor: 2 provided  
 Two (2) exits will be required from roof: 2 provided

- new rated exit stairs will be constructed outside of the building.
- new rated exit stairs will be constructed inside of the building.
- Common path of egress travel distance does not exceed 100 ft in group S occupancies or 75 ft in all other uses, per section 1014.3, OBC.
- new elevator to be used as an accessible means of egress, per section 1007.4, OBC.

AUTOMATIC SPRINKLER SYSTEM

A fully automatic NFPA 13 sprinkler system is to be provided throughout the building in accordance with section 903.1.1, OBC.  
 Maximum exit access travel distance for A-2 occupancies does not exceed 250 ft. per table 1016.1, OBC.  
 Maximum exit access travel distance for S-2 occupancies does not exceed 400 ft. per table 1016.1, OBC.

FIRE ALARM AND DETECTION SYSTEMS

A fire alarm and detection system is to be installed as required in accordance with section 907, OBC.

INTERIOR WALL & CEILING FINISH REQUIREMENTS (FULLY SPRINKLERED)

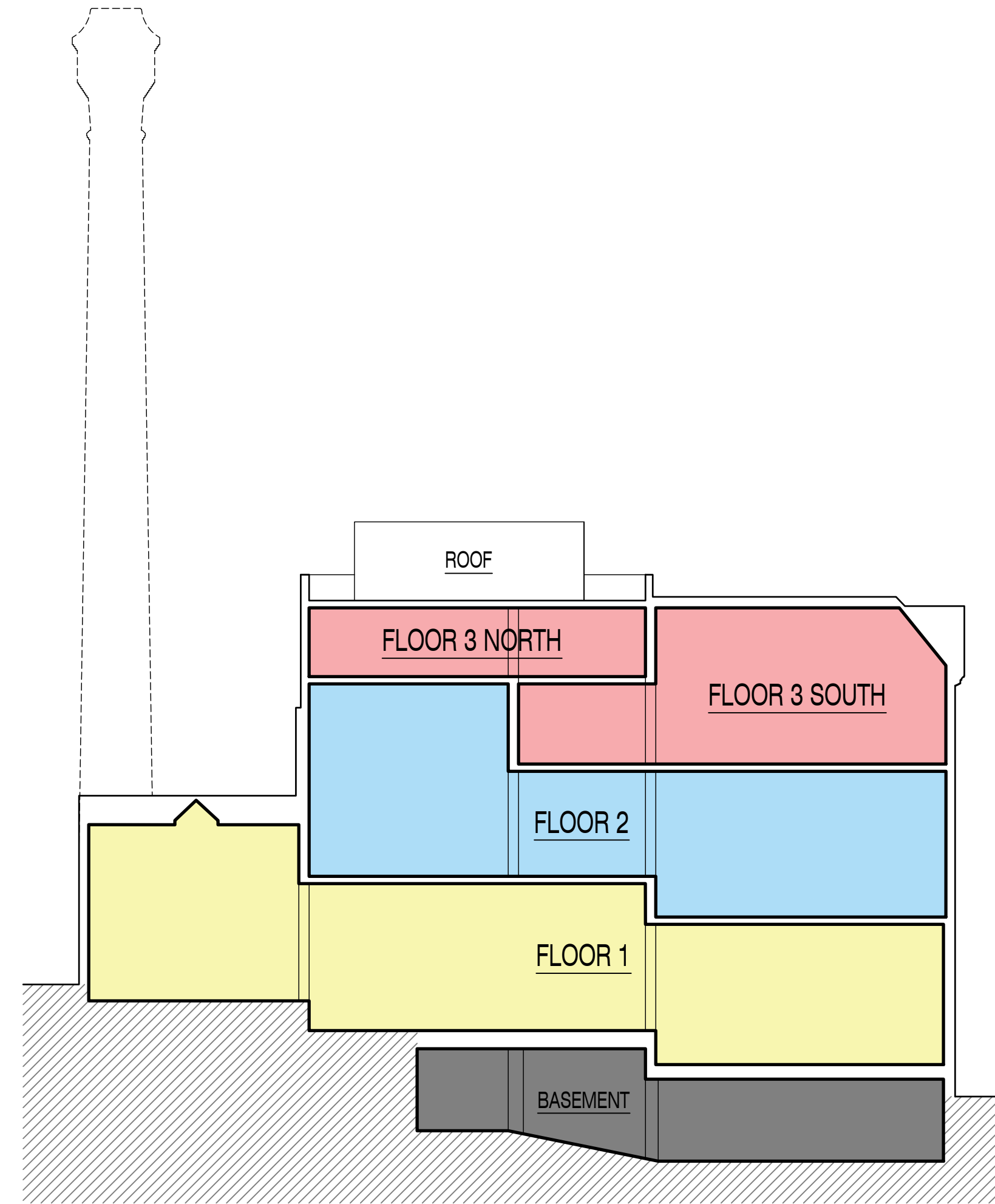
USE	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES FLOORING
A-2	B	C	CLASS II
S-2	C	C	CLASS II

PLUMBING

1121 OCCUPANTS

SEX	OCC	WC	WC REQ'D (WC/U PROVIDED)	LAV	LAV REQ'D (LAV PROVIDED)
M	561	1:75	8 (6/3 PROVIDED)	1:200	3 (9 PROVIDED)
F	561	1:75	8 (10 PROVIDED)	1:200	3 (9 PROVIDED)

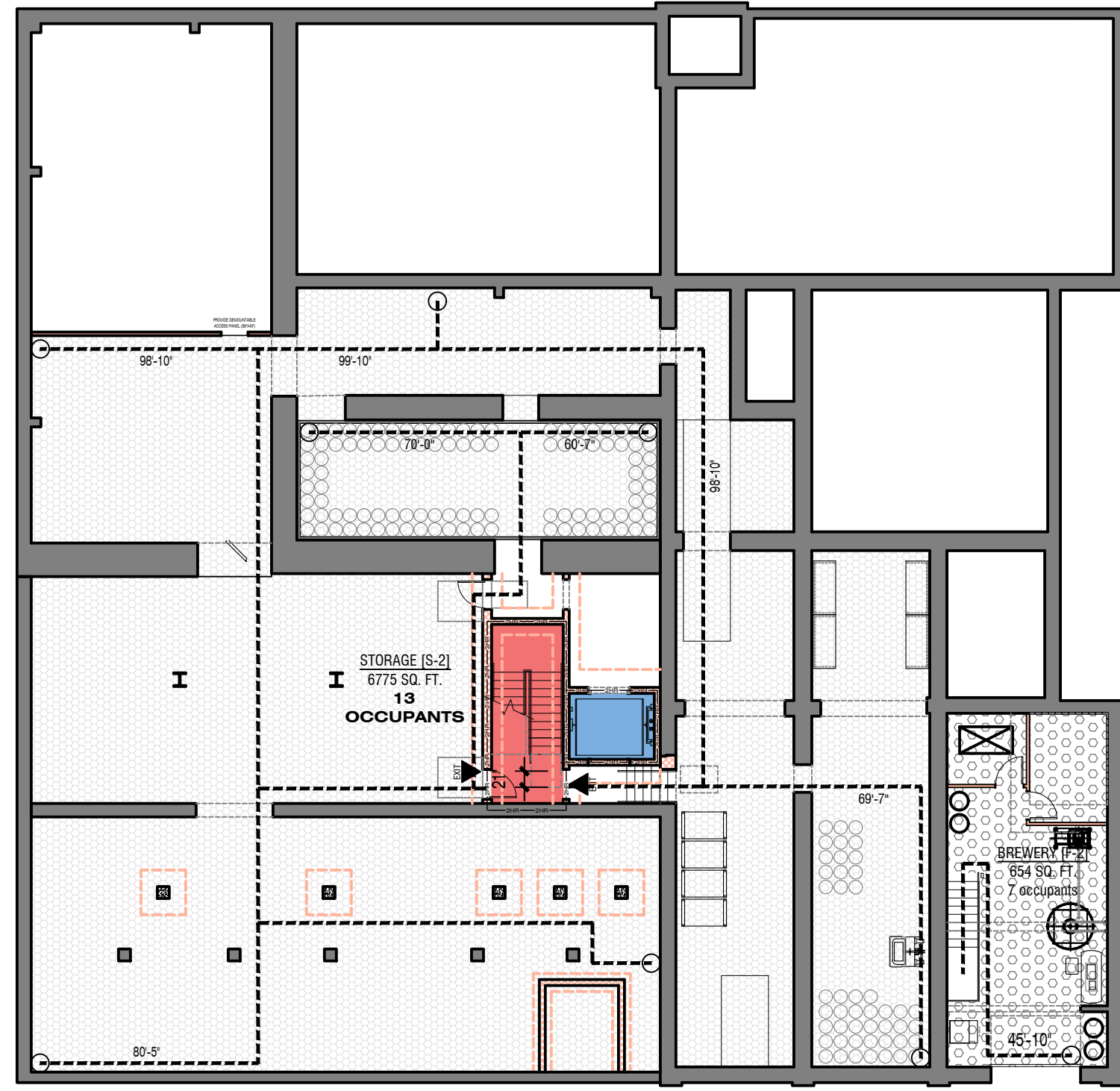
\*IN ADDITION TO THE RESTROOMS PROVIDED, ONE (1) ADDITIONAL SINGLE OCCUPANCY EMPLOYEE RESTROOM IS TO BE PROVIDED.



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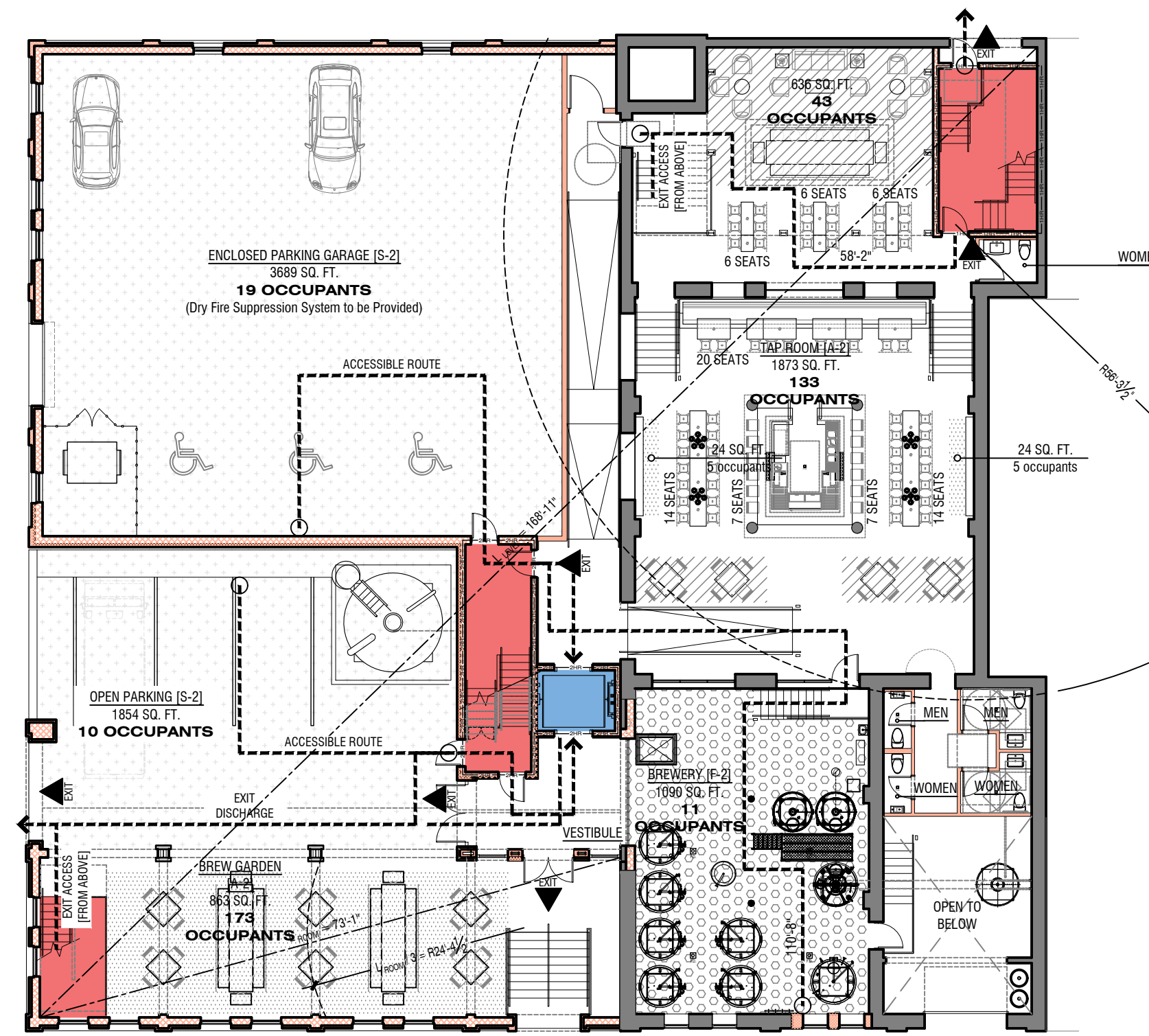
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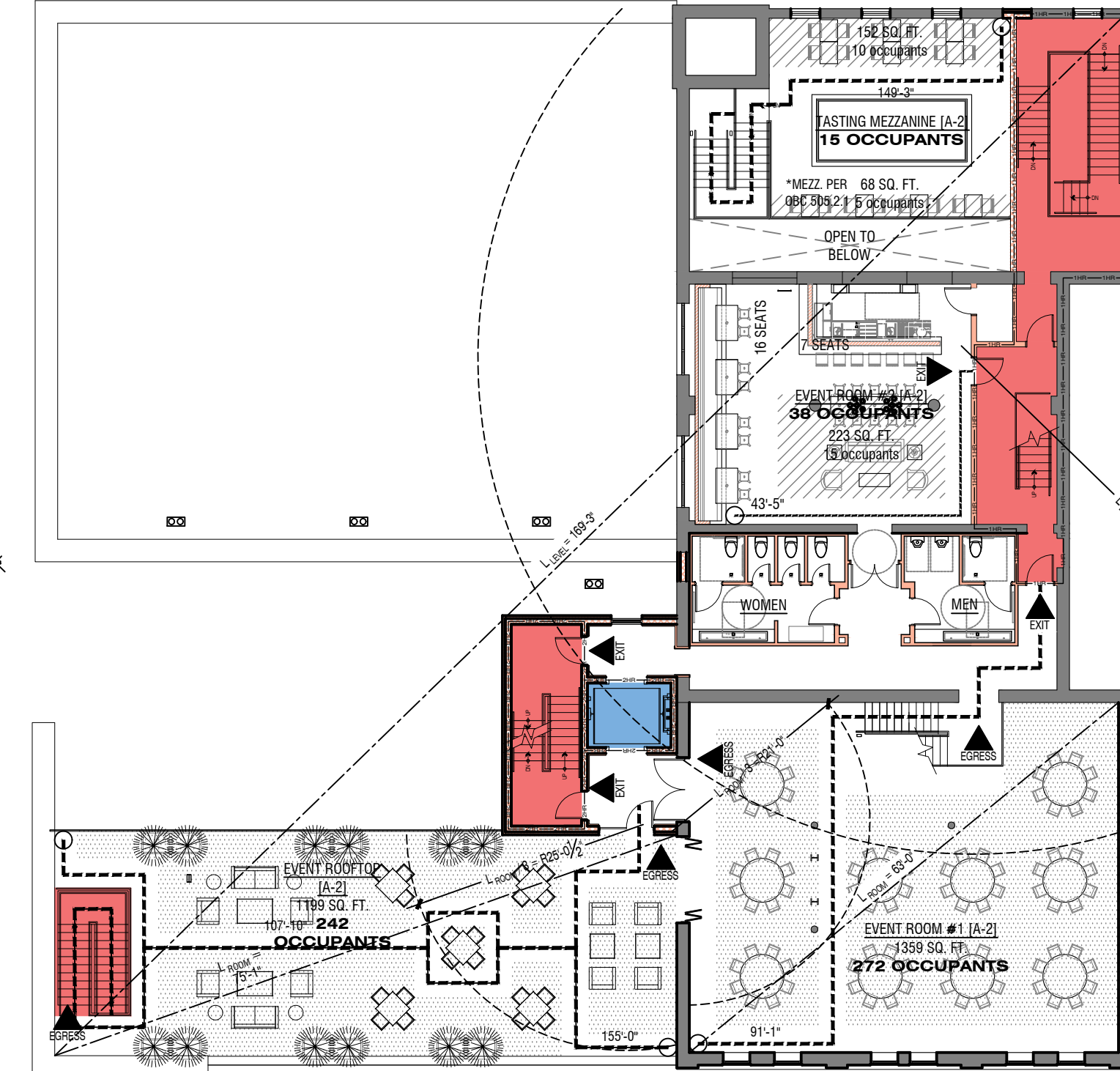


19 occupants

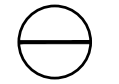
NOTES:  
 GENERAL ESTABLISHMENT - 1 PER 100 SF (3.445 SF = 1 SPACE - 100 SF = 10)  
 OCCUPANCY CLASSIFICATION - 1 PER 100 SF (3.445 SF = 1 SPACE - 100 SF = 10)  
 ACCESSIBLE ROUTE - 1 PER 100 SF (3.445 SF = 1 SPACE - 100 SF = 10)  
 STORAGE - 1 PER 400 SF (3.445 SF = 1 SPACE - 400 SF = 10)



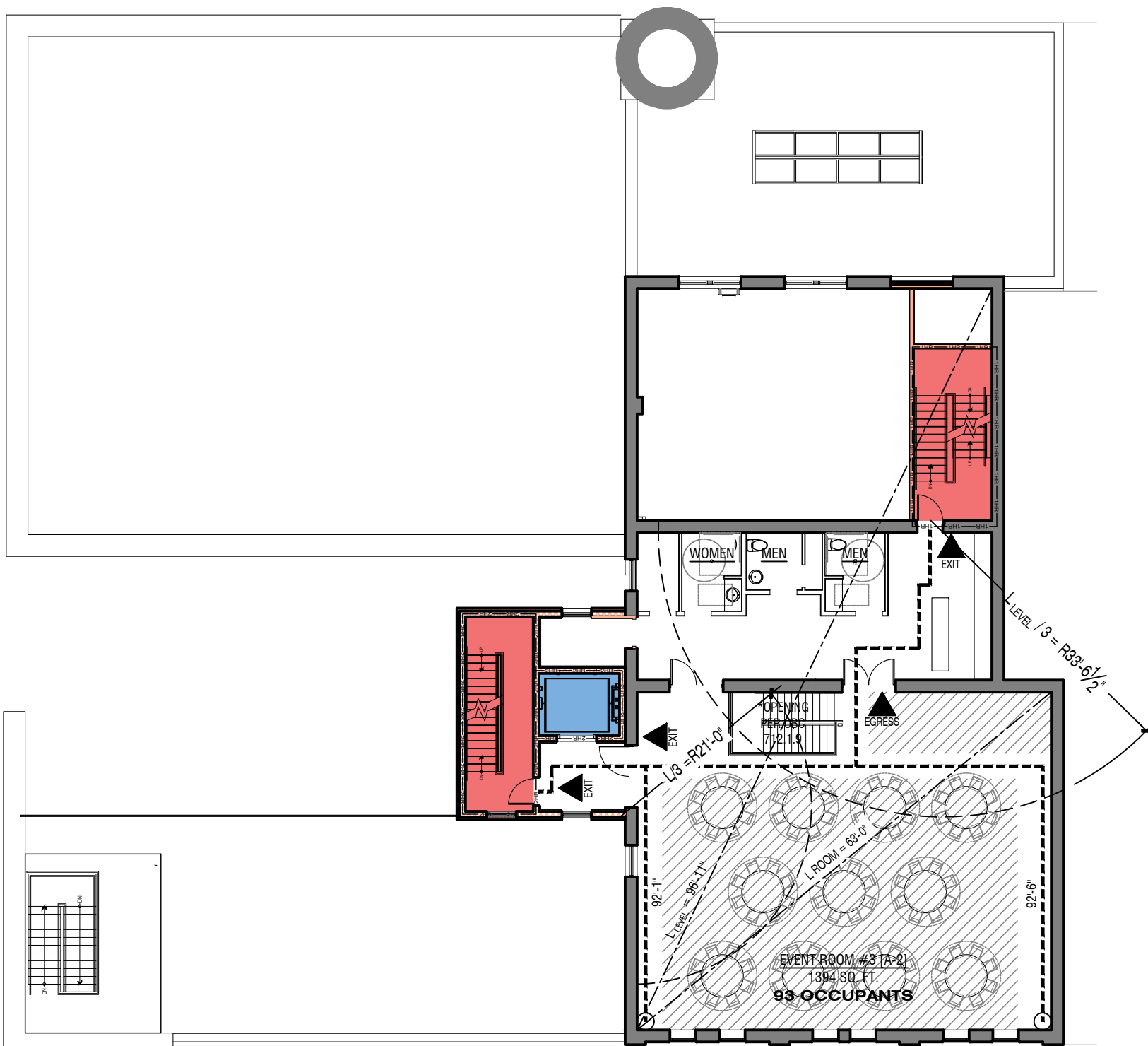
231 occupants



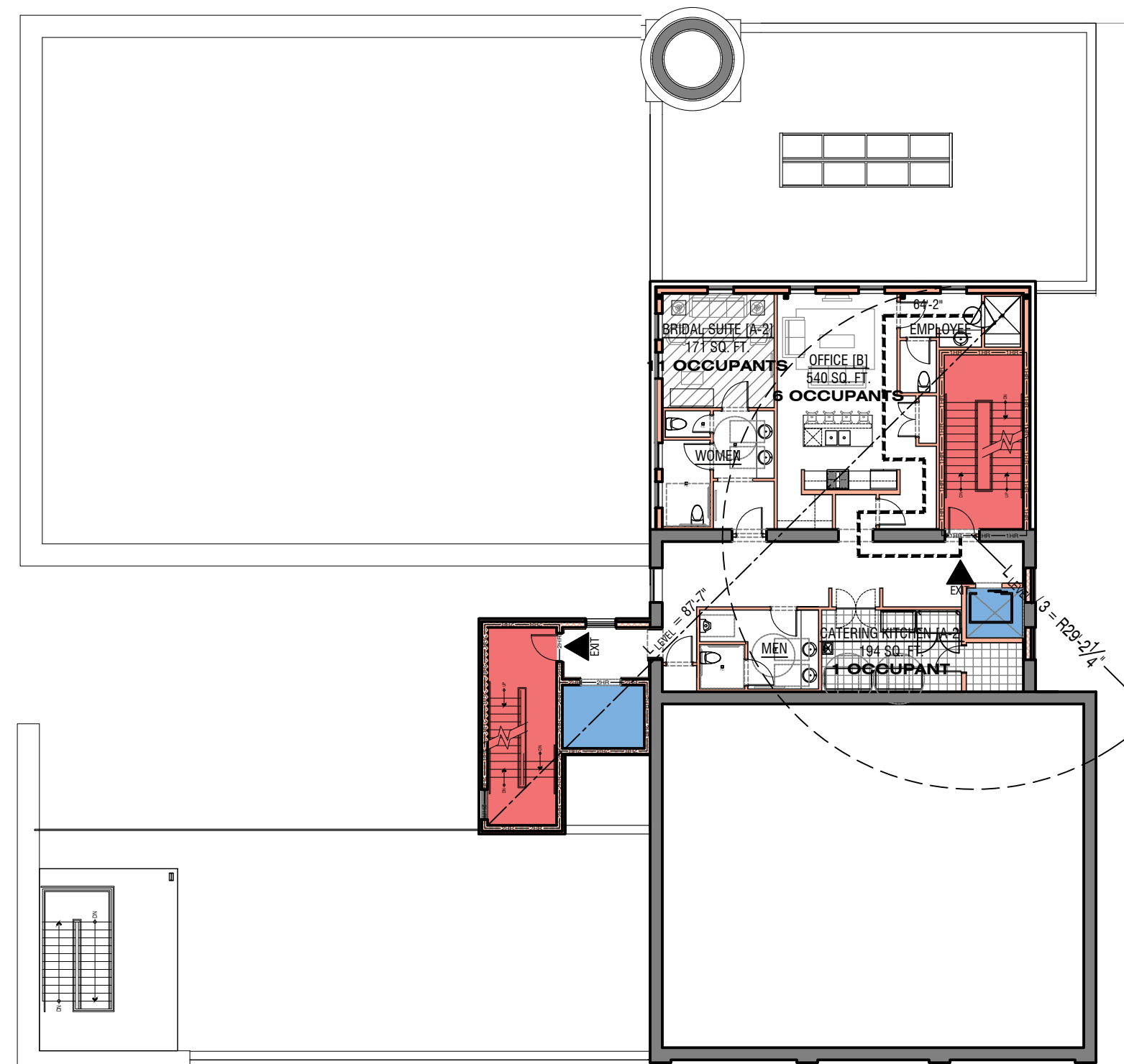
567 occupants



EXIT STARTING POINT OF MEASUREMENT EXIT ACCESS TRAVEL PATH TRAVEL DISTANCE 1-HR WALL CONSTRUCTION 2-HR WALL CONSTRUCTION	PARKING 1 OCC. / 200 SF [GROSS]	ASSEMBLY - UNCONCENTRATED TABLES AND CHAIRS 1 OCC. / 15 SF [NET]	ASSEMBLY - STANDING 1 OCC. / 5 SF [NET]	ACCESS. STORAGE / MECH. 1 OCC. / 300 SF [GROSS]	KITCHENS, COMMERCIAL 1 OCC. / 200 SF [GROSS]
	WAREHOUSE 1 OCC. / 500 SF [GROSS]	ASSEMBLY - CONCENTRATED (CHAIRS ONLY) 1 OCC. / 7 SF [NET]	INDUSTRIAL 1 OCC. / 100 SF [GROSS]	BUSINESS AREAS 1 OCC. / 100 SF [GROSS]	

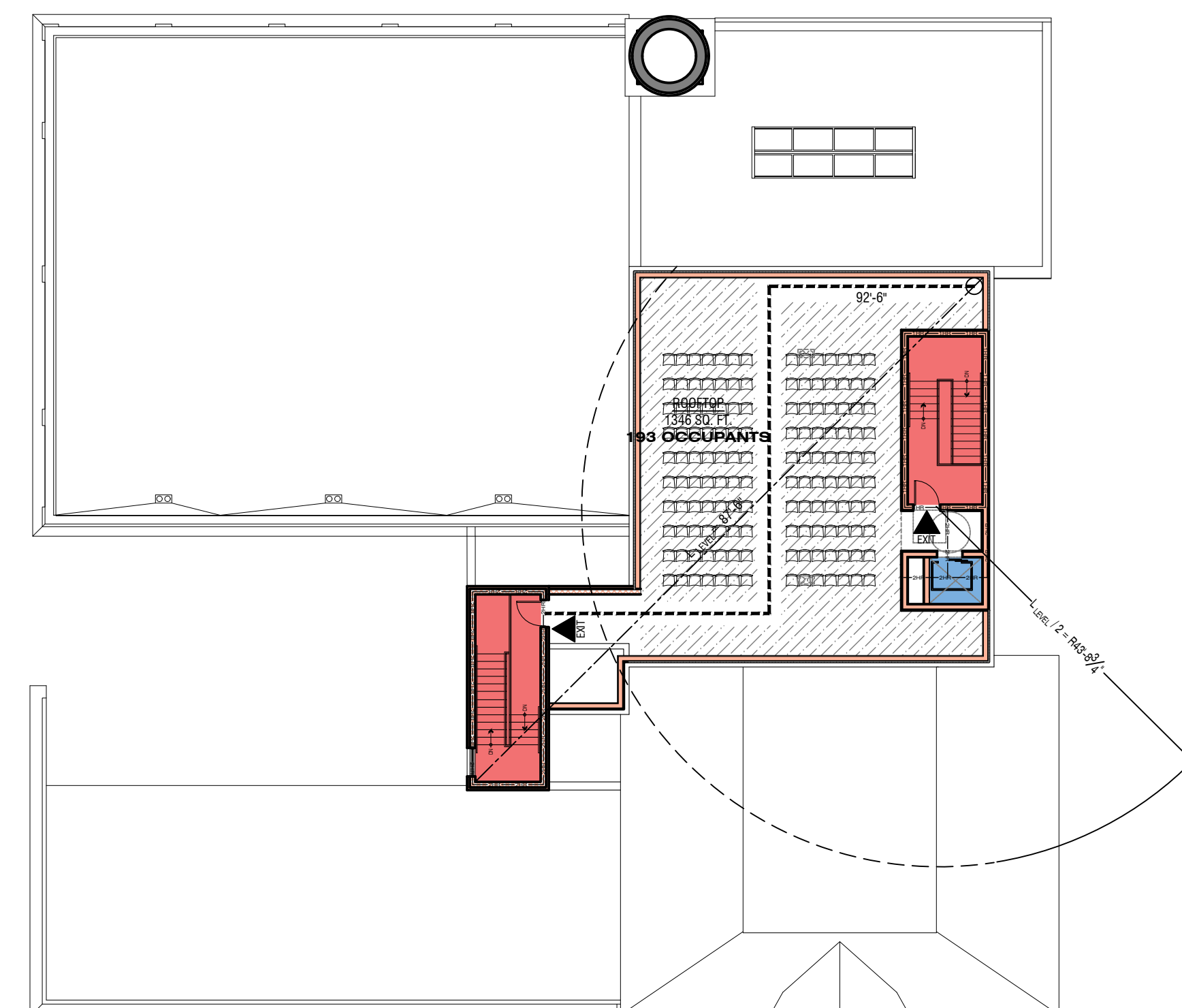


93 occupants

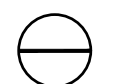


18 occupants

**FLOOR 3 NORTH LIFE SAFETY PLAN**



193 occupants



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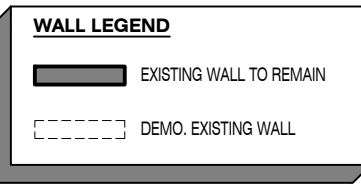
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**DEMOLITION PLAN NOTES:**

- A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE.
- C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION.
- D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER.
- E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP UNLESS NOTED OTHERWISE.
- F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE.
- H. REMOVE ALL EXISTING CABINETS, COUNTERTOPS and CASEWORK, UNLESS NOTED OTHERWISE.
- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS.
- J. REMOVE ALL PLASTER/POP, BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED.
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM, RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW and DOOR TRIM, INTERIOR DOORS and TRANSOMS, FIXTURES, AND CEILING TIN), UNLESS NOTED OTHERWISE. CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL J-BOXES LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW. INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALLETTE ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL TO ARCHED MASONRY OPENING. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW. REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR. PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR. LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAR FOOTING WITH STRUCTURAL.



**1 BASEMENT DEMOLITION PLAN**  
**A1.0** 3/16" = 1'-0"

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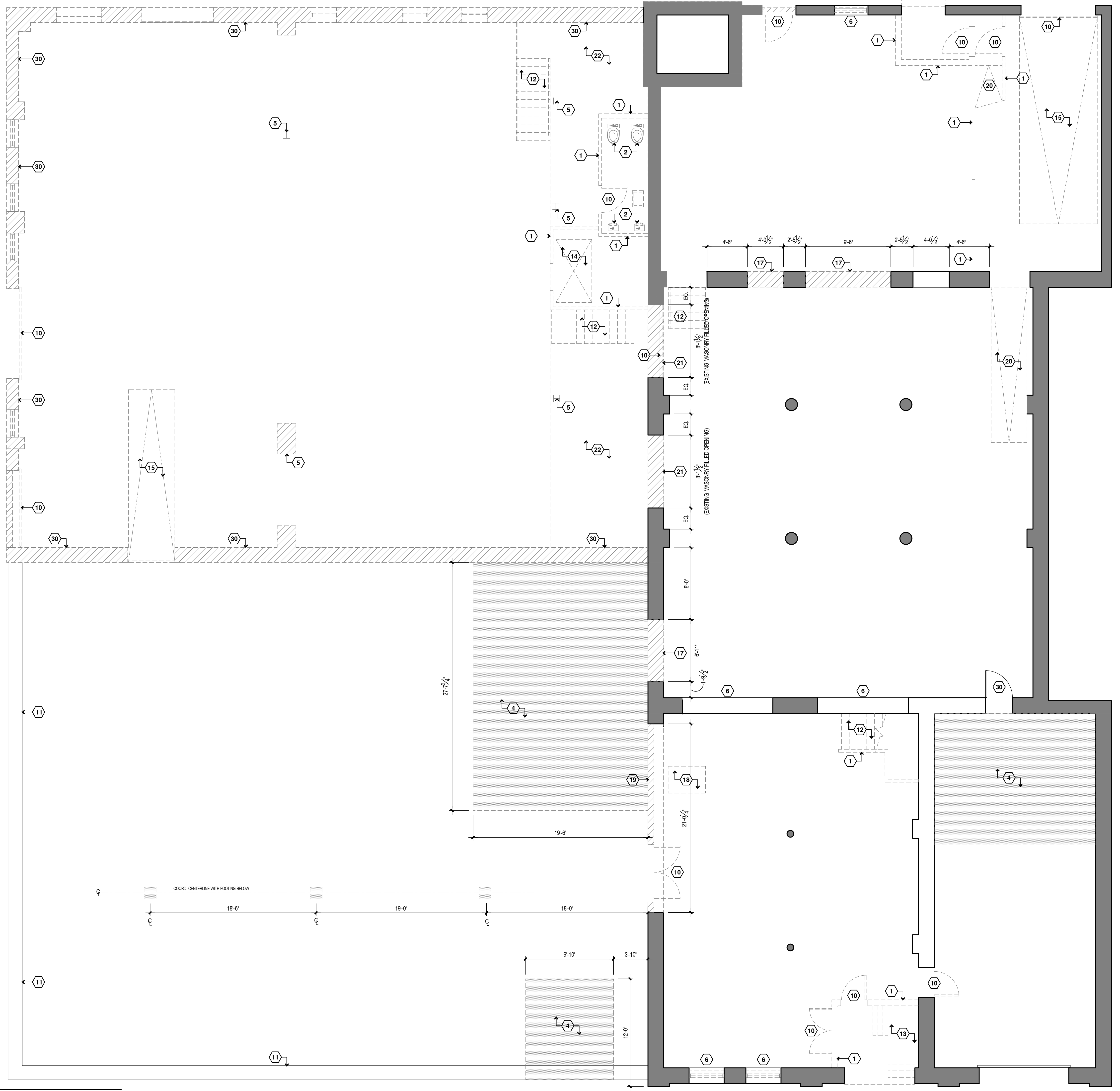
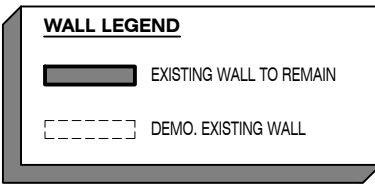
**CLYFFSIDE EVENTS SPACE**

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- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS.
- J. REMOVE ALL PLASTER/GYP. BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED.
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM. RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW AND DOOR TRIM, INTERIOR DOORS AND TRANSOMS, FIXTURES, AND CEILING TRIM), UNLESS NOTED OTHERWISE. CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL L-BOXES LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW, INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL TO ARCHED MASONRY OPENING, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW, REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR. PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR. LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAIR FOOTING WITH STRUCTURAL.



**FLOOR 1 DEMOLITION PLAN**  
 1/A1.1 3/16" = 1'-0"

PRELIMINARY  
 NOT ISSUED FOR  
 CONSTRUCTION

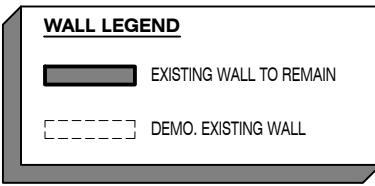
**CLYFFSIDE EVENTS SPACE**

**DEMOLITION PLAN NOTES:**

- A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE
- C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION
- D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER
- E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP, UNLESS NOTED OTHERWISE
- F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE
- H. REMOVE ALL EXISTING CABINETS, COUNTERTOPS and CASEWORK, UNLESS NOTED OTHERWISE
- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS
- J. REMOVE ALL PLASTER/POP, BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM. RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW AND DOOR TRIM, INTERIOR DOORS AND TRANSOMS, FIXTURES, and CEILING TIN), UNLESS NOTED OTHERWISE. CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL L-BRACKS LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW, INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALETTE ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL TO ARCHED MASONRY OPENING, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW, REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR, PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR, LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAIR FOOTING WITH STRUCTURAL.



**FLOOR 2 DEMOLITION PLAN**  
 1  
**A1.2** 3/16" = 1'-0"

PRELIMINARY  
 NOT ISSUED FOR  
 CONSTRUCTION

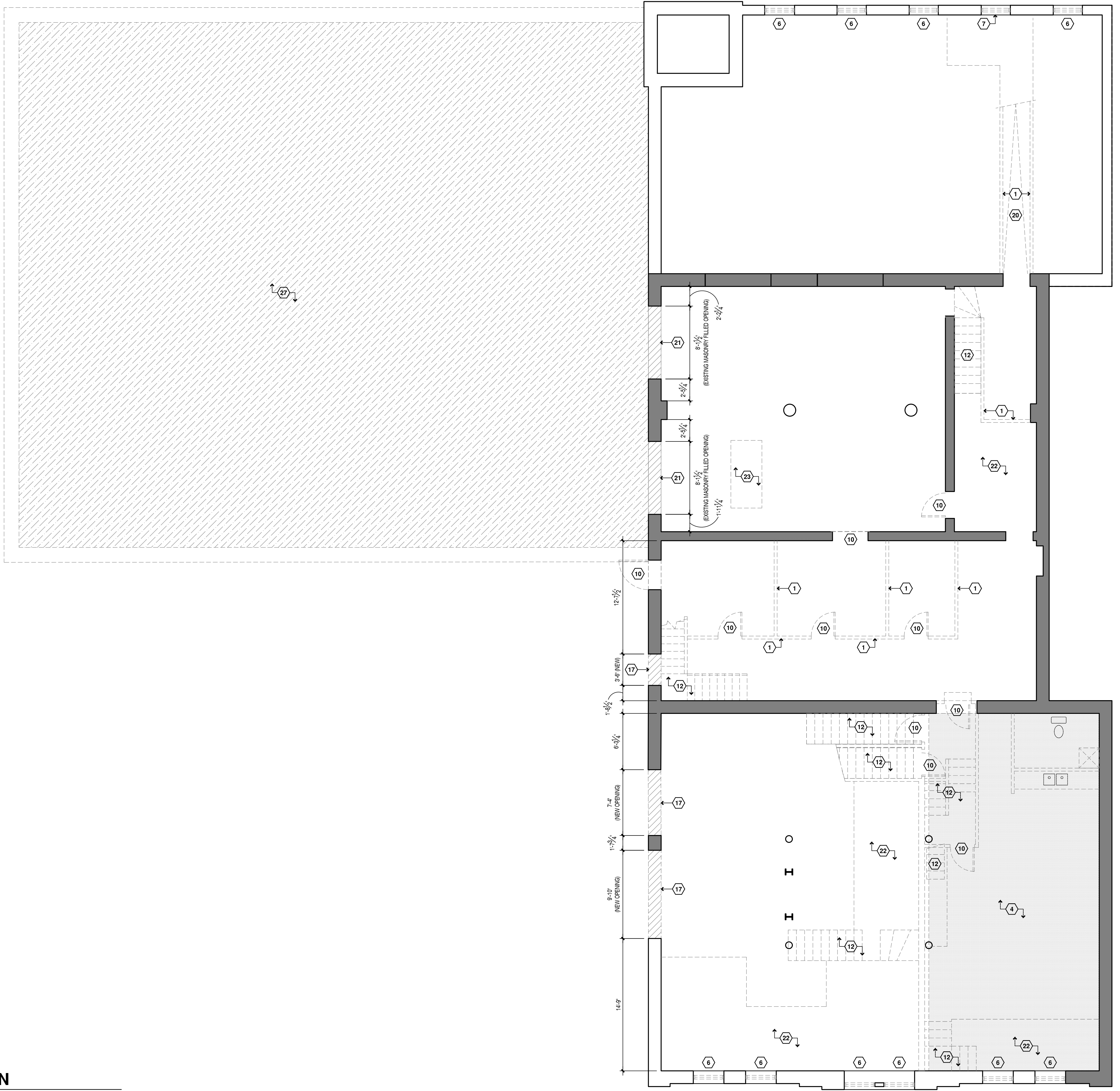
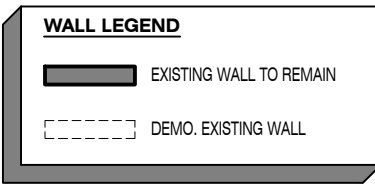
**CLYFFSIDE EVENTS SPACE**

**DEMOLITION PLAN NOTES:**

- A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE
- C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION
- D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER
- E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP, UNLESS NOTED OTHERWISE
- F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE
- H. REMOVE ALL EXISTING CABINETS, COUNTERTOPS and CASEWORK, UNLESS NOTED OTHERWISE
- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS
- J. REMOVE ALL PLASTER/POP, BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM. RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW AND DOOR TRIM, INTERIOR DOORS AND TRANSOMS, FIXTURES, AND CEILING TIN), UNLESS NOTED OTHERWISE. CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL L-BOXES LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW, INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALLETTE ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL TO ARCHED MASONRY OPENING, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW, REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR, PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR, LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAIR FOOTING WITH STRUCTURAL.



**FLOOR 3 SOUTH DEMOLITION PLAN**  
 1 A1.3 3/16" = 1'-0"

PRELIMINARY  
 NOT ISSUED FOR  
 CONSTRUCTION

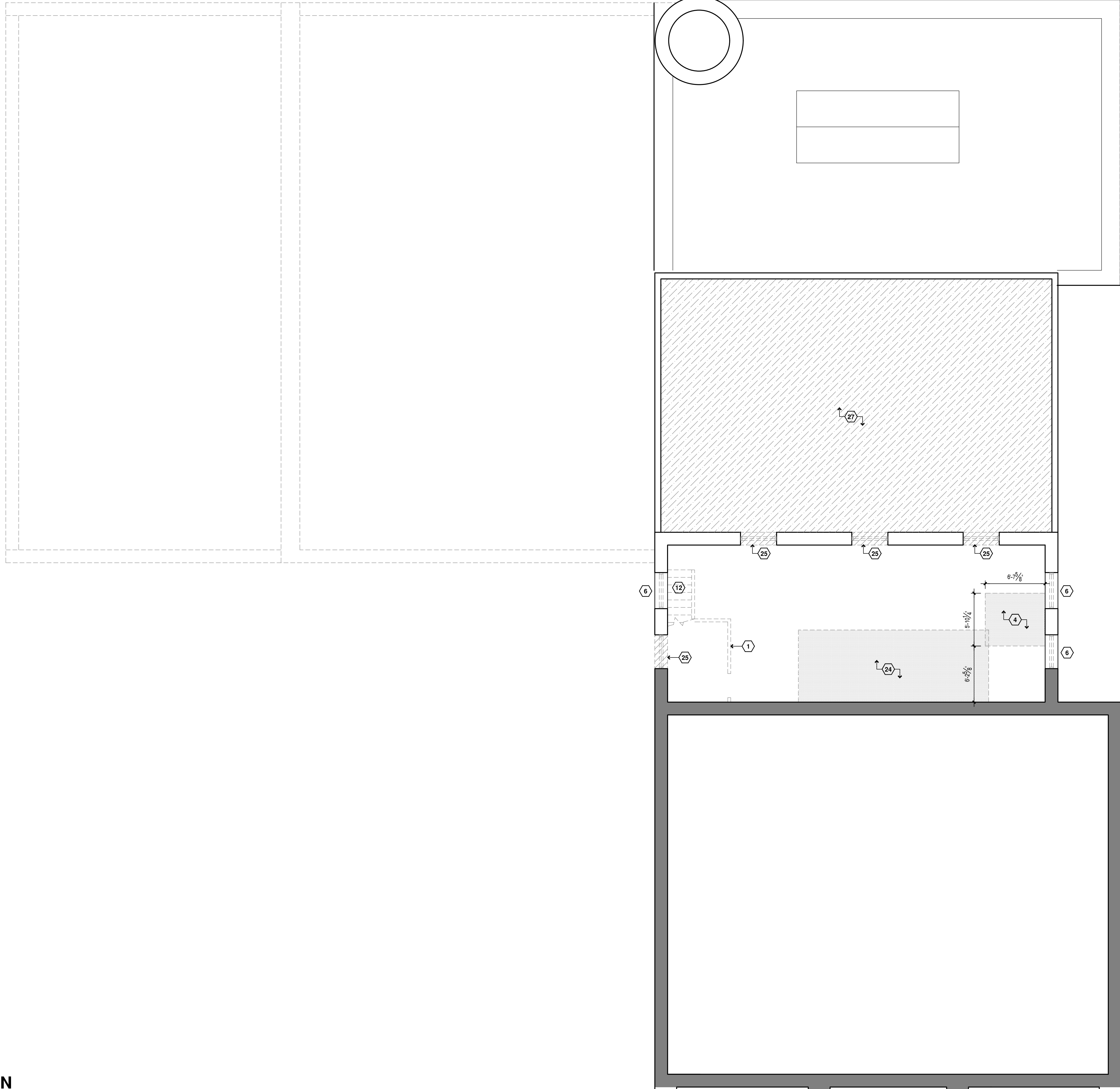
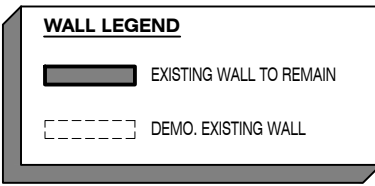
**CLYFFSIDE EVENTS SPACE**

**DEMOLITION PLAN NOTES:**

- A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE
- C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION
- D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER
- E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP, UNLESS NOTED OTHERWISE
- F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE
- H. REMOVE ALL EXISTING CABINETS, COUNTERTOPS and CASEWORK, UNLESS NOTED OTHERWISE
- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS.
- J. REMOVE ALL PLASTER/DPY. BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM. RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 30" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW AND DOOR TRIM, INTERIOR DOORS AND TRANSOMS, FIXTURES, AND CEILING TRN). UNLESS NOTED OTHERWISE, CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL J-BOXES LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW, INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALETTE ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL TO ARCHED MASONRY OPENING, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW, REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR. PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR, LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAIR FOOTING WITH STRUCTURAL.



**DEMOLITION PLAN NOTES:**

- A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.
- B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE
- C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION
- D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER
- E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP, UNLESS NOTED OTHERWISE
- F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE
- H. REMOVE ALL EXISTING CABINETS, COUNTERTOPS and CASEWORK, UNLESS NOTED OTHERWISE
- I. REMOVE ALL EXISTING SUSPENDED CEILING SYSTEMS.
- J. REMOVE ALL PLASTER/POP, BOARD FINISH TO BRICK, UNLESS NOTED OTHERWISE. PREPARE FOR PAINT.
- K. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED
- L. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.
- M. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM. RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.
- N. 42" H. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.
- O. CONTRACTOR SHALL SALVAGE ALL HISTORICAL COMPONENTS (I.E. WINDOW AND DOOR TRIM, INTERIOR DOORS AND TRANSOMS, FIXTURES, AND CEILING TRN). UNLESS NOTED OTHERWISE, CONTACT ARCHITECT WITH ANY QUESTIONS PRIOR TO REMOVING MATERIALS.
- P. REMOVE ALL J-BOXES LOCATED ON FLOOR.
- Q. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS.
- R. PHASE REMOVAL OF EXISTING STAIRCASES WITH CONSTRUCTION OF NEW STAIRCASES TO MAINTAIN EXCESS TO ALL FLOORS.

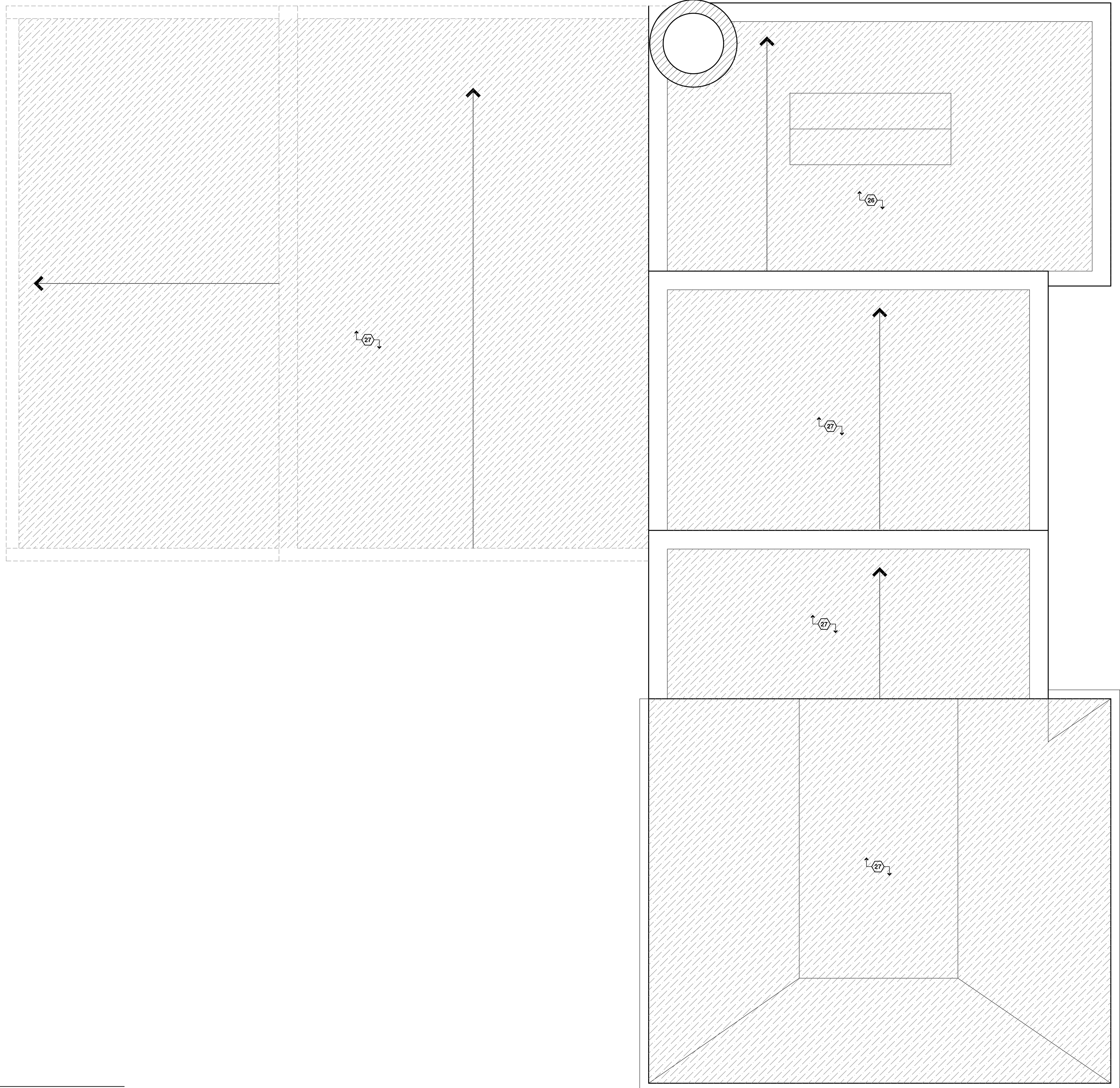
**DEMOLITION PLAN KEYNOTES:**

- 1. REMOVE EXISTING WALL.
- 2. REMOVE PLUMBING FIXTURES + COMPONENTS.
- 3. REMOVE EXISTING STAIRCASE.
- 4. REMOVE PORTION OF EXISTING FLOOR AND FRAMING AS REQ'D. SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. COORDINATE WITH FLOOR PLAN FOR DIMENSIONS.
- 5. COORD. REMOVAL OF COLUMN WITH STRUCTURAL.
- 6. REMOVE WINDOW, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. PREP OPENING FOR INSTALLATION OF NEW OR REPAIRED WINDOW.
- 7. REMOVE WINDOW, INFILL OPENING WITH MASONRY.
- 8. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW FOOTING.
- 9. REMOVE EXISTING ELECTRICAL PANEL.
- 10. REMOVE EXISTING DOOR.
- 11. STABILIZE EXISTING STONE FOUNDATION WALL.
- 12. REMOVE EXISTING WOODEN STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 13. REMOVE EXISTING CONCRETE STAIRCASE. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F. AS NECESSARY.
- 14. REMOVE EXISTING WOODEN PALETTE ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 15. CUT EXISTING CONCRETE RAMP DOWN TO BE FLUSH WITH EXISTING CONCRETE SLAB.
- 16. CUT EXISTING SLAB TO PREPARE FOR THE CONSTRUCTION OF NEW ELEVATOR PIT @ CMU SHAFT WALL. COORDINATE WITH STRUCTURAL.
- 17. REMOVE PORTION OF EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 18. REMOVE EXISTING FLOOR GRATE. PREP FOR INSTALLATION NEW PALLET ELEVATOR. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 19. REMOVE EXISTING MASONRY INFILL.
- 20. REMOVE EXISTING WOODEN RAMP.
- 21. REMOVE PORTION OF EXISTING MASONRY WALL, TO ARCHED MASONRY OPENING. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 22. REMOVE EXISTING MEZZANINE ABOVE.
- 23. CUT EXISTING CONCRETE CURB TO BE FLUSH WITH EXISTING CONCRETE FLOOR.
- 24. REMOVE BREWERY EQUIPMENT AND SALVAGE. COORDINATE WITH OWNER.
- 25. REMOVE WINDOW, REMOVE MASONRY TO BE FLUSH WITH NEW FLOOR LEVEL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS.
- 26. REMOVE EXISTING ROOF STRUCTURE. SALVAGE HISTORIC SKYLIGHT. COORDINATE WITH STRUCTURAL.
- 27. REMOVE EXISTING ROOF STRUCTURE. PREPARE FOR INSTALLATION OF NEW ROOF. COORDINATE WITH STRUCTURAL.
- 28. SALVAGE HISTORIC METAL DOOR, PIN TO EXISTING WALL. COORDINATE WITH ARCHITECT.
- 29. REMOVE CONCRETE FLOOR, LEAVE STEEL FRAMING AND SHORE AND BRACE AS REQUIRED. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
- 30. REMOVE EXISTING MASONRY WALL, TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ NEIGHBORING BUILDING.
- 31. COORDINATE REMOVAL OF FLOOR FOR NEW STAIR FOOTING WITH STRUCTURAL.

**WALL LEGEND**

— EXISTING WALL TO REMAIN

- - - - - DEMO. EXISTING WALL



**GENERAL CONSTRUCTION NOTES**

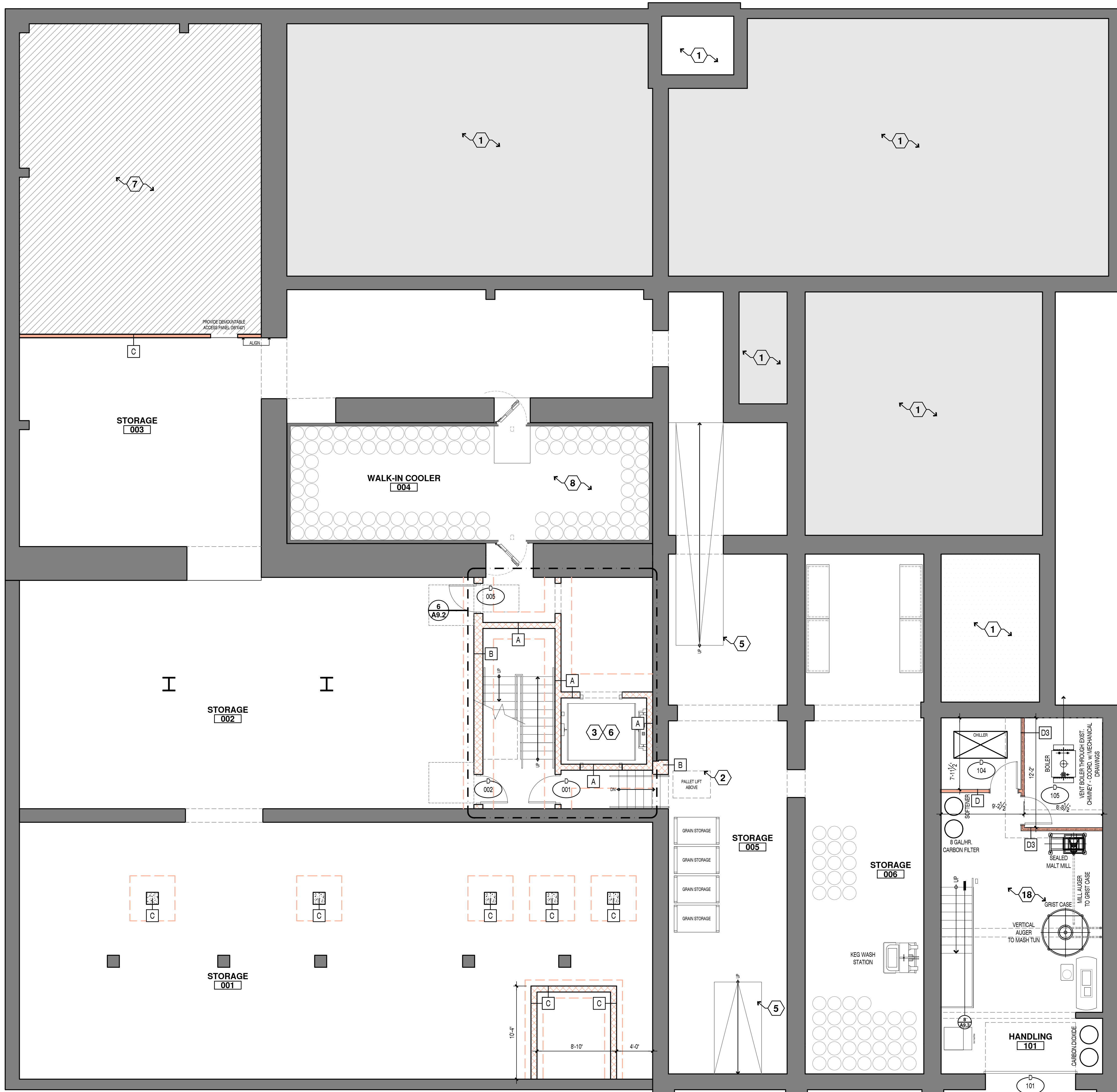
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- C. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- D. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- E. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- F. CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.
- G. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- H. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- I. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- J. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- K. CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
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- Q. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. SUCH OPENINGS SHALL BE FRAMED, REINFORCED, AND FIRESTOPPED (IF REQUIRED).
- R. PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 30 FEET OF COMMERCIAL EQUIPMENT AND ELSEWHERE AS REQUIRED BY ICC SECTION 906 AND THE INTERNATIONAL FIRE CODE - LOCATE IN THE FIELD WITH FIRE MARSHALL.

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- 4. INFILL MASONRY OPENING w/ CMU AND MASONRY, NEW MASONRY TO MATCH EXISTING ADJACENT MASONRY IN-KIND.
- 5. EXISTING RAMP TO REMAIN - NO WORK
- 6. FORMED CONCRETE ELEVATOR PIT BELOW GRADE. SEE STRUCTURAL DETAILS.
- 7. NON-ACCESSIBLE AREA OF FLOOR PLAN
- 8. NEW WALK-IN BEER COOLER (SUPPLIER TO PROVIDE SPEC SHEETS)
- 9. NEW CUSTOM METAL GUARD RAIL
- 10. PROVIDE DROP-IN METAL RAILING AROUND PALLET LIFT OPENING.
- 11. NEW LEVEL EXTERIOR CONCRETE PAD
- 12. PROVIDE EMBEDDED TENT HOOKS. COORDINATE LOCATIONS WITH ARCHITECT/OWNER.
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**HISTORIC KEYNOTES**

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| H-BB HISTORIC MASONRY OPENING TO BE INFILLED w/ WOOD LOUVER DOUBLE HUNG WINDOW (4 LITES NO GLASS).  | H-O EXISTING MASONRY FILLAGREE TO BE CLEANED AND PREPPED FOR RE-PAINTING.  |
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244-246 West McMicken Ave  
 Cincinnati, OH 45210

**GENERAL CONSTRUCTION NOTES**

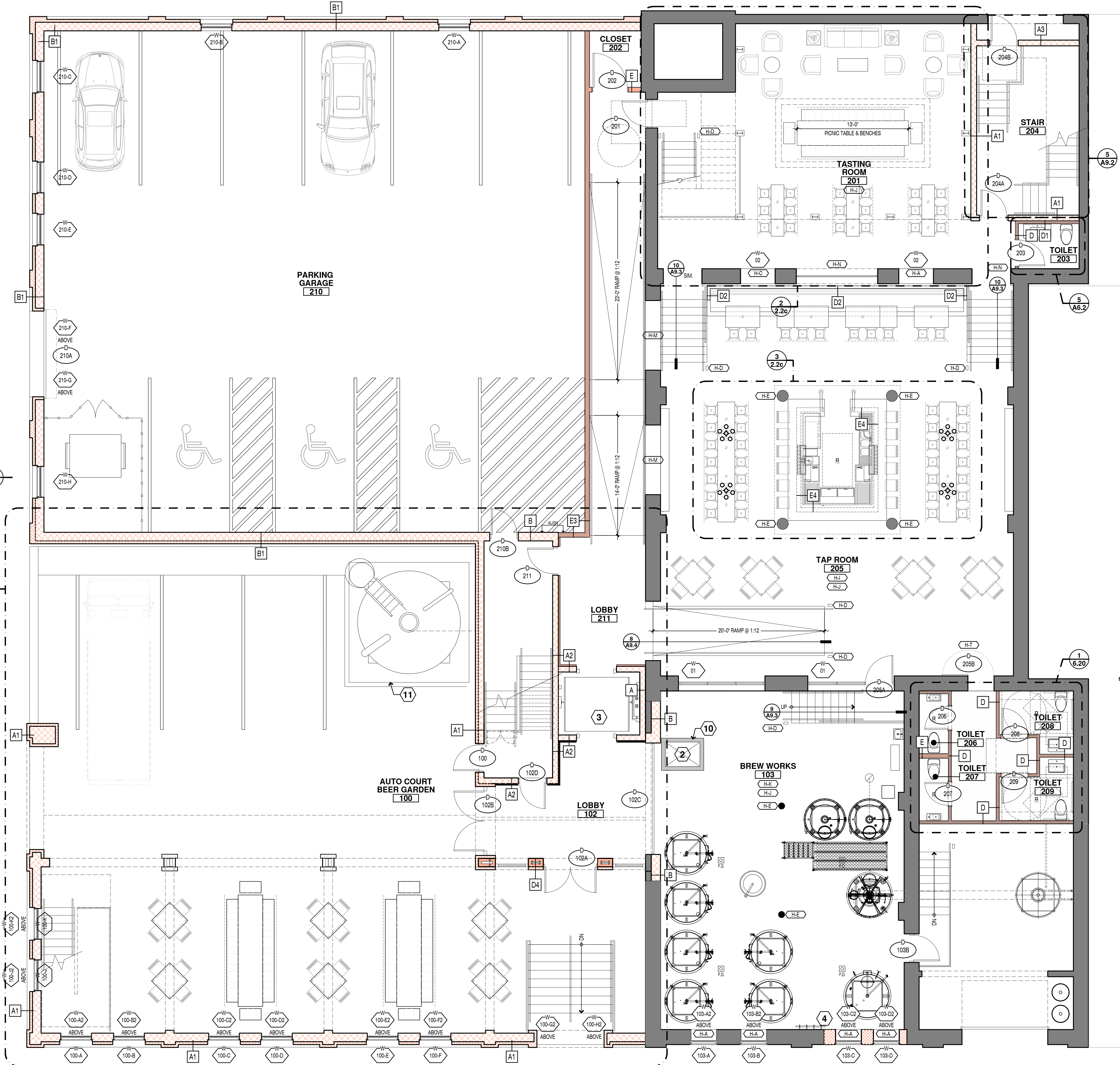
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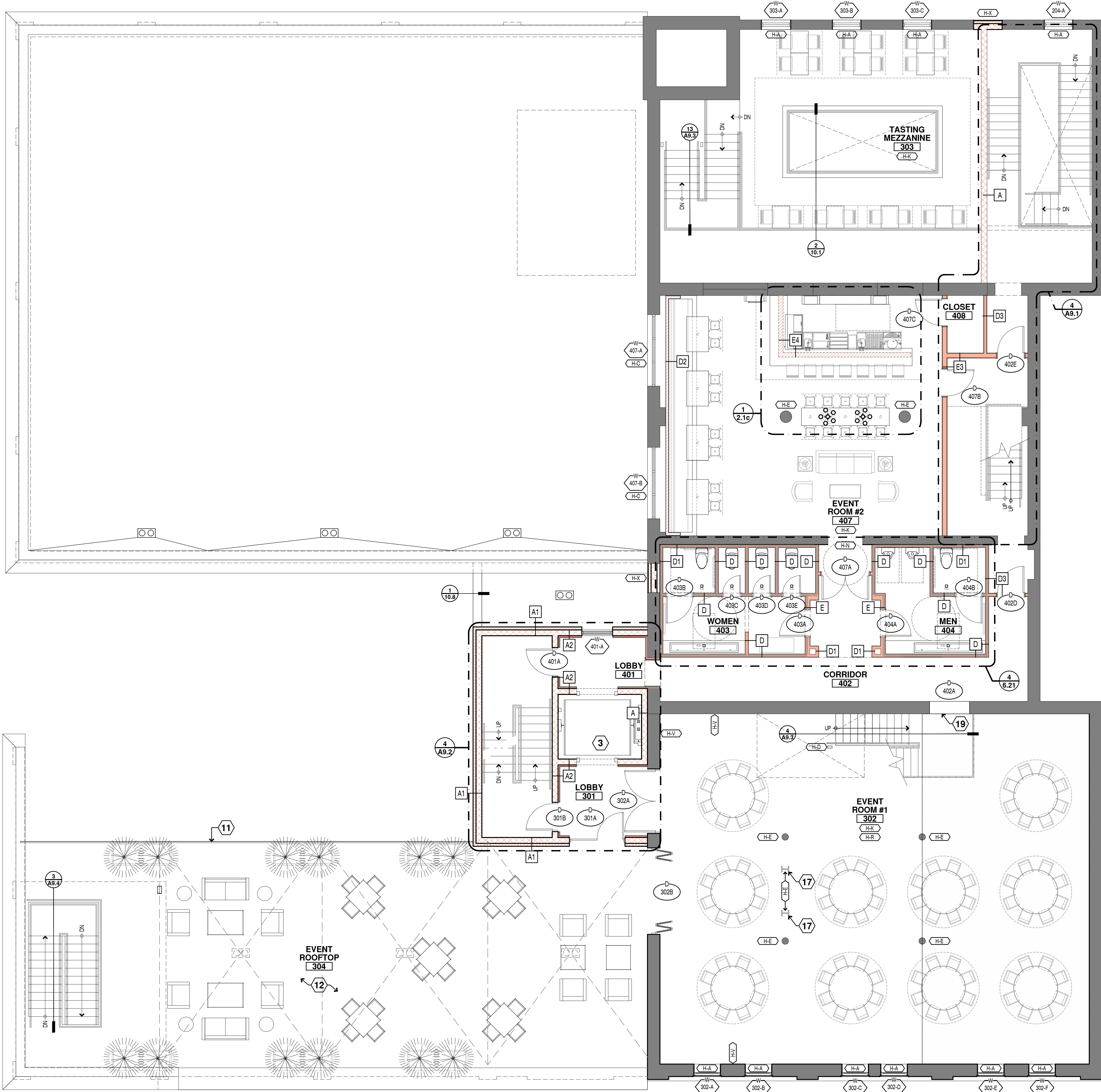
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- 4. INFILL MASONRY OPENING w/ CMU AND MASONRY, NEW MASONRY TO MATCH EXISTING ADJACENT MASONRY IN-KIND.
- 5. EXISTING RAMP TO REMAIN - NO WORK
- 6. FORMED CONCRETE ELEVATOR PIT BELOW GRADE. SEE STRUCTURAL DETAILS.
- 7. NON-ACCESSIBLE AREA OF FLOOR PLAN
- 8. NEW WALK-IN BEER COOLER (SUPPLIER TO PROVIDE SPEC SHEETS)
- 9. NEW CUSTOM METAL GUARD RAIL
- 10. PROVIDE DROP-IN METAL RAILING AROUND PALLET LIFT OPENING.
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- 12. PROVIDE EMBEDDED TENT HOOKS. COORDINATE LOCATIONS WITH ARCHITECT/OWNER.
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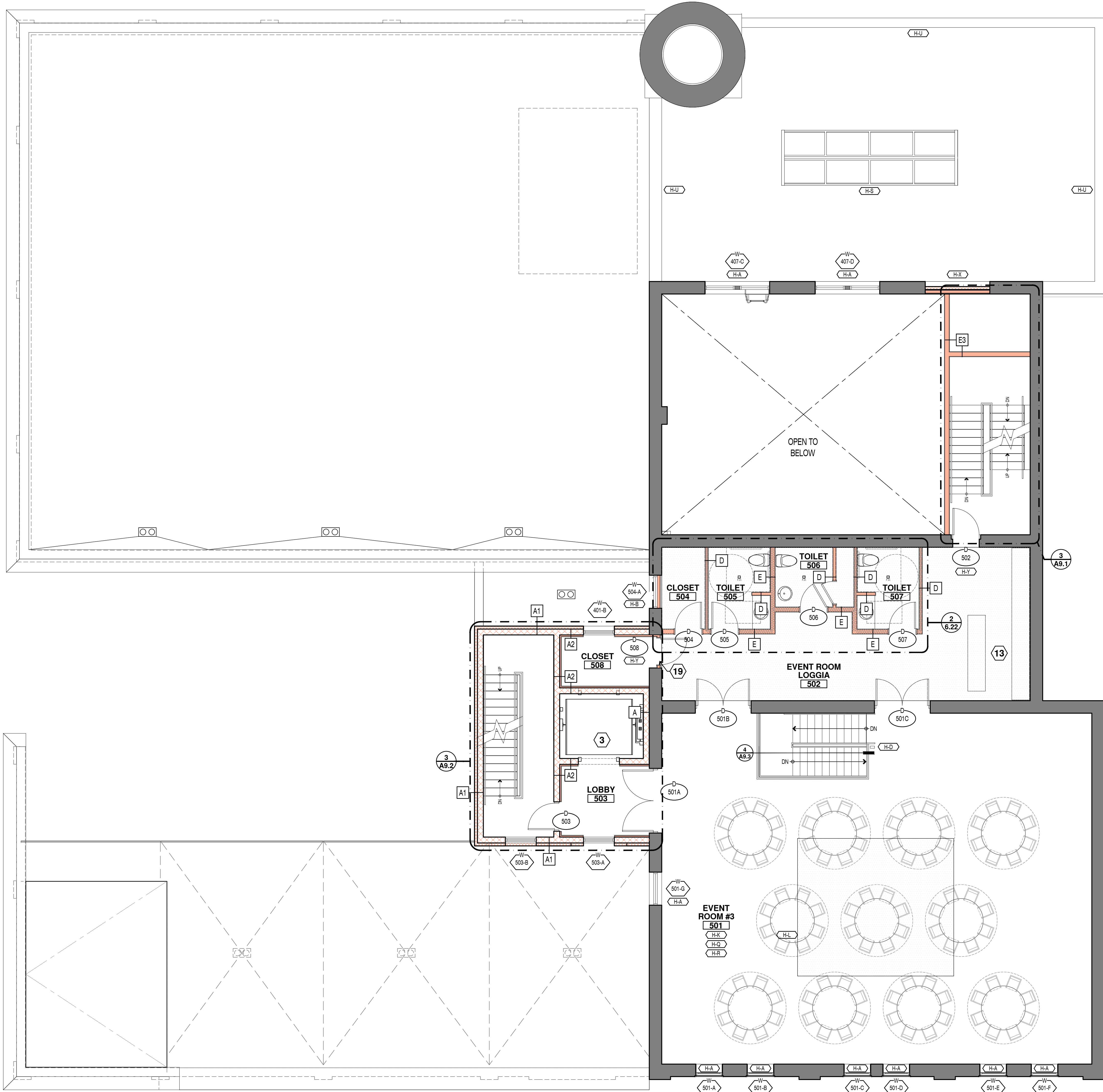
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**CLYFFSIDE EVENTS SPACE**

244-246 West McMicken Ave  
 Cincinnati, OH 45210

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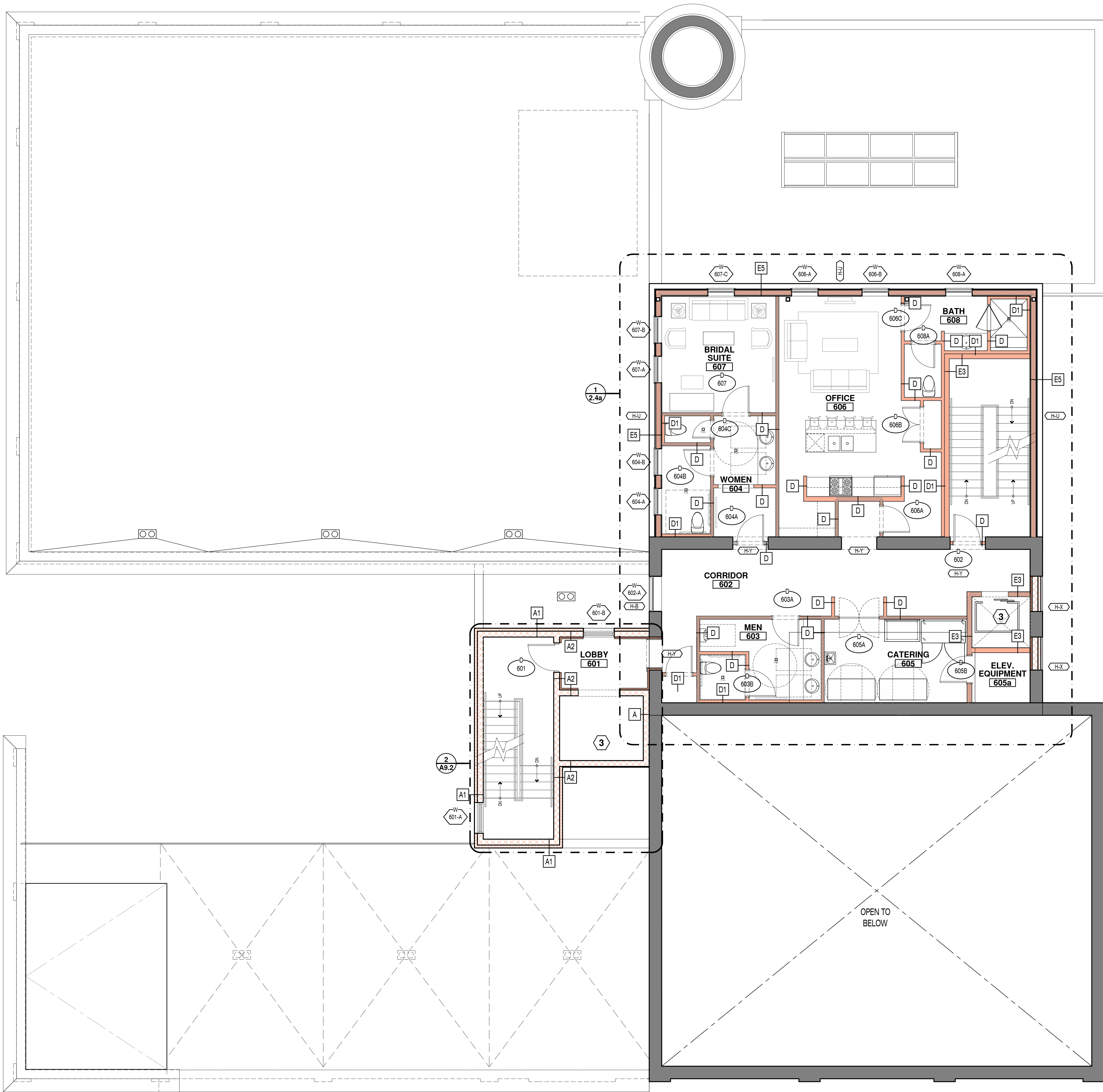
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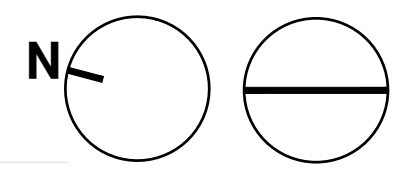
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**CLYFFSIDE EVENTS SPACE**  
 244-246 West McMicken Ave  
 Cincinnati, OH 45210

**A2.4**  
 Level 3 North Construction Plan  
 20 August 2018

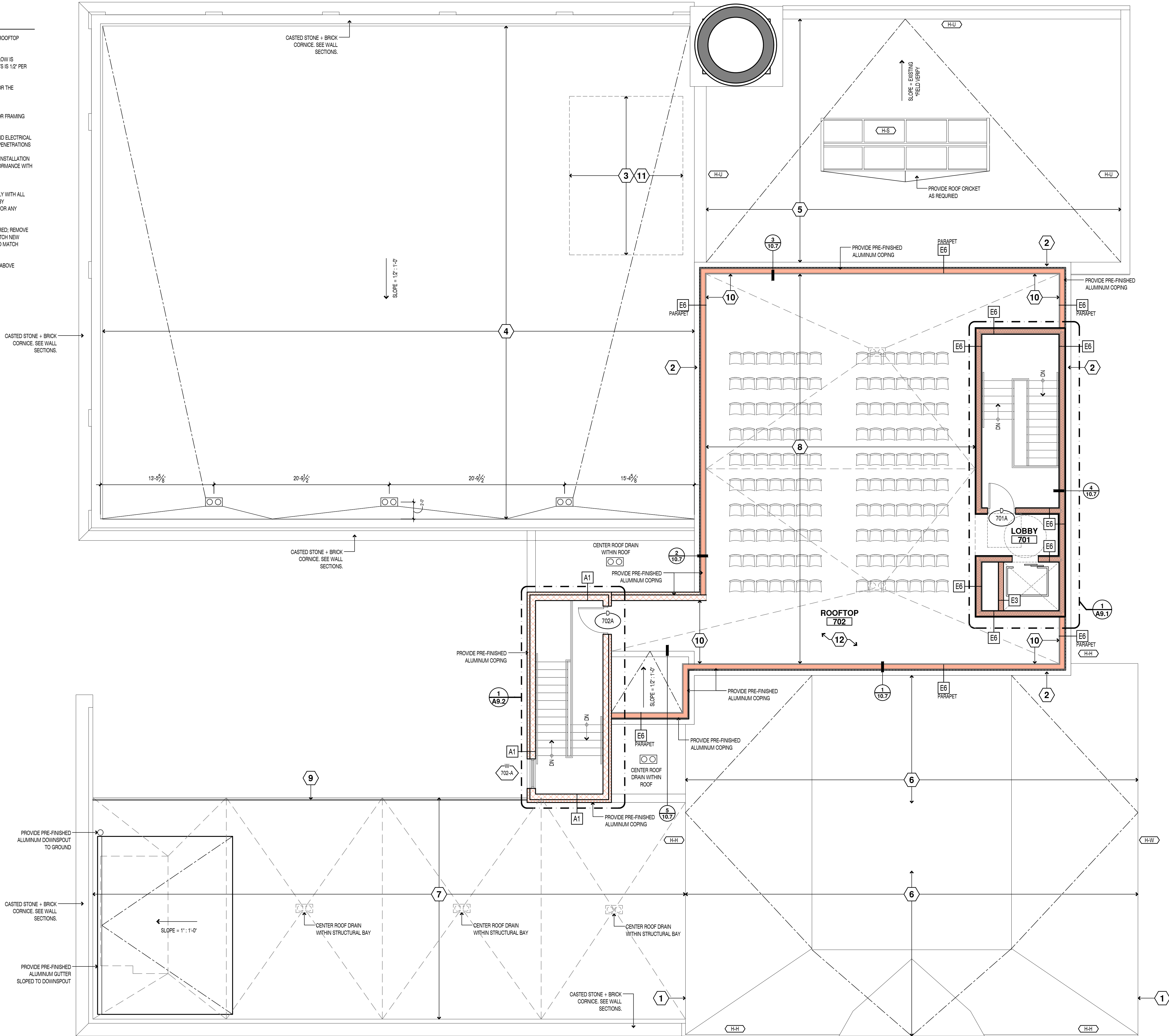


**KEY NOTES**

- 1 CONTRACTOR TO PATCH AND REPAIR ALL FLASHINGS AND ROOFING AT EXISTING HP ROOF AND CORNICE TO REMAIN
- 2 TUCKPOINT TERRACOTTA GAP AND MASONRY PARAPET PRIOR AFTER INSTALLATION OF NEW ADDITION COORDINATE W/ ADJACENT WALL FINISHES AND FLASHING
- 3 CONTRACTOR TO PATCH / REPAIR ROOF PENETRATIONS AT LOCATIONS OF REMOVED CONSTRUCTION OR MECHANICAL EQUIPMENT
- 4 PROVIDE NEW ROOF ASSEMBLY: REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD OVER 3" RIGID INSULATION OVER 5/8" DENSDECK PRIME ROOF BOARD, OVER 3" STEEL ROOF DECKING - INSTALL PER MANUFACTURERS SPECIFICATION - PROVIDE FLASHING @ ALL PARAPET AND MASONRY WALLS ADJACENT.
- 5 REMOVE EXISTING ROOFING SUBSTRATE AS REQUIRED TO INSTALL NEW ROOF ASSEMBLY: REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD OVER 3" RIGID INSULATION OVER 1/4" DENSDECK PRIME ROOF BOARD, OVER 7/8" ADVANTECH DECKING - INSTALL PER MANUFACTURERS SPECIFICATION. REPAIR/REPLACE ALL FLASHING @ PARAPET WALLS.
- 6 REMOVE EXISTING ROOFING SUBSTRATE AS REQUIRED TO INSTALL NEW ROOF ASSEMBLY: PATCH AND REPAIR EXISTING ROOF SHEATHING IN-KIND TO MAINTAIN HISTORIC CHARACTER. INSTALL 3-TAB ASPHALT SHINGLES OVER 1/2" ADVANTECH DECKING OVER 3" RIGID INSULATION OVER 1/4" DENSDECK PRIME ROOF BOARD, OVER EXISTING ROOF SHEATHING - INSTALL PER MANUFACTURERS SPECIFICATION. REPAIR/REPLACE ALL FLASHING @ PARAPET WALLS - INSPECT BOX GUTTERS & FLASHING RE-LINE AS REQUIRED.
- 7 PROVIDE NEW ROOF ASSEMBLY: REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD (FULLY ADHERED) - INSTALL PER MANUFACTURERS SPECIFICATION. TURN MEMBRANE UP FACE OF PARAPET & ADJACENT MASONRY WALLS & PROVIDE FLASHING AND TERMINATION BARS AS REQUIRED. COORDINATE W/ PEDESTAL PAVER SYSTEM FOR KRONOS CERAMIC OUTDOOR TILES (60x60) - DONKER COLOR.
- 8 PROVIDE NEW ROOF ASSEMBLY: REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD OVER 3" RIGID INSULATION OVER 5/8" DENSDECK PRIME ROOF BOARD, OVER 3" STEEL ROOF DECKING - INSTALL PER MANUFACTURERS SPECIFICATION - PROVIDE FLASHING @ ALL PARAPET AND MASONRY WALLS ADJACENT. COORDINATE W/ PEDESTAL PAVER SYSTEM FOR KRONOS CERAMIC OUTDOOR TILES (60x60) - DONKER COLOR.
- 9 42" H. SAFETY GUARDRAIL - SEE ELEVATION & DETAILS
- 10 42" H. PARAPET - SEE ELEVATION & DETAILS
- 11 ROOFTOP MECHANICAL EQUIPMENT SHOWN SCHEMATICALLY FOR LOCATION ONLY. ALL EXHAUST TO BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STRUCTURES

**GENERAL ROOF NOTES**

- A. PROVIDE LEVEL ROOF CURBS FOR ALL ROOFTOP MECHANICAL EQUIPMENT
- B. CRICKET ALL AREAS WHERE WATER FLOW IS INTERRUPTED - MIN. SLOPE FOR CRICKETS IS 1/2" PER FOOT
- C. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION AND SPECIFICATIONS OF ALL ROOFTOP-MOUNTED EQUIPMENT
- D. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND BLOCKING MODIFICATIONS
- E. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ANY ADDITIONAL ROOF PENETRATIONS
- F. ROOFING SYSTEM AND ACCESSORIES INSTALLATION AND DETAILS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS STANDARDS AND RECOMMENDATIONS
- G. ROOFING CONTRACTOR SHALL COMPLY WITH ALL WARRANTY REQUIREMENTS SET FORTH BY MANUFACTURER; CONTACT ARCHITECT FOR ANY "NON-STANDARD" DETAILS
- H. REPAIR EXISTING MASONRY AS REQUIRED; REMOVE ANY DAMAGED MORTAR AND BRICK; MATCH NEW MASONRY TO EXISTING; NEW MORTAR TO MATCH HISTORIC COLOR AND COMPOSITION
- J. ALL RATED SHAFTS TO TERMINATE 18" ABOVE FINISHED ROOF SURFACE



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**CLYFFSIDE EVENTS SPACE**

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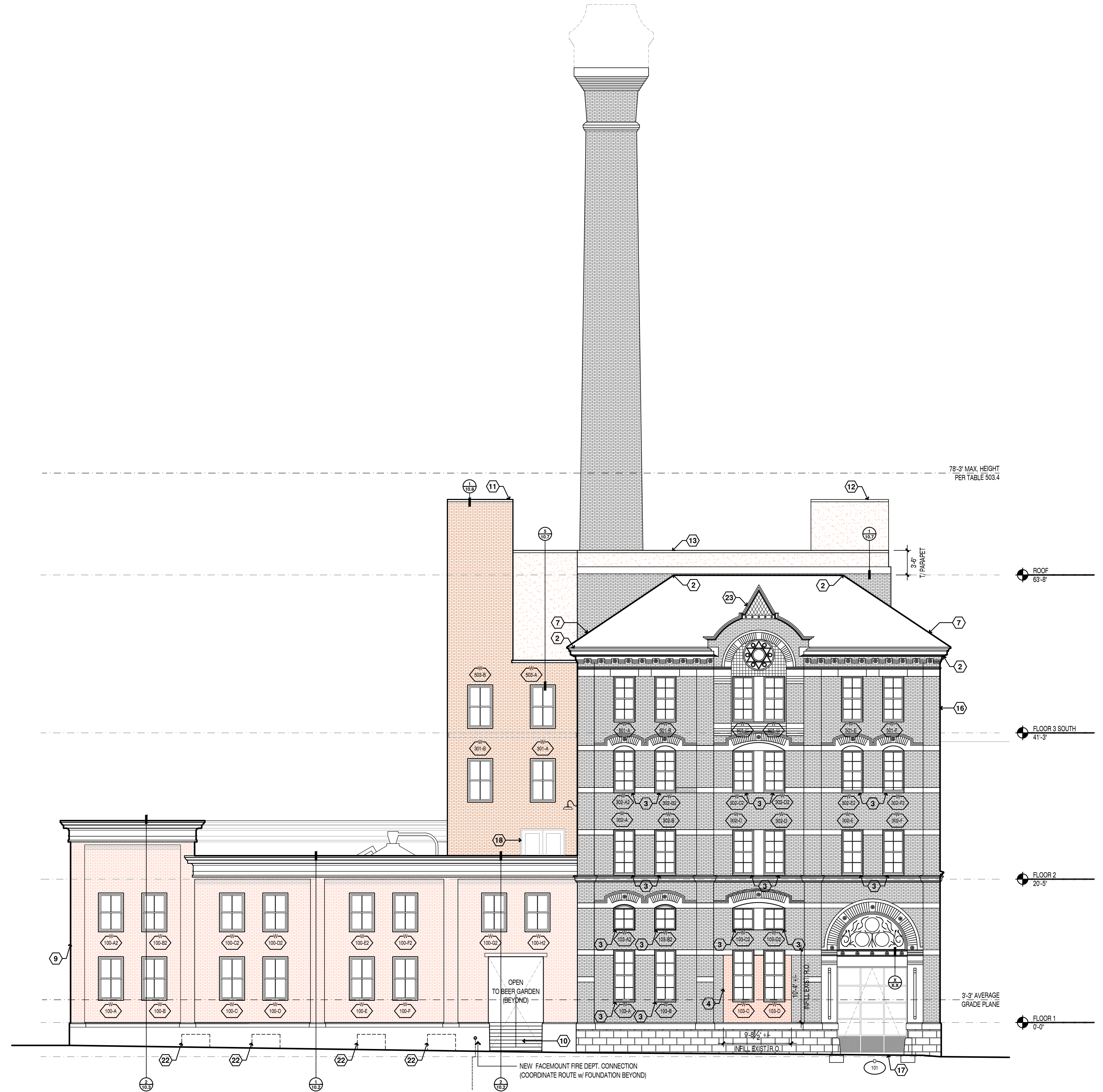
# GENERAL EXTERIOR ELEVATION NOTES

- A. CLEAN EXISTING MASONRY WALLS. REPAIR & TUCKPOINT AS NECESSARY.
- B. INFILL BRICK - MATCH SIZE, SHAPE AND COLOR OF ADJACENT EXISTING BRICK. INFILL AT REMOVED EQUIPMENT PENETRATIONS. ALIGN DECORATIVE COURSING AND ELEMENTS FROM ADJACENT AREA - VERIFY WITH ARCHITECT. NEW MORTAR TINTED TO MATCH ORIGINAL ON END WALL. SOLID MASONRY CONSTRUCTION - BRICK INTERIOR FACE IN PUBLIC AREAS, STEEL & CMU BACK-UP IN WAREHOUSE AREAS, UNO. SEE PLAN FOR SPECIFIC LOCATIONS.
- C. MASONRY HEADERS & SILLS - EXISTING TO REMAIN IF IN GOOD CONDITION - VERIFY WITH ARCHITECT. REPLACEMENT OR NEW TO MATCH EXISTING IF EXISTING. HEADERS CAN BE 4" THICK FINISH MASONRY MATERIAL W/ PRECAST LINTELS BEHIND. NEW MORTAR TINTED TO MATCH ORIGINAL. NOT ALL NEW PIECES MAY BE IDENTIFIED ON THE DRAWINGS. CONTRACTOR TO VERIFY THE NUMBER OF NEW HEADERS & SILLS IN THE FIELD.
- D. ABANDONED MECHANICAL & ELECTRICAL EQUIPMENT, CONDUIT & DEVICES TO BE REMOVED. REFER TO MEP PLANS.
- E. SEE ROOF PLAN FOR ADDITIONAL GUTTER, DOWNSPOUT/SCUPPER & ROOF INFORMATION.
- F. DOWNSPOUTS TO BE PLAIN, ROUND. D.S. = DOWNSPOUT.
- G. FLASH ALL PENETRATIONS.
- H. RESTORE, REPAIR, REPLACE ALL EXISTING WOOD WINDOWS, IN-KIND

# SHEET KEYNOTES



1. INFILL EXISTING DOOR OPENING w/ NEW MASONRY (SIZE, PROFILE & TOOLING TO MATCH ADJACENT) TOOTH NEW MASONRY INTO EXISTING SO SURFACE IS FLUSH. PARGET EXTERIOR SURFACE TO MATCH ADJACENT FINISH.
2. HISTORIC CORNICE TO BE PATCHED & REPAIRED AS REQUIRED FOR PAINT.
3. HISTORIC WOOD WINDOW, FRAME AND TRIM TO BE REPAIRED & PAINTED IN-KIND TO REMAIN.
4. HISTORIC MASONRY OPENINGS TO BE RE-OPENED OR RECREATED TO MATCH ADJACENT IN-KIND AND TOOTHED INTO ADJACENT w/ CARE TAKEN TO MATCH SIZE, PROFILE, TOOLING & MORTAR COMPOSITION. PROVIDE NEW GLAZING WHERE SHOWN TO MATCH ADJACENT WINDOWS, PROFILES AND DETAILS.
5. HISTORIC WOOD FRAME & TRIM TO REMAIN IN PLACE. PROVIDE NEW GLAZING WITHIN EXISTING OPENINGS TO MATCH ADJACENT OPENINGS.
6. HISTORIC CLAY TILE OR LIMESTONE COPING TO REMAIN - INSPECT, REPAIR & FLASH AS REQUIRED w/ ROOF REPLACEMENT.
7. REMOVE EXISTING RUBBER & ASPHALT ROOFING, PATCH AND REPAIR DECKING AS REQUIRED TO RECEIVE NEW COMPATIBLE 3-TAB ASPHALT SHINGLE AT VISIBLE HIP ROOF LINE.
8. SALVAGE EXISTING HISTORIC WINDOW. INFILL MASONRY OPENING w/ CMU AND MASONRY. NEW MASONRY TO MATCH EXISTING ADJACENT MASONRY IN-KIND. RECESS 1' CLEAR AT EXTERIOR.
9. NEW MASONRY WALL, GLAZING AS SHOWN, AND COPING AT BEER GARDEN AND EVENT ROOM ROOF DECK. SEE CONSTRUCTION PLANS FOR EXTENTS.
10. NEW STAIR AND RAILING. SEE CONSTRUCTION PLANS FOR EXTENTS.
11. NEW EGRESS STAIR AND ELEVATOR. PAINTED BRICK EXTERIOR, PAINTED CMU BLOCK INTERIOR. SEE CONSTRUCTION PLANS FOR WALL TYPE AND EXTENTS.
12. NEW EGRESS STAIR. SEE CONSTRUCTION PLANS FOR WALL TYPE AND EXTENTS.
13. NEW PARAPET AT ROOF DECK PERIMETER - 42" HIGH, TYP. SEE CONSTRUCTION PLANS FOR EXTENTS.
14. NEW OVERHEAD COILING GATE.
15. NEW ADDITION, GLAZING AS SHOWN, AND COPING AT OFFICES AND EVENT SPACES. INSET NEW EXTERIOR WALL 8" AT EXISTING MASONRY WALL TO REMAIN. SEE CONSTRUCTION PLANS FOR EXTENTS. CLAD EXTERIOR SURFACE WITH HARDIE PANEL CEMENT SIDING 4x10' FULL PANEL.
16. RESTORE BRICK THIS FACADE - CLEAN AND REMOVE PAINT FROM BRICK AND TERRACOTTA. CLEAN, SCRAPE, REPAIR/REPLACE TRIM AND PAINT.
17. NEW OVERHEAD ALUMINUM DOOR WITH GLASS.
18. NEW ALUMINUM AND GLASS CURTAINWALL SYSTEM AT EVENT ROOM LOBBY - SEE CONSTRUCTION PLANS FOR EXTENTS.
19. NEW SLIDING GLASS WALL AT ROOF DECK - SEE INTERIOR ELEVATIONS AND CONSTRUCTION PLANS.
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22. INFILL EXISTING WINDOW/DOOR OPENING w/ NEW MASONRY TOOTH NEW MASONRY INTO EXISTING SO SURFACE IS FLUSH WITH INTERIOR. POUR FORMED CONCRETE WALL TO CREATE NEW SMOOTH WALL SURFACE CONDITION AT EXTERIOR FACE OF EXISTING WALL.
23. INFILL MISSING WOOD TRIM w/ NEW WOOD TRIM (SIZE, PROFILE & TOOLING TO MATCH ADJACENT). PREP SURFACE FOR PAINT. COORDINATE FINISH WITH ARCHITECT.
24. NEW GRAIN SILO BY BREWERY TENANT. COORDINATE STRUCTURAL CURB WITH STRUCTURAL DRAWINGS.



**1** MCMICKEN ELEVATION  
**A3.0** 1/8"=1'-0"

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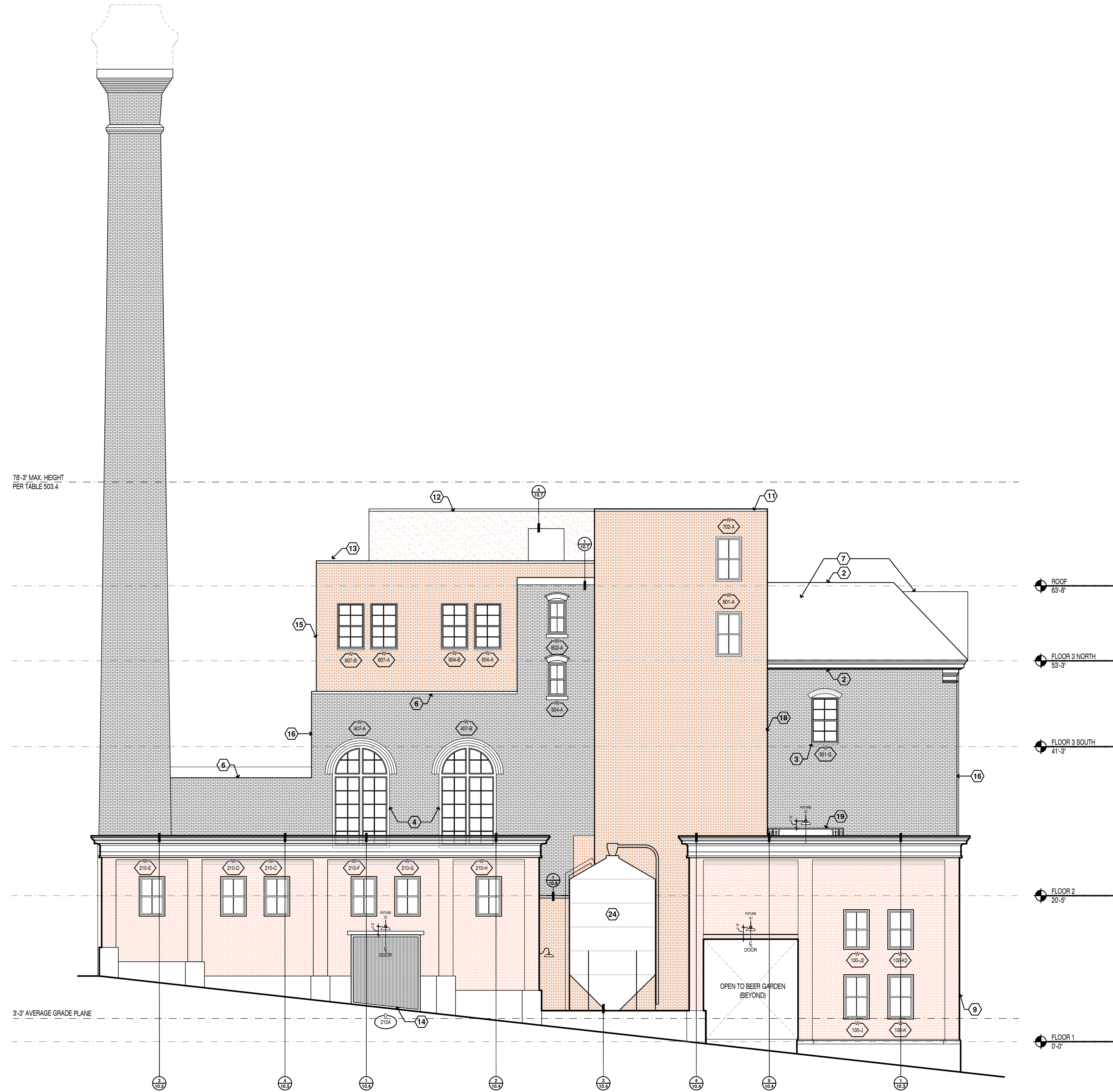
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**1 HAMBURG ELEVATION**  
**A3.1** 1/8"=1'-0"

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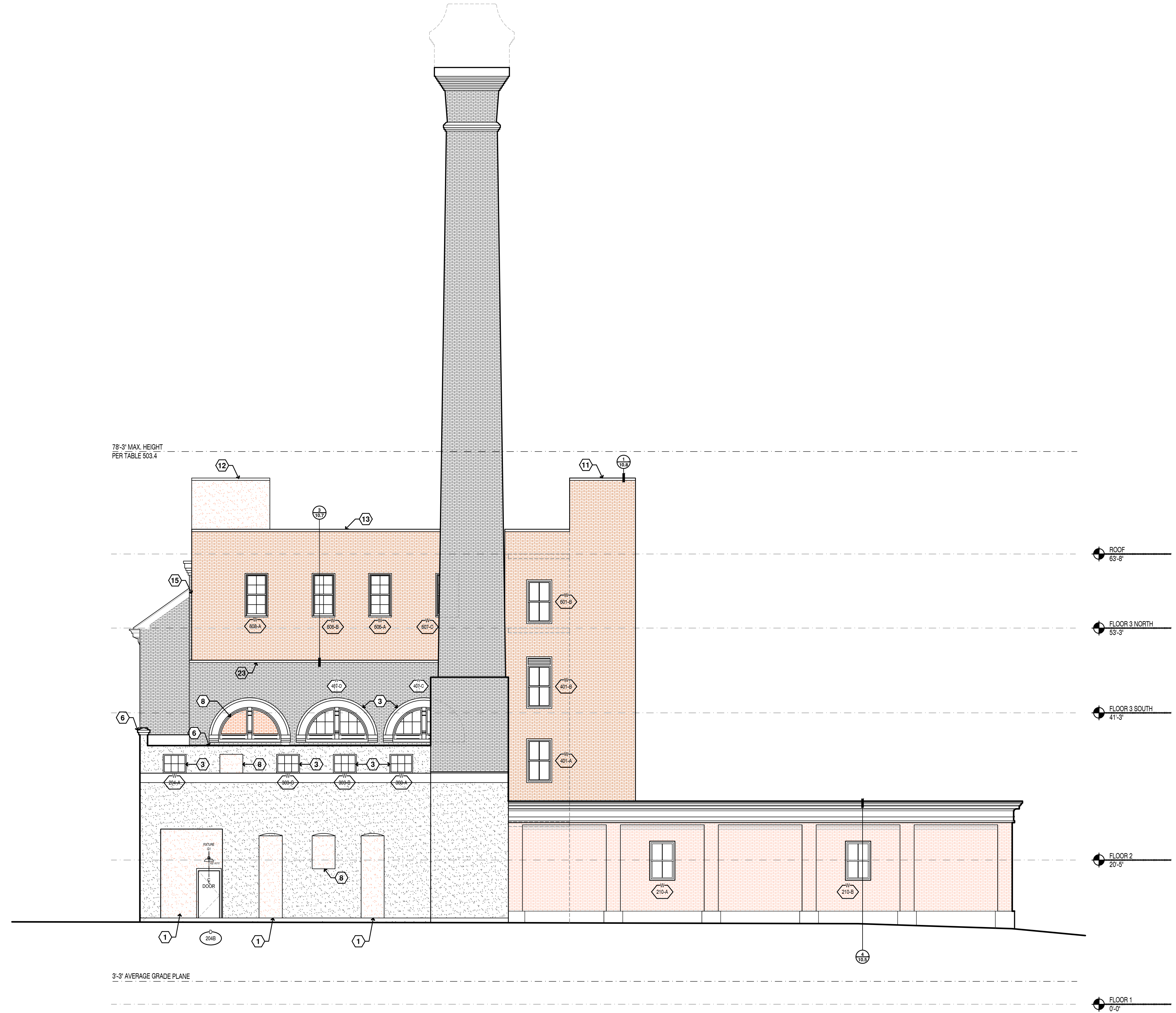
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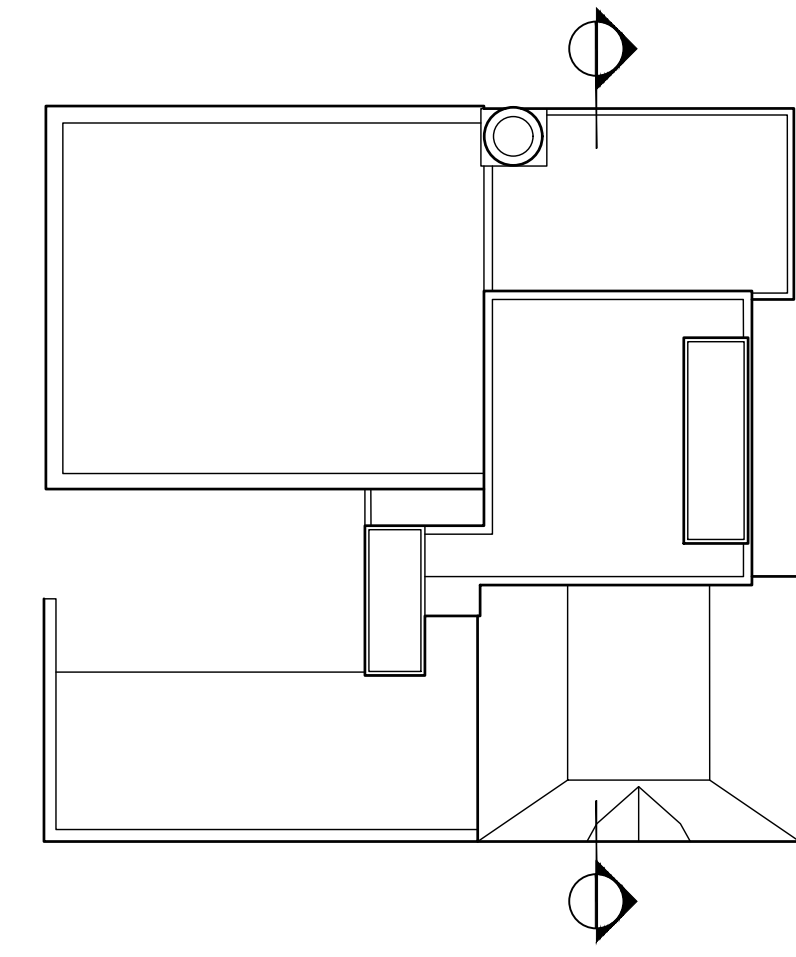


**1**  
**A3.2** MOHAWK ELEVATION  
1/8"=1'-0"

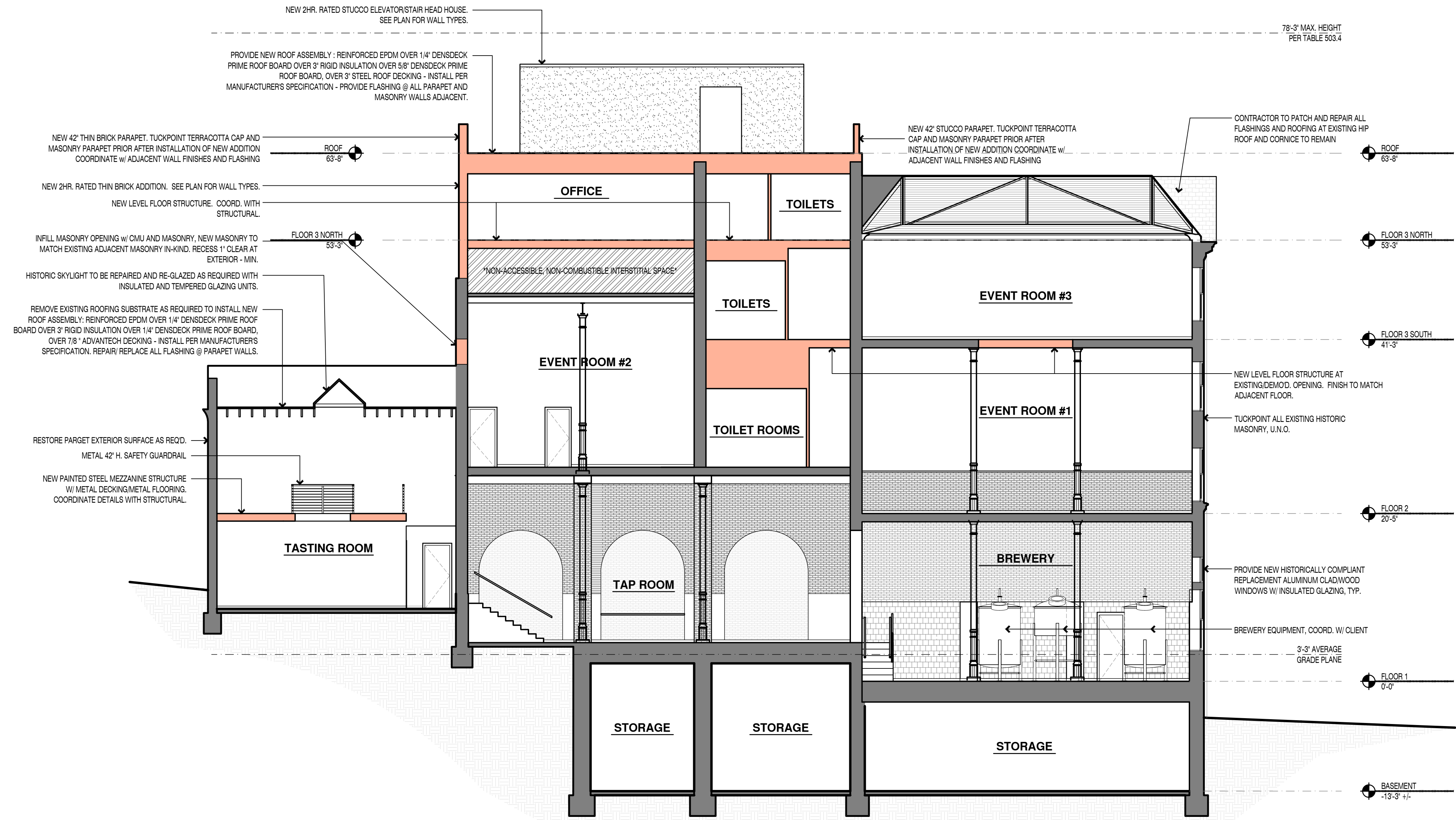




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**1** KEY PLAN  
 A4.1 N.T.S.



**1** NORTH - SOUTH SECTION  
 A4.1 1/8"=1'-0"

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DOOR SCHEDULE												
NO.	LOCATION	SIZE	TYPE	RATING	DOOR MATERIAL	DOOR FINISH	FRAME SIZE	FRAME MATERIAL	FRAME FINISH	FUNCTION	CLOSER	COMMENT
<b>BASEMENT</b>												
001	STAIR	3'-0" x 7'-0"	B	90 min.	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
002	STORAGE	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
005	LOBBY	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
<b>FLOOR 1</b>												
100	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
101	HANDLING	10'-0" x 12'-6"	D	-	ALUM	BLACK	COORD. w/ PARTITION	ALUM	BLACK			COORDINATE OPENER w/ TENANT
102A	LOBBY	(2) 3'-0" x 8'-0"	B	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	PANIC	YES	
102B	LOBBY	(2) 3'-0" x 8'-0"	B	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	PANIC	YES	
102C	LOBBY	14'-2" x 13'-7"	D (SIM)	-	ALUM	BLACK	COORD. w/ PARTITION	ALUM	BLACK			COORDINATE OPENER w/ TENANT
102D	LOBBY	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
103B	BREW WORKS	3'-0" x 7'-0"	A	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PASSAGE LATCH	YES w/ HOLD OPEN	KICK PLATE
104	CHILLER	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	
105	BOILER	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	
201	TASTING ROOM	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PASSAGE LATCH	YES w/ HOLD OPEN	KICK PLATE
202	CLOSET	4'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM		
203	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
204A	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
204B	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC - NIGHT LOCK	YES	
205A	TAP ROOM	3'-2" x 8'-6"	H	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PASSAGE LATCH	YES	KICK PLATE
205B	TAP ROOM	3'-0" x 7'-0"	C	-	METAL		COORD. w/ PARTITION	METAL				FIX EXISTING DOOR IN OPEN POSITION
206	TOILET	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
207	TOILET	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
208	TOILET	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
209	TOILET	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
210A	GARAGE	10'-0" x 10'-2"	J	-	ALUM	BLACK	COORD. w/ PARTITION	ALUM	BLACK			COORDINATE MOTION SENSOR APPROACH W/ OWNER
210B	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	ENTRY	YES	KICK PLATE
211	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
<b>FLOOR 2</b>												
301A	LOBBY	(2) 3'-0" x 7'-0"	A	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	ENTRY	YES	DOOR TO REMAIN UNLOCKED DURING OPERATION
301B	LOBBY	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
302A	EVENT ROOM #1	(2) 3'-6" x 7'-0"	A	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	DUMMY	YES w/ HOLD OPEN	
302B	EVENT ROOM #1	9'-10" x 9'-3"	G	-	SLIDING DOOR SYS.	BLACK ALUM	COORD. w/ PARTITION	SLIDING DOOR SYS.	BLACK ALUM			COORDINATE HARDWARE w/ SUPPLIER
401A	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
402A	CORRIDOR	4'-6" x 7'-0"	I	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED			OPEN FRAME
402D	CORRIDOR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
402E	STAIR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
403A	WOMEN	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY	YES	KICK PLATE & PUSH PLATE
403B	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
403C	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
403D	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
403E	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
404A	MEN	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY	YES	KICK PLATE & PUSH PLATE
404B	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
407A	EVENT ROOM #2	(2) 2'-8" x 7'-0"	F	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY	YES w/ HOLD OPEN	KICK PLATES w/ PUSH PLATES
407B	EVENT ROOM #2	2'-8" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	NO RE-ENTRY
407C	EVENT ROOM #2	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	
<b>FLOOR 3 SOUTH</b>												
501A	EVENT ROOM #3	(2) 3'-6" x 7'-0"	K	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	DUMMY	YES w/ HOLD OPEN	
501B	EVENT ROOM #3	(2) 3'-0" x 7'-0"	K	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	DUMMY	YES w/ HOLD OPEN	
501C	EVENT ROOM #3	(2) 3'-0" x 7'-0"	K	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	DUMMY	YES w/ HOLD OPEN	
502	EVENT ROOM LOGGIA	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
503	LOBBY	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
504	CLOSET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	KICK PLATE
505	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
506	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
507	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	KICK PLATE & COAT HOOK
508	CLOSET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	
<b>FLOOR 3 NORTH</b>												
601	LOBBY	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE
602	CORRIDOR	3'-0" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PANIC	YES	KICK PLATE w/ MAG LATCH
603B	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
603A	MEN	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY	YES	KICK PLATE
604A	WOMEN	3'-0" x 7'-0"	E	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY	YES	KICK PLATE
604B	TOILET	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
604C	TOILET	2'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY	YES	COAT HOOK
605A	CATERERS PREP AREA	(2) 4'-6" x 7'-0"	B	-	METAL	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PUSH PLATES	DOUBLE ACTING	COORDINATE PORTHOLE WINDOW
605B	ELEVATOR EQUIPMENT	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	STOREROOM	YES	
606A	OFFICE	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	OFFICE	YES	PROVIDE PEEP HOLE
606B	OFFICE	(2) 2'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	DUMMY		
606C	OFFICE	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY		COAT HOOK
607	BRIDAL SUITE	3'-0" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	OFFICE	YES w/ HOLD OPEN	PROVIDE PEEP HOLE
608A	BATH	2'-8" x 7'-0"	B	-	WOOD	PAINTED	COORD. w/ PARTITION	METAL	PAINTED	PRIVACY		
<b>ROOF</b>												
701A	LOBBY	3'-0" x 7'-0"	A	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	PANIC	YES	KICK PLATE
702A	STAIR	3'-0" x 7'-0"	A	-	STOREFRONT	BLACK ALUM	COORD. w/ PARTITION	STOREFRONT	BLACK ALUM	PANIC	YES	KICK PLATE

**DOOR HARDWARE - TYPES**

- HARDWARE TYPE
- PASSAGE LATCH ANSI F75
  - ENTRY ANSI F109
  - OFFICE ENTRY ANSI F82
  - CLASSROOM ANSI F84
  - STOREROOM ANSI F86
  - PRIVACY DEADBOLT w/ NO LATCH

**DOOR ACCESSIBILITY NOTES - ACCESSIBLE DOORS MUST BE MINIMUM 3'-0" W. x 6'-8" H. - MODIFY IF REQUIRED.**

- THIS PROJECT SHALL COMPLY WITH FEDERAL AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND LOCAL CODE REQUIREMENTS.
- DOORS WITH CLOSERS SHALL HAVE A SWEEP PERIOD OF 3 SECONDS MINIMUM FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH.
  - ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT A.F.F. & EDGE BEVELED w/ SLOPE NO GREATER THAN 1:2 AND SHALL MEET ALL ADA REQUIREMENTS.
  - ALL DOORS SHALL HAVE ADA COMPLIANT LOCKS AND LATCHES PER CBC.
  - ALL DOORS SHALL HAVE ADA COMPLIANT LEVER STYLE HANDLES MOUNTED 30" TO 44" (NO HIGHER THAN 48") ABOVE THE FLOOR & SHALL BE OPENABLE WITH A MAXIMUM EFFORT OF 5 POUNDS FOR INTERIOR DOORS. EXTERIOR DOORS - 8 1/2 POUNDS MAX. PRESSURE. FIRE DOOR - 15 POUNDS MAX. PRESSURE.

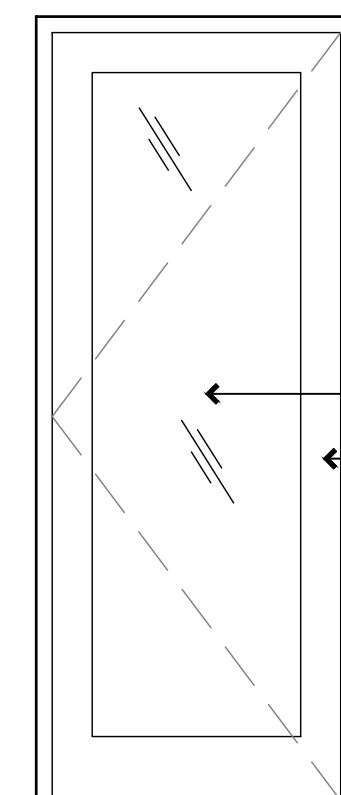
**GENERAL NOTES - DOORS**

- \* ALL EXIT DOORS SHALL BE READILY OPENED FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. ALL EXIT DOORS SHALL HAVE HARDWARE NECESSARY TO SATISFY THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- EXTERIOR DOORS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE. IF SELECTED, THE LOCK SHALL BE READILY DISTINGUISHABLE. A READILY VISIBLE SIGN SHALL BE POSTED STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- PANIC HARDWARE SHALL BE SURFACE MOUNTED AND VERTICALLY OPERATED, ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE HALF OF THE DOOR LEAF WIDTH.
- ALL INTERIOR DOORS TO BE HUNG. ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS. ALL INTERIOR DOORS TO BE PROVIDED w/ COMMERCIAL GRADE WALL OR FLOOR STOPS.
- G.C. SHALL PROVIDE A SUBMITTAL TO OWNER FOR REVIEW & APPROVAL OF ALL DOORS & HARDWARE INCL. FINISHES PRIOR TO ORDERING. ALLOW APPROPRIATE TIMING FOR LEAD TIME OF SPECIALTY FINISHES.
- CONTRACTOR TO VERIFY w/ SUPPLIER THAT ALL HARDWARE MEETS ADAAG REQUIREMENTS.

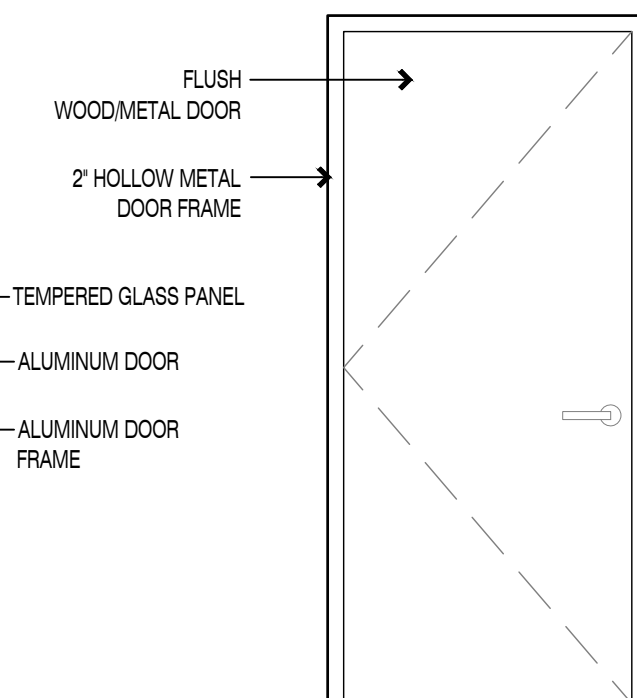
**DOOR HARDWARE - NOTES**

- ALL HARDWARE SHALL BE MATTE BLACK, U.O.N.
- EXTERIOR / INTERIOR FINISH & COLOR SHALL BE SELECTED BY OWNER & ARCHITECT.
- ALL HOLLOW METAL FRAMES SHALL BE 16 GA STEEL U.O.N. - FRAMES SHALL BE PAINTED.
- ALL DOORS TO HAVE 3) FULL MORTISE, 5 KNUCKLE, BALL BEARING HINGES.
- ALL EXTERIOR DOORS TO HAVE TRESHOLDS (BLACK), GASKETING (BLACK) & SWEEPS (CHARCOAL).
- ALL LOCKS SHALL BE FALCON 6 PIN INTERCHANGEABLE CORE SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEED ALIKE.
- PERMANENT CORES SHALL BE SHIPPED TO THE GENERAL MANAGER.
- MOUNT DOOR CLOSERS ON INTERIOR SIDE ONLY.
- IF REQUIRED BY LOCAL CODE, STOREFRONT DOOR PANIC HARDWARE SHALL BE: DOOR-O-MATIC 2092 RIM PANIC HARDWARE AND EXTERIOR PULLS WITH QUALITY #520 DOOR PULL.
- MOUNT KICK PLATES ON PUSH SIDE ONLY.
- ALL DOOR STOPS: IVES FS410 FLOOR MOUNTED - U.O.N.

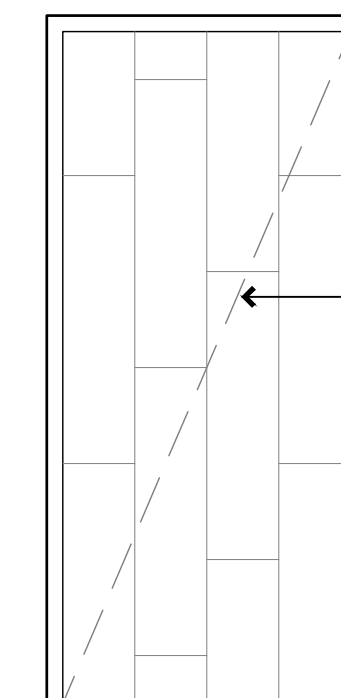
U.N.O. PROVIDE MIN. CLEARANCES AT LATCH SIDE: 18" CLR. @ PULL SIDE  
12" CLR. @ PUSH SIDE



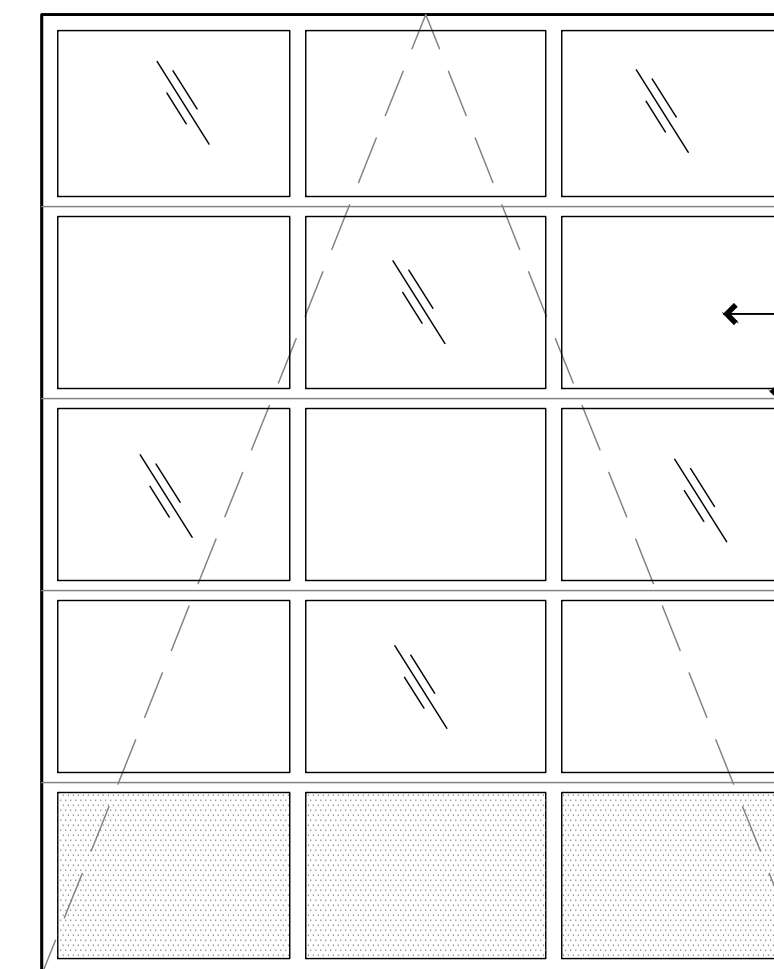
**DOOR STYLE "A"**



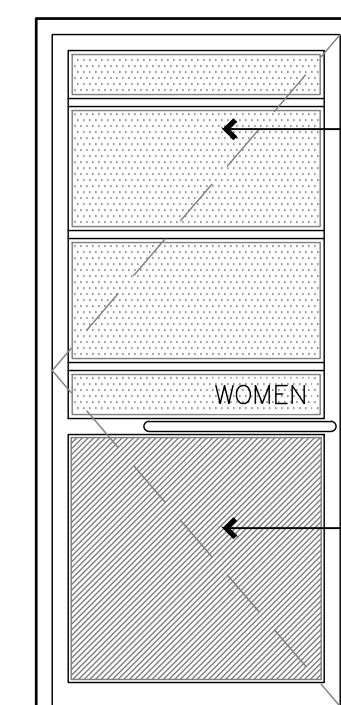
**DOOR STYLE "B"**



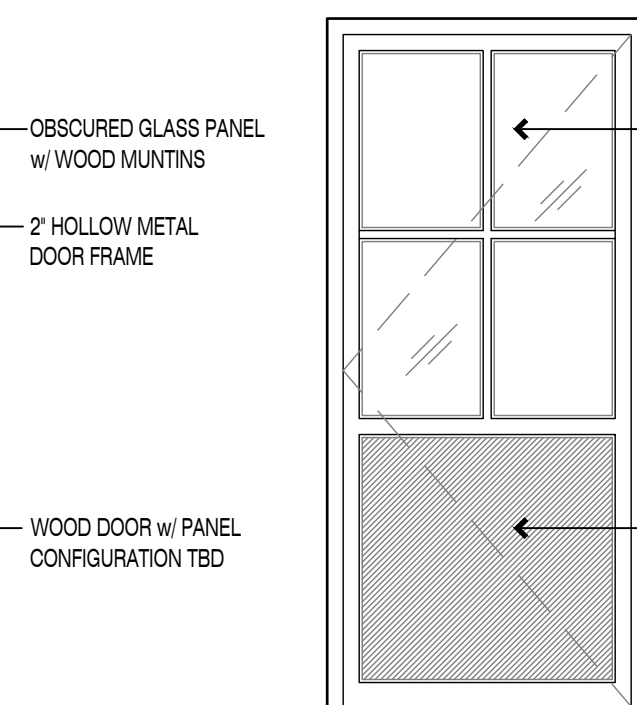
**DOOR STYLE "C"**



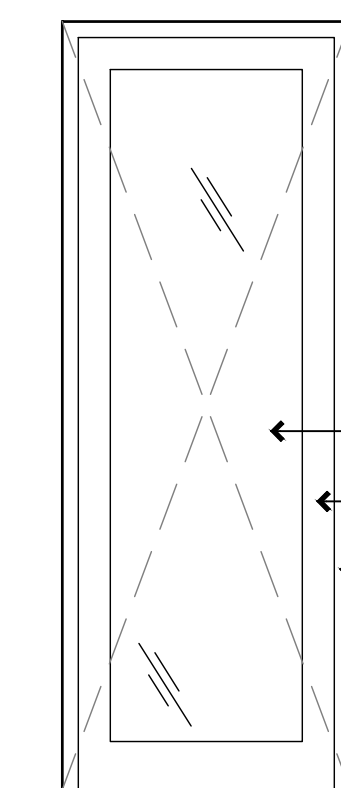
**DOOR STYLE "D"**



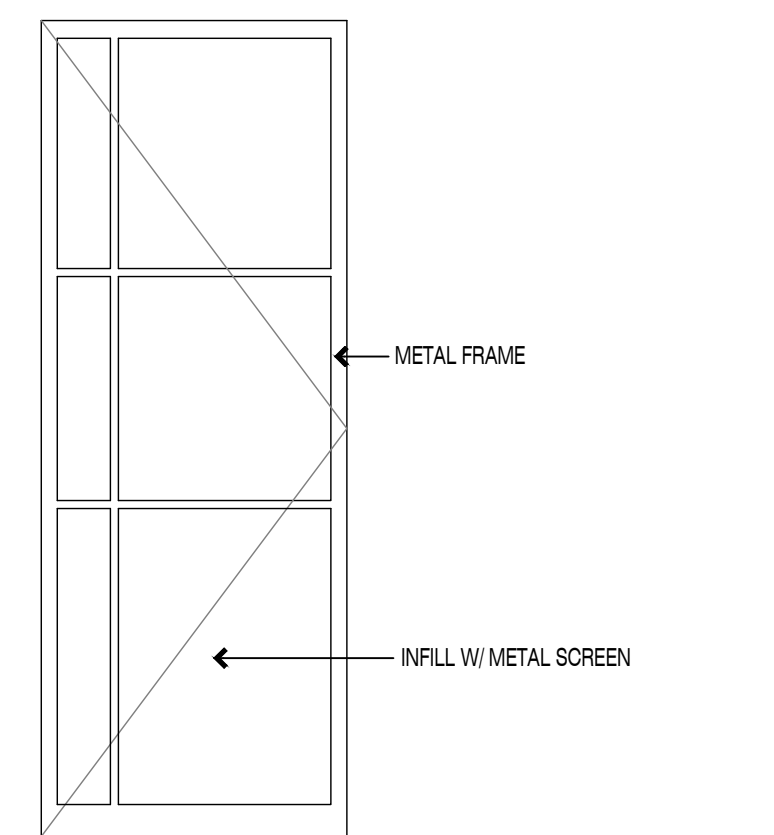
**DOOR STYLE "E"**



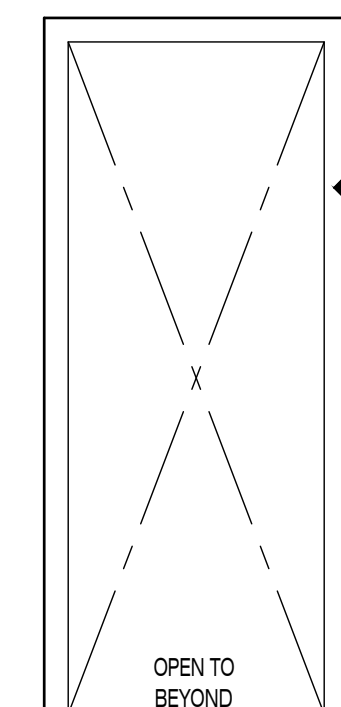
**DOOR STYLE "F"**



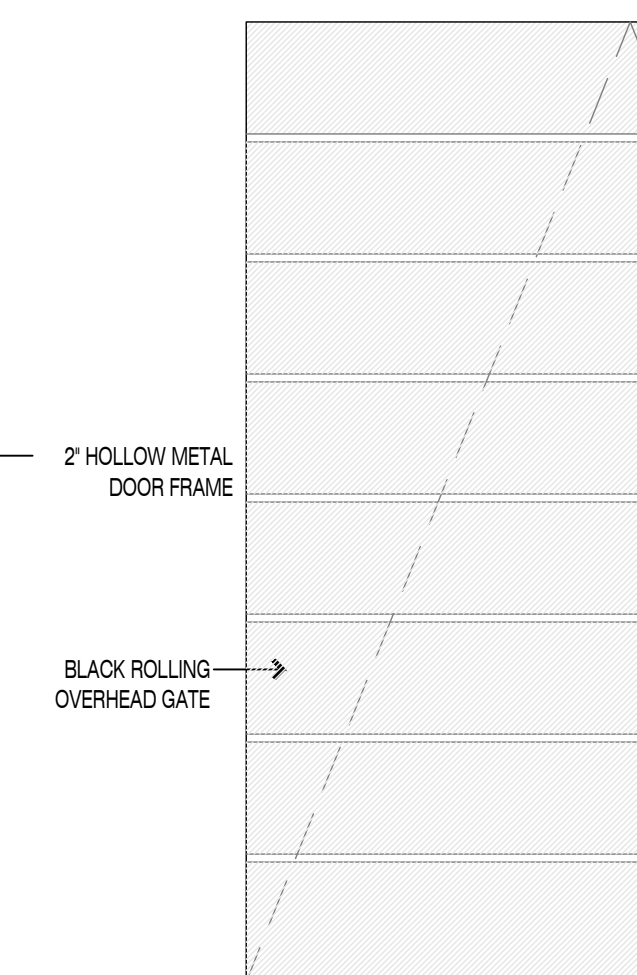
**DOOR STYLE "G"**



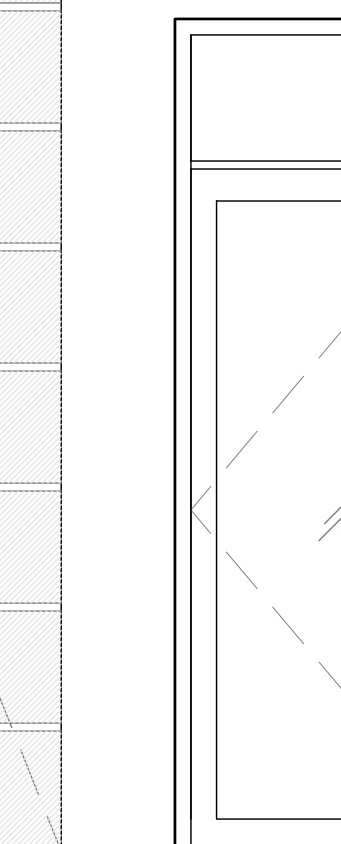
**DOOR STYLE "H"**



**DOOR STYLE "I"**



**DOOR STYLE "J"**



**DOOR STYLE "K"**

WINDOW SCHEDULE

NUMBER	ROOM NAME	TYPE	SIZE	EXT. MATERIAL	COLOR	INT. MATERIAL	FINISH	TEMPERED	GLASS	INSULATED	SCREEN	DIVIDERS	PROFILE	SCL / TDL	HARDWARE COLOR	NOTES
01	TAP ROOM	J	EXISTING OPENING, FIELD VERIFY	METAL	STANDARD, TBD	METAL	PAINTED	NO	NO	NO	NO	AS SHOWN			BLACK	
02	TAP ROOM	I	EXISTING OPENING, FIELD VERIFY	WOOD	STANDARD, TBD	WOOD	PAINTED	NO	NO	NO	NO	AS SHOWN			BLACK	
100-A	BEER GARDEN (MCMICKEN)	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
100-B	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-C	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-D	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-E	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-F	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-J	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
100-K	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
100-A2	BEER GARDEN (MCMICKEN)	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
100-B2	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-C2	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-D2	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-E2	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-F2	BEER GARDEN (MCMICKEN)	K								SEE ABOVE						
100-G2	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
100-H2	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
100-J2	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
100-K2	BEER GARDEN (HAMBURG)	K								SEE ABOVE						
103-A	BREW WORKS (MCMICKEN)	A	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
103-B	BREW WORKS (MCMICKEN)	A								SEE ABOVE						
103-C	BREW WORKS (MCMICKEN)	A	3'-0" x 7'-5"	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
103-D	BREW WORKS (MCMICKEN)	A								SEE ABOVE						
103-A2	BREW WORKS (MCMICKEN)	B	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
103-B2	BREW WORKS (MCMICKEN)	B								SEE ABOVE						
103-C2	BREW WORKS (MCMICKEN)	B								SEE ABOVE						
103-D2	BREW WORKS (MCMICKEN)	B								SEE ABOVE						
204-A	MEZZANINE (MCHAWK)	G	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
210-A	PARKING (MCHAWK)	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	NO	NO	NO	AS SHOWN			STANDARD, TBD	
210-B	PARKING (MCHAWK)	K								SEE ABOVE						
210-C	PARKING (MCHAWK)	K								SEE ABOVE						
210-D	PARKING (HAMBURG)	K								SEE ABOVE						
210-E	PARKING (HAMBURG)	K								SEE ABOVE						
210-F	PARKING (HAMBURG)	K								SEE ABOVE						
210-G	PARKING (HAMBURG)	K								SEE ABOVE						
210-H	PARKING (HAMBURG)	K								SEE ABOVE						
301-A	LOBBY	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
301-B	STAIR	K								SEE ABOVE						
302-A	EVENT ROOM 1 (MCMICKEN)	A	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
302-B	EVENT ROOM 1 (MCMICKEN)	A								SEE ABOVE						
302-C	EVENT ROOM 1 (MCMICKEN)	A								SEE ABOVE						
302-D	EVENT ROOM 1 (MCMICKEN)	A								SEE ABOVE						
302-E	EVENT ROOM 1 (MCMICKEN)	A								SEE ABOVE						
302-F	EVENT ROOM 1 (MCMICKEN)	A								SEE ABOVE						
303-A	MEZZANINE (MCHAWK)	G	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
303-B	MEZZANINE (MCHAWK)	G								SEE ABOVE						
303-C	MEZZANINE (MCHAWK)	G								SEE ABOVE						
302-A2	EVENT ROOM 1 (MCMICKEN)	C	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
303-B2	EVENT ROOM 1 (MCMICKEN)	C								SEE ABOVE						
303-C2	EVENT ROOM 1 (MCMICKEN)	C								SEE ABOVE						
303-D2	EVENT ROOM 1 (MCMICKEN)	C								SEE ABOVE						
303-E2	EVENT ROOM 1 (MCMICKEN)	C								SEE ABOVE						

NUMBER	ROOM NAME	TYPE	SIZE	EXT. MATERIAL	COLOR	INT. MATERIAL	FINISH	TEMPERED	GLASS	INSULATED	SCREEN	DIVIDERS	PROFILE	SCL / TDL	HARDWARE COLOR	NOTES
303-F2	EVENT ROOM 1 (MCMICKEN)	C								SEE ABOVE						
401-A	LOBBY	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
401-B	LOBBY	K								SEE ABOVE						
407-A	EVENT ROOM 2 (HAMBURG)	D	NEW OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	NO	IF OPERABLE	AS SHOWN			STANDARD, TBD	
407-B	EVENT ROOM 2 (HAMBURG)	D								SEE ABOVE						
407-C	EVENT ROOM 2 (MCHAWK)	E	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	NO	IF OPERABLE	AS SHOWN			STANDARD, TBD	
407-D	EVENT ROOM 2 (MCHAWK)	E								SEE ABOVE						
501-A	EVENT ROOM 3 (MCMICKEN)	A	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
501-B	EVENT ROOM 3 (MCMICKEN)	A								SEE ABOVE						
501-C	EVENT ROOM 3 (MCMICKEN)	A								SEE ABOVE						
501-D	EVENT ROOM 3 (MCMICKEN)	A								SEE ABOVE						
501-E	EVENT ROOM 3 (MCMICKEN)	A								SEE ABOVE						
501-F	EVENT ROOM 3 (MCMICKEN)	A								SEE ABOVE						
501-G	EVENT ROOM 3 (HAMBURG)	A								SEE ABOVE						
503-A	LOBBY	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
503-B	STAIR	K								SEE ABOVE						
504-A	CLOSET	L	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
601-A	LOBBY	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
601-B	STAIR	K								SEE ABOVE						
602-A	CORRIDOR	L	EXISTING OPENING, FIELD VERIFY	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
604-A	WOMEN	A	3'-3" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	OBSCURE	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
604-B	WOMEN	A								SEE ABOVE						
607-A	BRIDAL SUITE	A	3'-3" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
607-B	BRIDAL SUITE	A								SEE ABOVE						
607-C	BRIDAL SUITE	A								SEE ABOVE						
606-A	OFFICE	A								SEE ABOVE						
606-B	OFFICE	A								SEE ABOVE						
608-A	BATH	A	3'-3" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	WOOD	PAINTED	NO	OBSCURE	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	
702-A	LOBBY	K	3'-7" x 6'-2"	ALUMINUM CLAD	STANDARD, TBD	METAL	PAINTED	NO	CLEAR	YES	IF OPERABLE	AS SHOWN			STANDARD, TBD	

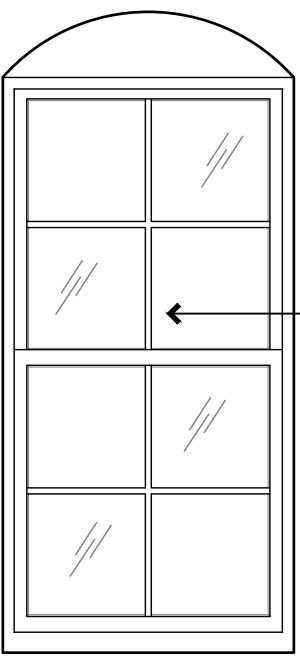
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PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

CLYFFSIDE EVENTS SPACE  
244-246 West McMicken Ave  
Cincinnati, OH 45210

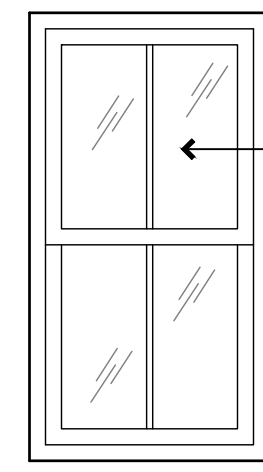
A8.1  
Window Schedules  
20 August 2018

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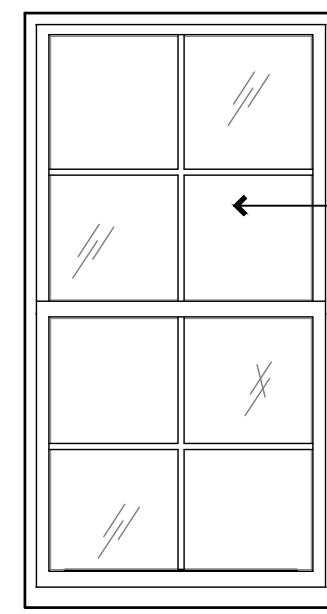
PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

**TYP. 3rd FLOOR UPPER WINDOW (TYPE C)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

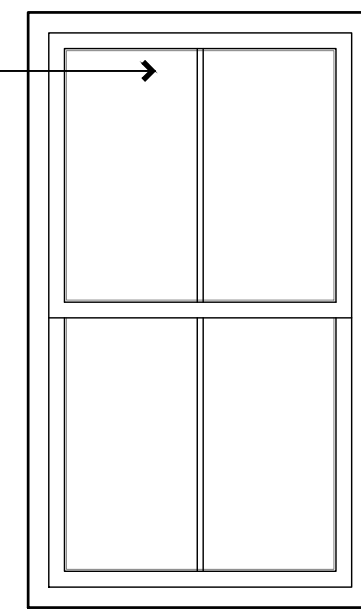
**5th & 6th FLOOR WINDOW (TYPE L)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

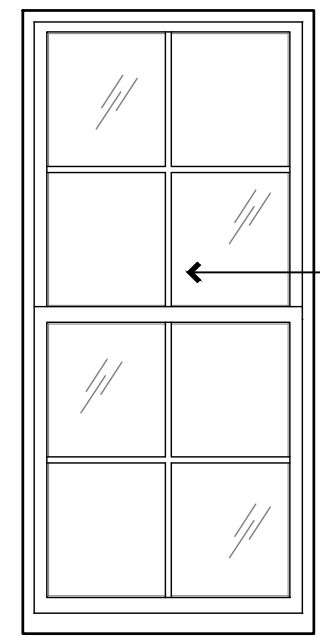
**5th FLOOR WINDOW (TYPE A)**

NEW ALUMINUM CLAD DOUBLE HUNG WINDOW IN NEW MASONRY OPENING, NO GLAZING



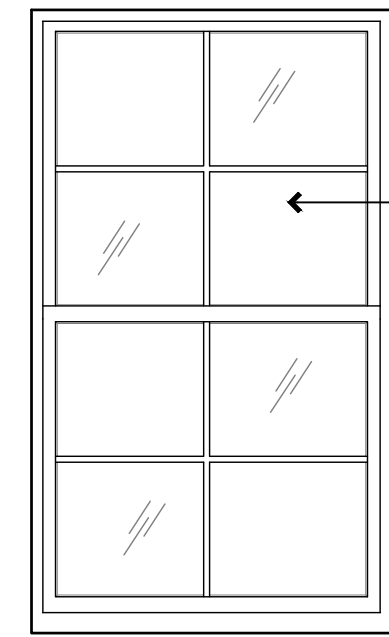
**WASH HOUSE LOUVER (TYPE K)**

GENERAL WINDOW NOTES:  
1) REPLACE WINDOW COMPONENTS/UNITS IF MISSING OR DAMAGED BEYOND REPAIR  
2) ALL REPLACEMENT COMPONENTS/UNITS SHALL MATCH HISTORIC SIZES AND PROFILES  
3) ALL GLASS SHALL BE NEW INSULATED GLASS UNITS  
4) ALL WOOD SHALL BE PAINTED: COLOR TO BE SELECTED



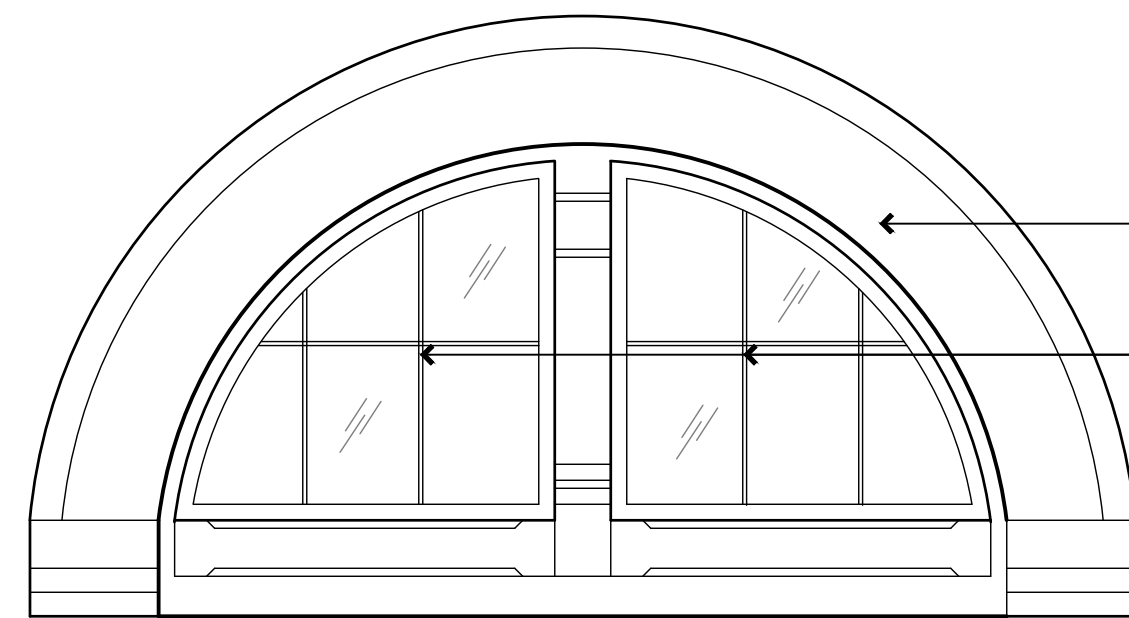
PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

**TYP. 3rd FLOOR WINDOW (TYPE A)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

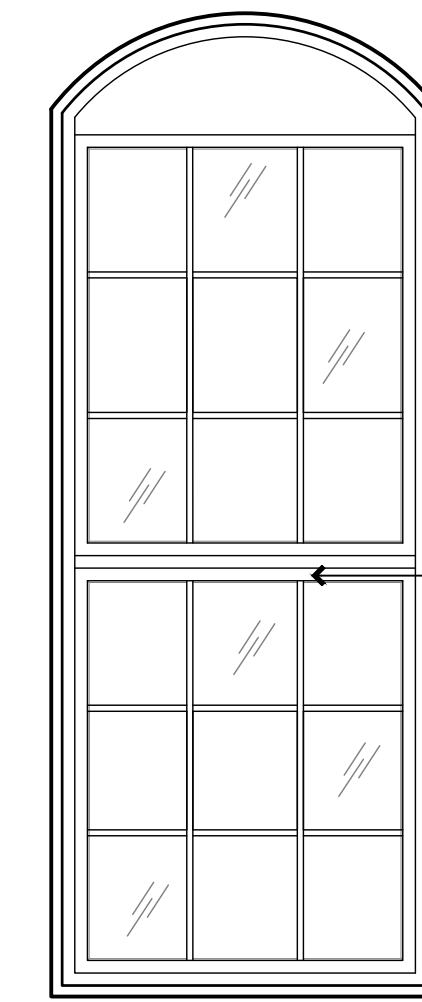
**5th FLOOR WINDOW (TYPE A)**



EXISTING STONE ARCH TO REMAIN - PREPARE SURFACE FOR PAINT

PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

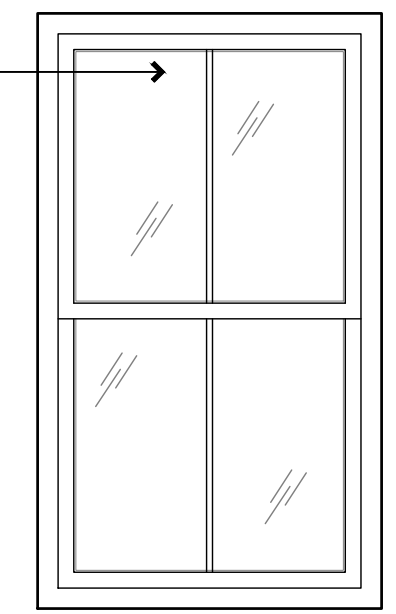
**3rd FLOOR WINDOW (TYPE E)**



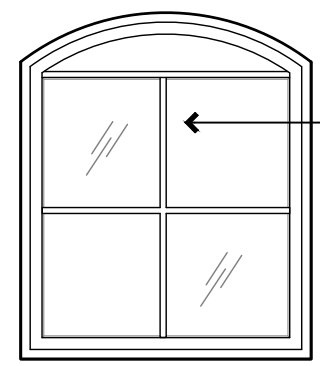
NEW ALUMINUM CLAD DOUBLE HUNG WINDOW IN NEW MASONRY OPENING

PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP. NO GLAZING.

**TAP ROOM WINDOW (TYPE I)**

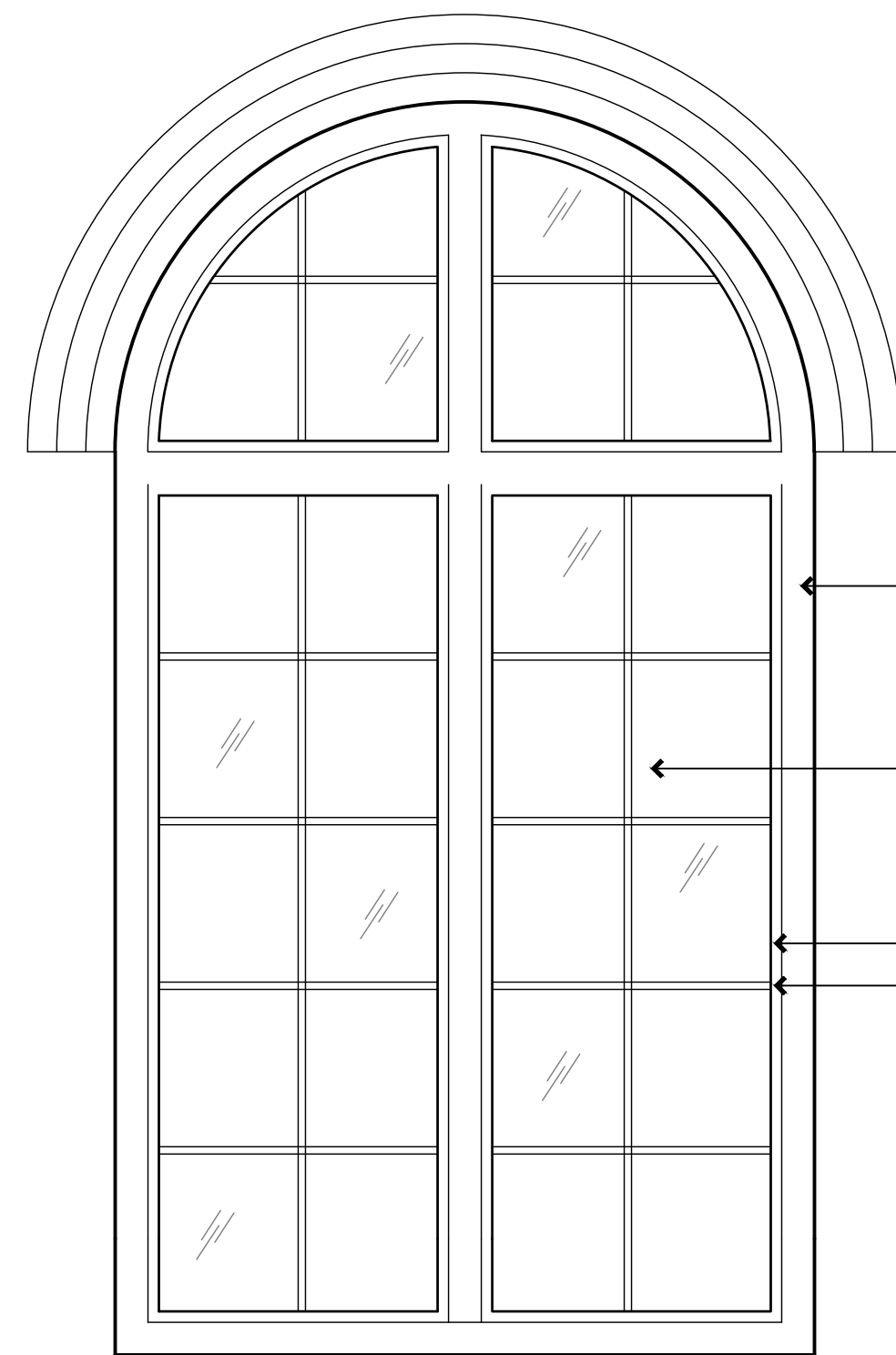


**BEER GARDEN & STAIR TOWER WINDOW (TYPE K)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP. (KEEP ARCH IN EXISTING LOCATIONS)

**TYP. 1st FLOOR TRANSOM WINDOW (TYPE B)**



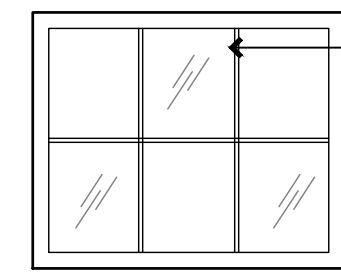
NEW PAINTED WOOD CASING w/ PROFILE TO MATCH EXISTING HISTORIC

NEW WINDOW w/ PAINTED WOOD INTERIOR - SIZE AND CONFIGURATION TO MATCH EXISTING

SPLAYED TRIM AT SIDE

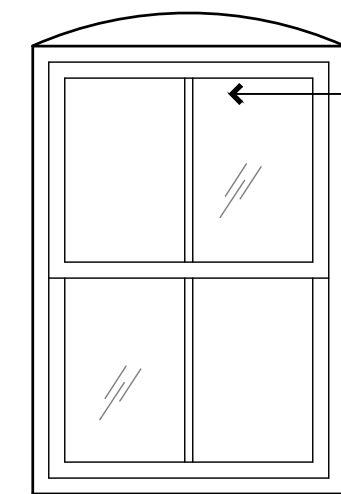
ALUMINUM CLAD EXTERIOR

**3rd FLOOR WINDOW (TYPE D)**



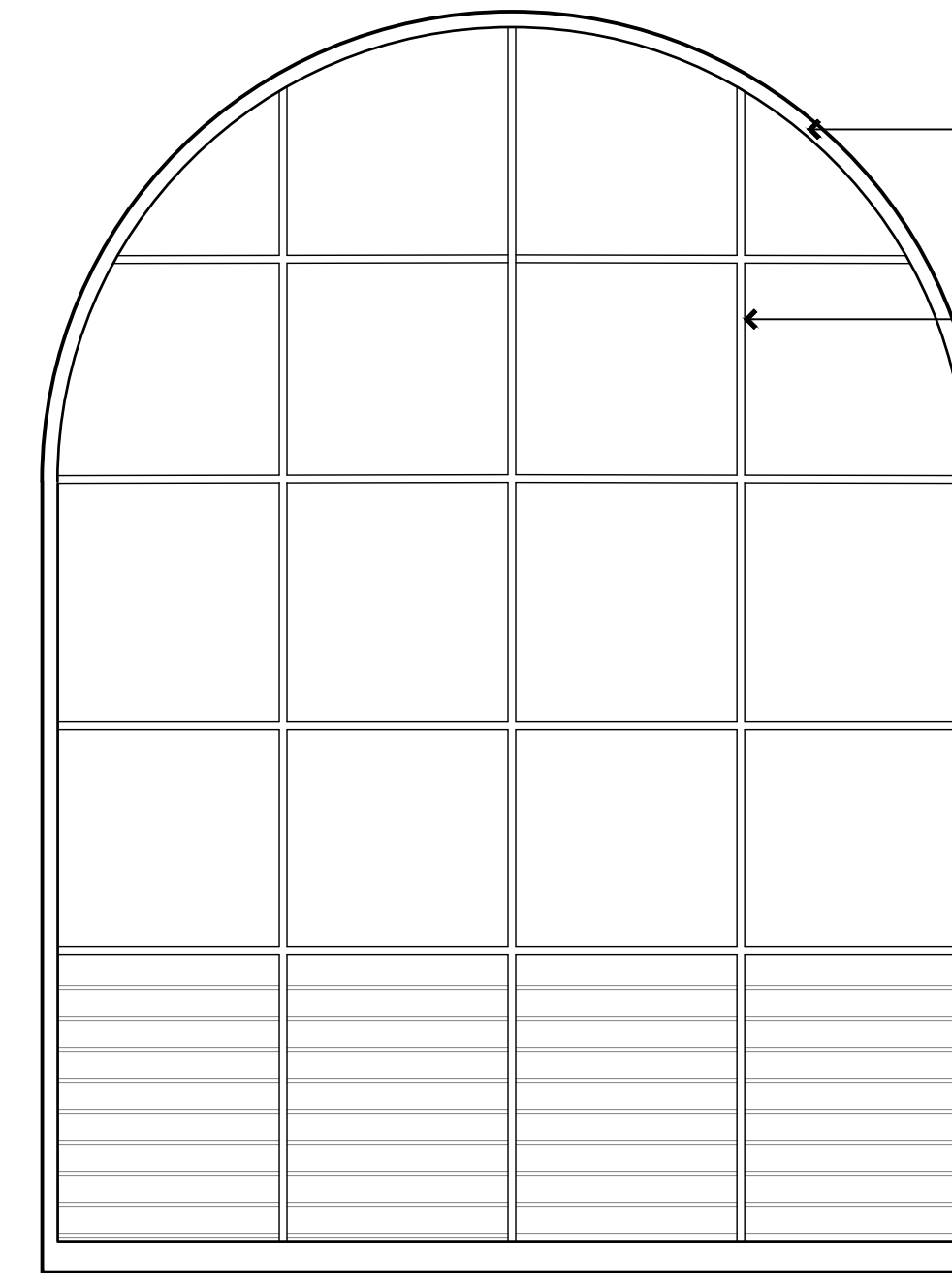
PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP. NO GLAZING.

**MEZZANINE WINDOW (TYPE G)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP. NO GLAZING.

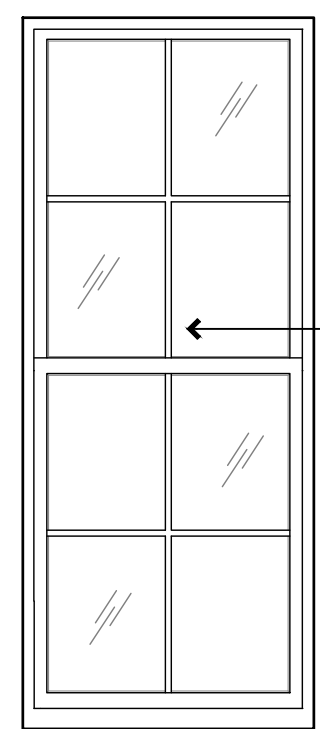
**1st FLOOR WINDOW (TYPE F)**



EXISTING BRICK ARCH TO REMAIN - PREPARE SURFACE FOR PAINT

INFILL EXISTING MASONRY OPENING WITH METAL SCREEN AND RAILING

**TAP ROOM WINDOW (TYPE J)**



PROVIDE NEW ALUMINUM CLADWOOD DOUBLE HUNG WINDOW WITHIN EXISTING OPENING, TYP.

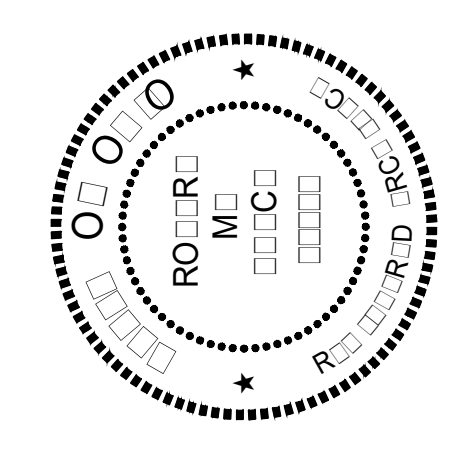
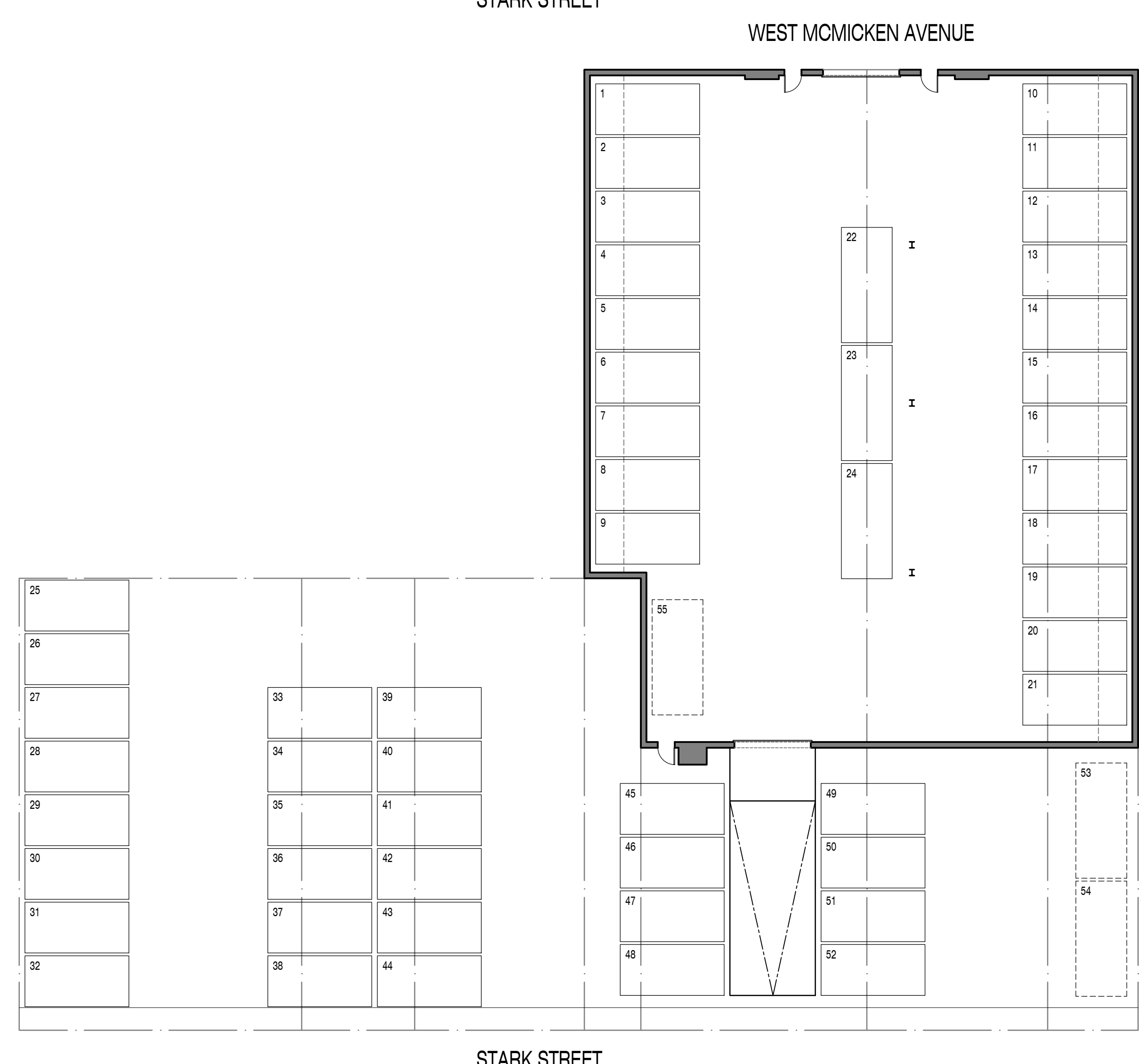
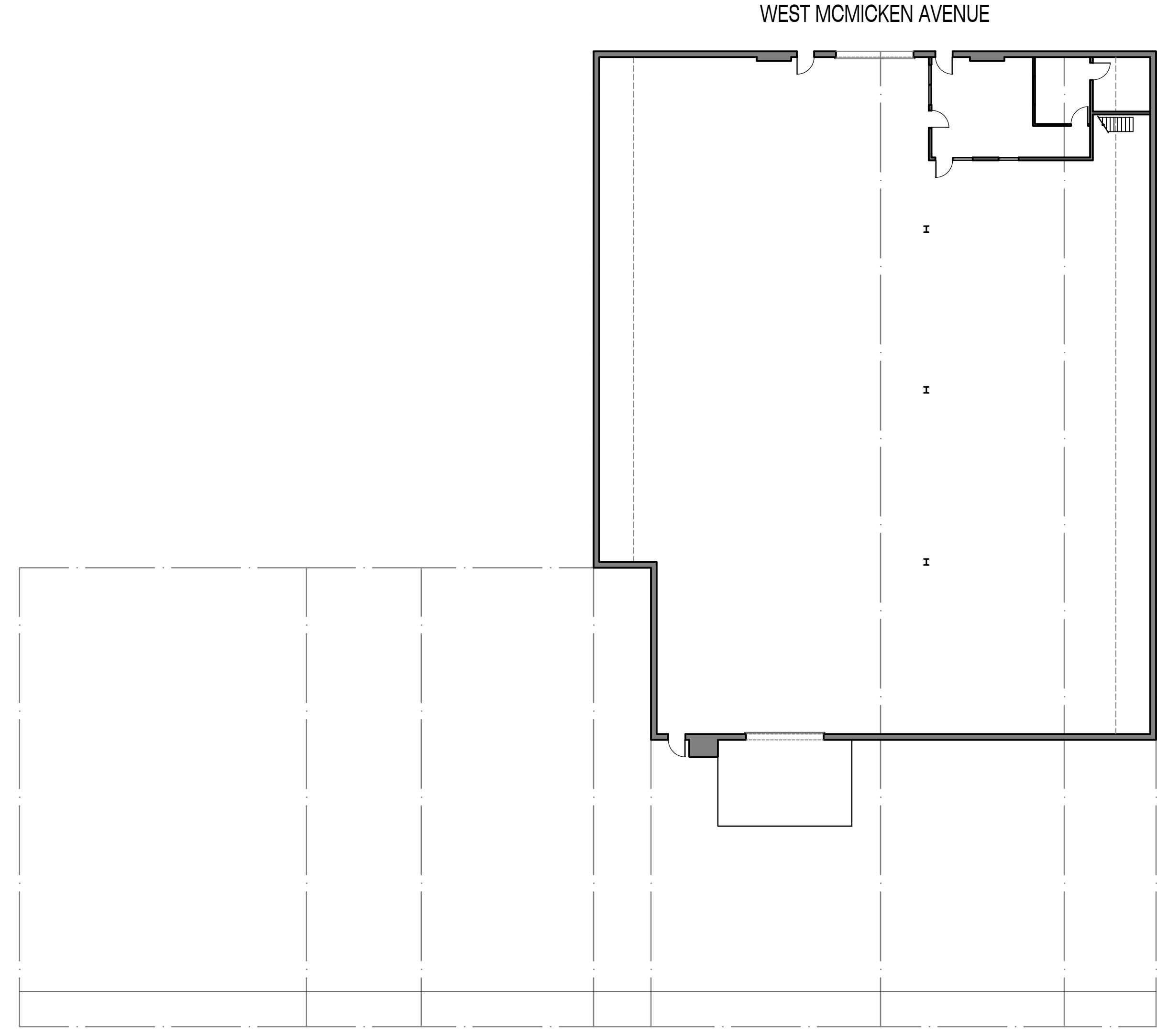
**TYP. 1st FLOOR WINDOW (TYPE A)**

**McMICKEN ST.**

**HAMBURG ST.**

**MOHAWK ST.**

**INTERIOR**



Robert M. Busch  
License #: 10312  
Exp. Date: 12/31/2018

**Sheet P**  
parking study  
6 September 2018 - SCHEMATIC

**CLYFFSIDE EVENTS SPACE**  
244-246 West McMicken Ave  
Cincinnati, OH 45214

**drawing dept**  
architecture & design  
3217 madison rd cincinnati ohio 45209  
513.272.8099 | www.drawingdept.com  
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**PARTIAL DEMOLITION, VARIANCE & CONDITIONAL USE APPLICATION – written statement**

7 September 2018

**Project: 244-246 W. McMicken Avenue, Cincinnati, Ohio 45214 – CLYFFSIDE EVENTS SPACE**

*Architect:*  
drawing dept, LLC  
3217 Madison Road  
Cincinnati, Ohio 45209

*Owner/Client:*  
Donohoo Development, LLC  
1080 Nimitzview Drive, suite 101  
Cincinnati, Ohio 45230

Re: Application for partial demolition, zoning variance for height and parking, and conditional use for the continued use, exterior preservation, and interior renovation of an existing three-story structure at 244-246 McMicken Avenue, Cincinnati, Ohio 45214.

The existing structure, built nearly 173 years ago, predates the establishment of the UM (urban mix) district of the City of Cincinnati Zoning Resolution.

**The proposed project does not comply with the City of Cincinnati Zoning Code for the following reason(s):**

- 1. 1410-07: Development Regulation:** the max height within the UM district is 45 feet. The addition exceeds this height. A Height Variance will be required.
- 2. 1425-19: Off Street Parking and Loading Requirements:** The proposed project is required to have 79 parking spaces. 12 parking spaces are on site. A Parking Variance for 67 spaces or a Special Exception for a lease will be required.
- 3. 1419-2 ( b) Location.** Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval. As the property is within 100 feet of a residential district boundary it will be required to obtain a Conditional Use.
- 4. 1419-21(c): Maximum Size.** Within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional area requires conditional use approval. The patio as proposed is larger than 50% on the interior space and a Conditional Use will be required.
- 5. 1419-21(e): Entertainment.** Within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval is obtained. If Outdoor Entertainment is proposed a Conditional Use will be required.
- 6. 1419-2 ( g) Hours of Operation.** Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless conditional use approval is obtained pursuant to the procedures. If the applicant wants to use the patio on other others rather than what is outlined in the Zoning code a Conditional Use must be obtained

The existing three-story structure will be resurrected to be used as a brewery and event space. This structure has been used and maintained on the property for nearly 170 years, originally as a brewery and warehouse for light manufacturing, and is a unique contributing structure of both the Mohawk Place National Register Historic District | Sohn-Mohawk Local Historic District and has received Federal Historic Tax Credits (#37384) and requires a height variance, parking variance and conditional uses with consideration of the location, size and operation of associated outdoor patios that will not adversely affect the rights of adjacent property owners or residents. The granting of the variances and conditional uses will not adversely affect the community character, public health, safety or general welfare. The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and the height variance sought is the minimum that will allow the Owner to preserve, repair and renovate the existing structure with consideration to its historic use, jurisdictional compliance for both egress and accessibility, and the operations and aesthetics coordinated with the Secretary of the Interior (National Parks Service) of The United States of America.

With consideration of the project some general summaries of the structure and property includes:

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#### GENERAL PROJECT SUMMARIES

##### DESCRIPTION OF PROPERTY

The c. 1887 Romanesque Revival/Rundbogenstil building at 244 W. McMicken Avenue was historically part of the former Sohn/Mohawk/Clyffside/Red Top Brewery and is located in the National Register listed Mohawk Place Historic District and the Sohn-Mohawk Local Historic District. The building includes two internally connected and functionally related sections – the Brew House and the Wash House. The **Brew House** extends the full length of the block from W. McMicken Avenue to Mohawk Street, with the main façade facing onto W. McMicken Avenue. The **Wash House** occupies the southeast corner of Hamburg Street and Mohawk Street. A series of interior doorways and windows historically connected the two sections. Brick and stone lined lagering cellars extend under the property, and a tall brick smoke stack towers above the complex.

##### OVERVIEW OF REHABILITATION WORK

The basement and first floors of the Brew House will be rehabilitated as a craft brewery – Rebel Mettle Brewery. This use is in keeping with the Over-the-Rhine and Mohawk neighborhoods and reclaims a part of the building for its historic use. The remainder of the Brew House - second and third floors, will be utilized as an events facility and will be rehabilitated to include spaces needed for this use including bathrooms, event rooms, a bridal suite, a catering area, and an office. The Wash House, which is substantively altered, structurally compromised and in imminent danger of collapse, will be removed and replaced with a new Parking Garage. The project also includes the construction of several additions – a 2-story Beer Garden Addition at the southwest corner of the property, a 1-story addition on the Brew House, and an elevator/stair tower addition.

##### FEDERAL AND OHIO HISTORIC PRESERVATION TAX CREDIT APPLICATIONS

The property will be rehabilitated using Federal Historic Tax Credits. The project received Part 1 and Part 2 approval from the National Park Service (NPS) on November 6, 2017 and January 9, 2018 respectively (Project #37384). All supporting documentation including the approved Part 1 and Part 2 narratives, existing and proposed drawings, and photographs are on file at the NPS and the Ohio Historic Preservation Office. The property owner, Donohoo Development, LLC, also sought Ohio Historic Preservation Tax Credit funding, submitting applications in Round 19 and 20. However, neither of these applications received an award.

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#### SUMMARIES – BEER GARDEN ADDITION, BREW HOUSE ADDITION, WASH HOUSE DEMOLITION

##### BEER GARDEN ADDITION (*see figures 1-5, 8*)

Description: A new 2-story addition with a rooftop terrace will be constructed at the southwest corner of the site and against the west elevation of the Brew House. This part of the property was occupied by the original 1845 Sohn Brewery Building, which was demolished after a structural collapse in 2010. The addition will have a raised concrete foundation, unpainted red brick exterior walls, and two-over-two aluminum clad windows. The ground floor (concrete slab on grade) will serve as an outdoor beer garden for Rebel Mettle Brewery while the upper floor will provide private outdoor space for events. An entrance in the main (south) façade of this addition will serve as the primary entrance to Rebel Mettle Brewery and the events facility. The entrance will have a wide flight of concrete steps and a simple, contemporary black metal railing. A 42" tall parapet on the south and west elevations will visually cap the addition while also serving as a code required railing for the terrace. A black metal

railing – 1½” square tube frame with 3”x3” mesh – will extend along the rear (north) edge of the terrace. The terrace will have a stone or cast concrete tile paver system installed on pedestals over a waterproof drainage system to ensure water drains properly. A roof drain in a chase (connected to a downspout) will drain water from the terrace. The terrace will be regularly monitored to prevent and/or quickly remedy any damage to or failure of waterproofing and drainage systems.

Justification: The Beer Garden Addition will reestablish the physical edge along W. McMicken Avenue and Hamburg Street that was lost with the demolition of the original 1845 Sohn Brewery Building. It is also of comparable size, scale and massing to the 1845 brewery building prior to its alteration after 1956. The design and material construction is simple but compatible with the historic Brew House. It will not detract from, visually overwhelm, or cover character-defining details on the Brew House. The Brew Garden Addition brickwork will be differentiated from that of the Brew House, particularly that of the historic building’s main (south) façade. The Brew Garden Addition brick will be a different texture, shade of red, and size. The running bond brickwork will also be laid up with wider mortar joints than the Brew House façade’s slender butter joints.

#### **BREW HOUSE ADDITION (see figures 3a, 3b, 4-7)**

Description: A 1-story frame addition will be constructed on the rear of the Brew House to create an office, bridal suite, bathrooms, and a rooftop terrace. The exterior walls will be finished with red brick and/or stucco painted a gray-brown color. The cladding on part of the addition – the south parapet, a portion of the east elevation and the penthouse – was changed from brick to stucco in direct response to comments received from John Sandor at the National Park Service on Friday, November 17, 2017. New four-over-four aluminum clad wood windows will be installed on the north and west elevations. The exterior walls will be extended up 42” to create a parapet along the perimeter of the outdoor space; this parapet will function as an Ohio Revised Building Code required railing. The terrace will have a stone or cast concrete tile paver system installed on pedestals over a waterproof drainage system to ensure water drains properly. A roof drain in a chase (connected to a downspout) will drain water from the terrace. The terrace will be regularly monitored to prevent and/or quickly remedy any damage to or failure of the waterproofing and drainage systems.

Justification: The addition will be visible from the public right-of-way from the southwest, west and north along W. McMicken Avenue, Hamburg Street, and Mohawk Street. However, the painted stucco will differentiate the new from the historic construction, and the addition will not cover or damage any character defining features. Finally, there is precedence for the proposed new construction. Available historic photographs show the Brew House once possessed a much more complex geometry and included a 1-story frame structure with a shed roof where the new addition is proposed. This structure was the same height as the adjacent brick sixth floor of the building, which is still in situ, and it would have been highly visible from multiple vantage points on W. McMicken Avenue, Hamburg Street, and Mohawk Street. It was removed sometime after 1956. The proposed addition will have the same footprint as and will be of comparable height to the demolished historic structure.

#### **WASH HOUSE – DEMOLITION AND NEW CONSTRUCTION (see figures 1, 2, 4)**

The Wash House was originally to be rehabilitated to provide limited interior parking and create an ADA ramp to connect various levels of Rebel Mettle Brewery. However, inspections by Advantage Group Engineers, Inc. revealed the building has deteriorated to the point where it cannot be repaired and retained as originally intended (see attached report). The Wash House is structurally compromised, and an imminent danger to public safety. Instead, the Wash House will be demolished and replaced with a new building in the same location. The new building will be used for the same purpose, and the historic appearance of the Wash House was used as inspiration for the new design. It will be referred to in this paperwork as the “Parking Garage.”

Description: The new parking garage will be built on the existing basement level lagering cellars. It will have the same footprint, height, form, shape and massing as the Wash House. The design of the Wash House (as informed by physical inspection and historic documentation) also inspired the exterior detailing for the new building. The Parking Garage will have a raised concrete foundation and CMU walls faced with brick on the exterior and painted on the interior. Simple engaged pilasters will separate the west and north elevations into bays. The building will have a simple brick and cast stone cornice, clear span painted trusses and a rubber membrane roof installed over metal decking. The brickwork will be identical to that of the new Beer Garden Addition, which will allow it to be different from but still compatible with the historic Brew House. The brick will be a different texture, shade of red and size. The running bond brickwork will also be laid up with wider mortar joints than the Brew House main (south) façade’s slender butter joints. On the interior the ceiling (deck, trusses, and other elements) will be painted. A single overhead garage door with a black aluminum coiling gate in the west elevation will provide access into the garage from Hamburg Street. Six (6) window openings with aluminum clad wood sash will be spaced evenly across the west elevation and there will be two (2) openings symmetrically placed on the north elevation. As originally proposed in the Part 2 none of the sashes will be glazed in order to ensure that the garage vents properly. On the interior, the Parking Garage will have nine (9) parking spaces and a dumpster/trash area.

The building will not be heated or conditioned. However, condensing units will be installed at the northeast corner of the roof. The new Beer Garden Addition and the historic Brew House will shield the units from view to the south and southeast. They will also not be visible from the public right-of way from Stonewall Street or Mohawk Street to the west or north due to the sloping topography and their position on the roof. A dedicated outdoor air system (DOAS) will be located up along the east interior wall of the garage. The system will be exposed and painted to match the ceiling color. New high bay LED lights and a code required sprinkler system will be installed. The sprinkler lines will be left exposed and surface mounted. The lines will be painted to match the ceiling color. The heads will not be painted.

Justification: The Wash House represents a secondary structure, historically subordinate to the Romanesque Revival/Rundbogenstil Brew House in scale and style. It has also been substantively altered since its construction in the 19<sup>th</sup> century. Multiple drawings and photographs of the Sohn/Mohawk/Clyffside/Red Top Brewery complex are available, but only one includes the Wash House. A 1935 photograph provides a view of the Wash House's west elevation along Hamburg Street. This historic image shows a modestly detailed brick structure with segmental arched windows and an entrance with a stone surround. Simple engaged brick pilasters divide the elevation into bays. A brick parapet and a row of interior chimneys define the building's roofline. Physical inspection indicates the Wash House had a raised, exposed stone foundation on both elevations. Sometime after 1935 the exterior walls and foundation were parged. A large opening was cut into the west elevation for an overhead garage door, and the Hamburg Street entrance was infilled with CMU. Window openings in the north and west elevations were infilled or removed. All the chimneys were removed. This loss of physical integrity extends to the interior. The interior is currently a single open space. However, available Sanborn Maps and physical inspection indicate the Wash House once had two floors and was divided into two or three areas by interior demising walls. At some point in time after 1950 and for reasons unknown, the floors and walls were removed. The remaining interior features – a small bathroom, a room with a lift to the basement, a wood staircase to the basement, and a concrete and frame mezzanine – are neither historic nor character-defining. The cumulative result of these alterations is the eradication of the building's historic 19<sup>th</sup> century appearance. The demolition of the Wash House is an unfortunate loss. However, as described above, the building has been notably altered and has lost both its physical integrity and structural integrity. Its removal and replacement will not curtail the ability of the surrounding National Register and local historic districts or the remaining Sohn/Mohawk/Clyffside/Red Top Brewery buildings (including but not limited to the Brew House) within these areas to convey their significance.

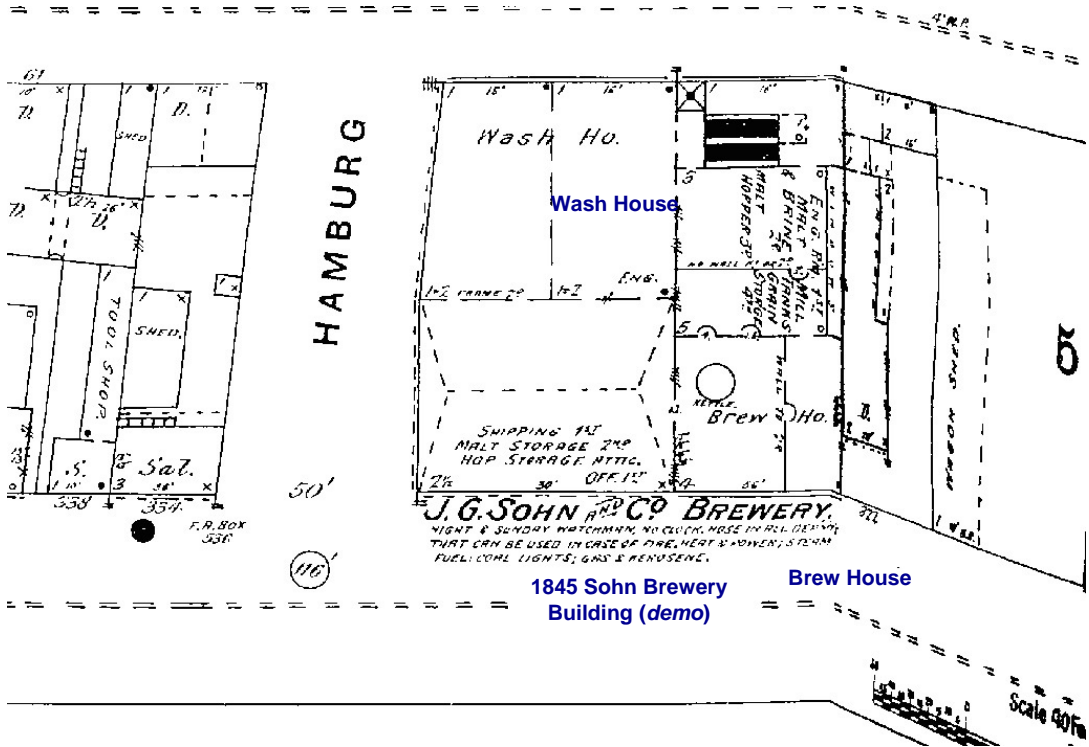


Figure 1: Detail of 1891 Sanborn Fire Insurance Map, Showing 244 W. McMicken Avenue

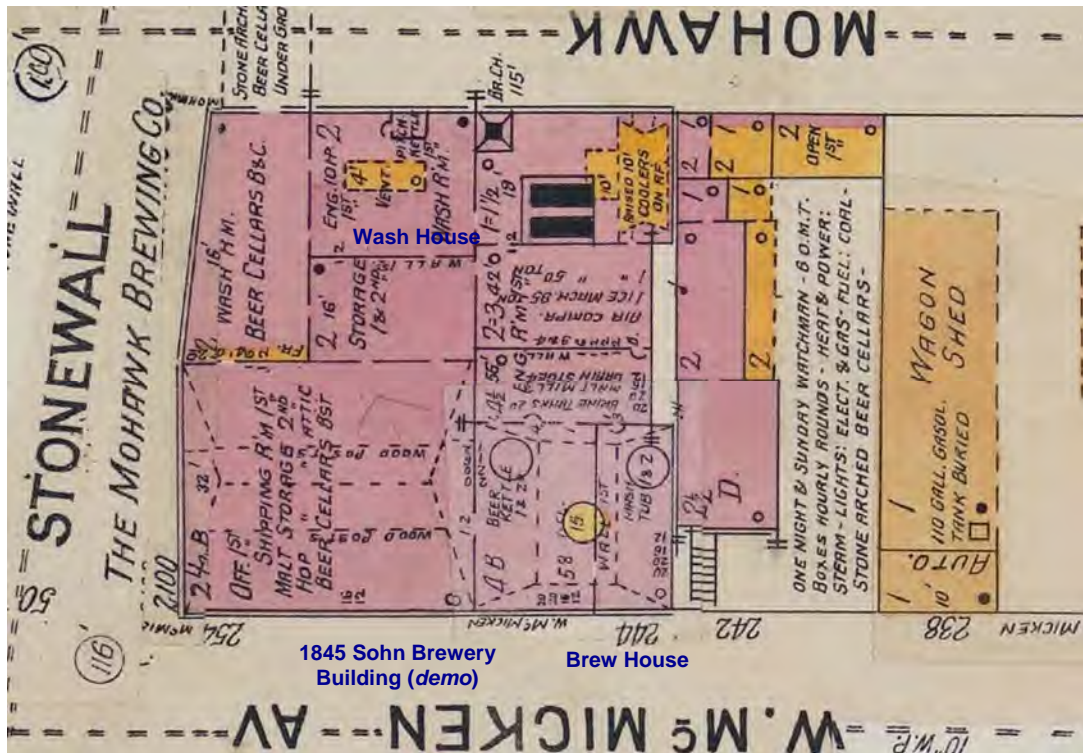


Figure 2: Detail of 1904 (corrected 1930) Sanborn Fire Insurance Map, Showing 244 W. McMicken Avenue



Figure 3a. View of 244 W. McMicken Avenue (at rear of photograph), August 31, 1927



Figure 3b. View of 244 W. McMicken Avenue, Detail of August 31, 1927 Photograph (Figure 1)



Figure 4. View of 244 W. McMicken Avenue, Showing Wash House, 1845 Brewery Building and Brew House (left to right), c. 1935



Figure 5. View of 244 W. McMicken Avenue, Showing 1845 Brewery Building (left) and Brew House (middle), c. 1935



Figure 6. View of 244 W. McMicken Avenue, 1951



Figure 7. View of 244 W. McMicken Avenue, post 1956



Figure 8. View of 244 W. McMicken Avenue, Showing Altered 1845 Sohn Brewery Building (left) and Wash House (right) c. 1989

With consideration of the exterior preservation, repair and interior renovation of the existing structure, the proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located. The proposed work conforms to 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 streets or other means of access to the property are suitable and adequate to carry the current traffic and will not overload the adjacent streets and the internal circulation system as there will be no change as an incidental ancillary structure. The buffering afforded to adjacent uses or properties from light, noise and visual impacts are minimal, given what is seen from the right of way (R.O.W.) and the material construction of building additions, outdoor patios and rooftops enclosed with solid masonry parapets. The property is currently having a survey performed in accordance with the American Land Title Association (ALTA), which shall be included prior to the release of a general building permit. The use and operation of the structure is compatible with adjacent land uses and requires conditional use approval, based on the proximity to residential uses. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings will not be increased or will be improved by the renovation and preservation, especially with consideration for public safety. The preservation and repair of the structure will eliminate blight while promoting the economic benefit during construction and through the increased real property tax duplicate. The finished project will create a vibrant catalyst project in the neighborhood that promotes the public peace, health, safety or general welfare.

It is our opinion that the remodeling and preservation of the existing structure and property will not have any adverse impact on the community at large without being detrimental to the public welfare or materially injurious to the enjoyment, use development value of property or improvements permitted in the vicinity. With respect to the preservation of the neighborhood and the subject property, the remodeling and preservation of the existing structure and property respects the continued enjoyment of the adjacent neighbors. The work associated will not increase any non-conformity of the structure given its historic height and its proximity to the property lines (refer to drawings and photographs attached) or promote any adverse effects with consideration of the public peace, health, safety or general welfare of the neighborhood. The project will enhance the neighborhood especially with the recent purchase of 244 (garage) & 248 (lot) Stark Street which will reduce the variance required to provide the 79 required parking spaces for the event space from 67 parking spaces to 12 parking spaces. This is due the ability to provide 12 parking spaces at 244-246 W. McMicken Avenue and 55 parking spaces in/on 244-248 Stark Street (immediately adjacent across W. McMicken Avenue). With consideration of the 79 total parking spaces required the required parking variance will be minimal for 12 parking spaces (refer to attached parking study). The increase of height or square footage with the remodeling and preservation of the existing structure and property is minimal given the historic height of the structure and the screening/access to the patios and rooftops at the second and third floors. With respect to the preservation of the programmatic requirements of the owner's property, the design shown is compatible and respects the continued enjoyment of the adjacent neighbors with consideration of the massing of the cumulative structure, preserving the views afforded from adjacent properties.

With full respect to the City of Cincinnati Zoning Code, the neighbors and property the owner would like to request both height and parking variances along with conditional uses sought for the location, size and operations of the outdoor spaces (4,329 sq.ft.) which represent 20% of the total area available to the public within the event space (20,720 sq. ft.) for the remodeling and preservation of the existing structure and property with regards to aesthetics, program, and economic feasibility.

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

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

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Ron Novak". The signature is fluid and cursive, with a large initial "R" and "N".

Ron Novak AIA, LEED AP - drawing dept