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

APPLICATION #: ZH2018051
APPLICANT: Platte Architecture and Design
OWNER: Race and Vine Offices LLC
ADDRESS: **1537-39 Race Street**
PARCELS: 081-0002-0328
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: August 29, 2018
HEARING DATE: September 10, 2018
STAFF REVIEW: Beth Johnson Urban Conservator

Details of Zoning Relief Required:

1. **Section 1425-15(c)(3) – Special Exception** for an off-site parking lease for the required 18 rather than a covenant or easement.

Existing Conditions:

The property at 1537-39 Race Street is a building that spans the block and connects to 1540-42 Pleasant Street. While built as two separate buildings, the buildings are connected. Both buildings were built as mixed use commercial buildings and have been renovated into a mixed use building with office and retail/restaurant space. They are brick Victorian buildings.

Previous Reviews: The Certificate of Appropriateness application for rehabilitation and an elevator addition were approved at the June 4, 2018 Historic Conservation Board Meeting.

Applicable Zoning Code Sections:

Zoning District:	Section 1409-07	Commercial Community
Variance Requests:	Section 1425-19	Parking Requirements
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review



Figure 1: 1539 Race Street. Image from Google Street View



Figure 2: Map of 1539 Race Street. Map provided by CAGIS.

Zoning Analysis:

The project is a rehabilitation of a 4 story building into a mixed use building with office and commercial space. As the building fills up the entire site, offsite parking has to be secured. The building has been given a 2,000 sf exemption for the commercial space per the CC-P zoning regulations and has also be given a 50% reduction for proximity to public parking lots/garages that have availability. This leaves a requirement of 18 spaces.

Standards for Variances per Section 1435-05-4

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

The building fills the lot entirely. The rehabilitation and use of this property will create an increase in parking demand but through providing this parking demand through a lease, the applicants are providing adequate parking.

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

The denial of the requested special exception would deprive the property of all economically viable uses as any use will require some level of parking.

General Standards:

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

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

The underlying zoning is CC-P. The proposed work conforms to the district regulations with the exception of the relief requested herein.

- 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.

Surrounding streets are adequate to carry the anticipated traffic from the proposed development. Surrounding surface parking lots are adequate to support the proposed development. The requested variance is not expected to negatively impact traffic in the area.

- 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 work will not have an adverse impact on the neighborhood. The building will be used as an office use with a small commercial space on the ground floors. This property is in Over-the-Rhine are in close proximity to other mixed use buildings.

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

There are no adverse impacts anticipated.

Certificate of Appropriateness Review:

All work being proposed is consistent with the OTR Guidelines and is all able to be approved at the staff level.

Other Considerations:

Prehearing Results: A prehearing was held on August 22, 2018

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012):*

“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

1. SPECIAL EXCEPTION

- a. Section 1425-15(c)(3) – **APPROVE – Special Exception** for an off-site parking lease rather than a covenant or easement with the following conditions:

- i. Property owner shall control the rights to at least **18** parking spaces within 600 feet of the property for the life of the project.
- ii. Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
- iii. Such control shall be established prior to issuance of the first Certificate of Occupancy.
- iv. Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

2. 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.

ADJUDICATION/DENIAL LETTER

Date: July 25, 2018

Location: 1537 Race Street

Request: Parking

Zoning District: CC-P; Over The Rhine Historic District

Applicant Name: Melissa Reddy

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get Zoning Variance from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$500 fee is required with the submission as well.** The next deadline is July 27, 2018 for the September 10, 2018 Historic Conservation Board Meeting.

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

1. 1425-19, The proposed use as a office will require 37 spots. These spots are not provided on site. Either a numerical variance of 37 will be required or a special exception to provide the spots via lease will be required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson
Urban Conservator
(p): 513-352-4848
(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for Review for

Historic Conservation Board Review

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



- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 500.00

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 1537-39 Race St. COMMUNITY OTR
 PARCEL ID(S) 081-0002-0328-00
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) O.T.R.
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT
 NAME Platte Architecture Design CONTACT PERSON (if legal entity) Melissa Reddy
 ADDRESS 202 W. Elder St., 4th Floor CITY Cincinnati STATE OH ZIP 45202
 EMAIL melissa@plattedesign.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT
 TELEPHONE (513) 871-1850

Section 3. OWNER
 NAME RACE+VINE OFFICES CONTACT PERSON (if legal entity) NICK DEWALD
 ADDRESS 1203 WALNUT ST. CITY Cincinnati STATE OH ZIP 45202
 EMAIL ndewald@3cdc.org RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE (513) 621-4400

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
 Variance Use Variance Special Exception Conditional Use
 Expansion or Substitution of Non Conforming Use Hillside Overlay District Permission
 Urban Design Overlay District Permission DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)
Renovation of existing 4 story building into Office tenant spaces with 1st floor white box space for future Restaurant/Bar or retail use.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.
 Print Name Melissa Reddy Signature Melissa Reddy Date 7/26/2018

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

July 27, 2018

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

Re: 1537 Race Street – Parking via Lease

Dear Ms. Johnson:

The proposed project at 1537 Race (which also includes 1540-1542 Pleasant) will renovate an historic 4-story OTR building into office tenant spaces and a commercial white box space. Because the existing building occupies the entire site, parking cannot be accommodated on the site.

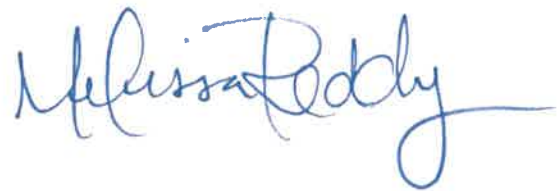
Per Cincinnati Municipal Code 1425-19, 37 parking spaces are required for this project. With a 50% reduction per 1425-23 (a) because of proximity to public parking facilities, the required parking would be reduced to 18 spaces. (The adjacent property to the north is a public parking lot.)

We request a Special Exception to allow the parking requirement to be fulfilled via a lease rather than covenant or easement. A parking lease allows flexibility in the continued development of the neighborhood. The parking leases provided for the building can be shifted as new parking options become available, whereas a covenant or easement restricts this flexibility of both the building owner as well as the owner of the parking property. Especially in a neighborhood with so much ongoing development, this flexibility allows adjustments in the future.

The addition of available office space in this project will have a positive effect on the neighborhood. The balance office functions with residential and retail makes the neighborhood more whole. A large, long-vacant historic building will be put to regular daytime use.

We appreciate your time and expertise in reviewing this project.

Thank you,

A handwritten signature in blue ink that reads "Melissa Reddy". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Melissa Reddy AIA

Architect

Dusty Rhodes, Hamilton County Auditor

2017 PAYABLE 2018

Property Report


Parcel ID
081-0002-0328-00

Address
1537 RACE ST

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01800 - OVER THE RHINE	Land Use
		480 - COMMERCIAL WAREHOUSE
Owner Name and Address	RACE & VINE OFFICES LLC 1203 WALNUT ST 4 FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address
		RACE & VINE OFFICES LLC 1203 WALNUT ST 4 FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)
Assessed Value	50,650	Effective Tax Rate
		93.480776
Property Description	1537 RACE ST 35 X 129 PT O L 49 BLK 49 WS RACE 120.03 FT S OF LIBERTY	

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	12/28/2017
Last Sale Amount	\$0
Conveyance Number	160487
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	2
Acreage	0.105
Front Footage	35.00

Tax/Credit/Voluntary Summary

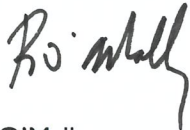
Board of Revision	YES(04)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	105,210
CAUV Value	0
Market Improvement Value	39,510
Market Total Value	144,720
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$4,741.66
Tax as % of Total Value	0.000%

1) 11-30-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032 2) 4-11-08 REMOVE F/TIF PROGRAM PER OWNER FILING FOR EXEMPTION W/STATE

The requested variances and calculations are summarized below.

<u>Zoning Code of the City of Cincinnati</u>	<u>Relief Requested</u>
<u>1409-09 Development Regulations. (CC-P)</u>	
• Residential Regulations:	
Lot Area/unit: 700 sf	16 units @ 700 sf = 11,200 sf needed 50' x 90' lot = 4500 sf lot area 6700 sf variance
Rear yard: 25 feet setback	18'-6" variance (6'-6" setback)
<u>1425-19 Off-Street Parking and Loading Requirements</u>	
• Residential Uses: 1 per unit	16 units = 16 spaces
• Commercial Uses: Restaurant	2,000 sf
First 2000 sf exempt	-2,000 sf = 0
• TOTAL SPACES REQUIRED	16 (resid.) + 0 (restaurant) = 16 spaces
<u>1425-23 Reduced Parking</u>	
(a) Proximity to Public Parking Facilities	50% reduction requested 16 spaces (.5) = 8 spaces

Thank you,



Ryan O'Malley

Platte Architecture + Design

1537 RACE STREET ZONING REVIEW

1537-39 RACE AND 1540-42 PLEASANT
CINCINNATI, OHIO 45202

ARCHITECT

PLATTE ARCHITECTURE + DESIGN
202 W. ELDER ST., 4TH FLR
CINCINNATI, OH 45202
(513) 871-1850

STRUCTURAL ENGINEER

ADVANTAGE GROUP ENGINEERS
1527 MADISON RD. FL #2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER

MARQUE ENGINEERING LLC
2055 READING RD, STE 280
CINCINNATI, OH 45202
(513) 901-0042



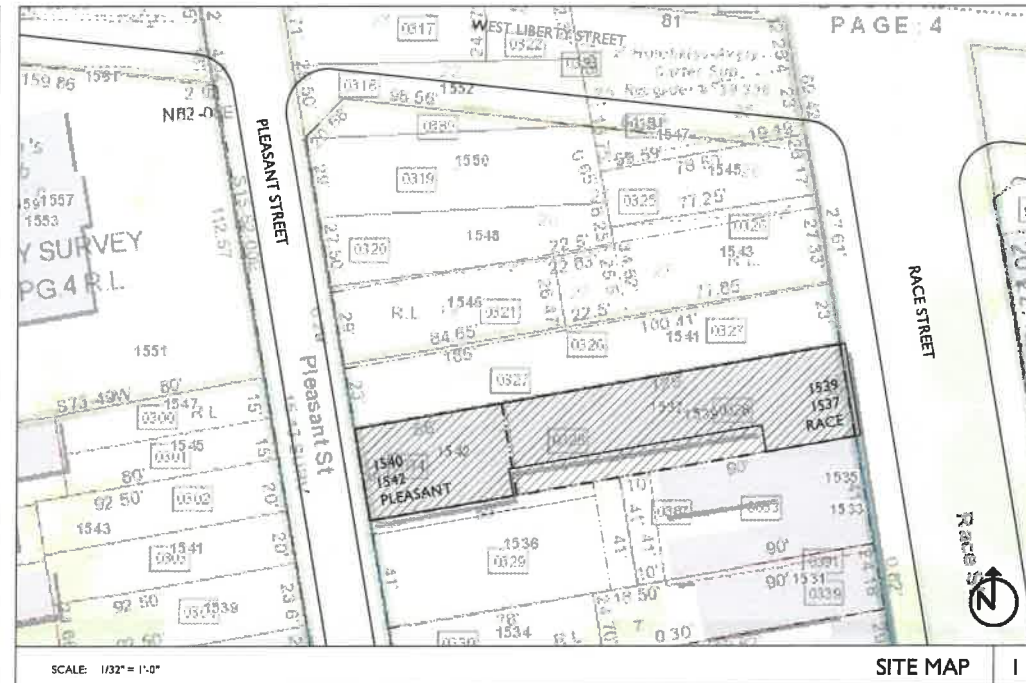
NOT TO SCALE

VICINITY MAP 2

SHEET LIST	
ARCHITECTURAL - ZONING REVIEW SUBMISSION	
A0.00	COVER SHEET AND GENERAL NOTES
A0.01	SITE SURVEY
A0.03	SITE CONTEXT PHOTOS
X1.01	EXISTING/DEMO PLANS - BASEMENT AND 1ST FLOOR
X1.02	EXISTING/DEMO PLANS - 2ND, 3RD, 4TH FLOORS
X1.03	EXISTING/DEMO PLANS - ROOF PLAN
X2.01	EXISTING/DEMO ELEVATIONS - EAST, SOUTH AND WEST
X2.02	EXISTING/DEMO ELEVATIONS - NORTH
X3.01	EXISTING/DEMO SECTIONS - BUILDING SECTION
A1.01	PLANS - BASEMENT AND 1ST FLOOR
A1.02	PLANS - 2ND, 3RD, AND 4TH FLOORS
A1.03	PLANS - ROOF PLANS
A2.01	ELEVATIONS - EAST, SOUTH AND WEST
A2.02	ELEVATIONS - NORTH AND SIGHT LINE DRAWINGS

SYMBOLS

- FE = WALL MOUNTED FIRE EXTINGUISHER
- SMOKE DETECTOR
- PARTITION TYPE: SEE SHEET A6.01
- KEYNOTE
- ACCESS TO MEANS OF EGRESS
- EXISTING WALL
- NEW PARTITION WALL
- 1-HR. FIRE RATING
- 2-HR. FIRE RATING
- NEW DROPPED CEILING/SOFT. SEE ACP FOR ELEVATION INFO.
- DOOR DESIGNATION: SEE SHEET A6.14
- WINDOW DESIGNATION: SEE SHEET A6.10
- SAFETY GLAZING
- MATERIAL TAG
- STOREFRONT DESIGNATION: SEE SHEET A6.14
- REVISION CLOUD WITH REVISION TAG.
- CENTER LINE TAG
- ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
- ELEVATION TAG
- INTERIOR ELEVATION TAG
- SECTION OUT TAG
- DETAIL CALLOUT



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

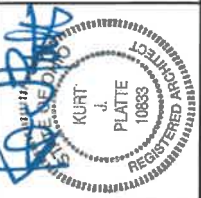
SITE MAP 1

ABBREVIATIONS

APF	ABOVE FINISHED FLOOR	DIAG.	DIAGONAL	H.M.	HOLLOW METAL	R.D.	ROOF DRAIN
ALT.	ALTERNATE	DIA. or Ø	DIAMETER	HORIZ.	HORIZONTAL	REV.	REVISE(D)
ALUM.	ALUMINUM	DS	DOWNSPOUT	HYAC	HEATING, VENTILATION & AIR CONDITIONING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE(LY)	DWG.(S)	DRAWING(S)				
BD	BOARD	EA.	EACH	INCL.	INCLUDE(D) (ING)	S.B.	SOLID BEARING
BLDG	BUILDING	E.J.	EXPANSION JOINT	INSUL.	INSULATE(D) (ION)	SECT	SECTION
BLK	BLOCK	ELEV.	ELEVATION	INT.	INTERIOR	SIM.	SIMILAR
BRK	BRICK	EQ.	EQUAL			SPEC.	SPECIFICATION
C/C	CENTER TO CENTER	EXG.	EXISTING	MATL.	MATERIAL	T/J	TOP OF
C.L.	CENTER LINE	EXST.	EXISTING	MAS.	MASONRY	TYP.	TYPICAL
C.J.	CONTROL JOINT	EXT.	EXTERIOR				
CLG	CEILING	F.E.	FIRE EXTINGUISHER	N.I.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
CLR	CLEAR	F.F.E.	FINISHED FLOOR ELEVATION	O.C.	ON CENTER	V.B.	VAPOR BARRIER
COL	COLUMN	FTG.	FOOTING	OPP	OPPOSITE	VERT	VERTICAL
CONC	CONCRETE	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	WIN	WINDOW
CONT	CONTINUOUS	GYP.	GYP(S)M	PT	PRESSURE TREATED		

PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829



KURT PLATTE 10833
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

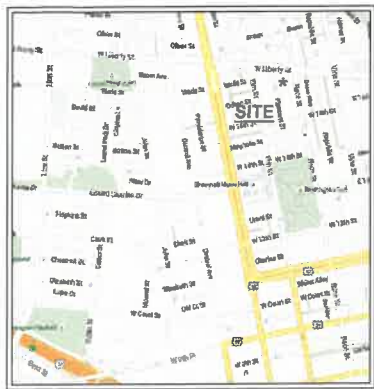
Revisions

Design Team:
MMR, JRC, LVF
Drawn by:
MMR, JRC, LVF

PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

A0.00



VICINITY MAP
N.T.S.

SCHEDULE B - SECTION 2 EXCEPTIONS:

COMMITMENT NUMBER: 18-006328 - Effective Date: January 25, 2018 at 6:59 a.m.
There are no survey related exceptions.

NOTES

1. Basis of Bearing: State Plane Coordinates (3402) Ohio South Zone, NAD83.
2. Prior Deed Reference: O.R. 13573, Pg. 1076 & O.R. 12515, Pg. 519.
3. All monumentation is in good condition unless otherwise shown.
4. Lines of occupation, wherever they exist, generally agree with the boundary lines except as noted.
5. All documents used as shown.
6. The underground utilities shown on this drawing are approximate and may not represent all underground installations located on the site. (BS) contacted O.L.P.S. on January 25, 2018 and requested record maps and field markings for this site. The underground utilities shown on this drawing are based on those maps and markings, along with evidence observed during the field survey and any additional documents provided by the client or owner. If the exact location of any underground utility is required, the client, at their own cost, should make arrangements to have the utilities exposed and contact BS to have them located directly.
7. No visible above ground evidence of cemeteries observed.
8. By graphic plotting only, the property appears to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain). Community Parcel 38061CD332F, Hamilton County, Ohio and incorporated areas, bearing the effective date February 16, 2012.

POTENTIAL ENCROACHMENT TABLE

P-E "A" - Walk out of RW along entire frontage

CERTIFICATION

To: Race and Vine Offices LLC and Commonwealth Land Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11 and 13 of Table A hereof. The fieldwork was completed on February 14, 2018.

Jeffrey O. Lambert P.S. # 7658 State of Ohio Date of Plat or Map

LEGAL DESCRIPTIONS

PARCEL 1:

SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING PART OF OUT LOT NO. 49 AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY SIDE OF RACE STREET AT A POINT TWENTY-THREE (23) FEET SOUTH OF THE INTERSECTION OF THE SOUTHERLY LINE OF THE SUBDIVISION OF THOMPSON'S HEIRS, AS RECORDED ON PAGE 92 ON THE RESTORED PLATS IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, OHIO, WITH ITS INTERSECTION WITH THE WESTERLY LINE OF RACE STREET, THENCE WESTERLY AT RIGHT ANGLES TO RACE STREET, ONE HUNDRED TWENTY-NINE (129) FEET TO A POINT; THENCE SOUTHWARDLY AND PARALLEL TO RACE STREET, THIRTY-FIVE (35) FEET; THENCE IN AN EASTWARDLY DIRECTION PARALLEL WITH THE SOUTHERLY LINE OF THOMPSON'S HEIRS SUBDIVISION, ONE HUNDRED TWENTY-NINE (129) FEET TO A POINT IN THE WESTERLY LINE OF RACE STREET; THENCE NORTHWARDLY IN THE WESTERLY LINE OF RACE STREET, THIRTY-FIVE (35) FEET TO THE POINT AND PLACE OF BEGINNING.

Property Address: 1537 Race Street, Cincinnati, OH
Parcel No.: 081-0002-0328

PARCEL 8:

SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, AND STATE OF OHIO:
BEGINNING AT A POINT IN THE EAST LINE OF PLEASANT STREET, 174 FEET SOUTH OF LIBERTY STREET AND 23 FEET SOUTH OF THE NORTH LINE OF THE SAID OUTLOT NO. 49 AND THE SOUTH LINE OF THOMPSON'S HEIR SUBDIVISION, AS SHOWN ON THE RESTORED PLATS IN THE OFFICE OF THE CLERK OF HAMILTON COUNTY, OHIO, ON PAGE 52, WHICH SAID POINT IS ALSO THE SOUTHWESTERLY CORNER OF THE PREMISES NOW OWNED BY ALICE R. LONGWORTH, ET AL;
THENCE EASTWARDLY AT RIGHT ANGLES TO PLEASANT STREET 56 FEET TO THE NORTH-EASTERLY CORNER OF A BRICK BUILDING OCCUPYING THE PREMISES HEREIN DESCRIBED;
THENCE SOUTHWARDLY PARALLEL TO PLEASANT STREET 35 FEET TO THE SOUTH-EAST CORNER OF SAID BRICK BUILDING.

THENCE WESTWARDLY AT RIGHT ANGLES TO PLEASANT STREET 56 FEET, MORE OR LESS, TO PLEASANT STREET, AT THE SOUTHWESTERLY CORNER OF SAID BRICK BUILDING;
THENCE NORTHWARDLY ALONG THE EAST LINE OF PLEASANT STREET, 35 FEET TO THE PLACE OF BEGINNING.

Property Address: 1542 Pleasant Street, Cincinnati, OH
Parcel No.: 081-0002-0034

PARCEL 2:

SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, AND STATE OF OHIO:
AND BOUNDED AND DESCRIBED AS FOLLOWS:
PART OF OUT LOT 49 AND ON THE EAST SIDE OF PLEASANT STREET BETWEEN LIBERTY AND FIFTEENTH STREETS, BOUNDED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF PLEASANT STREET, NINETY-NINE (99) FEET SOUTH TO THE SOUTH LINE OF A SUBDIVISION MADE BY THE THOMPSON HEIRS (WHICH IS ALSO THE NORTH LINE OF OUT LOT 49 OF THE CITY OF CINCINNATI);
THENCE SOUTH ALONG THE EAST SIDE OF PLEASANT STREET TWENTY-FIVE (25) FEET;

THENCE EAST ON A LINE PARALLEL WITH FIFTEENTH STREET SEVENTY-EIGHT (78) FEET;
THENCE NORTH ON A LINE PARALLEL WITH PLEASANT STREET TWENTY-FIVE (25) FEET;

THENCE WEST PARALLEL WITH FIFTEENTH STREET SEVENTY-EIGHT (78) FEET TO THE PLACE OF BEGINNING.

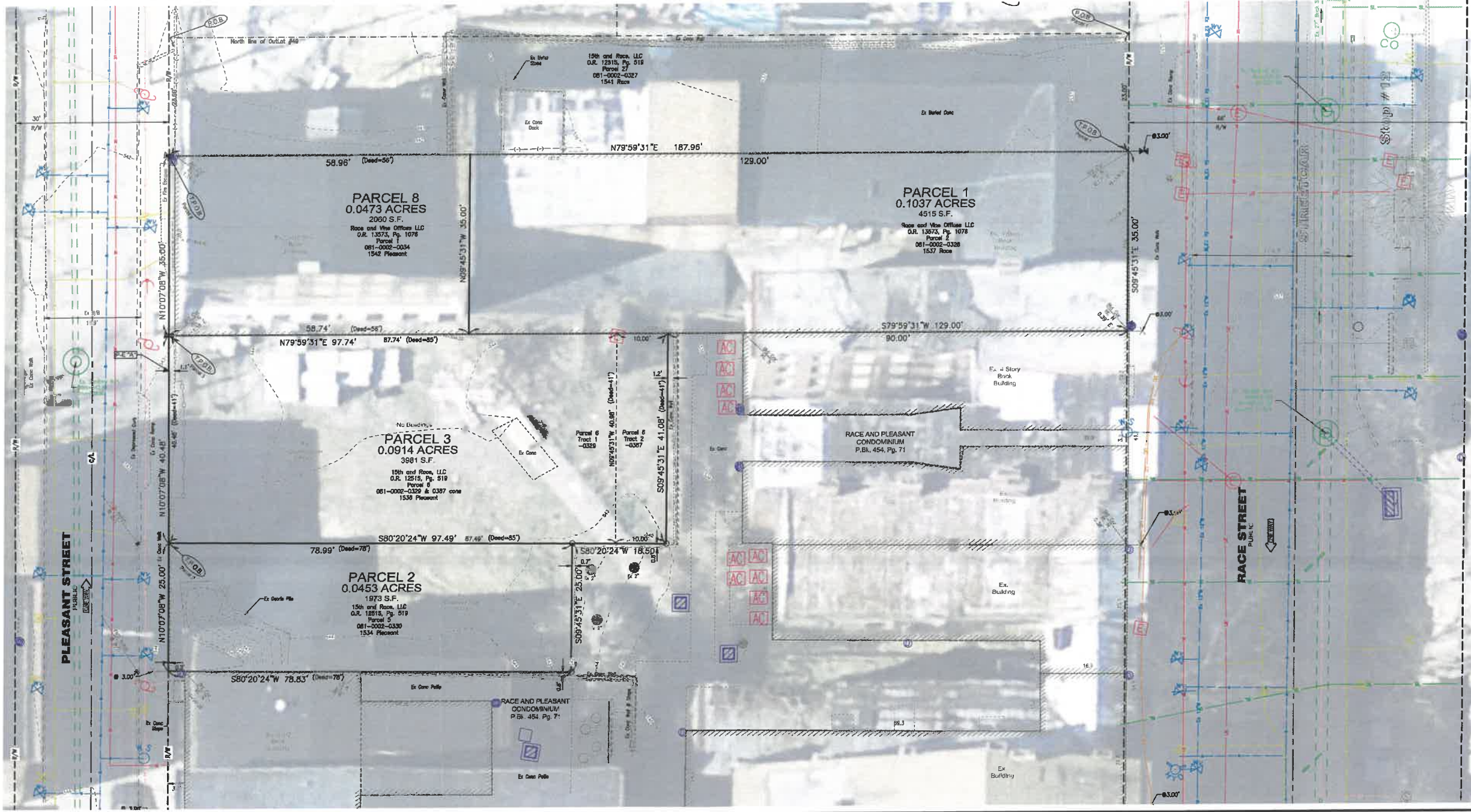
Property Address: 1534 Pleasant Street, Cincinnati, OH
Parcel No.: 081-0002-0330

PARCEL 3:

SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING DESCRIBED AS FOLLOWS:
TRACT 1:
BEGINNING AT A POINT IN THE EASTERLY LINE OF PLEASANT STREET AT A POINT FIFTY-EIGHT (58) FEET SOUTHWARDLY FROM THE INTERSECTION OF SAID EASTERLY LINE OF PLEASANT STREET WITH THE SOUTHERLY LINE OF THE SUBDIVISION OF THOMPSON'S HEIRS AS SHOWN ON PAGE 92 OF THE RESTORED PLATS OF HAMILTON COUNTY, OHIO;
THENCE IN A SOUTHERLY DIRECTION IN THE EASTERLY LINE OF PLEASANT STREET, FORTY-FIVE (45) FEET; THENCE EASTWARDLY AT RIGHT ANGLES TO PLEASANT STREET, EIGHTY-FIVE (85) FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION PARALLEL WITH THE EASTERLY LINE OF PLEASANT STREET, FORTY-ONE (41) FEET TO A POINT; THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO THE LAST DESCRIBED LINE EIGHTY-FIVE (85) FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT 2:
SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING THE REAR TEN FEET OF THE LOT KNOWN AS 1533-1536 RACE STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING ON THE WEST LINE OF RACE STREET, AT A POINT ONE HUNDRED FIFTY-FIVE AND THREE HUNDREDTHS (155.03) FEET SOUTH FROM THE SOUTHWEST CORNER OF LIBERTY STREET AND RACE STREET; THENCE WESTWARDLY NINETY (90) FEET FROM RACE STREET AT RIGHT ANGLES AND PARALLEL WITH FIFTEENTH STREET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTWARDLY ON A STRAIGHT LINE TEN (10) FEET TO A POINT; THENCE SOUTHWARDLY FORTY-ONE (41) FEET AT RIGHT ANGLES AND PARALLEL WITH RACE STREET TO A POINT; THENCE EASTWARDLY TEN (10) FEET AT RIGHT ANGLES AND PARALLEL WITH FIFTEENTH STREET TO A POINT; THENCE NORTHWARDLY FORTY-ONE (41) FEET AT RIGHT ANGLES AND PARALLEL TO RACE STREET TO THE PLACE OF BEGINNING.

Property Address: 1536 Pleasant Street, Cincinnati, OH
Parcel No.: 081-0002-0329 (0329 & 0387 CONS.)



LEGEND

- Ex. Sanitary M.L.
- Ex. Storm M.L.
- Ex. Storm Catch Basin
- Ex. Storm Down Spout
- Ex. Fire Hydrant
- Ex. Meter M.L.
- Ex. Meter Valve
- Ex. Dec. M.L.
- Ex. Light Pole
- Ex. Utility Pole
- Ex. Air Conditioning
- Ex. Gas Valve
- Ex. Cable Box
- Ex. Undersided Road
- Ex. Sign
- Ex. Parking Meter
- Ex. Post
- Ex. Structure Pole
- Ex. Structure Test OD
- Found Cross Notch
- Set Cross Notch
- Ex. Street Cor Roll
- Ex. Underground Meter Valve
- Ex. Underground Gas Valve
- Ex. Deadhead OD/End
- Ex. Underground Electric
- Ex. Underground Cable/Telephone
- Ex. Chain/Fence
- Ex. Wood Fence
- Ex. Hedge/Curb
- Ex. Metal Fence
- Ex. Meter Curb



Item	Revision Description	Date	Chk

1537 RACE STREET
1542 PLEASANT STREET
1534/1536 PLEASANT STREET
SECTION 19, TOWN 4, FRACTIONAL RANGE 1 BTM
THE CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
ALTA/NSPS LAND TITLE SURVEY



Drawing: 18-006328-01 (1537 RACE ST)
Drawn by: JOL
Checked by: CRJ
Issue Date: 1-21-18
Sheet: AS01

Plot time: Feb 22, 2018 - 9:05am
Drawing name: C:\Temp\AcPublish\103218-0018 AS 1537 Race 1530 Pleasant.dwg - Layout Tab: ALTA



SOUTH FACADE FROM OPEN LOT



PLEASANT STREET



LIBERTY STREET



RACE STREET

SITE CONTEXT PHOTOS

PLATTE
architecture + design

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WWW.PLATTEDESIGN.COM | T: 513.871.1880 | F: 513.871.1829



KURT PLATTE 10833
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

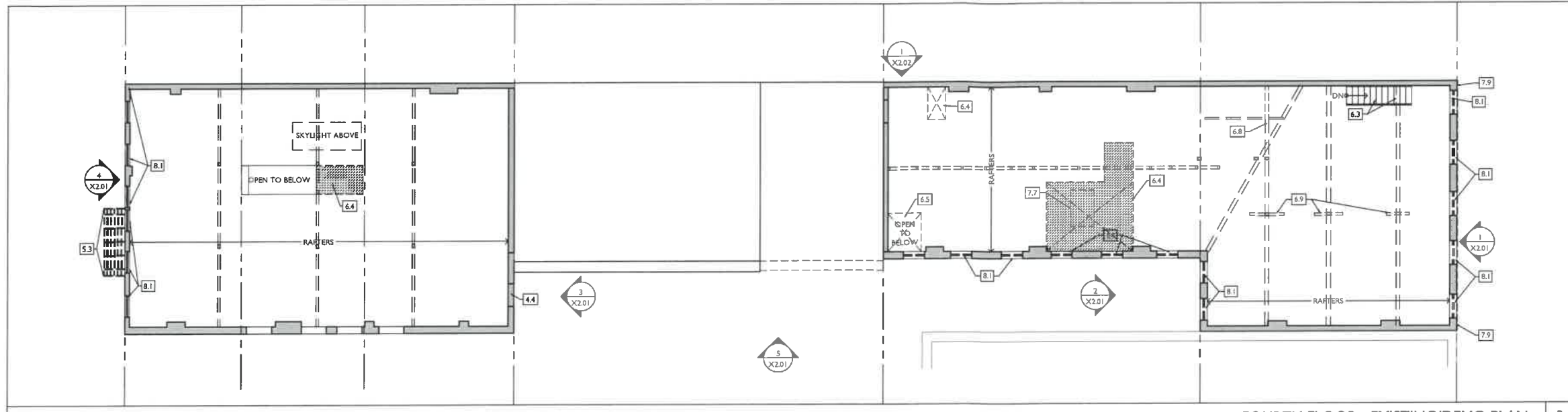
Revisions

Design Team:
MMR, JRC, LVF
Drawn by:
MMR, JRC, LVF

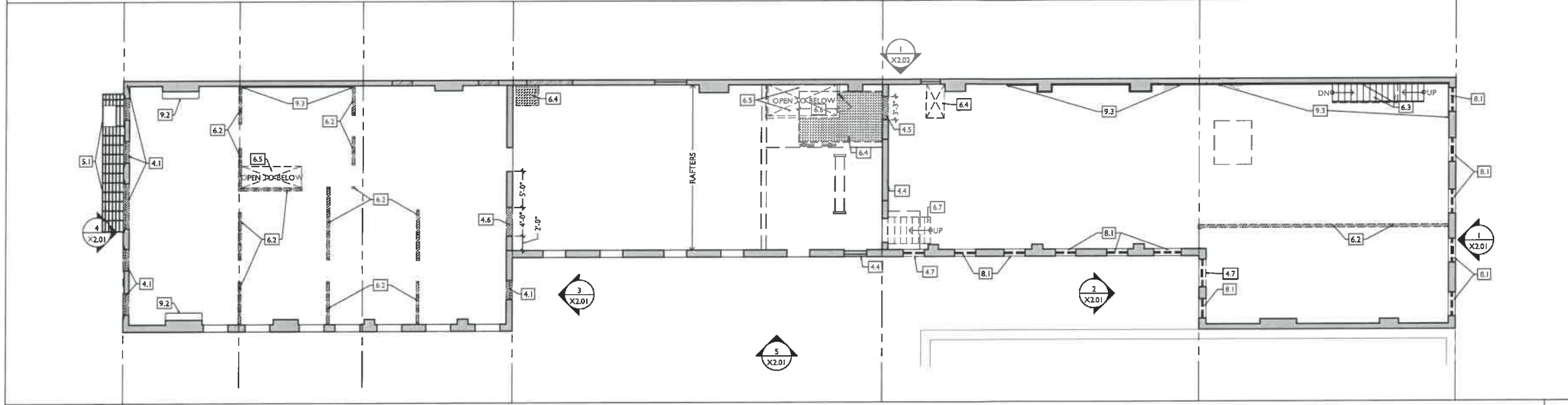
PROPOSED PROJECT:
HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

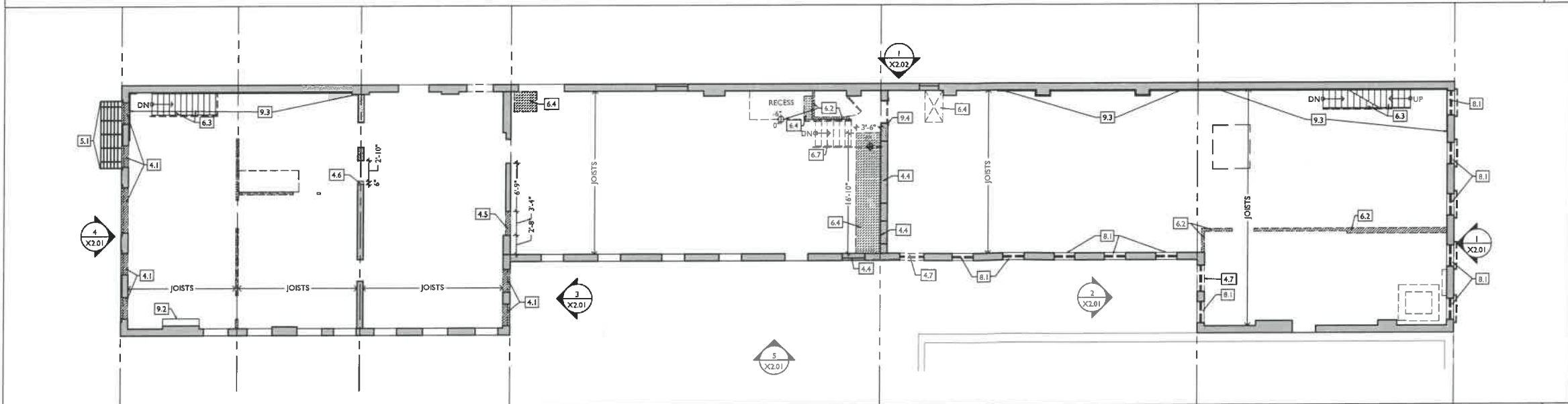
A0.03



FOURTH FLOOR - EXISTING/DEMO PLAN 3



THIRD FLOOR - EXISTING/DEMO PLAN 2



SECOND FLOOR - EXISTING/DEMO PLAN 1

GENERAL NOTES

- A. THIS PROJECT IS AN FHS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 PERMITS AND ARCHITECTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNRECORDED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPOILS REPAIR.
- C. RETAIN ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
 1. REPAIR ALL EXISTING HISTORIC MASONRY, UNDO IN AREA OF NEW MASONRY CONCRETE, SALIENT HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HANDMADE FACE BRICK FROM BRICKS AT INTERIOR WYTHS.
 2. REPAIR ALL HISTORIC STONEWORK: CORNICES, FINES, BRACKETS, ETC.
 3. HISTORIC STONEWORK FRAMEWORK: COLUMNS, LINTELS AND THRESHOLDS.
 4. BOX GUTTERS: REPAIR & REFINISH.
 5. REPAIR ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR RISERS, INCLUDING BUT NOT LIMITED TO TREAD BRACKETS, ETC.
 6. REPAIR ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRWALLS.
 7. REPAIR ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES HANDEL, BANISTER, CHAIR RAILS, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - a. CASERIES: REMOVE ALL ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
 8. REPAIR ALL HISTORIC INTERIOR AND EXTERIOR DOOR, FRAME, TRANSOM, SASHES AND TRIM. SEE 8.11 FOR MORE DETAILED INFORMATION.
 9. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 10. REPAIR ALL HISTORIC WOOD WINDOW SASH, FRAME, AND BRICKMOLD AND SHUTTER HARDWARE.
 11. RETAIN LOCATION OF EXISTING DOWNPOUT TRIMS UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.
- D. REMOVE ALL OF THE FOLLOWING UNLESS NOTED OTHERWISE:
 1. FURNITURE & DEBRIS: INTERIOR & EXTERIOR AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 2. CEILING: DRYWALL, SUSPENDED AND PLASTER & LATH: TO EXPOSE EXISTING FLOORING OR ROOF.
 3. FLOOR: REMOVE DOWN TO WOOD SUBFLOOR. PATCH OR REPLACE DETRIMENTAL SUBFLOOR WHERE REQ.
 4. NON-HISTORIC FLOORING & DRYWALL: EXTERIOR WALLS, NON-HISTORIC MASONRY WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROTECT EXISTING AS REQUIRED.
 5. NON-HISTORIC STAIRS & DOOR FRAMES (SHOWN DASHED).
 6. NON-HISTORIC STAIRS (SHOWN DASHED).
 7. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTER, TYP.
 8. NON-HISTORIC CABINETRY.
 9. MECHANICAL SYSTEMS - SCULERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 10. ELECTRICAL SYSTEMS - SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 11. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAIN, WIND VENT STACKS, ETC. BACK TO SERVICE.
 12. NON-HISTORIC DOWNPOUTS & ALUMINUM GUTTERS & FRAMES & BRICKMOLDS WHERE INDICATED.
 13. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLDS WHERE INDICATED.
 14. VEGETATION FROM BRICK.
- E. PLASTER & LATH: REMOVE TO HISTORIC UNLESS OTHERWISE SPECIFIED FOR REPAIR OR RETENTION OF PLASTER AND LATH UNDO.
 1. REMOVE ALL PLASTER & LATH FROM ALL CEILING, EXPOSE FRAMING.
 2. REMOVE ALL PLASTER & LATH ON NON-STAR SIDE OF EXIST. STAIRWELL WALLS BUT:
 - a. RETAIN AND REPAIR ALL EXISTING PLASTER WAINSCOTING & TRIM TO REMAIN ON STAR SIDE OF STAIRWELL WALLS.
 - b. REMOVE LATH OR DETRIMENTAL PLASTER AT MASONRY WALLS.
 - c. RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN UNLESS OTHERWISE NOTED.
- F. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING CORNICES IN MASONRY WALLS CUT OUT AND SET IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FINED EDGES.
- G. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP & CLEAN.
- H. REMOVE ALL ROOFING, UNDO EXIST. TRIMMAGE TO REMAIN.

DEMO KEYED NOTES

1. EXIST. CONDITIONS
2. CONCRETE
3. PORTION OF EXIST. CONCRETE SLAB TO BE SAWED DOWN FOR NEW ACCESSIBLE RAMP.
4. REMOVE CONCRETE FLOOR, PREP FOR NEW SLAB.
5. AREA OF NEW ELEVATOR PIT REFER TO STRUCTURAL DRAWINGS AND NEW WORK PLANS.
6. MASONRY
7. REMOVE EXIST. MASONRY IN WALL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
8. REMOVE EXISTING NON-HISTORIC BRICK IN WALL AT HISTORIC STONEWORK LOCAL. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STONEWORK ELEMENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXIST. STONEWORK LINTELS AND PROTECT EXISTING AS REQUIRED.
9. REMOVE PORTION OF NON-HISTORIC CHG WALL. CONSULT STRUCTURAL DRAWINGS. PROTECT EXISTING AS REQUIRED.
10. EXISTING INFILLED OPENING TO REMAIN INFILLED.
11. NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZE.
12. ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZE.
13. DITCH EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
14. BRICK MASONRY PIER TO BE REPLACED WITH NEW STRUCTURE. SEE STRUCTURAL DWGS FOR SIZING AND NEW WORK.
15. METALS
16. EXIST. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
17. EXIST. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
18. REMOVE PORTION OF EXISTING FIRE ESCAPE AND LADDER AT ATTIC LEVEL. REPAIR MASONRY ABOVE TO ANCHOR POINTS AS REQUIRED.
19. WOOD, PLASTIC, AND COMPOSITES
20. EXIST. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHOWN DASHED).
21. EXIST. BRICK WALL TO BE REMOVED (SHOWN DASHED) VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS FOR NEW BEARS. PROTECT EXISTING WHERE NEEDED.
22. EXISTING HISTORIC STAIR - PRESERVE AND PROTECT. REMOVE NON-HISTORIC GUARDS AND TAILS.
23. NEW OPENING IN FLOOR/WOOD: REMOVE EXIST. FRAMING & SHEATHING/CLADDING - SEE STRUCT DWGS & NEW WORK PLANS.
24. INFILL EXISTING OPENING IN CONCRETE: REMOVE AS REQUIRED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
25. PORTION OF EXISTING OPENING IN FLOORING: REMOVE TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.
26. REMOVE NON-HISTORIC STAIR, PATCH/WALL, FLOOR REMAINING TO MATCH EXIST. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
27. BEARS ABOVE TO BE MOORED: REFER TO STRUCTURAL.
28. DISTRIBUTION MEMBER AT FLOOR TO BE REMOVED REFER TO STRUCTURAL.
29. THERMAL AND MOISTURE PROTECTION
30. REMOVE EXIST. ROOF SYSTEM DOWN TO SHEATHING. TYPICAL REPAIR AND RE-FLASHING SHEATHING WHERE NECESSARY AND REPAIR FOR NEW ROOF.
31. REMOVE EXIST. METAL GUTTER AND DOWNPOUT AND REPLACE IN SAME LOCATION. REPAIR BOOT AND STORM SEWER TEAR AS REQUIRED.
32. NEW OPENING: REMOVE EXIST. ROOF SHEATHING AND PROOFY FRAMING FOR STRUCTURAL DWGS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
33. REMOVE EXIST. RAKE TRIM TO BE REPLACED WITH SHAR PROFILE.
34. EXIST. BOX GUTTER AND/OR CORNICE TO REMAIN.
35. REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ELEVATOR. ADDITION SEE PROPOSED PLANS/DRAWINGS.
36. INFILL EXIST. ROOF HATCHES SEE STRUCTURAL DRAWINGS FOR DETAILS.
37. EXIST. SKYLIGHT TO BE REPAIR/REPLACE AS NEEDED.
38. REMOVE NON-HISTORIC FACIA ALONG ATTIC LEVEL.
39. OPENINGS
40. REMOVE EXISTING WINDOW: HARBOR HISTORIC SASH AND TRIM. SEE PROPOSED PLANS AND ALSO SEE WINDOW DETAILS FOR MORE INFORMATION.
41. REMOVE EXISTING OVERHEAD ROLL UP DOOR.
42. FINISHES
43. EXIST. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
44. EXISTING HANDEL TRIM TO REMAIN.
45. EXISTING WAINSCOTING TO REMAIN ALONG THIS WALL. SEE GENERAL NOTES.
46. EXISTING DOOR TRIM AND TRANSOM TO REMAIN.

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architecture + design

KURT PLATTE 10833
EXP. DATE 12.31.2019

KURT PLATTE 10833
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

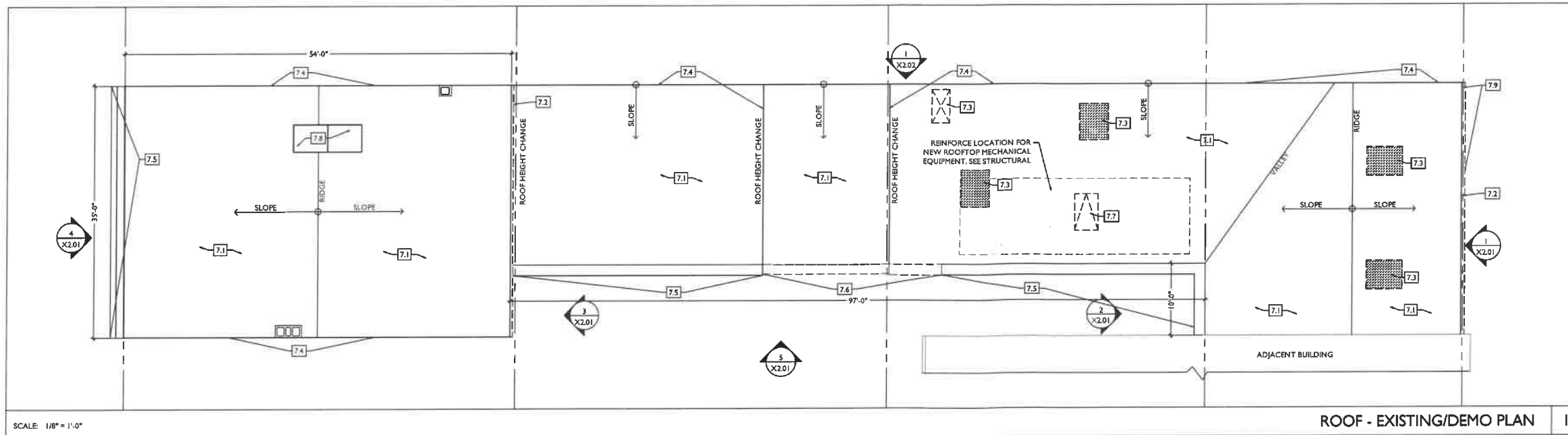
Design Team:
MMR, JRC, LVP
Drawn by:
MMR, JRC, LVP

PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2016

X1.02

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

ROOF - EXISTING/DEMO PLAN 1

GENERAL NOTES

A. THIS PROJECT IS A NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPLICABLE PART 7 REGULATIONS AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.

B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR REPAIR.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:

C. RETAIN ALL EXISTING MASONRY, UNLESS IN AREAS OF NEW MECHANICAL OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND BRACKET HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR VENTILATORS.

D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT, CORNICES, BRICK BRACKETS, ETC.

E. HISTORIC STOREFRONT FRAMEWORK, COLUMNS, UTILITY AND THRESHOLDS.

F. BOX GUTTERS, REPAIR & REPAIR.

G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTER, ETC.

H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRWELLS.

I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES HANTLES, BASEBOARDS, CHOWN MOLDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FINISH IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL BRICK.

J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLERS, AND TRIM, SEE ALL 1 FOR MORE DETAILED INFORMATION.

K. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.

L. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKHOLD AND SHUTTER HARDWARE.

M. RETAIN LOCATION OF EXISTING DOWNPOUT TRIM, UNLESS CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:

N. PLASTER & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.

O. CEILING, DRYWALL, SUSPENDED, AND PLASTER & LATHS TO EXPOSE EXISTING FLOORING DECK.

P. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIMENTAL MATERIAL WHERE REQ.

Q. NON-HISTORIC FINISHES & DRYWALL @ EXTERIOR WALLS.

R. NON-HISTORIC NON-BEAM WOOD-FRAMED DRYWALL WALLS (GROWN, DAMAGED, VERIFY BEAMING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ).

S. NON-HISTORIC METAL GUARDBAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.

T. NON-HISTORIC CABINETRY.

U. MECHANICAL SYSTEMS - ROILERS, RURNANCES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.

V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.

W. PLUMBING SYSTEMS - RETURNS, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.

X. NON-HISTORIC DOWNPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.

Y. NON-HISTORIC WAYS AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKHOLD WHERE INDICATED.

Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH REPAIR TO HISTORIC MANUFACTURE FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNLESS:

- REMOVE ALL PLASTER & LATH ON NON-HISTORIC SIDE OF EXISTING STAIRWELL WALLS, BUT

- RETAIN AND REPAIR ALL EXISTING PLASTER WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.

- REMOVE LATH OR DETRIMENTAL PLASTER AT HISTORIC WALLS.

- RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN GRADED GUTTY.

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TIGHTEN OUT AND SET IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REPAIR AS REQ.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.

AD. REMOVE ALL ROOFING, UNLESS INDICATED TO REMAIN.

DEMO KEYED NOTES

1. EXISTING CONDITIONS

2. CONCRETE

3.1 PORTION OF EXISTING CONCRETE SLAB TO BE SAWS DOWN FOR NEW ACCESSIBLE RAMP

3.2 REMOVE CONCRETE FLOOR, PREP FOR NEW SLAB

3.3 AREA OF NEW ELEVATOR PIT; REFER TO STRUCTURAL DRAWINGS AND NEW WORK PLANS

4. MASONRY

4.1 REMOVE EXISTING MASONRY BELL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.

4.2 REMOVE EXISTING NON-HISTORIC BRICK MURL AT HISTORIC STOREFRONT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN IF FOUND. ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXISTING STOREFRONT LINTEL AND PROVIDE SHORING AS REQUIRED.

4.3 REMOVE PORTION OF NON-HISTORIC CHU WALL, CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.

4.4 EXISTING INFILLED OPENING TO REMAIN INFILLED.

4.5 NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.

4.6 ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.

4.7 DITCH EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.

4.8 BRICK MASONRY PIER TO BE REPLACED WITH NEW STRUCTURE. SEE STRUCTURAL DWGS FOR BEAMING AND NEW WORK.

5. METALS

5.1 EXISTING IRON TO REMAIN. REPAIR AS REQUIRED.

5.2 EXISTING HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.

5.3 REMOVE PORTION OF EXISTING IRON ESCAPE AND LADDER AT ATTIC LEVEL. REPAIR MASONRY AND ANCHOR POINTS AS REQUIRED.

6. WOOD, PLASTICS, AND COMPOSITES

6.1 EXISTING HISTORIC WOOD-FRAMED WALL TO REMAIN (GRADED GUTTY)

6.2 EXISTING HISTORIC WALL TO BE REMOVED (SHOWN DASHED). VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS. PROVIDE SHORING WHERE REQ.

6.3 EXISTING HISTORIC STAIR - PRESERVE AND PROTECT. REMOVE NON-HISTORIC GUARDS AND RAILS.

6.4 NEW OPENING IN FLOORING: REMOVE EXISTING FINISH & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.

6.5 INFILL EXISTING OPENING IN FLOORING AND MASONRY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.

6.6 PORTION OF EXISTING OPENING IN FLOORING/CEILING ASSEMBLY TO REMAIN OPEN. SEE PROPOSED PLANS FOR DETAILS.

6.7 REMOVE NON-HISTORIC STAIR, PATCH/WIRE/FLOOR FINISHES TO MATCH EXISTING. AS NECESSARY, SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.

6.8 BEAMS ABOVE TO BE HOORDED REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

6.9 DISTRIBUTION MEMBER AT FLOOR TO BE REMOVED; REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

7. THERMAL AND MOISTURE PROTECTION

7.1 REMOVE EXISTING ROOF SYSTEM DOWN TO SHEATHING. TYPICAL REPAIR AND REPLACE EXISTING SHEATHING WHERE NECESSARY AND PREPARE FOR NEW ROOF.

7.2 REMOVE EXISTING METAL GUTTER AND DOWNPOUT AND REPLACE IN SAME LOCATION. REPAIR ROOF AND STAIR REPAIR TRIM AS REQUIRED.

7.3 NEW OPENING: REMOVE EXISTING ROOF SHEATHING AND HOOPY FRAMING PER STRUCTURAL DWGS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.

7.4 REMOVE EXISTING TAKE TRIM TO BE REPLACED WITH SIMILAR PROFILE.

7.5 EXISTING BOX GUTTER AND/OR CORNICE TO REMAIN.

7.6 REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ELEVATOR. ADDITION, SEE PROPOSED PLANS FOR DETAILS.

7.7 INFILL EXISTING ROOF MATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.

7.8 EXISTING DRYWALL TO BE REPAIR/REPLACED IN KIND.

7.9 REMOVE NON-HISTORIC FACIA ALONG ATTIC LEVEL.

8. OPENINGS

8.1 REMOVE EXISTING WINDOW, HANGERS, HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALSO SERIES WINDOW DETAILS FOR MORE INFORMATION.

8.2 REMOVE EXISTING OVERHEAD ROLL UP DOOR.

9. FINISHES

9.1 EXISTING PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.

9.2 EXISTING HANTLE TRIM TO REMAIN.

9.3 EXISTING WAINSCOTING TO REMAIN ALONG THIS WALL. SEE GENERAL NOTES.

9.4 EXISTING DOOR TRIM AND TRANSOM TO REMAIN.

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architecture + design

KURT PLATTE 10833
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

Design Team:
MMR, JAC, LVP
Drawn by:
MMR, JAC, LVP

PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

XI.03

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GENERAL NOTES

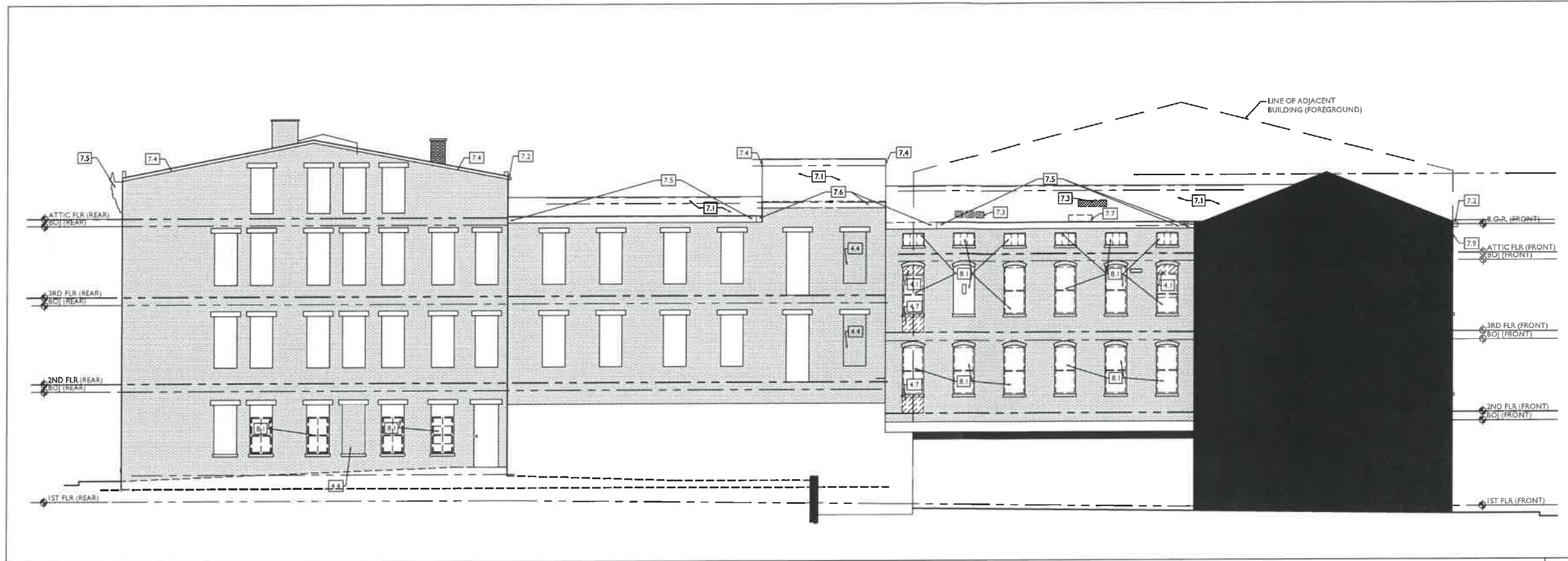
- A. THIS PROJECT IS A NE AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPLICABLE MARKING AND ARCHIVES. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. UNDISCOVERED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION. STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPECIFICATIONS REVIEW.
- RETAIN ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
 - C. RETAIN ALL EXG. HISTORIC MASONRY. IN CASE OF NEW MASONRY, COORDINATE SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HARDWARE BRICK FROM BRICKS AT INTERIOR WALLS.
 - D. RETAIN ALL HISTORIC STONEWORK: CORNICES, PRESS, BRACKETS, ETC.
 - E. HISTORIC STURBOUNT FRAMEWORK, COLUMN LINTELS, AND THRESHOLDS.
 - F. BOX GUTTERS - REPAIR & REPAIR.
 - G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS INCLUDING BUT NOT LIMITED TO TREADS, BANISTERS, ETC.
 - H. RETAIN ALL HISTORIC MANSUETING AT CORNICES AND STAIRWALLS.
 - I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FINISHING IS BEING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
 - J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOOR FRAMES, TRANSOMS, SILLERS, AND TRIM. SEE ALL FOR MORE DETAILED INFORMATION.
 - K. ALL HISTORIC DOORS THAT ARE NOT REBUILT IN FINAL DESIGN TO BE RETAINED AND STORED IN BASINMENT OF ORIGINAL BUILDING.
 - L. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BACKSILD AND SHUTTER HARDWARE.
 - M. RE-INSTALLATION OF EXISTING DOWNSPOUT TRIMS UNDO, CLEAN OF DEBRIS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
 - N. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS.
 - O. CEMENTS, DRYWALL, SUSPENDED, AND PLASTER & LATH - TO EXPOSE EXG. ROOFING & FRIT.
 - P. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DISCONTINUED BLOCK WHERE REQ.
 - Q. NON-HISTORIC FINISHING & DRYPWALL @ EXTERIOR WALLS INCLUDING NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VERIFY BRACKETS FOR TO DEMOLITION & REMOVE SHORING WHERE REQ.
 - R. NON-HISTORIC DOOR & DOOR FRAMES (SHOWN DASH-RED).
 - S. NON-HISTORIC STAIRS (SHOWN DASHED).
 - T. NON-HISTORIC CABINETS.
 - U. MECHANICAL SYSTEMS - BOILERS, RURNACES, CONDENSERS, DUCTS, VENTS, ETC. BACK TO SERVICE.
 - V. ELECTRICAL SYSTEMS - ROUTINGS, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - W. PLUMBING SYSTEMS - PICTURES, WATER HEATERS, DRAIN, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
 - X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - Y. NON-HISTORIC WOOD AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKHOLD WHERE INDICATED.
 - Z. VESTIBULE FROM BRICK.
 - AA. PLASTER & LATH REPAIR TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH:
 - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF DUE.
 - STAIRWELL WALLS BUT
 - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALL.
 - REMOVE BLOCK OR DETACHED PLASTER AT HISTORIC WALLS.
 - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN GRADED GRAY.
 - AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TIGHTEN-OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED BRICK ARE TO BE BRID BOSS.
 - AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
 - AD. REMOVE ALL ROOFING, UNDO EXG. THRUWALLS TO REPAIR.

PERMIT SUBMISSION - 07.10.2018

Design Team:
MHR, JRC, LVF
Drawn by:
MHR, JRC, LVF

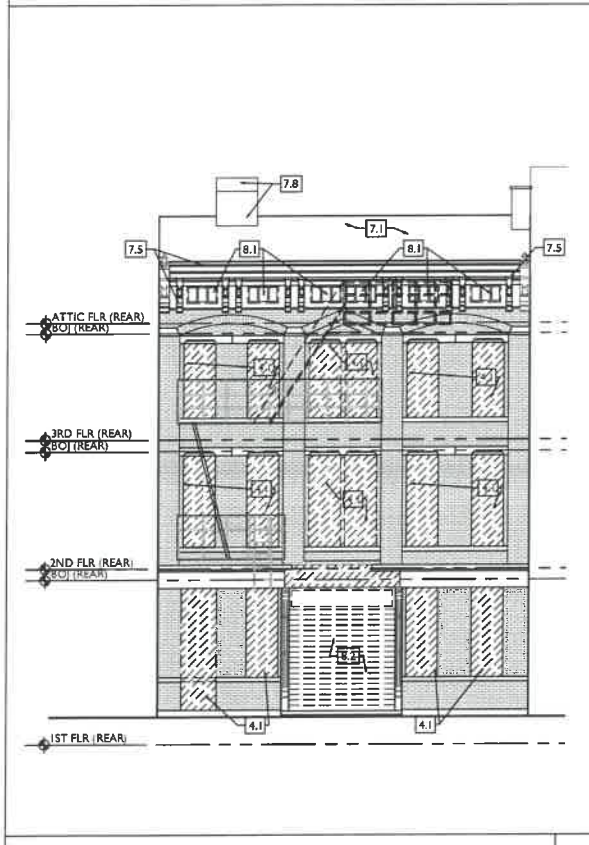
DEMO KEYED NOTES

- 2. EXG. CONDITIONS
- 3. CONCRETE
- 3.1 PORTION OF EXG. CONCRETE SLAB TO BE SAVED DOWN FOR NEW ACCESSIBLE RAMP.
- 3.2 REMOVE CONCRETE FLOOR, IMP FOR NEW SLAB.
- 3.3 AREA OF NEW ELEVATOR PIT: REFER TO STRUCTURAL DRAWINGS AND NEW WORK PLANS.
- 4. MASONRY
- 4.1 REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENINGS. VERIFY CONDITION OF HISTORIC LINTELS.
- 4.2 REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STURBOUNT LOCATIONS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN. IF FOUND, ALL HISTORIC STURBOUNT ELEMENTS TO REMAIN PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STURBOUNT LINTELS AND PROVIDE SHORING AS REQUIRED.
- 4.3 REMOVE PORTION OF NON-HISTORIC CHU WALL. CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
- 4.4 EXISTING INFILL OPENINGS TO REMAIN INFILLED.
- 4.5 NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
- 4.6 ENLARGING EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
- 4.7 DROP EXISTING SLAB TO MATCH EXISTING FLOOR LEVEL.
- 4.8 BRICK HANDMADE PWB TO BE REPLACED WITH NEW STRUCTURE. SEE STRUCTURAL DWGS FOR BRICKING AND NEW WORK.
- 5. METALS
- 5.1 EXG. IRON ESCAPE TO REMAIN. REPAIR AS REQUIRED.
- 5.2 EXG. HISTORIC IRON ROOF TO REMAIN. SEE STRUCTURAL DRAWINGS.
- 5.3 REMOVE PORTION OF EXISTING FIRE ESCAPE AND LADDER AT ATTIC LEVEL. REPAIR MASONRY AROUND ANCHOR POINTS AS REQUIRED.
- 6. WOOD, PLASTIC, AND COMPOSITES
- 6.1 EXG. HISTORIC WOOD FRAMED WALL TO REMAIN (SHADED GRAY).
- 6.2 EXG. FRAMED WALL TO BE REMOVED (SHOWN DASHED). VERIFY IF LONG SPANNING. SEE STRUCTURAL DRAWING FOR NEW REPAIRS. PROVIDE SHORING WHERE NEEDED.
- 6.3 EXISTING HISTORIC IRON - PRESERVE AND PROTECT. REMOVE NON-HISTORIC GUARDS AND RAILS.
- 6.4 NEW OPENING IN ROOFING: REMOVE EXG. FRAMING & SHEATHING/CLADDING. SEE STRUCT DWGS & NEW WORK PLANS.
- 6.5 INFILL EXISTING OPENING IN FLOORING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 6.6 PORTION OF EXISTING OPENING IN FLOORWORKING ASSEMBLY TO REMAIN. OPEN SEE PROPOSED PLANS FOR DETAILS.
- 6.7 REMOVE NON-HISTORIC STAIR. PATCH INFILL. FLOOR FINISHING TO MATCH NEW AS REQ. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
- 6.8 REPAIR ASBESTOS TO BE REMOVED. REFER TO STRUCTURAL.
- 6.9 DISTRIBUTION MEMBERS AT FLOOR TO BE REMOVED. REFER TO STRUCTURAL.
- 7. THERMAL AND MOISTURE PROTECTION
- 7.1 REMOVE EXG. ROOF SYSTEM DOWN TO SHEATHING. TYPICAL REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY AND PREPARE FOR NEW ROOF.
- 7.2 REMOVE EXG. METAL GUTTER AND DOWNSPOUT AND REPLACE IN SAME LOCATION. REPAIR BOOT AND DOWNSPOUT AS REQ.
- 7.3 NEW OPENING. REMOVE EXG. ROOF SHEATHING AND ROOFY FRAMING FOR STRUCTURAL DWGS. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
- 7.4 REMOVE EXG. RAKE TRIM TO BE REPLACED WITH SHIPR PROFILE.
- 7.5 EXG. BOX GUTTER AND/OR CORNICE TO REMAIN.
- 7.6 REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ELEVATOR. ADDITION: SEE PROPOSED MANHOLE/STAIRCASE.
- 7.7 INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- 7.8 EXG. SKYLIGHT TO BE REPAIRED/REPLACED IN KIND.
- 7.9 REMOVE NON-HISTORIC PATCH ALONG ATTIC LEVEL.
- 8. OPENINGS
- 8.1 REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALSO REFER WINDOW DETAIL FOR MORE INFORMATION.
- 8.2 REMOVE EXISTING OVERHEAD ROLL UP DOOR.
- 9. FINISHES
- 9.1 EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
- 9.2 EXISTING MANTLE TRIM TO REMAIN.
- 9.3 EXISTING WAINSCOTTING TO REMAIN ALONG THIS WALL. SEE GENERAL NOTES.
- 9.4 EXISTING DOOR TRIM AND TRANSOM TO REMAIN.

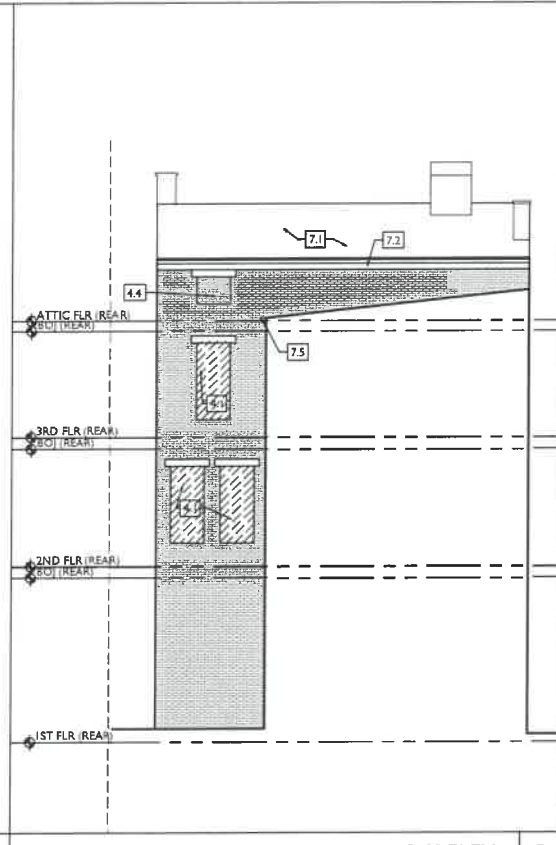


SOUTH ELEVATION - EXISTING/DEMO 5

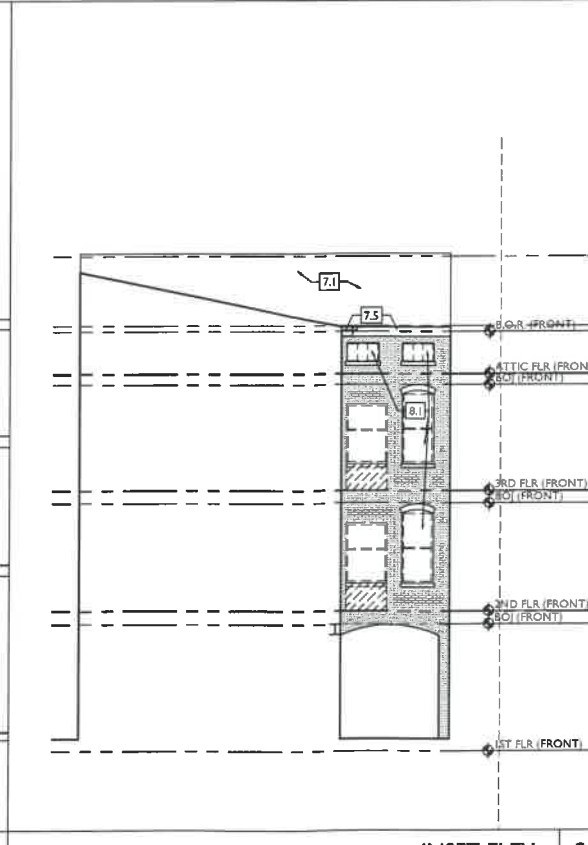
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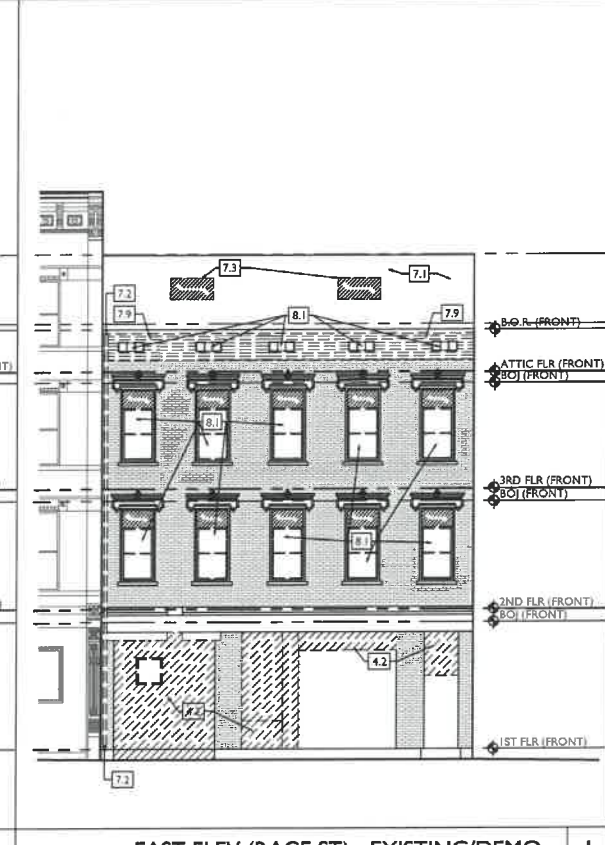
WEST ELEV (PLEASANT ST) - EXG/DEMO 4



INSET ELEV 3



INSET ELEV 2



EAST ELEV (RACE ST) - EXISTING/DEMO 1

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

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Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

Design Team:
MHR, JRC, LVF
Drawn by:
MHR, JRC, LVF

PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

X2.01



KURT PLATTE 10633
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

Design Team:
MMR, JRC, LVF
Drawn by:
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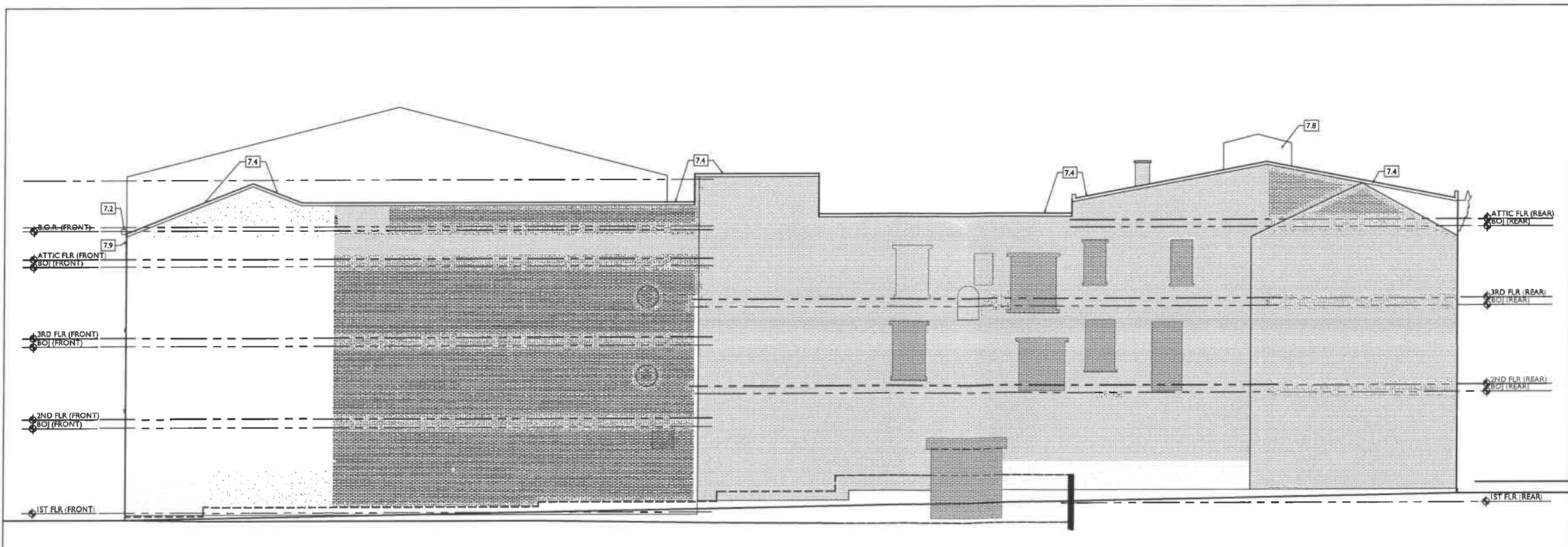
X2.02

GENERAL NOTES

- A. THIS PROJECT IS A NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A COMPANION ALL WORK TO APPROVED PART 2 MANIFEST AND AGREEMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE REPAIRS.
- C. RETAIN ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
 - 1. MASONRY CORNICES, SALVAGE HISTORIC BRICK FOR REUSE, CEMENT AND SPANISH HARD-FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
 - 2. RETAIN ALL HISTORIC EXTERIOR ORNAMENT - CORNICES, BRICKS, BRACKETS, ETC.
 - 3. HISTORIC STAIRS/STAIR FRAMES - COLUMNS, LINTELS AND THRESHOLDS.
 - 4. BOX GUTTERS - RELINE & REPAIR.
 - 5. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR MEMBERS - INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
 - 6. RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRWALLS.
 - 7. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL FINISH.
 - 8. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLERS, AND TRIM. SEE ALL FOR MORE DETAILED INFORMATION.
 - 9. ALL HISTORIC DOORS THAT ARE NOT ABUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BARRETT OF ORIGINAL BUILDING.
 - 10. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKHOLD AND SHUTTER HARDWARE.
 - 11. RETAIN LOCATION OF EXISTING DOWNSPOUT TRIMS UNO, CLEAR OF DEBRIS & REPAIR AS REQ.
- D. REMOVE ALL OF THE FOLLOWING UNLESS NOTED OTHERWISE:
 - 1. FURNITURE & DEBRIS INTERIOR & EXTERIOR AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 - 2. CEILING, DRYWALL, SUSPENDED, AND PLASTER & LATHS TO EXPOSE EXISTING FLOORING SYSTEMS.
 - 3. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DEFECTS TO SUBFLOOR WHERE REQ.
 - 4. NON-HISTORIC RUBBER & DRYWALL @ EXTERIOR WALLS.
 - 5. NON-HISTORIC NON-BEARING WOOD-PANED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING FROM TO DEMOLITION & PROVIDE SHORING WHERE REQ.
 - 6. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
 - 7. NON-HISTORIC STAIRS (SHOWN DASHED).
 - 8. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
 - 9. NON-HISTORIC CABINETS.
 - 10. MECHANICAL SYSTEMS - BOILERS, RURNANCES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - 11. ELECTRIC SYSTEMS - SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - 12. PLUMBING SYSTEMS - FLOORS, WATER HEATERS, DRAIN, WIRING, VENT STACKS, ETC. BACK TO SERVICE.
 - 13. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - 14. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKHOLD WHERE INDICATED.
 - 15. VEGETATION FROM BRICK.
- E. PLASTER & LATH REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHERE REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH UNO:
 - REMOVE ALL PLASTER & LATH FROM ALL CORNERS, EXPOSE FRAMING.
 - REMOVE ALL PLASTER & LATH ON INSIDE SIDE OF EXISTING STAIRWELL WALLS, BUT
 - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REPAIR ON STAIR SIDE OF STAIRWELL WALLS.
 - REMOVE LATH OR DETRODUCATED PLASTER AT HISTORY WALLS.
 - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REPAIR DAMAGED AREAS.
- F. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH-OUT AND KEY-IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED BRICK ARE TO BE BRICK EXPOS.
- G. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
- H. REMOVE ALL ROOFING, UNO, EXG. TRY MAKE TO REPAIR.

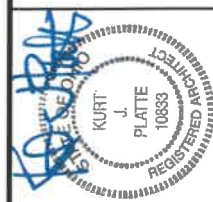
DEMO KEYED NOTES

- 1. EXG. CONDITIONS
- 2. CONCRETE
- 3. PORTION OF EXG. CONCRETE SLAB TO BE SAWS DOWN FOR NEW ACCESSIBLE RAMP.
- 4. REMOVE CONCRETE FLOOR, PREP FOR NEW SLAB.
- 5. AREA OF NEW ELEVATOR PIT: REFER TO STRUCTURAL DRAWINGS AND NEW WORK PLANS.
- 6. MASONRY
 - 4.1 REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENINGS. VERIFY CONDITION OF HISTORIC LINTEL.
 - 4.2 REMOVE EXISTING NON-HISTORIC BRICK INFILL AT HISTORIC STAIRWELL OPENINGS. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN IF FOUND. ALL HISTORIC STAIRS/STAIR FRAMES TO REMAIN PROJECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STAIRFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
 - 4.3 REMOVE PORTION OF NON-HISTORIC CHU WALL, CONSULT STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
 - 4.4 EXISTING INFILL OPENING TO BE REPAIR INFILLED.
 - 4.5 NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
 - 4.6 ENLARGE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
 - 4.7 CHOP EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
 - 4.8 BRICK MASONRY PER TO BE REPLACED WITH NEW STRUCTURE. SEE STRUCTURAL DWGS FOR SPOKING AND NEW WORK.
- 7. METALS
 - 5.1 EXG. FIRE ESCAPE TO REPAIR. REPAIR AS REQUIRED.
 - 5.2 EXG. HISTORIC BEAM ABOVE TO REPAIR. SEE STRUCTURAL DRAWINGS.
 - 5.3 REMOVE PORTION OF EXISTING FIRE ESCAPE AND LADDER AT ATTIC LEVEL. REPAIR MASONRY AROUND ANCHOR POINTS AS REQUIRED.
- 8. WOOD, PLASTIC, AND COMPOSITES
 - 6.1 EXG. HISTORIC WOOD-FRAMED WALL TO REPAIR (SHADDED GREY).
 - 6.2 EXG. FRAMED WALL TO BE REMOVED (SHOWN DASHED). VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS. PROVIDE SHORING WHERE NEEDED.
 - 6.3 EXISTING HISTORIC STAIR - PRESERVE AND PROTECT. REMOVE NON-HISTORIC GUARDS AND RAILS.
 - 6.4 NEW OPENING IN FLOOR/ROOF. REMOVE EXG. BRACING & SHEATHING/DECKING. SEE STRUCT DWG & NEW WORK PLANS.
 - 6.5 INFILL EXISTING OPENING IN FLOOR/ROOF. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
 - 6.6 PORTION OF EXISTING OPENING IN FLOOR/ROOFING ASSEMBLY TO REPAIR OPEN. SEE PROPOSED PLANS FOR DETAILS.
 - 6.7 REMOVE NON-HISTORIC STAIR PATCH/WALLS FLOOR/RAMPING TO MATCH EXG. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
 - 6.8 BEAMS ABOVE TO BE RECORDED REFER TO STRUCTURAL DRAWINGS.
 - 6.9 DISTRIBUTION H/STRUT AT FLOOR TO BE REMOVED REFER TO STRUCTURAL.
- 9. THERMAL AND MOISTURE PROTECTION
 - 7.1 REMOVE EXG. ROOF SYSTEM DOWN TO SHEATHING. TYPICAL REPAIR AND REPLACE EXG. SHEATHING WHERE NECESSARY AND PREPARE FOR NEW ROOF.
 - 7.2 REMOVE EXG. METAL GUTTER AND DOWNSPOUT AND REPLACE IN SAME LOCATION. REPAIR ROOF AND STAIR LOWER TEAR AS REQUIRED.
 - 7.3 NEW OPENING. REMOVE EXG. ROOF SHEATHING AND HOODY BRACING PER STRUCTURAL DWG. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
 - 7.4 REMOVE EXG. BAKE TRIM TRIM TO BE REPLACED WITH SIMILAR PROFILE.
 - 7.5 EXG. BOX GUTTER AND/OR CORNICE TO REPAIR.
 - 7.6 REMOVE PORTION OF EXISTING BOX GUTTER FOR NEW ELEVATOR ADDITION. SEE PROPOSED REPARATIONS.
 - 7.7 INFILL EXG. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - 7.8 EXG. SKYLIGHT TO BE REPAIRED/REPLACED IN KIND.
 - 7.9 REMOVE NON-HISTORIC PANDA ALONG ATTIC LEVEL.
- 10. OPENINGS
 - 8.1 REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALSO REFER WINDOW DETAIL FOR MORE INFORMATION.
 - 8.2 REMOVE EXISTING OVER-HEAD ROLL UP DOOR.
- 11. FINISHES
 - 9.1 EXG. PLASTER FINISH TO REPAIR IN THIRSE LOCATIONS. REPAIR AS REQ.
 - 9.2 EXISTING MANTLE TRIM TO REPAIR.
 - 9.3 EXISTING W/D WAINSCOTING TO REPAIR ALONG THE WALL. SEE GENERAL NOTES.
 - 9.4 EXISTING DOOR TRIM AND TRANSOM TO REPAIR.



NORTH ELEVATION - EXISTING/DEMO |

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



Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions
△

Design Team:
MHR, JRC, LVF
Drawn by:
MHR, JRC, LVF

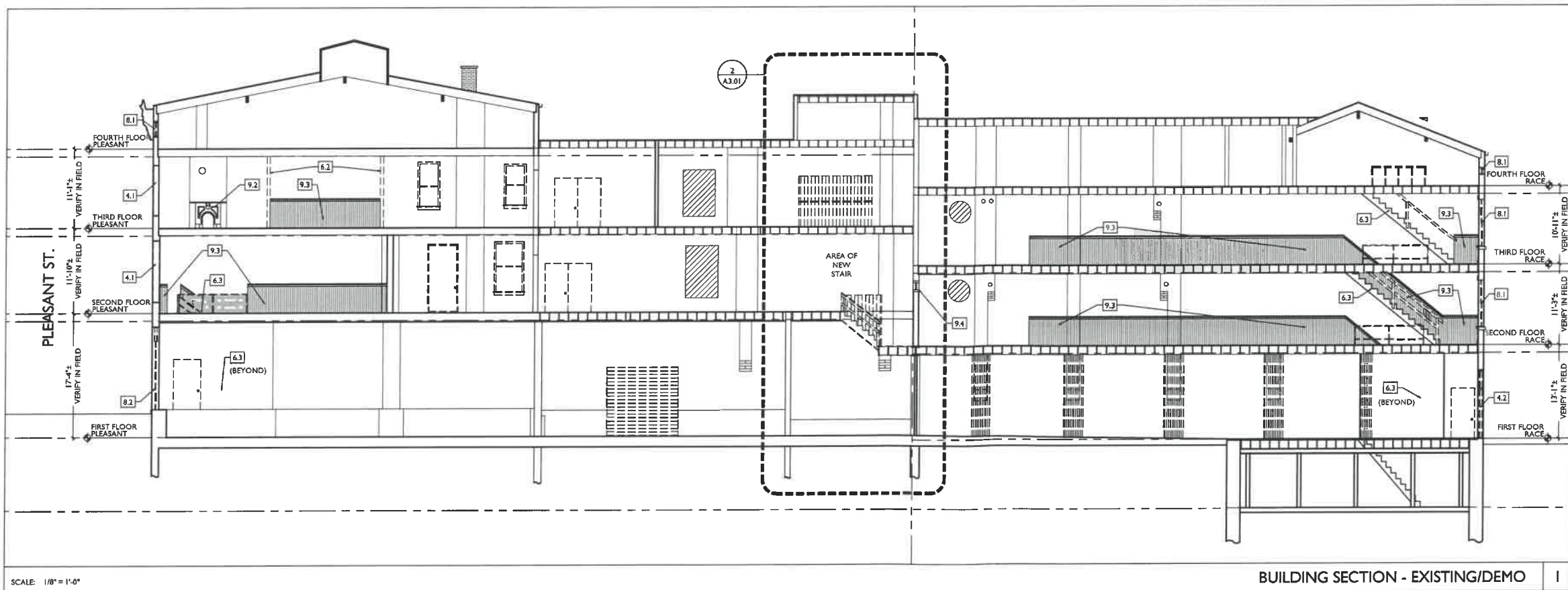
PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

X3.01

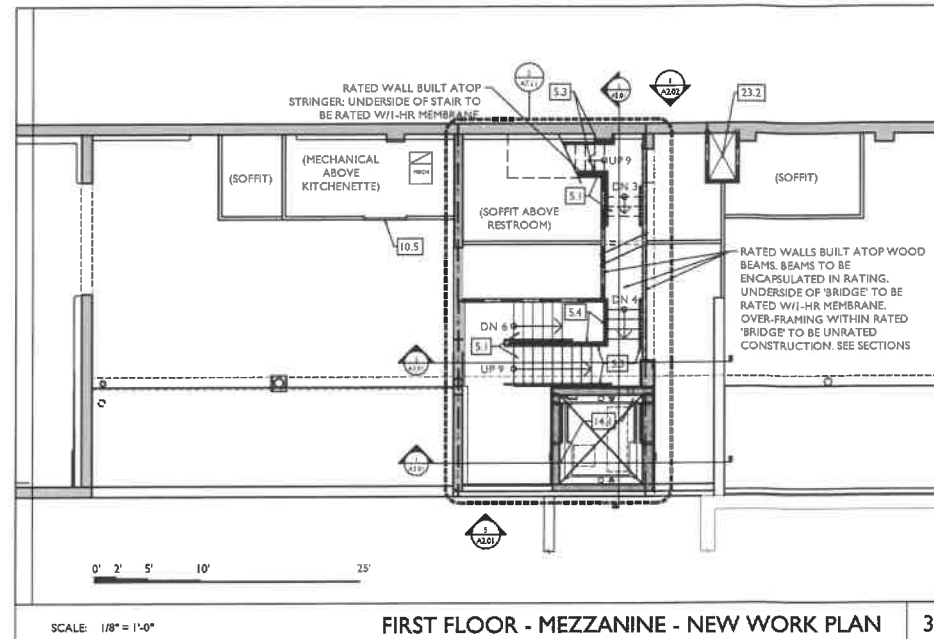
- GENERAL NOTES**
- THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A COMPLETE WORK TO APPROVED PART 1 NARRATIVE AND ARCHITECTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR HOOPED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - IF UNEXPECTED HISTORIC TRIM IS UNCOVERED BY ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPECIFIC REVIEW.
- RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
- SET ALL EXISTING HISTORIC MASONRY IN AREAS OF NEW MASONRY OPENINGS. SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND REPAIR/REWORK FACE BRICK FROM BRICKS AT INTERIOR WITHES.
 - SET ALL HISTORIC STAIRCASE CORNICES, CORNICES, RIEZES, BRACKETS, ETC.
 - HISTORIC STOREFRONT FRAMESWORK - COLUMN, LINTEL AND THRESHOLDS.
 - BOX GLITTER, BELLS & BIRMS.
 - RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
 - RETAIN ALL HISTORIC WAINSCOTING AT CORNERS AND STAIRWELLS.
 - HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DETAIL BARS.
 - RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLIES, AND TRIM. SEE ALL I FOR MORE DETAILED INFORMATION.
 - ALL HISTORIC DOORS THAT ARE NOT SUITED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 - RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES AND BRICKMOLD AND SHUTTER HARDWARE.
 - RETAIN LOCATION OF EXISTING DOWNSPOUT TRIMS. UNCL. CLEAR OF DOORS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
- FURNITURE & OBJECTS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 - CEILING - DRYWALL, SUSPENDED, AND PLASTER & LATH. TO EXPOSE EXIST. FLOOR JOIST SYSTEM.
 - FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIMENTED SUBFLOOR WHERE REQ.
 - NON-HISTORIC FLOORING & DRYWALL @ EXTERIOR WALLS.
 - NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
 - NON-HISTORIC DOOR FLOOR FRAMES (SHOWN DASHED).
 - NON-HISTORIC STAIRS (SHOWN DASHED).
 - NON-HISTORIC METAL, QUANTITALLY AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
 - NON-HISTORIC CABINETRY.
 - MECHANICAL SYSTEMS - ROILS, FURNACE, CONDENSER, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - ELECTRIC SYSTEMS - PICTURE SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - PLUMBING SYSTEMS - PICTURES, WATER HEATERS, DRAIN, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
 - NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING FLASHING.
 - NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
 - VEGETATION FROM BRICK.
 - PLASTER & LATH REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH LIND.
 - REMOVE ALL PLASTER & LATH FROM ALL CEILING EXPOSE FRAMING.
 - REMOVE ALL PLASTER & LATH ON NON-BEARING SOFFIT OF EXIST. STAIRWELL WALLS, BUT
 - RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
 - REMOVE LOOSE OR DETRIMENTED PLASTER AT MASONRY WALLS.
 - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN FINISHED SURF.
 - AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH CUT AND KEY IN MASONRY. NO JOINT BRICK IS TO BE USED. ALL EXPOSED TOOLS ARE TO BE REID EDGE.
 - AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
 - REMOVE ALL ROOFING, UNCL. EXIST. TRIM/RAKE TO REPAIR.

- DEMO KEYED NOTES**
- EXIS. CONDITIONS**
 - CONCRETE
 - PORTION OF EXIS. CONCRETE SLAB TO BE SAVED DOWN FOR NEW ACCESSIBLE RAMP
 - REMOVE CONCRETE FLOOR, PREP FOR NEW SLAB
 - AREA OF NEW ELEVATOR PIT: REFER TO STRUCTURAL DRAWINGS AND NEW WORK PLANS.
 - MASONRY**
 - REMOVE EXIS. MASONRY IN WALL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL
 - REMOVE EXISTING NON-HISTORIC BRICK IN WALL AT HISTORIC STOREFRONT LOCATION. COORDINATE WORK WITH STRUCTURAL ENGINEER. VERIFY NO HISTORIC ELEMENTS REMAIN IF FOUND. ALL HISTORIC STOREFRONT ELEMENTS TO REMAIN PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXIS. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
 - REMOVE PORTION OF NON-HISTORIC CHU WALL CORNER/STRUCTURAL DRAWINGS. PROVIDE SHORING AS REQUIRED.
 - EXISTING INFLUED OPENING TO REMAIN IN WALL.
 - NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
 - IN PLACE EXISTING MASONRY OPENING. SEE STRUCTURAL DRAWINGS FOR DETAILS AND LINTEL SIZES.
 - DROP EXISTING SILL TO MATCH EXISTING FLOOR LEVEL.
 - BRICK MASONRY PER TO BE REPLACED WITH NEW STRUCTURE. SEE STRUCTURAL DWG FOR SHORING AND NEW WORK.
 - METALS**
 - EXIS. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
 - EXIS. HISTORIC IRON BEAMS TO REMAIN. SEE STRUCTURAL DRAWINGS.
 - REMOVE PORTION OF EXISTING FIRE ESCAPE AND LADDER AT ATTIC LEVEL. REPAIR MASONRY AROUND ANCHOR POINTS AS REQUIRED.
 - WOOD, PLASTICS, AND COMPOSITES**
 - EXIS. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHOWN DASHED)
 - EXIS. BRICK WALL TO BE REMOVED (SHOWN DASHED). VERIFY IF LOAD BEARING. SEE STRUCTURAL DRAWINGS FOR NEW BEAMS. PROVIDE SHORING WHERE NEEDED.
 - EXISTING HISTORIC STAIR - PRESERVE AND PROTECT. REMOVE NON-HISTORIC GUARDS AND RAILS.
 - NEW OPENING IN FLOOR/CEILING - REMOVE EXIS. FRAMING & SHEATHING/CEILING. SEE STRUCT DWG. & NEW WORK PLANS.
 - INFL. EXISTING OPENING IN CONC. BEARING ASSEMBLY. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
 - REMOVE NON-HISTORIC STAIR PATCH/WELL FLOOR FINISHING TO MATCH ADJ. AS NEEDED. SEE STRUCTURAL DRAWINGS AND PROPOSED PLANS FOR DETAILS.
 - BEAMS AHEAD TO BE HOOPED. REFER TO STRUCTURAL.
 - DISTRIBUTION MEMBER AT FLOOR TO BE REMOVED. REFER TO STRUCTURAL.
 - THERMAL AND MOISTURE PROTECTION**
 - REMOVE EXIS. ROOF SYSTEM DOWN TO SHEATHING. TYPICAL REPAIR AND REPLACE EXIS. SHEATHING WHERE NECESSARY AND PREPARE FOR NEW ROOF.
 - REMOVE EXIS. METAL GUTTER AND DOWNSPOUT AND REPLACE IN SAND/CATAL. REPAIR ROOF AND STORM DRAIN TRIM AS REQUIRED.
 - NEW OPENING - REMOVE EXIS. ROOF SHEATHING AND MOISTY FRAMING PER STRUCTURAL DWG. SEE NEW WORK PLANS FOR LOCATION AND SIZE OF OPENING.
 - REMOVE EXIS. RACE TRIM TO BE REPLACED WITH SIBLAA PROFILE.
 - EXIS. BOX GLITTER AND/OR CORNICE TO REMAIN.
 - REMOVE PORTION OF EXISTING BOX GLITTER FOR NEW ELEVATOR ADDITION. SEE PROPOSED MANTEL DRAWING.
 - INFL. DGL. ROOF HATCH. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - EXIS. SIGHTLIGHT TO BE REPAIR/REPLACED IN KIND.
 - REMOVE NON-HISTORIC PANEL ALONG ATTIC LEVEL.
 - OPENINGS**
 - REMOVE EXISTING WINDOW. MAINTAIN HISTORIC JAMB AND TRIM. SEE PROPOSED PLANS AND ALSO REFER WINDOW DETAILS FOR MORE INFORMATION.
 - REMOVE EXISTING OVERHEAD ROLL UP DOOR.
 - FINISHES**
 - EXIS. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
 - EXISTING MANTEL TRIM TO REMAIN.
 - EXISTING WDW WAINSCOTING TO REMAIN ALONG THIS WALL. SEE GENERAL NOTES.
 - EXISTING DOOR TRIM AND TRANSOM TO REMAIN.

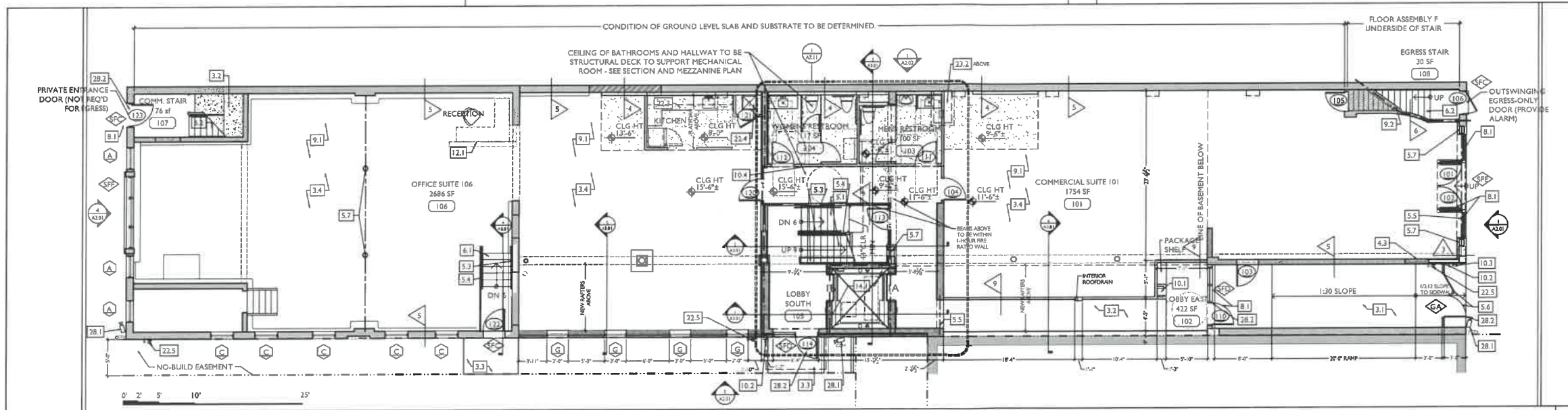


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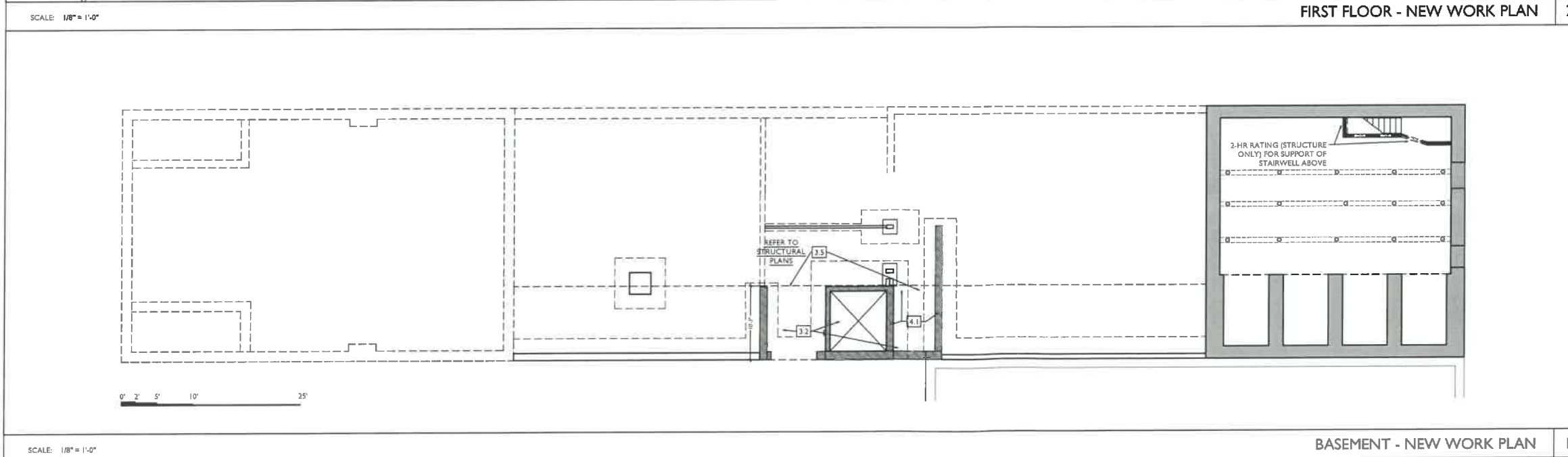
BUILDING SECTION - EXISTING/DEMO



FIRST FLOOR - MEZZANINE - NEW WORK PLAN 3



FIRST FLOOR - NEW WORK PLAN 2



BASEMENT - NEW WORK PLAN 1

- GENERAL NOTES**
- THIS PROJECT IS A MPS AND CHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A COMPLETE WORK TO APPROVED PART 2 PERMITS AND REQUIREMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - IF UNDISCOVERED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT PROJECT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR REVIEW.
- RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
- ALL EXISTING HISTORIC MASONRY, UNLESS IN AREA OF NEW MASONRY CONSTRUCTION. PRESERVE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR HYDRS.
 - RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC.
 - HISTORIC TUBERCULAR FRAMEWORK: COLUMNS, LINTELS AND THRESHOLDS.
 - BOX GUTTERS: REPAIR & REFINISH.
 - RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR BALUSTRADES, INCLUDING BUT NOT LIMITED TO TERN, STAIRCASES, ETC.
 - RETAIN ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRWELLS.
 - RETAIN ALL HISTORIC INTERIOR WOOD TRIM: INCLUDES MANTLES, BRACKETS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - CASEWORK IS TO BE REINSTALLED OVER HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE REINSTALLED OVER NEW DRYWALL FINISH.
 - RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLINGS, AND TRIM. SEE ALL FOR MORE DETAILED INFORMATION.
 - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 - RETAIN ALL HISTORIC WOOD WINDOW SASH FRAMES AND BRICKMOLLS AND STAIR HANDRAILS.
 - RETAIN LOCATION OF EXISTING DOWNPOUT TRIM, UNLESS CLEAR OF DEBRIS & REMOVAL REQ.
- REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
- REMOVE ALL EXISTING INTERIOR & EXTERIOR AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 - REMOVE EXISTING WALL, SUSPENDED, AND PLASTER & LATH TO EXPOSE BIG FLOOR/CEILING JOISTS.
 - FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIMENTAL SURFACES WITH NEW FINISH.
 - NON-HISTORIC FURNISHING & DRYWALL @ EXTERIOR WALLS. NON-HISTORIC NON-BEARING WOOD-DRAINED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & REMOVE EXISTING WHEREAS.
 - NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
 - NON-HISTORIC STAIRS (SHOWN DASHED).
 - NON-HISTORIC METAL GUMMETALS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & HANDRAILS, TYP.
 - NON-HISTORIC CABINETS.
 - Mechanical systems: ROOFERS, MINORANCE, CONDENSERS, DUCTS, VENTS, HANGERS, ETC. BACK TO SERVICE.
 - ELECTRIC SYSTEMS: OUTLET, SWITCHES, ACCEPTABLE WIRING, PANELS, ETC. BACK TO SERVICE.
 - PUMPING SYSTEMS: ROYALS, WATER HEATERS, DRAIN, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
 - NON-HISTORIC DOWNPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - NON-HISTORIC VINYL AND ALUMINUM WINDOWS: RETAIN WOOD FRAMES & LATH REPAIR @ HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REPAIR OR RESTORATION OF PLASTER AND LATH, UNLESS:
 - REMOVE ALL PLASTER & LATH FROM ALL CEILING EXPOSE FRAMING. REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXIST. STAIRWELL WALLS.
 - REMOVE AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REPAIR ON STAIR SIDE OF STAIRWELL WALLS.
 - REMOVE LOGS OR CORROSION PLASTER AT HISTORIC LINTELS. RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REPAIR CRACKED ZONE.
 - AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TYP. OUT AND REPAIR WITH MASONRY 30 NO OUT BRICK @ EXPOSED. ALL EXPOSED EDGES ARE TO BE REED EDGED.
 - AT ALL CORNERS OF DEMOLITION, ALL FLOORS SHALL BE SWEEP AND CLEAR.
 - REMOVE ALL ROOFING, UNLESS EXIST. TRIM/WALLS TO REPAIR.
- NEW WORK KEYED NOTES**
- CONCRETE**
 - NEW CONCRETE MHP WITH STEEL W/NO. 4 BARS @ 18" ON CENTER.
 - NEW 4" ROUNDED CONCRETE SLAB OF SHELL VARIOUS BARRIERS, SEAMS OVERLAPPED & TYPED OR 4" W/REINFORCEABLE GRANULAR FILL TYPED DOWN VARIOUS BARRIERS @ REINFORCING.
 - NEW CONCRETE W/ALUMINUM TRIM @ 3% SLOPE AWAY FROM BLDG.
 - SLAB REPAIR REQ. CONTRACTOR TO PROVIDE PROTECTING FOR ALTERNATIVE STRATEGIES.
 - REMOVE AND REPLACE SLAB ON GRADE
 - REMOVE AND REPLACE SLAB WITH STRUCTURAL SUB
 - POUR CONCRETE TOPPING OVER EXIST. SLAB
 - BRIDG FLOOR FLOOR WITH FRAMING
 - NEW CONCRETE FOOTINGS AND FOUNDATIONS: SEE STRUCTURAL DRAWINGS**
 - NEW CHL FOUNDATION WALL: REFER TO STRUCTURAL DWGS.
 - REMOVE EXIST. NON-HISTORIC BRICK WALL. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STRUCTURAL COMPONENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXIST. STAIRWELL LINTELS AND PROVIDE SHORING AS REQUIRED.
 - BRICK OPENING IN MASONRY WALL WITH MATCHING BRICK.
 - STEEL**
 - NEW COMMERCIAL STEEL WALK ROSE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1/2".
 - EXIST. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DWGS.
 - NEW CONCRETE 1/2" DIA. STEEL W/NO. 4 BARS @ 18" ON CENTER @ OR STAIR WALKING TYP. RETURN RAIL TO WALL GUARDRAIL OR FLOOR. PROVIDE BRACKETS AT TOP AND BOTTOM OF STAIRS PER O.C. SEE SHEET A4.11.
 - NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND CORROSION LIMITATIONS PER O.C. GUARDRAIL TO BE 4' AFF. AND STAIR WALKING. SEE SHEET A4.11.
 - NEW STRUCTURAL HEMLOCK ABOVE BEST STRUCTURAL DWGS.
 - NEW STEEL BIRCHWAY GATES.
 - NEW STEEL BRIDGE STRUCTURAL DWGS.
 - WOOD STRUCTURE AND COMPONENTS**
 - NEW WOOD COMMERCIAL STAIR, MAX ROSE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1/2".
 - REPAIR EXIST. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. MAINTAIN EXIST. CONNECTIONS. REPAIR/REPLACE TRIM & RISERS IN EXIST. PROVIDE NEW WOOD BRACKETS AND METAL HANDRAILS. SEE SHEET A4.11.
 - EXIST. CORNERS IN FLOOR: SEE STRUCTURAL DWGS.
 - TRIM AND INTERIOR FINISHES**
 - REPAIR/REPLACE EXIST. BASE TRIM WITH SIMILAR PROFILE.
 - REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
 - NEW MEMBRANE ROOF: SEE SHEET A4.11 FOR DETAILS.
 - NEW CONTINUOUS GUTTER: PROVIDE NEW DOWNPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - EXIST. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETRIMENTAL BOX GUTTER AND RELINE. PROVIDE NEW DOWNPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - NEW CONTINUOUS GUTTER AND CORNICE TRIMWORK: PROVIDE NEW DOWNPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - SCURBL CONDUCTOR HEAD: PROVIDE NEW DOWNPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - ROOF DRAIN TO INTERNAL DOWNPOUT: CONNECT TO EXIST. STORM SYSTEM.
 - CEILING**
 - NEW ALUMINUM STAIRCASE: SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
 - NEW WINDOW IN HISTORIC ORIGINAL ORNG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 - NEW STAIRCASE TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - EXIST. STYLIGHT TO BE REFINISHED.
 - NEW ROOF ACCESS HATCH.
 - CEILING**
 - 2-HR PRE-FABRATED RA-CLG ASSEMBLY TYPE 'K' ABOVE. SEE A4.11.
 - 2-HR PRE-FABRATED RA-CLG ASSEMBLY TYPE 'P' ABOVE. SEE A4.11.
 - PROVIDE LATH AT MASONRY CORNERS. SEE SHEET A4.11.
 - SPECIALTIES**
 - PROVIDE NEW LOCKABLE COMMERCIAL HANGERS TO MEET IFC/IBC STANDARDS. 48" AFF. MAX REACH HEIGHT. COORD. FRAMING AS REQ. W/ RATING TO BE COORDINATED WITH HANGERS.
 - PROVIDE ENTRY SECURITY SYSTEM CALL BOX AND CONTROL.
 - EXIST. BOX SURFACE MOUNTED WITH HINGED DOOR.
 - EXIST. ACCESS HATCH TO MECHANICAL MEZZANINE.
 - WALL ACCESS PANEL: COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN.
 - FINISHES**
 - RECEPTION DESK NOT IN CONTRACT, BY OTHERS.
 - CONCRETE SYSTEMS**
 - NEW ELEVATOR: PROVIDE TWO-WAY COMMUNICATION AT EACH ELEVATOR LANDING ABOVE LEVEL OF DISCHARGE. BASIS OF DESIGN: THYSEN KUPFER INDUSTRIA MACHINERUM. LESS HYDRAULIC ELEVATOR. FRONT-RAMP ORNAMENT. 4.5' ON TYP. ELEVATOR CONTROL TO BE COORDINATE WITH SECURITY AND KEY FOB ACCESS SYSTEMS. FINISHES TYP.
 - PLUMBING**
 - RESTROOMS: SEE SHEET A7.01 FOR FIXTURES AND FINISHES.
 - KITCHEN: SEE SHEET A7.01 FOR FIXTURES AND FINISHES.
 - NOT USED.
 - HOP SINK: INSTALL HOT WATER HEATER ABOVE.
 - HOSE BIBB.
 - METALS, VENTILATION, AND ALL CONDITIONS**
 - PROVIDE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN 1/2" FROM ROOF EDGE. LEAVE AT LEAST 12" CLEAR AROUND UNITS.
 - RATED SHUT FOR FUTURE COMMERCIAL USE. SEE DETAIL S4.04.03.
 - ELECTRONIC SAFETY AND SECURITY.
 - PROVIDE CONDUIT FOR FUTURE SECURITY CAMERA DEVICES BY OTHERS.
 - PROVIDE CONDUIT FOR FUTURE KEY FOR ACCESS SYSTEM AT GATE LOBBY ACCESS DOORS AND STAIRWAY SUITE ACCESS DOORS. SEE HANGERS/SCHEDULE FOR ACCESS SYSTEM BY OTHERS.

PLATTE
architecture + design

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KURT J. PLATTE
10833
REGISTERED PROFESSIONAL ARCHITECT

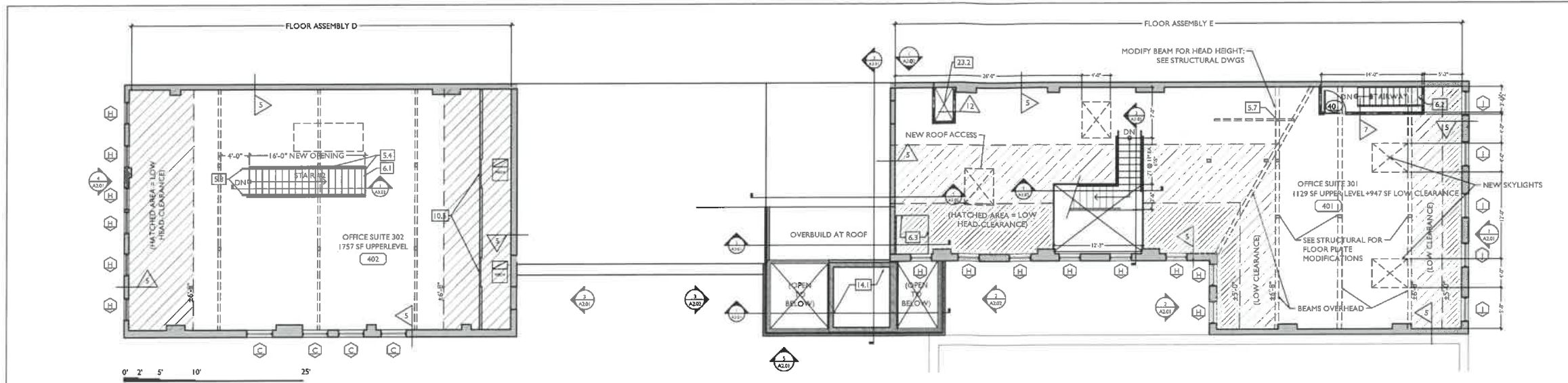
PROPOSED PROJECT:
HISTORIC REHABILITATION AND RENOVATIONS TO 1537 RACE STREET
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Design Team:
HMR, JRC, LVF
D. J. B. P.
HMR, JRC, LVF

Permit Submission - 07.10.2018

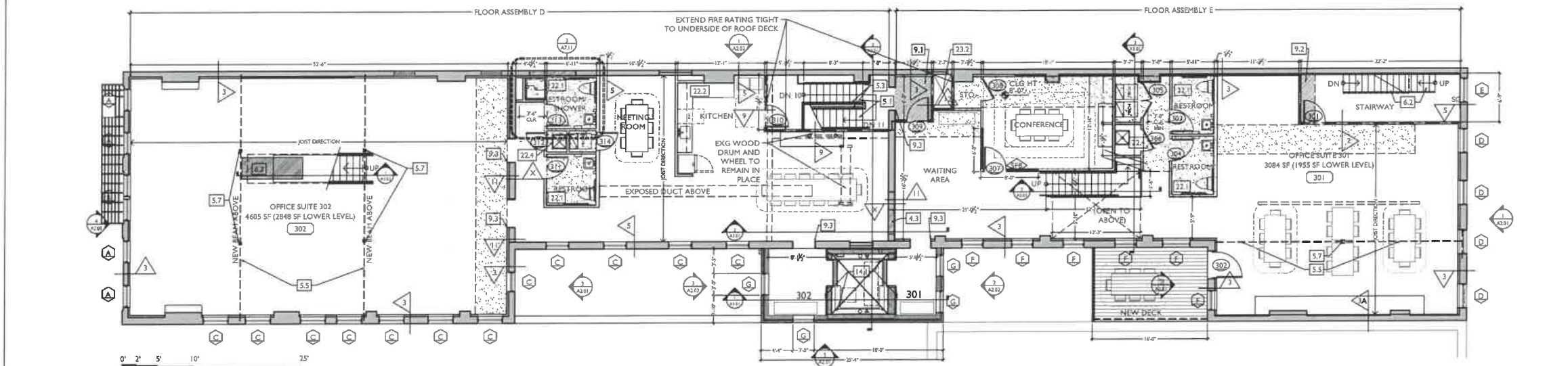
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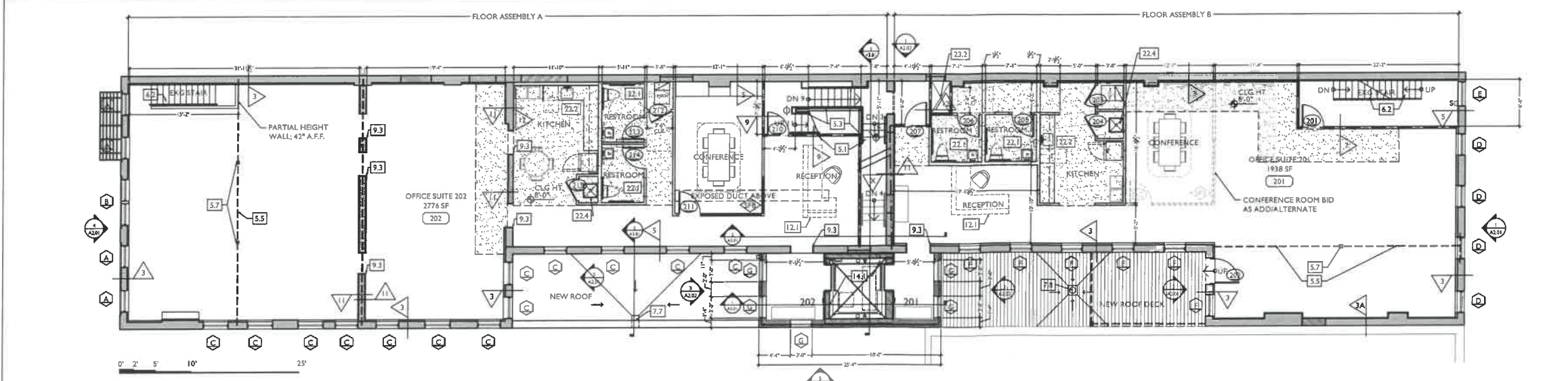
FOURTH FLOOR - NEW WORK PLAN 3

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



THIRD FLOOR - NEW WORK PLAN 2

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



SECOND FLOOR - NEW WORK PLAN 1

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

GENERAL NOTES

- A. THIS PROJECT IS A NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A COMMON ALL WORK TO APPROVED PAINT HANDBOOKS AND SPECIFICATIONS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. UNPROTECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING CONSTRUCTION WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE REPORTS THEREON.
- RETAIN ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
 - C. RETAIN ALL EXG. HISTORIC MASONRY UNLS. IN AREAS OF NEW MASONRY OPENINGS. SAVE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
 - D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT: CORNICES, BRACKETS, BRACKETS, ETC.
 - E. HISTORIC STONEWORK FRAMEWORK: COLUMNS, LINTELS AND THRESHOLDS.
 - F. BOX CUTTING, REPAIR & REPAIR.
 - G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR BELIEVES INCLUDING BUT NOT LIMITED TO: HANDRAILS, ETC.
 - H. RETAIN ALL HISTORIC WAINSCOTING AT CORRIDORS AND STAIRWELLS.
 - I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTELS, BASEBOARDS, CORNER HOLDINGS, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - J. GENERALLY REMOVE & REPAIR HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FINISHING IS INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER DRYWALL FINISH.
 - K. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOOR BEAMS, TRANSOMS, SILLERS AND TRIM. SEE ALL FOR MORE DETAILED INFORMATION.
 - L. ALL HISTORIC DOORS THAT ARE NOT REBUILT IN FINAL DESIGN TO BE REPAIRED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 - M. RETAIN ALL HISTORIC WOOD WINDOW SASH FRAMES AND BRICKS AND BRICKS WHERE INDICATED.
 - N. RETAIN LOCATION OF EXISTING DOWNPOUT TRIMS, UNLS. CLEAR OF OBST. & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING UNLESS NOTED OTHERWISE:
 - O. FURNITURE & DECOR: FURNITURE & EXTERIOR AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 - P. CEILING: DRYWALL, SUSPENDED, AND PLASTER & LATH: TO EXPOSE EXISTING SUBFLOOR.
 - Q. FLOOR: FINISH DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETRIMENTED SUBFLOOR WHERE APPROPRIATE.
 - R. NON-HISTORIC MURALS & DRYWALL @ EXTERIOR WALLS.
 - S. NON-HISTORIC, NON-REPAIRABLE WOOD-FRAMED DRYWALL WALLS @ DOWN DASHES. VERIFY BEARING PRIOR TO DEMOLITION & REMOVE BEARING WHERE REQ.
 - T. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
 - U. NON-HISTORIC STAIRS (SHOWN DASHED).
 - V. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTER TYP.
 - W. NON-HISTORIC CABINETS.
 - X. MECHANICAL SYSTEMS: BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - Y. ELECTRICAL SYSTEMS: 120V/240V SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - Z. PLUMBING SYSTEMS: ROTOILS, WATER HEATERS, CHAINS, PIPING, RENT STUBS, ETC. BACK TO SERVICE.
 - AA. NON-HISTORIC DOWNPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - AB. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & LATH. REPAIR & REPAIR HISTORIC TRIM FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ., FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RESTORATION OF PLASTER AND LATH: UNLS.
 - 1. REMOVE ALL PLASTER & LATH FROM ALL CEILING, DOOR FRAMING, STAIRWELL WALLS, ETC.
 - 2. REPAIR AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REPAIR ON STAR SIDE OF STAIRWELL WALLS.
 - 3. REMOVE LATH ON NON-STAR SIDE OF PLASTER & LATH WALLS.
 - 4. RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REPAIR (SHOWN DASHED).
 - AC. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH GUT AND 1/2" REINFORCY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REED CORN.
 - AD. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BRICK CLEAN.
 - AE. REMOVE ALL ROOFING, UNLS. EXG. TRIM/RAKE TO REPAIR.

NEW WORK KEYED NOTES

- 3. CONCRETE
 - 31. NEW CONCRETE RAFT WITH EMB. W/ADHESIVE. SEE DETAIL.
 - 32. NEW 4" FLOOR CONCRETE SLAB OF ENH. W/ROB. BARRER, BEAMS OVERLAPPED & TYPED OF 1" VAPOR PERMEABLE GRANULAR FILL. TURN DOWN VAPOR BARRIER @ PERIMETER.
 - 33. NEW CONCRETE WALKWAY/STAIRS. 2" SLOPE MAX AWAY FROM BLDG.
 - 34. SEE REPAIR CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STAIRCASES.
 - A. REMOVE AND REPLACE SLAB ON GRADE.
 - B. REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB.
 - C. POUR CONCRETE TYPING OVER EXG. SLAB.
 - D. BUILD UP FLOOR WITH FRAMING.
- 35. NEW CONCRETE FOOTINGS AND FOUNDATION. SEE STRUCTURAL DRAWINGS.
- 4. MASONRY
 - 41. NEW CMU FOUNDATION WALL. REFER TO STRUCTURAL DWGS.
 - 42. REMOVE EXG. NON-HISTORIC BRICK WALL. VERIFY ALL BRICK INFLS. IS NONLOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STONE/CLAY COMPONENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STONEWORK LINTEL AND PROVIDE SHORING AS REQUIRED.
 - 43. WALL OPENING IN MASONRY WALL WITH MATCHING BRICK.
 - 51. NEW COMMERCIAL STAIR. MAX RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
 - 52. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DWGS.
 - 53. NEW CONTINUOUS 1 1/2" DIA. STEEL WIRE BRACKETS @ 36" ABOVE RAIP OR STAIR HOZING. TYP. RETURN RAIL TO WALL GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER O.C. SEE SHEET A4.11.
 - 54. NEW STEEL GUARDRAIL. PROVIDE DOWNING RESISTANCE AND OPENING LIMITATIONS PER O.C. GUARDRAIL. TO BE 4" AFT. AND STAIR HOZING. SEE SHEET A4.11.
 - 55. NEW STRUCTURAL HOLLOW ROADS. SEE STRUCTURAL DWGS.
 - 56. NEW STEEL BRIBEBROW GATES.
 - 57. NEW COLLUM. SEE STRUCTURAL DWGS.
 - 5. WOOD, PLASTER, AND COMPOSITE
 - 61. NEW WOOD COMMERCIAL STAIR. MAX RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
 - 62. REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. PARTIAL EXG. CONCRETE. REPAIR/REPLACE FRISAS & RISERS IN LAND. PROVIDE NEW WOOD BALUSTRADE AND METAL HANDRAILS. SEE SHEET A4.11.
 - 63. REPAIR CORNICE IN FLOOR. SEE STRUCTURAL DWGS.
- 6. METALS
 - 71. REPAIR CORNICE. MATCH WITH SIMILAR PROFILE.
 - 72. REBUILD CORNICE BRACKETS AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
 - 73. NEW WIRE BRACKETS. SEE SHEET A4.11 FOR DETAILS.
 - 74. NEW CONTINUOUS GUTTER. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - 75. EXG. BOX GUTTER TO REPAIR. REPAIR AREAS OF DETRIMENTED BOX GUTTER AND REPAIR. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - 76. NEW CONTINUOUS GUTTER AND CORNICE TRIMWORK. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - 77. SCUPPER. CONDUCTOR HEAD. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - 78. ROOF DRAIN TO INTERNAL DOWNPOUT. CONNECT TO EXG. STORM SYSTEM.
- 8. CORNICES
 - 81. NEW ALUMINUM STAIRFRONT. SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULES.
 - 82. NEW WINDOW IN RESTORED ORIGINAL OPENING. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 - 83. NEW WAINSCOTING TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - 84. EXG. SILLERS TO BE REPAIRED.
 - 85. NEW ROOF ACCESS HATCH.
- 9. FINISHES
 - 91. 4" RIBRATED F.F.C.G. ASSEMBLY TYPE 'A' ABOVE. SEE A4.01.
 - 92. 3/4" RIBRATED F.F.C.G. ASSEMBLY TYPE 'B' ABOVE. SEE A4.01.
 - 93. FINISH IN TRIM AT MASONRY CORNER. SEE SHEET A4.11.
- 10. SPECIALTIES
 - 101. PROVIDE NEW LOCKABLE COMMERCIAL HALLWAYS TO MEET SPECIFIC STANDARDS. 4" AFF. MAX REACH HEIGHT. COORD. FRAMING AS REQ. RING RATING TO BE CONTINUOUS BRING HALLWAYS.
 - 102. PROVIDE ENTRY SECURITY SYSTEM CALL BOX AND CONTACT.
 - 103. KNOCK BOX SURFACE MOUNTED WITH HINGED DOOR.
 - 104. CEILING ACCESS HATCH TO MECHANICAL MEZANINE.
 - 105. WALL ACCESS PANEL. COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN.
- 11. FURNITURE
 - 111. RECEPTION DESK NOT IN CONTACT, BY OTHERS.
- 12. COMMUNICATIONS SYSTEMS
 - 121. NEW ELEVATOR. PROVIDE TWO WAY COMMUNICATION AT EACH BEYOND LANDING ABOVE LEVEL OF ESCAPE. BASE OF DESIGN: THYSSEN KRUPP INDIRA HADENRICH/COLEMAN HYDRAULIC ELEVATOR. FRONT REAR CORNERS, L4 TOP 150 PPH. ELEVATOR CONTACTS TO BE COMPATIBLE WITH SECURITY AND KEY FRO ACCESS SYSTEMS. FINISHES T.D.
- 13. PLUMBING
 - 221. RESTROOMS. SEE SHEET A2.01 FOR FIXTURES AND FINISHES.
 - 222. KITCHEN. SEE SHEET A2.01 FOR FIXTURES AND FINISHES.
 - 223. (NOT USED).
 - 224. HOP SINK. INSTALL. HOT WATER HEATER ABOVE.
 - 225. HOSE BIB.
- 14. MECHANICAL, VENTILATING, AND AIR CONDITIONING
 - 231. PROVIDE GUARDRAIL @ MECHANICAL ROOM/STAIR WHEN 4" FROM ROOF. 42" HIGH. LEAVES AT LEAST 17" CLEAR AROUND UNITS.
 - 232. RATIO SHAFT FOR FUTURE COMMERCIAL USE. SEE DETAIL, SCHEDULE.
 - 24. ELECTRICAL SAFETY AND SECURITY
 - 361. PROVIDE CONDUIT FOR FUTURE SECURITY CAMERA DEVICES BY OTHERS.
 - 362. PROVIDE CONDUIT FOR FUTURE KEY FOR ACCESS SYSTEM AT GATE LOBBY ACCESS DOORS AND STAIRWAY SUITE ACCESS DOORS. SEE HANDBOOK/SCHEDULE FOR ACCESS SYSTEM BY OTHERS.

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KURT PLATTE 10833
EXP. DATE 12.31.2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

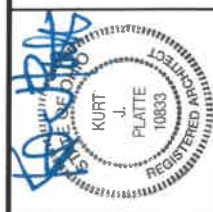
Revisions

Design Team:
MMR, JRC, LJV
DMM, JRC, LJV

PROPOSED PROJECT:
HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

A1.02



KURT PLATTE 10833
EXP. DATE 12.31.2019
Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions
Design Team:
MMR, JRC, LVF
Drawn by:
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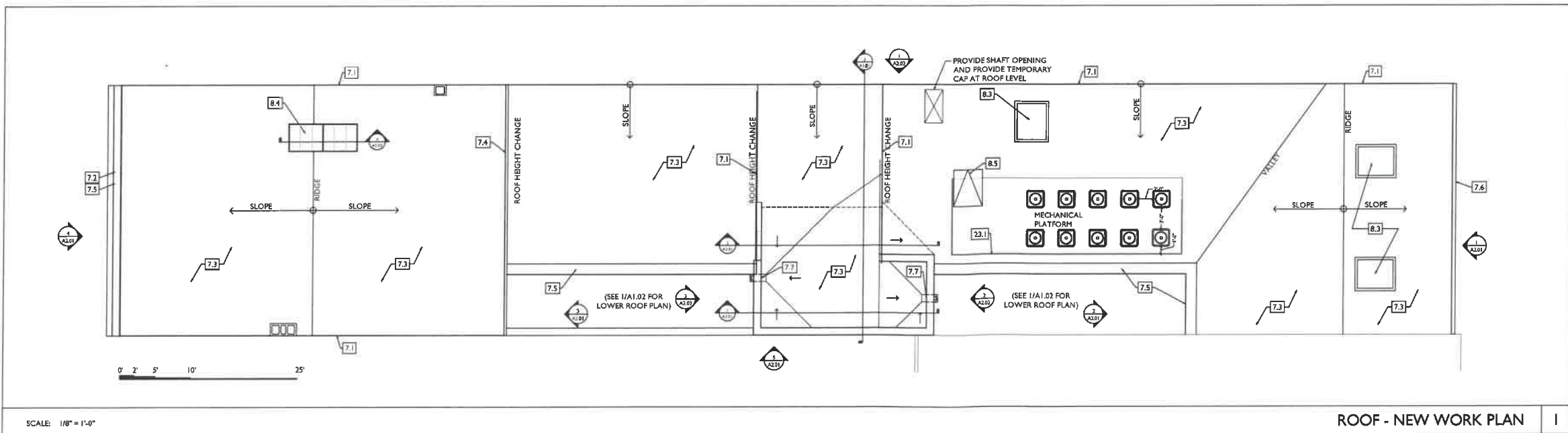
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Job No: 17093 7.27.2018

A1.03

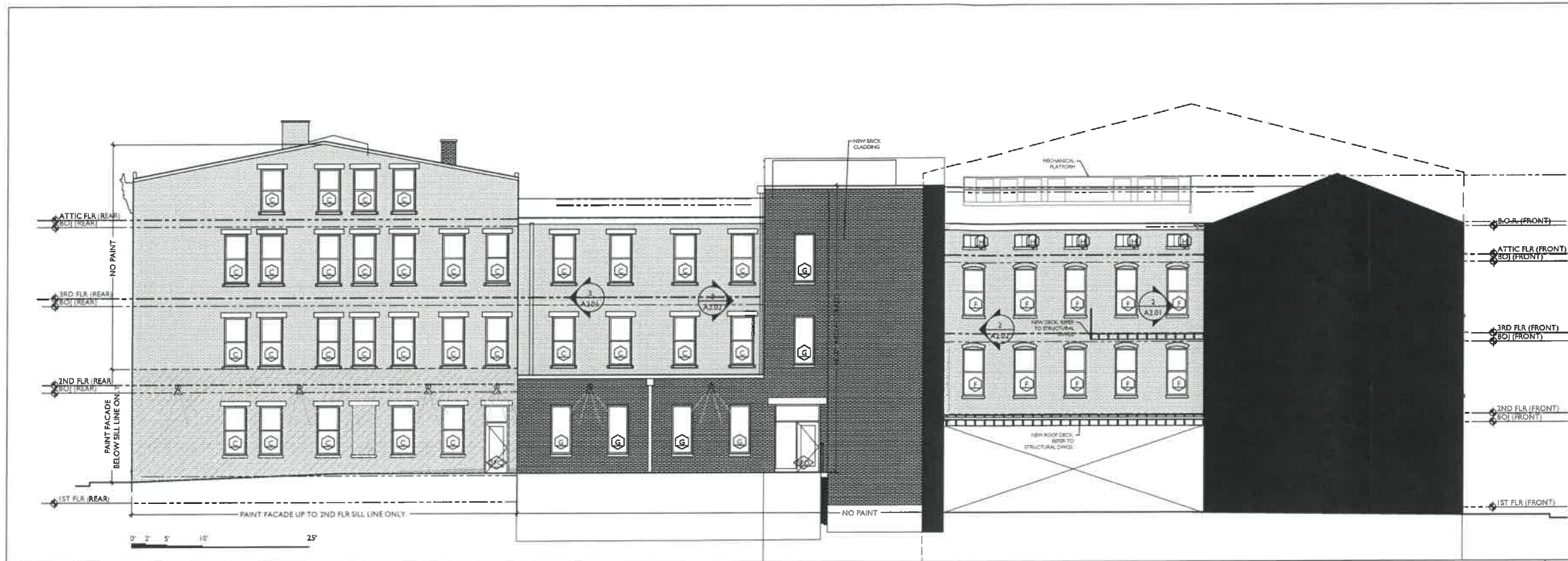
- GENERAL NOTES**
- THIS PROJECT IS A NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPLICABLE PART 3 NARRATIVE AND ARCHIVES. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING EXISTING OR NEW WORK, CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE S-PINNS REVIEW.
- RETAIN ALL OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
- RETAIN ALL EXISTING HISTORIC MASONRY UNLESS IN AREAS OF NEW MASONRY OPENINGS. SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR VERTICES.
 - RETAIN ALL HISTORIC EXTERIOR ORNAMENT - CORNICES, FUEZES, BRACKETS, ETC.
 - HISTORIC STOREFRONT FRAMEWORK - COLUMN, LINTELS AND THRESHOLDS.
 - BOX GUTTERS - REPAIR & REFINISH.
 - RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR BALUSTERS INCLUDING BUT NOT LIMITED TO TURN BANISTERS, ETC.
 - RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRWELLS.
 - RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FINISHING IS BEING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL SHEET.
 - RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLINGS, AND TRIM. SEE ALL FOR MORE DETAILED INFORMATION.
 - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 - RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKWORK AND GLASS HADWARE.
 - RETAIN LOCATION OF EXISTING DOWNSPOUT TRIMS UNLESS CLEAR OF CURBS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING UNLESS NOTED OTHERWISE:
- FURNITURE & DEbris INTERIOR & EXTERIOR AT ALL FLOOR LEVELS, I.C.L., BASEMENT & ATTIC.
 - CEILING DRYWALL, SUSPENDED, AND PLASTER & LATHS TO EXPOSE EXISTING SUBSTRATE WHERE REQ.
 - FLOOR FINISHES DOWN TO WOOD SUBFLOOR, PATCH/REPLACE DISTURBED SUBFLOOR WHERE REQ.
 - NON-HISTORIC FINISHING & DETAILING BY EXTERIOR WALLS - NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED), VIBRANT BEARING PRIOR TO DEMOLITION & PROTECT EXISTING WHERE REQ.
 - NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
 - NON-HISTORIC STAIRS (SHOWN DASHED)
 - NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS, DETAIN ALL HISTORIC STAIRS & BANISTER TYP.
 - NON-HISTORIC CABINETS
 - MECHANICAL SYSTEMS - EXISTING, RUMINANCES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - PUMPING SYSTEMS - FIXTURES, WATER HEATERS, DRAINING, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
 - NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKWORK WHERE REQ.
 - VEGETATION FROM SITE.
- AA. PLASTER & LATH REPAIR - HISTORIC NARRATIVE FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR WHEN REQ. FOLLOW TYPICAL GUIDELINES FOR THE REPAIR OR RESTORATION OF PLASTER AND LATH UNLESS:
- REMOVE ALL PLASTER & LATH FROM ALL CEILING EXPOSED FRAMING.
 - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXISTING STAIRWELL WALLS, BUT:
 - RETAIN AND REPAIR ALL EXISTING PLASTER WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS.
 - REMOVE LOOSE OR DETACHED PLASTER AT MASONRY WALLS.
 - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REMAIN GRADE/CEILING.
- AB. AT ALL NEW FRAMING AND HOODROOFINGS OF EXISTING OPENINGS IN MASONRY WALLS TOOTH OUT AND SET IN MASONRY SO NO CLT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE REBED.
- AC. AT COMPLETION OF DEMOLITION ALL FLOORS SHALL BE SWEEP BRUSH CLEAN.
- AD. REMOVE ALL ROOFING, UNLESS EXIST. TRIM/FRAME TO REPAIR.

- NEW WORK KEYED NOTES**
- CONCRETE**
 - NEW CONCRETE 8" MIN. WITH STEEL REINFORCEMENT. SEE STRUCTURAL DWGS.
 - NEW 4" POLISHED CONCRETE SLAB ON GRADE. VAPOR BARRIER, SEAMS OVERLAPPED & TAPERED OR 4" VAPOR PERMEABLE GRANULAR FILL. TAPER DOWN VAPOR BARRIER @ PERIMETER.
 - NEW CONCRETE WALKWAYS/STAIRS. 5% SLOPE MAX AWAY FROM BLDG.
 - SLAB REPAIR. TYP. CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE STRATEGIES.
 - A) REMOVE AND REPLACE SLAB ON GRADE.
 - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB.
 - C) POUR CONCRETE TOPPING OVER EXIST. SLAB.
 - D) BRAD IN PLACE FLOOR WITH FRAMING.
 - MASONRY**
 - NEW CMU FOUNDATION WALL. REFER TO STRUCTURAL DWGS.
 - REMOVE EXIST. NON-HISTORIC BRICK WALL. VERIFY ALL BRICK ARE IN PLACE. NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT COMPONENTS TO REMAIN. PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXIST. STOREFRONT LINTELS AND PROVIDE SHORING AS REQUIRED.
 - BRICK OPENING IN MASONRY WALL WITH MATCHING BRICK.
 - METALS**
 - NEW COMMERCIAL STEEL. MAX. HEIGHT NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1".
 - EXIST. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DWGS.
 - NEW CONTINUOUS 1" DIA. STEEL PIPE HANGERS @ 36" HORIZ. SPACING OR STAIR NOSEING TYP. RETURN RAIL TO WALL GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER CONC. SEE SHEET A4.1.
 - NEW STEEL GUARDRAIL. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER CONC. GUARDRAIL TO BE 42" AFF. AND STAIR NOSEING. SEE SHEET A4.1.
 - NEW STRUCTURAL FENDER ABOVE STEEL GUARDRAIL.
 - NEW STEEL BRIDGEWAY GATES.
 - WOOD, PLASTER, AND COMPOSITES**
 - NEW WOOD COMMERCIAL STAIR. MAX. HEIGHT NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1".
 - REPAIR EXIST. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. MAINTAIN EXIST. CONFIGURATION. REPAIR/REPLACE TRIM & MOLDINGS. PROVIDE NEW V.D. GUAUSTRIDE AND METAL HANDRAILS. SEE SHEET A4.1.
 - BRICK OPENING IN FLOOR. SEE STRUCTURAL DWGS.
 - THERMAL AND MOISTURE PROTECTION**
 - REPAIR/REPLACE EXIST. DASH TRIM WITH SHIMS & PROFILE.
 - BUILD CORNICE BRACKETS AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
 - NEW PERIMETER ROOF. SEE SHEET A4.1 FOR DETAILS.
 - NEW CONTINUOUS GUTTER. PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - EXIST. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETACHED BOX GUTTER AND REPAIR. PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - NEW CONTINUOUS GUTTER AND CORNICE TRIMWORK. PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - SCUPPER. CONDUCTOR HEAD. PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST. STORM SYSTEM.
 - ROOF DRAIN TO INTERNAL DOWNSPOUT. CONNECT TO EXIST. STORM SYSTEM.
 - GLASS**
 - NEW ALUMINUM STOREFRONT. SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
 - NEW WINDOW IN RESTORED ORIGINAL ORING. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 - NEW STOREFRONT TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - EXIST. WINDOW TO REMAIN.
 - NEW ROOF ACCESS HATCH.
 - FINISHES**
 - 1 HR FIRE RATED PL.G.C. ASSEMBLY TYPE 'A' ABOVE. SEE A4.1.
 - 2 HR FIRE RATED PL.G.C. ASSEMBLY TYPE 'P' ABOVE. SEE A4.1.
 - PROVIDE 1" TRIM AT HATCH OPENING. SEE SHEET A4.1.
 - SPECIALTIES**
 - PROVIDE NEW LOCKABLE COMMERCIAL HALLWAYS TO MEET IFC-108 STANDARDS. 48" AFF. MAX. EACH HEIGHT. COORD. BRANING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND HALLWAYS.
 - PROVIDE ENTRY SECURITY SYSTEM CALL BOX AND CONDUIT.
 - KNOX BOX SURFACE MOUNTED WITH HINGED DOOR.
 - CEILING ACCESS HATCH TO MECHANICAL MEZZANINE.
 - WALL ACCESS PANEL. COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN.
 - RUMINANCES**
 - RECEPTION DESK NOT IN CONTRACT. BY OTHERS.
 - CONCRETE SYSTEMS**
 - NEW ELEVATOR. PROVIDE TWO-WAY COMMUNICATION AT EACH ELEVATOR LANDING ABOVE LEVEL OF DISCHARGE. BIDS OF DESIGN. PROVIDE ELEVATOR ENCLOSURE HATCH PROTECTION. HISTORICAL ELEVATOR. FRONT REAR OPENING @ 5' HIGH. 136" WIDE. ELEVATOR CONTROLS TO BE COORDINATE WITH SECURITY AND KEY FOR ACCESS SYSTEMS. FINISHES TYP.
 - MECHANICAL**
 - BESTROOM. SEE SHEET A7.51 FOR FIXTURES AND FINISHES.
 - KITCHEN. SEE SHEET A7.51 FOR FIXTURES AND FINISHES.
 - HOT WATER.
 - HOT WATER. INSTALL HOT WATER HEATER ABOVE.
 - NOSE BIB.
 - MECHANICAL, ELECTRICAL, AND AIR CONDITIONING**
 - PROVIDE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN 4'-0" FROM ROOF EDGE. LEAVE AT LEAST 1" CLEAR. AS REQUIRED.
 - RATED SHUT FOR FUTURE COMMERCIAL USE. SEE DETAIL S1A.62.
 - MECHANICAL SAFETY AND SECURITY**
 - PROVIDE CONDUIT FOR FUTURE SECURITY CAMERA DEVICES BY OTHERS.
 - PROVIDE CONDUIT FOR FUTURE KEY FOR ACCESS SYSTEM AT GATE LOBBY ACCESS DOORS, AND STAIRWAY SUITE ACCESS DOORS. SEE HANGING SCHEDULES FOR ACCESS SYSTEM BY OTHERS.



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

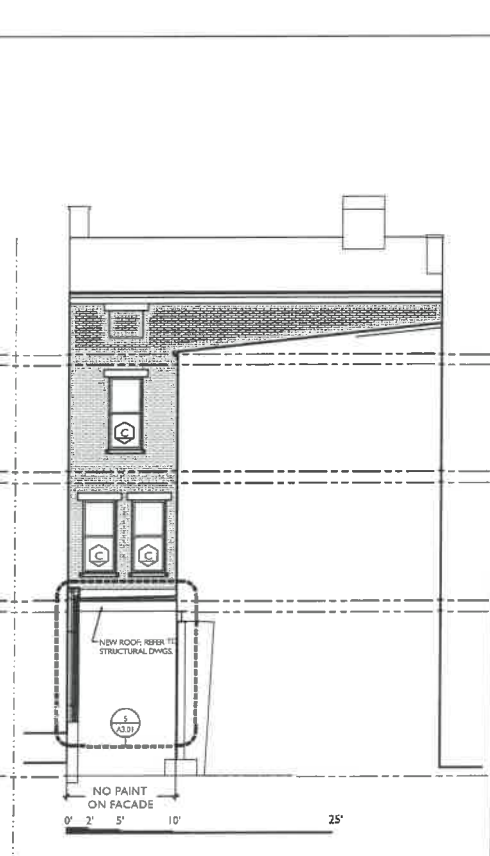
ROOF - NEW WORK PLAN |



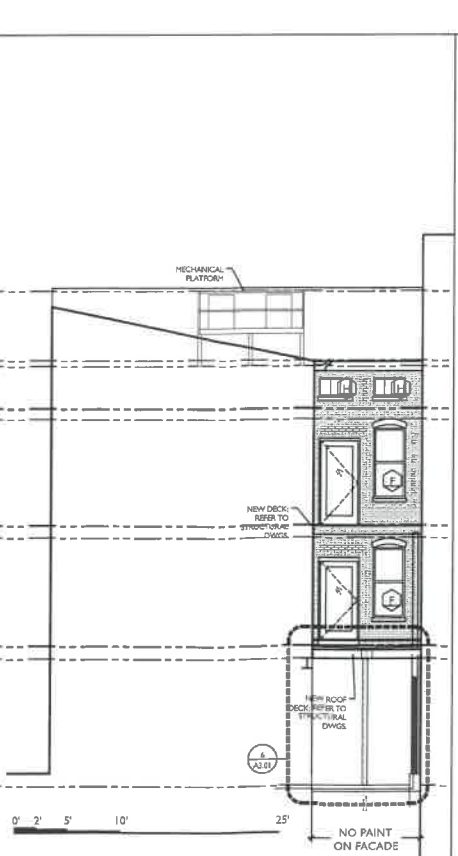
SOUTH ELEVATION - NEW WORK 5



WEST ELEV (PLEASANT ST) - NEW WORK 4



INSET ELEV 3



INSET ELEV 2



EAST ELEVATION (RACE ST) - NEW WORK 1

- GENERAL NOTES**
- THIS PROJECT IS A NPS AND OHIO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE A CONTRACTOR FOR ALL WORK TO APPROVED PART 7 NARRATIVE AND ARCHITECTS. NO HISTORIC SUBSTITUTES ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR'S REVIEW.
 - REPAIR ALL HISTORIC HISTORIC TRIM UNLESS SPECIFICALLY NOTED OTHERWISE.
 - REPAIR ALL HISTORIC HISTORIC TRIM UNLESS SPECIFICALLY NOTED OTHERWISE. CARBONAT AND REPAIRS TO MATCH FACE BRICK FROM BRICKS AT INTERIOR WITH.
 - REPAIR ALL HISTORIC HISTORIC TRIM UNLESS SPECIFICALLY NOTED OTHERWISE. CORNICES, FRIZES, BRACKETS, ETC.
 - HISTORIC STOREFRONT FRAMEWORK - COLUMNS, UNITS, AND THRESHOLDS.
 - BOX GUTTERS - REPAIR & REPAIR.
 - REPAIR ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
 - REPAIR ALL INTERIOR WAINSCOTING AT CORNERS AND STAIRWALLS.
 - REPAIR ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW TRIM, DOOR TRIM, ETC. - CAREFULLY REMOVE & REPAIR ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURNISHING IS BEING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DEMOLITION.
 - REPAIR ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SILLINGS, AND TRIM. SEE A-11 FOR MORE DETAILED INFORMATION.
 - REPAIR ALL HISTORIC DOORS THAT ARE NOT REPAIRABLE IN THIS DESIGN TO BE RE-TAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
 - REPAIR ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKWOOD AND SHUTTER HARDWARE.
 - REPAIR LOCATION OF EXISTING DOWNPOUT TIE-INS UNTO. CLEAR OF DEBRIS & REPAIR AS REQ.
- REMOVE ALL OF THE FOLLOWING UNLESS NOTED OTHERWISE:
- FURNITURE & DEBRIS INTERIOR & EXTERIOR AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
 - CEILING DRYWALL, SUSPENDED, AND PLASTER & LATH TO EXPOSE EXISTING FLOOR JOISTS.
 - FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED FLOOR FINISHES.
 - NON-HISTORIC FURNISHING & DRAPERY & EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD TRIM WALLS (SHOWY DASHED), VIBRY SEAMING PRIOR TO DEMOLITION & PROVIDE DETAILED WHERE REQ.
 - NON-HISTORIC DOOR & DOOR FRAMES (SHOWY DASHED).
 - NON-HISTORIC STAIR (SHOWY DASHED).
 - NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
 - NON-HISTORIC CABINETRY.
 - MECHANICAL SYSTEMS - BOILERS, PUMPS, CONDENSERS, DUCTS, PANELS, ETC. BACK TO SERVICE.
 - ELECTRIC SYSTEMS - FUSES, SWITCHES, RECEPTACLES, WIRING, ETC. BACK TO SERVICE.
 - PLUMBING SYSTEMS - POTABLE, WATER, HEATING, DRAINING, RINING, VENTILATION, ETC. BACK TO SERVICE.
 - NON-HISTORIC DOWNPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - NON-HISTORIC VENTS AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKWOOD WHERE INDICATED.
 - VEGETATION FROM BRICK.
 - PLASTER & LATH REFER TO HISTORIC NARRATIVE FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH UNTO:
 - REMOVE ALL PLASTER & LATH FROM ALL CEILING EXPOSE FRAMING - REMOVE ALL MASTIC & LATH ON MASONRY SURFACES.
 - REMOVE ALL PLASTER & LATH FROM STAIRWELL WALLS.
 - REMOVE ALL PLASTER & LATH FROM STAIRWELL WALLS TO REPAIR ON STAIR SIDE OF STAIRWELL WALLS.
 - REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC INT. WALLS TO REPAIR AS REQ.
 - AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TYP. OUT AND SET IN MASONRY SO NO OUT BRICK & POINTING. ALL EXPOSED EDGES ARE TO BE REID EDGES.
 - AT COMPLETION OF DEMOLITION ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
 - REMOVE ALL EXISTING UNTO. EXG. TRIM/REPAIR TO REPAIR.

- NEW WORK KEYED NOTES**
- CONCRETE
 - NEW CONCRETE RAMP WITH STEEL HANDRAILS EA. SIDE.
 - NEW 4" ROUNDED CONCRETE SLAB OF 4" VAPOR BARRIER, 2" EPS OVERLAPPED & TYPED OF 4" VAPOR-RESISTANT GRANULAR FILL. TURN DOWN VAPOR BARRIER @ PERIMETER.
 - NEW CONCRETE WALKWAY/STAIRS. 3% SLOPE AWAY FROM BLDG.
 - SLAB REPAIR TRD. CONTRACTOR TO PROVIDE PRICING FOR ALTERNATIVE MATERIALS.
 - REMOVE AND REPLACE SLAB ON GRADE.
 - REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB.
 - POUR CONCRETE TYPING OVER EXG. SLAB.
 - BUILD FALSE FLOOR WITH FRAMING.
 - MASONRY
 - NEW CMU FOUNDATION WALL. REFER TO STRUCTURAL DWGS.
 - REMOVE EXG. NON-HISTORIC BRICK INFILL. VERIFY ALL BRICK INFILL IS NON-HISTORIC. PRIOR TO DEMOLITION, ALL HISTORIC STOREFRONT COMPONENTS TO BE REPAIR, PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT UNITS AND PROVIDE SCHED. AS REQUIRED.
 - INFILL OPENING IN MASONRY WALL WITH MATCHING BRICK.
 - STEEL
 - NEW COMMERCIAL STEEL. MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1:1.
 - EXG. HISTORIC BEAM ABOVE TO REPAIR. SEE STRUCTURAL DWGS.
 - NEW CONTINUOUS 1/2" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR TROUSING. TYP. RETURN RAIL TO WALL GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER O.C. SEE SHEET A-11.
 - NEW STEEL GUARDRAIL. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER O.C. GUARDRAIL TO BE 42" AFF. AND STAIR TROUSING. SEE SHEET A-11.
 - NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DWGS.
 - NEW STEEL BRIDGEWAY GATE.
 - NEW COLUMN. SEE STRUCTURAL DWGS.
 - WOOD FRAMING AND JOISTS
 - NEW WOOD COMMERCIAL STEEL. MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 1:1.
 - REPAIR EXG. HISTORIC WOOD STAIRS & LANDINGS IN STAIRWELL. HANDBRAIL EXG. CONFIGURATION. REPAIR/REPLACE TREADS & RISERS IN EXG. PROVIDE 1/2" HD BALUSTRADE AND METAL HANDRAILS. SEE SHEET A-11.
 - INFILL OPENING IN FLOOR. SEE STRUCTURAL DWGS.
 - TRIM AND ARCHITECTURAL
 - REPAIR/REPLACE EXG. RAKE TRIM WITH SPIRAL PROFILE.
 - REBUILD CORNICE BRACKETS AND TRIM AS REQ. TO MATCH HISTORIC ARCHITECTURE.
 - NEW REPAIR/REPLACE EXG. SEE SHEET A-11 FOR DETAILS.
 - NEW CONTINUOUS GUTTER. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - EXG. BOX GUTTER TO REMAIN. REPAIR AREA OF DETERIORATED BOX GUTTER AND RELINE. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - NEW CONTINUOUS GUTTER AND CORNICE TRIMWORK. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - EXG. CORNICE TRIMWORK. PROVIDE NEW DOWNPOUT AND CONNECT TO EXG. STORM SYSTEM.
 - ROOF DRAIN TO INTERNAL DOWNPOUT. CONNECT TO EXG. STORM SYSTEM.
 - OPENINGS
 - NEW ALUMINUM STOREFRONT. SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
 - NEW WINDOW IN HISTORIC ORIGINAL OPENING. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 - NEW LIGHTING TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 - EXG. SIGHTLIGHT TO BE REPAIRED.
 - NEW ROOF ACCESS HATCH.
 - FINISHES
 - TYPE 1 FIRE RATED FRU-CLG ASSEMBLY TYPE 'X' ABOVE. SEE A-11.
 - TYPE 1 FIRE RATED FRU-CLG ASSEMBLY TYPE 'P' ABOVE. SEE A-11.
 - PROVIDE 1/2" TRIM AT MASONRY OPENING. SEE SHEET A-11.
 - DETAILS
 - PROVIDE NEW LOCKABLE COMMERCIAL HALLWAYS TO MEET US-AC STANDARDS. 48" AFF. HALLWAY HEIGHT. COORD. FINISHING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND HALLOWAYS.
 - PROVIDE ENTRY SECURITY SYSTEM. CALL BOB AND CONEY.
 - FRONT BOX BRACKETS POINTING WITH REPAIR DOOR.
 - ORING ACCESS HATCH TO MECHANICAL MEZZANINE.
 - WALL ACCESS PANEL COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN.
 - MECHANICAL
 - RECEPTION DESK NOT IN CONTRACT. BY OTHERS.
 - CONCRETE SYSTEMS
 - NEW ELEVATOR. PROVIDE TYPICAL COMMUNICATION AT EACH BEYOND OR LANDING ABOVE LEVEL OF DISCHARGE. BASIS OF DESIGN SYSTEM BY ELEVATOR MANUFACTURER. PROVIDE 1/2" HD BALUSTRADE BEHAVIOR. FRONT/REAR OPENING. 6-STORE. 150 RPM. ELEVATOR CONTROLS TO BE COORDINATE WITH SECURITY AND KEY FOR ACCESS SYSTEMS. FINISHED.
 - PLUMBING
 - SEE SCHEDULE. SEE SHEET A-11 FOR POTABLES AND FINISHES.
 - KITCHENS. SEE SHEET A-11 FOR POTABLES AND FINISHES.
 - POW. BRK. INSTALL HOT WATER HEATER ABOVE.
 - HOSE RBB.
 - MECHANICAL, ELECTRICAL, AND AIR CONDITIONING
 - PROVIDE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN 4'-0" FROM ROOF EDGE. HAVE AT LEAST 12" CLEARANCE UNITS.
 - RAISED SHAFT FOR FUTURE COMMERCIAL USE. SEE DETAIL S-146.63.
 - PROVIDE CONSULT FOR FUTURE SECURITY CAMERA DRIVES BY OTHERS.
 - PROVIDE CONSULT FOR FUTURE KEY FOR ACCESS SYSTEM AT GATE. LOWRY ACCESS DOORS, AND STAIRWAY SUITE ACCESS DOORS. SEE HARDWARE SCHEDULE FOR ACCESS SYSTEMS BY OTHERS.

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PROPOSED PROJECT:
HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

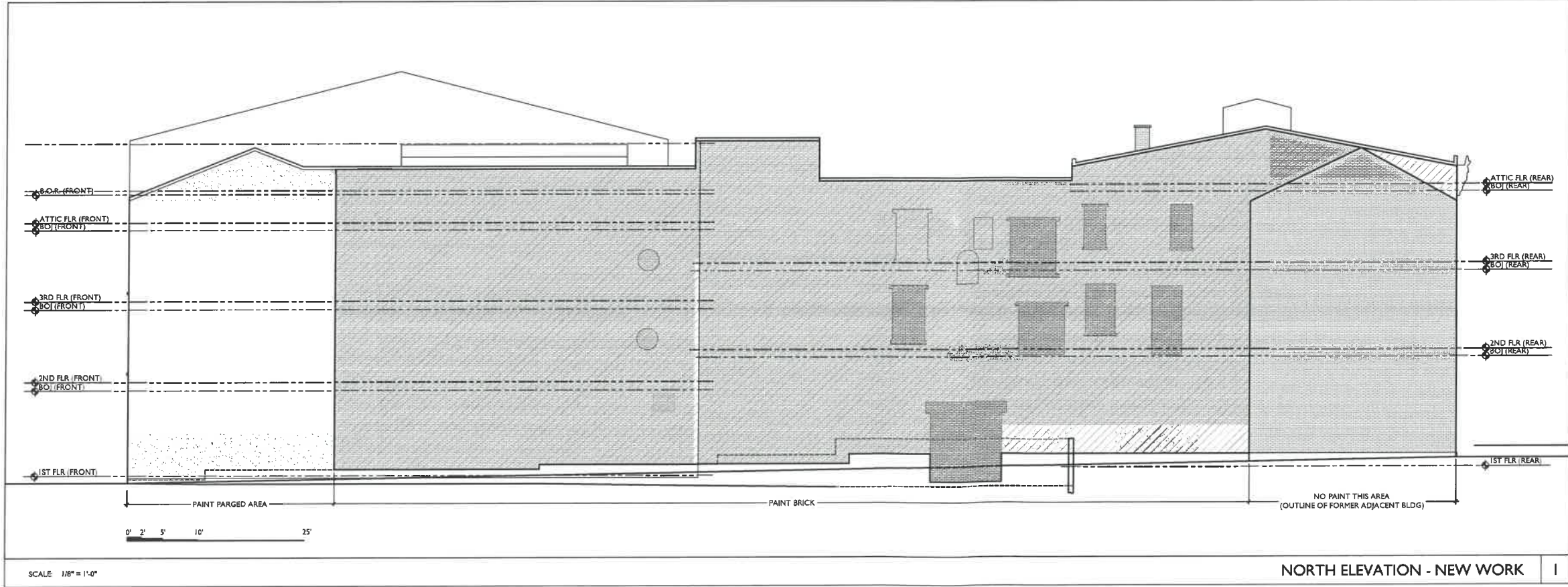
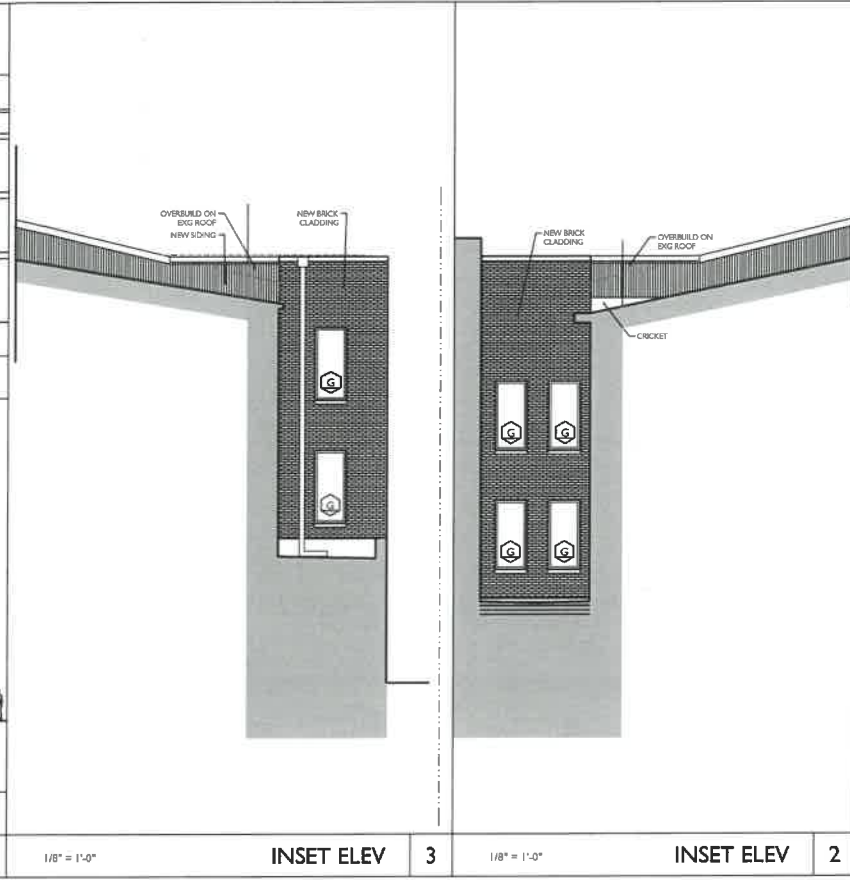
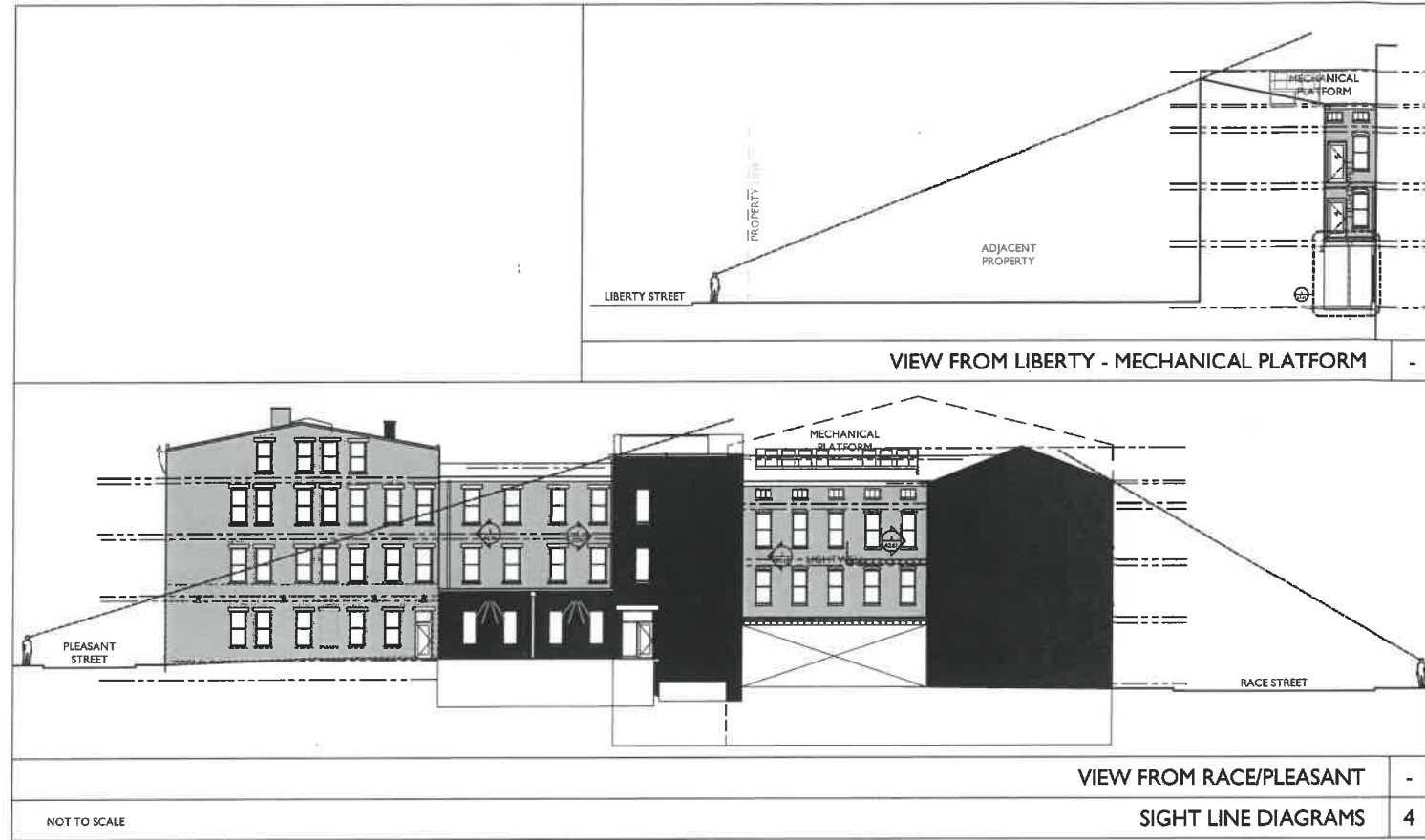
Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

Design Team:
MMR, JRC, LVF
Drawn by:
MMR, JRC, LVF

Job No: 17093 7.27.2018

A2.01



- GENERAL NOTES**
- A. THIS PROJECT IS A HPS AND CHRO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED BY ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SPONSOR REVIEW.
 - RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
 - C. RETAIN ALL EXISTING HISTORIC MASONRY UNLESS IN AREAS OF NEW MASONRY OPENINGS. SALVAGE HISTORIC BRICK FOR REUSE. CAREFULLY SORT AND SEPARATE HAND-MADE FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
 - D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC.
 - E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS AND THRESHOLDS.
 - F. BOX GUTTERS - REPAIR & REPAIR.
 - G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIPS, BANISTERS, ETC.
 - H. RETAIN ALL INTERIOR MASONRY AT CORNERS AND STAIRWALLS.
 - I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTTING, WINDOW FRAMES, DOOR FRAMES, ETC. CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED. REPAIR OR REINSTALL OVER NEW DRYWALL FINISH.
 - J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES AND TRIPS. SEE A11 FOR MORE DETAILED INFORMATION. ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE REPAIRED AND STORED IN BARNYARD OF ORIGINAL BUILDING.
 - K. RETAIN ALL HISTORIC WOOD WINDOW SASH FRAMES AND BRICKHOLD AND SHUTTER HARDWARE.
 - L. RETAIN LOCATION OF EXISTING DOWNSPOUT TRIMS UNLESS CLEAR OF DEBRIS & REPAIR AS REQ.
 - REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - M. FURNITURE & DECOR, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BANISTERS, ETC.
 - N. CEILING, DRYWALL, SUSPENDED, AND PLASTER & LATH TO EXPOSE EXISTING FLOOR/ROOF JOISTS.
 - O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR, PATCH/REPLACE DETRIORATED SUBFLOOR WHERE REQ.
 - P. NON-FERROUS FINISHES & LATHING ON EXTERIOR WALLS. NON-FERROUS NON-BEARING WOOD/PANELLED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION. PROVIDE SHORING WHERE REQ.
 - Q. NON-FERROUS DOOR FRAMES (SHOWN DASHED).
 - R. NON-FERROUS STAIRS (SHOWN DASHED).
 - S. NON-FERROUS STAIRS & BANISTERS, TYS.
 - T. NON-FERROUS CABINETS.
 - U. MECHANICAL SYSTEMS - BOILERS, RURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - V. ELECTRIC SYSTEMS - PULLING, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - W. PLUMBING SYSTEMS - HOT/WATER HEATERS, DRAIN PIPING, VENT PIPING, ETC. BACK TO SERVICE.
 - X. CORROSIIVE DOWNSPOUTS & ALUMINUM GUTTERS & ALL EXISTING ROOFING.
 - Y. NON-FERROUS WELLS AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKHOLD WHERE INDICATED.
 - Z. VENTILATION FROM BRICK.
 - AA. PLASTER & LATH REFER TO HISTORIC NARRATIVE FOR SPECIFIC GUIDELINES FOR PLASTER REMOVAL. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RESTORATION OF PLASTER AND LATH:
 - REMOVE ALL PLASTER & LATH FROM ALL CEILING- EXPOSE FRAMING.
 - REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXIST. STAIRWELL WALLS.
 - REPAIR AND REPAIR ALL EXISTING PLASTER, WAINSCOTTING & TRIM TO REMAIN ON. STRIP SIDE OF STAIRWELL WALLS.
 - REMOVE LOOSE OR DETRIORATED PLASTER AT MASONRY WALLS.
 - RETAIN AND REPAIR PLASTER AT ALL OTHER HISTORIC WALLS TO REMAIN BRICKED CRIB.
 - AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH DIRT AND KEY IN MASONRY, SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FREED EDGES.
 - AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
 - AD. REMOVE ALL ROOFING, U.N.O. BIG TRIMMER TO REPAIR.
- NEW WORK KEYED NOTES**
1. CONCRETE
 31. REINFORCE CONCRETE RAFT WITH STEEL HANDRAILS EA. SIDE.
 32. NEW 4" FOUNDED CONCRETE SLAB ON GROUND, VAPOR BARRIER, SEAMS OVERLAPPED & TAPERED TO 4" VAPOR BARRIER GRANULAR FILL. TURN DOWN VAPOR BARRIER @ PERIMETER.
 33. NEW CONC W/ADAPTIVE W/PAVING 3" SLOPE AWAY FROM BLDG. SLAB FINISHED CONTRACTOR TO PROVIDE FINISH FOR ALTERNATIVE STRATEGIES.
 - A) REMOVE AND REPLACE SLAB ON GRADE.
 - B) REMOVE AND REPLACE SLAB WITH STRUCTURAL SLAB.
 - C) POUR CONCRETE TOPPING OVER EXIST. SLAB.
 - D) BUILD RAISE FLOOR WITH FRAMING.
 35. NEW CONCRETE FOOTINGS AND FOUNDATION. SEE STRUCTURAL DRAWINGS.
 2. MASONRY
 41. NEW CMU FOUNDATION WALL REFER TO STRUCTURAL DWG.
 42. REMOVE EXIST. NON-HISTORIC BRICK IN WALL, VERIFY ALL BRICK IN WALL IS NON-DANGEROUS PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT COMPONENTS TO REMAIN PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXIST. STOREFRONT LINTEL AND TRIM BEFORE SHORING AS REQUIRED.
 43. IN WALL OPENING IN MASONRY WALL WITH MATCHING BRICK.
 3. METAL
 51. NEW COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
 52. EXIST. HISTORIC BRICK ABOVE TO REMAIN. SEE STRUCTURAL DWG.
 53. NEW CONTINUOUS 1" DIA. STEEL PIPE HANDRAIL @ 3" ABOVE RAMP OR STAIR nosing. TYP. RETURN RAIL TO WALLS, GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER O.C. SEE SHEET A44.
 54. NEW STEEL GUARDRAIL, PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER O.C. GUARDRAIL TO BE 42" AFF. AND STAIR nosing. SEE SHEET A44.
 55. NEW STRUCTURAL HIBER ABOVE. SEE STRUCTURAL DWG.
 56. NEW STEEL BREZEWAY GATES.
 57. NEW COLUMNS. SEE STRUCTURAL DWG.
 4. WOOD, PLASTER, AND COMPOSITE
 61. NEW WOOD COMMERCIAL STAIR, MAX. RISE NOT TO EXCEED 7" AND MIN. RUN TO BE NO LESS THAN 11".
 62. REPAIR EXIST. HISTORIC WOOD STAIRS & LANDING IN STAIRWELL. MAINTAIN EXIST. CONFIGURATION. REPAIR/REPLACE TRIM & RISERS BY REPAIR. PROVIDE NEW WOOD BALUSTRADE AND METAL HANDRAILS. SEE SHEET A44.
 63. IN WALL OPENING IN FLOOR. SEE STRUCTURAL DWG.
 5. EXTERIOR AND INTERIOR FINISHES
 71. REPAIR/REPLACE EXIST. RAFT WITH SHELAR PROFILES.
 72. REBUILD CORNICE BRACKETS AND TRIM AS REQ TO MATCH EXISTING ARCHITECTURE.
 73. NEW HIBERANE ROOF. SEE SHEET A44 FOR DETAILS.
 74. NEW CONTINUOUS GUTTER, PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST STORM SYSTEM.
 75. EXIST. BOX GUTTER TO REMAIN REPAIR AS REQ. DETRIORATED BOX GUTTER AND REPAIR PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST STORM SYSTEM.
 76. NEW CONTINUOUS GUTTER AND CORNICE TRIMWORK. PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST STORM SYSTEM.
 77. SCUPPER, CONDUCTOR HEAD, PROVIDE NEW DOWNSPOUT AND CONNECT TO EXIST STORM SYSTEM.
 78. ROOF DRAIN TO INTERNAL DOWNSPOUT. CONNECT TO EXIST STORM SYSTEM.
 6. OPENINGS
 81. NEW ALUMINUM STOREFRONT. SEE EXTERIOR ELEVATIONS AND DOOR/WINDOW SCHEDULE.
 82. NEW WINDOW IN RESTORED ORIGINAL ORIG. SEE SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFO.
 83. NEW SIGHTLIGHT TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
 84. EXIST. SIGHTLIGHT TO BE REPAIRED.
 85. NEW ROOF ACCESS HATCH.
 7. BRICKS
 91. FURN. PREPARED FLA.CE ASSEMBLY TYPE 'A' ABOVE. SEE ALSO 92.
 92. FURN. PREPARED FLA.CE ASSEMBLY TYPE 'A' ABOVE. SEE A44.
 93. PROVIDE 1/2" TRIM AT MASONRY OPENINGS. SEE SHEET A44.
 8. INTERIOR SYSTEMS
 101. PROVIDE NEW LOCKABLE COMMERCIAL HALLDOORS TO MEET UPPS-AC STANDARDS. 48" AFF. MAX. REACH - HIGH COORD. FRAMING AS REQ. PROVIDE BATTING TO BE CONTINUOUS BEHIND WALLS.
 102. PROVIDE ENTRY SECURITY SYSTEM CALL BOX AND CONDUIT.
 103. INDOOR BOX SURFACE MOUNTED WITH WINGED DOOR.
 104. CEILING ACCESS HATCH TO MECH-ANICAL MEZZANINE.
 105. WALL ACCESS PANEL. COORDINATE SIZE AND LOCATION WITH MECHANICAL DRAWING.
 9. SUBMITTALS
 121. RECEPTION DISK NOT IN CONTRACT, BY OTHERS.
 10. COMMUNITING SYSTEMS
 141. NEW ELEVATOR. PROVIDE TWO-WAY COMMUNICATION AT EACH ELEVATOR LANDING ABOVE LEVEL OF DISCHARGE. BAGS OF DEBRIS THROWN IN TRUCK BY INDUSTRY MACHINERY LESS HYDRAULIC ELEVATOR. PROVIDE HYDRAULIC ELEVATOR. SEE DETAIL A44.52. ELEVATOR CONTROLS TO BE COMPATIBLE WITH SECURITY AND KEY FOR ACCESS SYSTEMS. FINISHED.
 11. PAINTING
 221. RESTROOM. SEE SHEET A70 FOR FINISHES AND FINISHES.
 222. KITCHEN. SEE SHEET A70 FOR FINISHES AND FINISHES.
 223. (NOT USED)
 224. HOP BINS. INSTALL NOT WATER HEATER ABOVE.
 225. HOSE BIBB.
 12. MECHANICAL, PLUMBING, AND ELECTRICAL
 331. PROVIDE GUARDRAIL @ MECHANICAL EQUIPMENT WHEN 10' FROM ROOF EDGE. LEAVE AT LEAST 12" CLEAR AROUND UNITS.
 332. RATED SHIRT FOR FUTURE COMMERCIAL USE. SEE DETAIL A44.52.
 333. PROVIDE CONDUIT FOR FUTURE SECURITY CAMERAS. DEVICES BY OTHERS.
 334. PROVIDE CONDUIT FOR FUTURE KEY FOR ACCESS SYSTEM AT GATE. LOW VOLT ACCESS DOORS AND STAIRWAY SUITE ACCESS DOORS. SEE HARDWARE SCHEDULE FOR ACCESS SYSTEM BY OTHERS.

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KURT J. PLATTE
REGISTERED ARCHITECT
10833

KURT PLATTE 10833
EXP. DATE 12/31/2019

Progress Dates
PERMIT SUBMISSION - 07.10.2018

Revisions

Design Team:
MMR, J.R.C. L.V.F.
Drawn by:
MMR, J.R.C. L.V.F.

PROPOSED PROJECT:
**HISTORIC REHABILITATION AND RENOVATIONS TO
1537 RACE STREET**
FORMER ELM INDUSTRIES BUILDING
CINCINNATI, OHIO 45202

Job No: 17093 7.27.2018

A2.02

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20180141
APPLICANT: Drawing Department
OWNER: Paved Properties LLC
ADDRESS: **2010 Elm Street**
PARCELS: 096-096-0006-0014
ZONING: UM
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 29, 2018
HEARING DATE: September 10, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is proposing a Change of Use to a property from Warehousing/Vacant to a Large Scale Recreation use. The proposed project would be an Ax Throwing Facility. Large Scale Recreation is a Conditional Use

Details of Zoning Relief Required:

1. 1410-05 – Land Use Regulations: Outdoor or large scale recreation is a conditional use. **A Conditional Use for the proposal is required.**

Existing Conditions

The existing building is a one story warehouse brick building that is listed as a non-contributing building to the Over-the-Rhine Historic District. It has an altered façade. It has most recently been used as a warehousing/storage use.

Previous Reviews: The applicant has received staff approvals for exterior restoration of the building including restoration of the storefront.

Applicable Zoning Code Sections:

Zoning District: [Section 1410](#) UM
Variance: 1410 Conditional Use
HCB authority: [Section 1435-05-4](#)
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

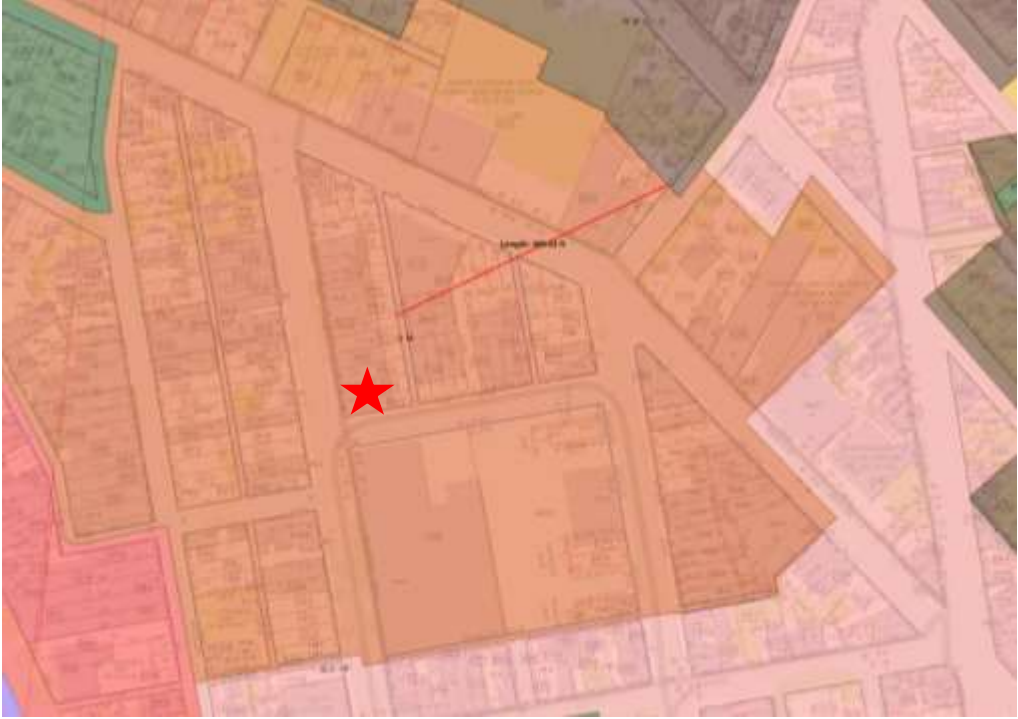


Figure 1: 2010 Elm Street. Map from CAGIS Maps.



Figure 2: Front facade of existing 2010 Elm Street

Zoning Review

DISCUSSION:

The applicant is requesting a Conditional Use Approval to have a large scale recreation facility in the property. The Zoning Administrator has determined that an Ax Throwing Facility is considered a large scale facility due to its similarity to uses listed in the definition, such as shooting range.

- 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 current and proposed use of the interior of the building as a large scale recreation is listed as a conditional use.
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The proposed use conforms to the guidelines for the district, subject to conditional use approval. The proposed changes to the façade substantially conform to the Historic Conservation Guidelines.
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to the Over the Rhine Comprehensive Plan by providing for the reuse of a building as well as providing for a mix of uses that will make the neighborhood a vibrant neighborhood.
- 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.
As a large scale recreation, the required parking is minimal and will be able to be provided onsite.
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
The entire use will be indoors and will not require any exterior buffering
- f. **Landscaping.** Landscaping meets the requirements of [Chapter 1423](#), Landscaping and Buffer Yards.
Not Applicable
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
The hours of operation are compatible to other uses surrounding uses within the area.
- 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.

2010 Elm Street is in the Urban Mix District and in an area of Over-the-Rhine which has an industrial past. The building was warehouse and storage building. The neighborhood has transitioned away from a heavy industrial area to a mixed use area with commercial, light industrial, and residential. The primary uses expected within this district are non-residential or residential uses within mixed-use settings (i.e. commercial on the first floor and residential above)

- 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.

Staff does not believe there will be any adverse effects. While a large scale recreation use, the use is completed inside the building and will not have negative impacts in regards to noise or odors.

- p. **Public Benefits.** The public peace, health, safety or general welfare.
The Public Benefit of a new business and use in a currently vacant and underutilized building.

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

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

The building is a non-contributing building to the Over The Rhine Historic District. However it contributes to the street scape and its reuse will be a benefit to the historic district.

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

Denial of the requested Conditional Use will not prevent any viable use of the building, however the use is a new use within the neighborhood and having varied uses within a neighborhood provides for a more sustainable economic pattern.

Standards Conditional Uses per Section 1445-05 and 1445-21

- (a) the conditional use is specifically listed in the applicable zoning district regulations;

Large Scale Recreation is a conditional use per the UM standards.

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

There are no limitations listed for large scale recreation under the UM standards.

- (c) the project's location, design, configuration and special impact on the area prevent or limit potential adverse effects on the immediate neighborhood
The entire use will be within a building. As such, noise will be avoided as it will be confined to the building.

Other Considerations: N/A

Prehearing Results: A prehearing was held August 22, 2018.

Comments Provided to Staff: NA

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

I. CONDITIONAL USE

A. Section 1419-2 (c) – Conditional Use– APPROVE Large Scale Recreation Use for 2010 Elm Street.

- B. FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.



Front of building (West Elevation) along Elm Street - overall view with adjacent properties



View of SW corner of building at intersection of Elm Street and Henry Street



Existing front Entry w/ painted plywood "windows"



Side of Building along Henry Street (South Elevation) - view from SW



Side of Building along Henry Street (South Elevation) - view from SE



Rear of Building (East Elevation) - side closest to Henry Street



Rear of Building (East Elevation) - side closest to adjacent building

URBAN AXES

PROJECT TEAM

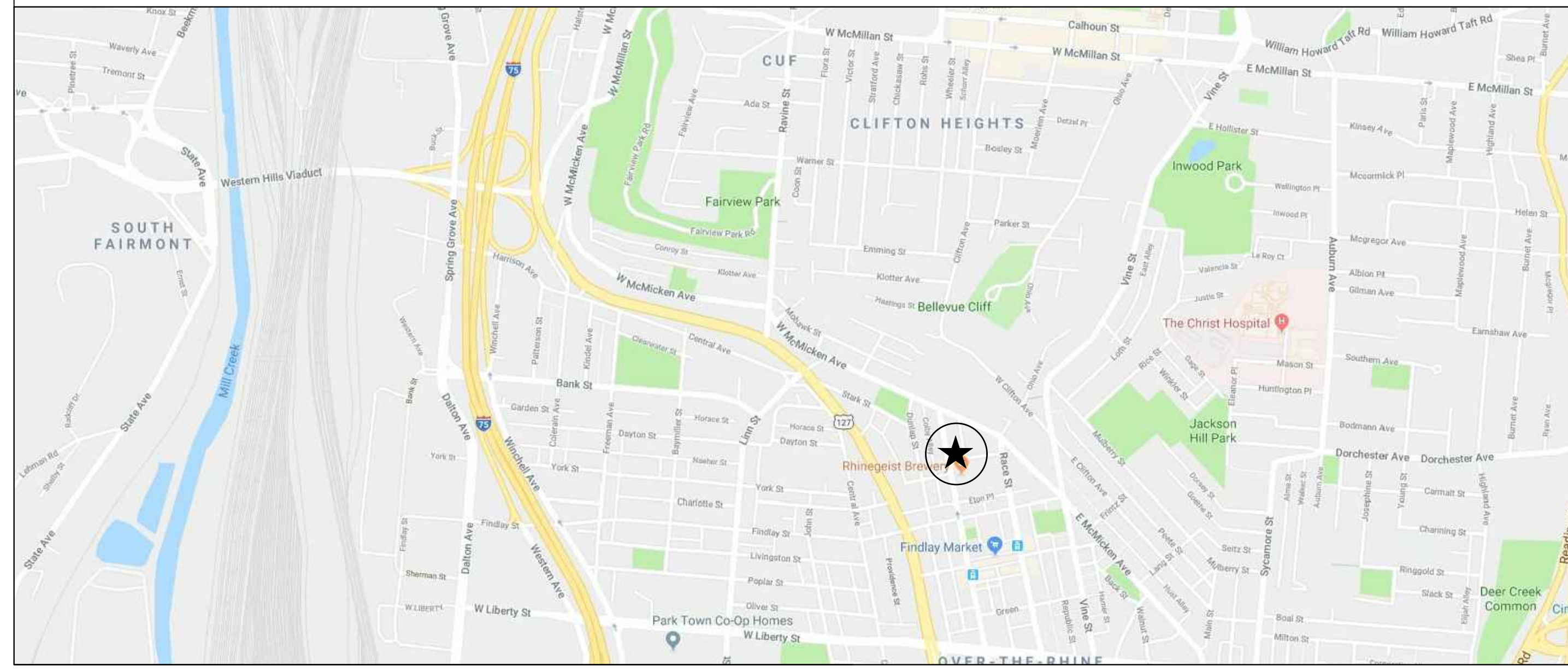
PROJECT ADDRESS 2010 ELM ST. CINCINNATI, OH 45202	ARCHITECT DRAWING DEPT 3217 MADISON ROAD CINCINNATI, OH 45209 (513) 272-8099	MEP ENGINEER HAL-PE ASSOCIATES 530 W. 9TH STREET NEWPORT, KY 41071 (859) 431-6083	GENERAL CONTRACTOR SANSALONE & ASSOCIATES, LLC. 690 RED BUD CINCINNATI, OH 45229 (513) 253-6773 CONTRACTOR REGISTRATION #CBRC006447
BUILDING PERMIT #2019P05495			

GRAPHIC SYMBOLS

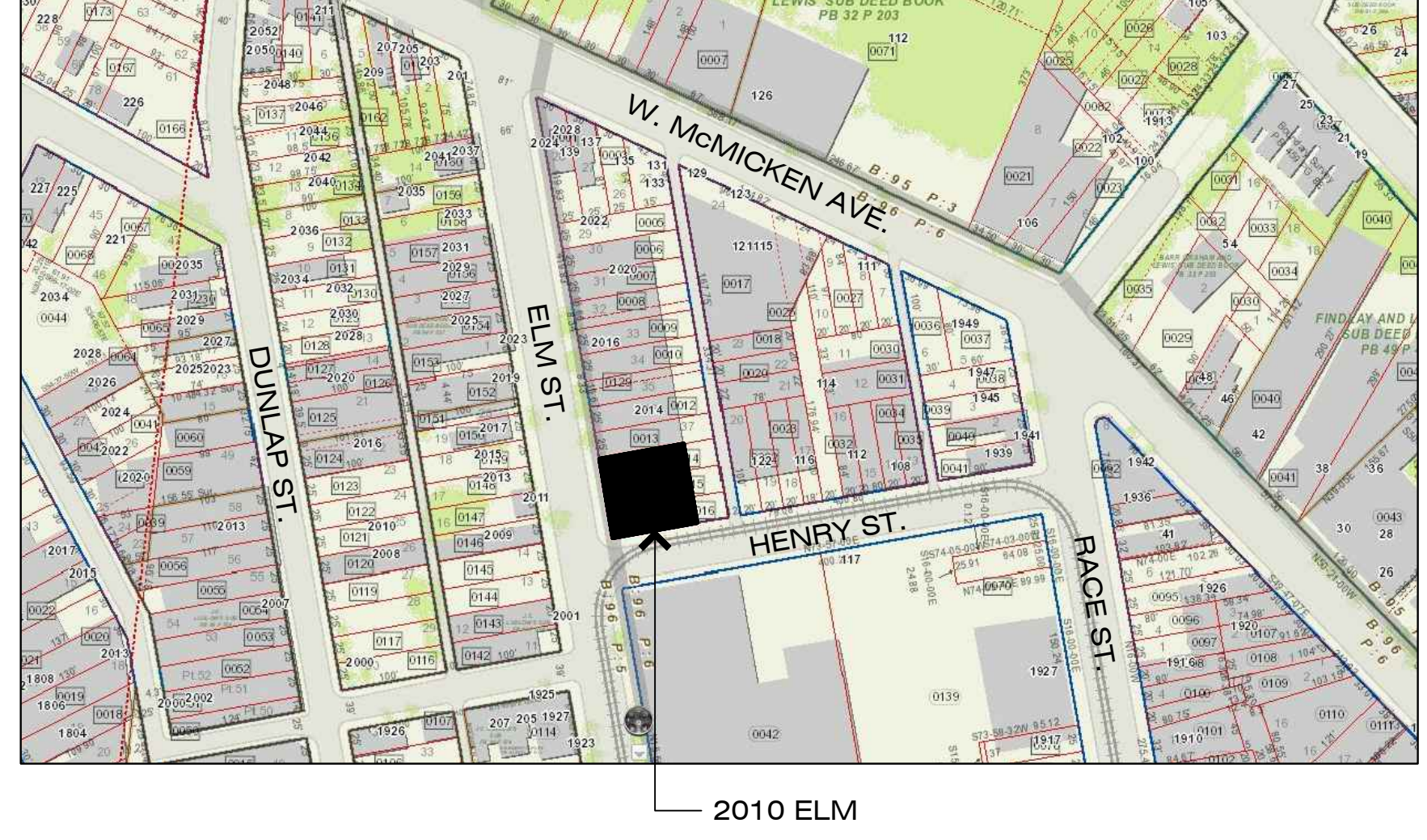
	EXISTING NON-STRUCTURAL CONSTRUCTION TO BE REMOVED		DOOR TAG - REFER TO DOOR SCHEDULE
	EXISTING STRUCTURAL CONSTRUCTION TO BE REMOVED		WINDOW TAG - REFER TO WINDOW SCHEDULE
	EXISTING CONSTRUCTION TO REMAIN		ALIGN ALIGN W/ ESTABLISHED SURFACES
	PROPOSED SCHEDULED PARTITION/FRAMING		INTERIOR ELEVATIONS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

2010 ELM ST. CINCINNATI, OH 45202

PARCEL # 096-0006-0014-00



CONTEXT MAP



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

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

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

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
THE CONTRACTOR SHALL BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

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

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

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

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

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

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

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

PROJECT DESCRIPTION

- THIS PROJECT IS AN INTERIOR REMODELING OF A 1-STORY BUILDING W/ EXTERIOR MASONRY BEARING WALLS, STEEL JOIST ROOF FRAMING, AND STRUCTURAL CONCRETE SLAB FLOOR
- THE EXISTING BUILDING IS BEING USED AS STORAGE
- THE GROUND FLOOR SPACE WILL BE REMODELED TO CREATE A NEW RECREATIONAL AXE-THROWING VENUE WHERE CUSTOMERS PAY FOR TIME TO USE A LANE FOR TARGET THROWING.

ZONING - CITY OF CINCINNATI

- ZONING DISTRICT: UM
- HISTORIC: YES - OVER THE RHINE
- HILLSIDE: NO
- PARKING: CALCULATED AS 'ARCHERY OR SHOOTING RANGE' RANGE REQUIREMENTS PER SCHEDULE 1425-19-A, 1 SPACE REQUIRED FOR EVERY 1,000 SF = 6 PARKING SPACES REQUIRED (8 SPACES PROVIDED)
- SIGNAGE: BY OTHERS UNDER SEPARATE PERMIT

BUILDING CODE

- 2017 OHIO BUILDING CODE
- 2017 OHIO MECHANICAL CODE

BUILDING USE GROUP (OBC 301)

LEVEL	EXISTING	PROPOSED
0	S	S
1	S	A-3

NON-SEPARATED OCCUPANCY (OBC 508.3)

PROJECT IS PROPOSED AS NON-SEPARATED MIXED USE (BASEMENT & GROUND FLOORS)

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE III-B

INTERIOR WALL & CEILING FINISH REQUIREMENTS - SPRINKLERED

- USE (MOST RESTRICTIVE): A-3
- EXIT ENCLOSURES & PASSAGEWAYS: B
- CORRIDORS: B
- ROOMS & ENCLOSED SPACES: C
- FLOORING: CLASS I

AUTOMATIC SPRINKLER SYSTEM (OBC 903.3.1.1)

BUILDING TO BE EQUIPPED THROUGHOUT W/ AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 ALL SPRINKLER WORK SHALL BE DESIGNED BY A LICENSED SPRINKLER CONTRACTOR AND PERMITTED SEPARATELY BY OTHERS.

FIRE ALARM AND DETECTION SYSTEMS

NO FIRE ALARM IS EXISTING OR PROPOSED
FIRE EXTINGUISHERS PER NFPA 10

SQUARE FOOTAGE

- BASEMENT TENANT SPACE: 5536 SQ. FT.
- GROUND FLOOR TENANT SPACE: 5658 SQ. FT.

EXIT REQUIREMENTS

- 2 MEANS OF EGRESS REQUIRED; PROVIDED (REFER TO SHEET A0.1 FOR LIFE SAFETY DIAGRAMS)
- REQUIRED EGRESS WIDTH:
ALL PROPOSED & EXIST. EGRESS COMPONENTS = 36" MIN. / MIN. CORRIDOR WIDTH 44"
- LONGEST DIAGONAL = 107'-1"
- EXIT SEPARATION (L3) > 35'-9" (PROVIDED)

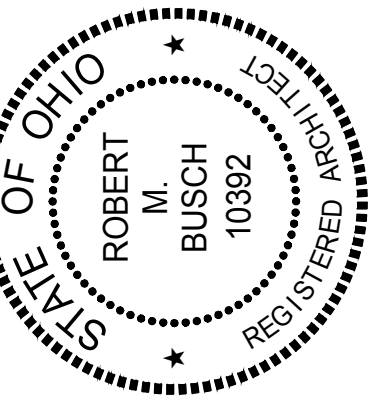
PLUMBING

- A-3 GYMNASIUM
 - 78 OCCUPANTS
 - EMPLOYEES ARE COUNTED IN FIXTURE CALCS AND WILL USE COMMON FACILITIES
 - A WATER COOLER WILL BE PROVIDED IN LIEU OF THE DRINKING FOUNTAIN
- | SEX | OCC | WC | WC REQD | LAV | LAV REQD (LAV PROVIDED) |
|-----|-----|-------|----------------|-------|-------------------------|
| M | 69 | 1:125 | 1 (2 PROVIDED) | 1:200 | 1 (1 PROVIDED) |
| F | 69 | 1:65 | 2 (2 PROVIDED) | 1:200 | 1 (1 PROVIDED) |

DRAWING INDEX

SHEET #	SHEET DESCRIPTION	20 JUNE 2018 - FOR PERMIT	26 JULY 2018 - CONDITIONAL USE
ARCHITECTURAL			
A0.0	COVER SHEET	●	●
A0.1	CODE PLANS AND OCCUPANCY	●	●
A1.0	EXTERIOR ELEVATIONS		●
A1.1	EXTERIOR ELEVATIONS		●
A1.2	EXTERIOR ELEVATIONS		●
A2.0	BASEMENT FLOOR PLAN	●	●
A2.1	GROUND FLOOR PLAN	●	●
A2.2	DOOR SCHEDULE, BATHROOM ELEVATIONS, GENERAL NOTES	●	●
A2.3	BASEMENT REFLECTED CEILING PLAN	●	●
A2.4	GROUND FLOOR REFLECTED CEILING PLAN	●	●
ELECTRICAL			
E-1	BASEMENT ELECTRICAL PLAN	●	●
E-2	GROUND FLOOR ELECTRICAL PLAN	●	●
E-3	PANEL SCHEDULE	●	●
MECHANICAL			
H-1	MECHANICAL PLAN	●	●
H-2	MECHANICAL SCHEDULES	●	●
PLUMBING			
P-1	BASEMENT PLUMBING PLAN	●	●
P-2	GROUND FLOOR PLUMBING AND DEMO PLAN	●	●
P-3	PLUMBING ISOMETRIC AND DETAILS	●	●
P-4	PLUMBING SCHEDULES	●	●

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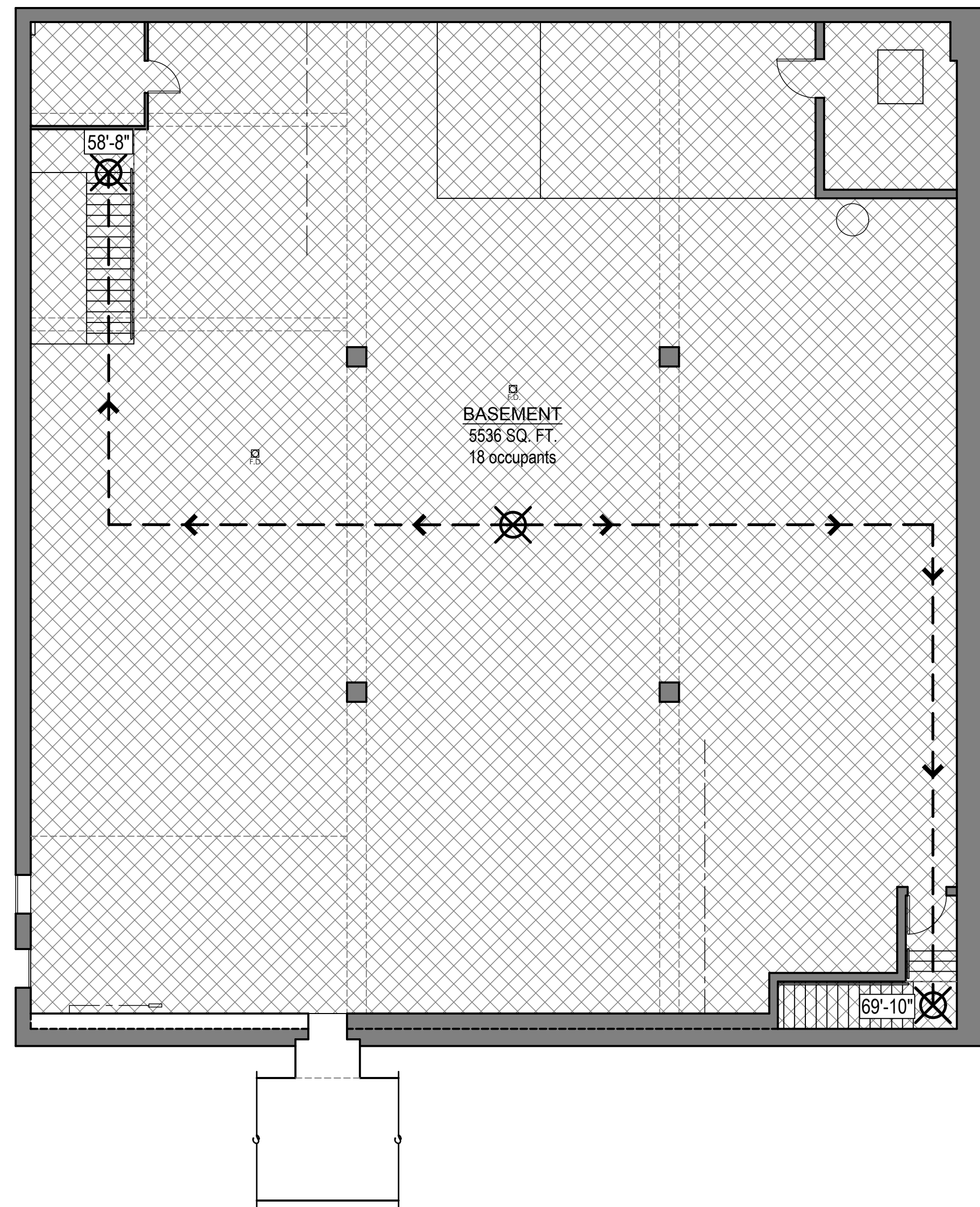


Robert M. Busch
License #: 10392
Exp. Date: 12/31/2018

2010 ELM STREET
2010 Elm St.
Cincinnati, Ohio 45202

sheet A0.0
cover sheet
26 July - conditional use

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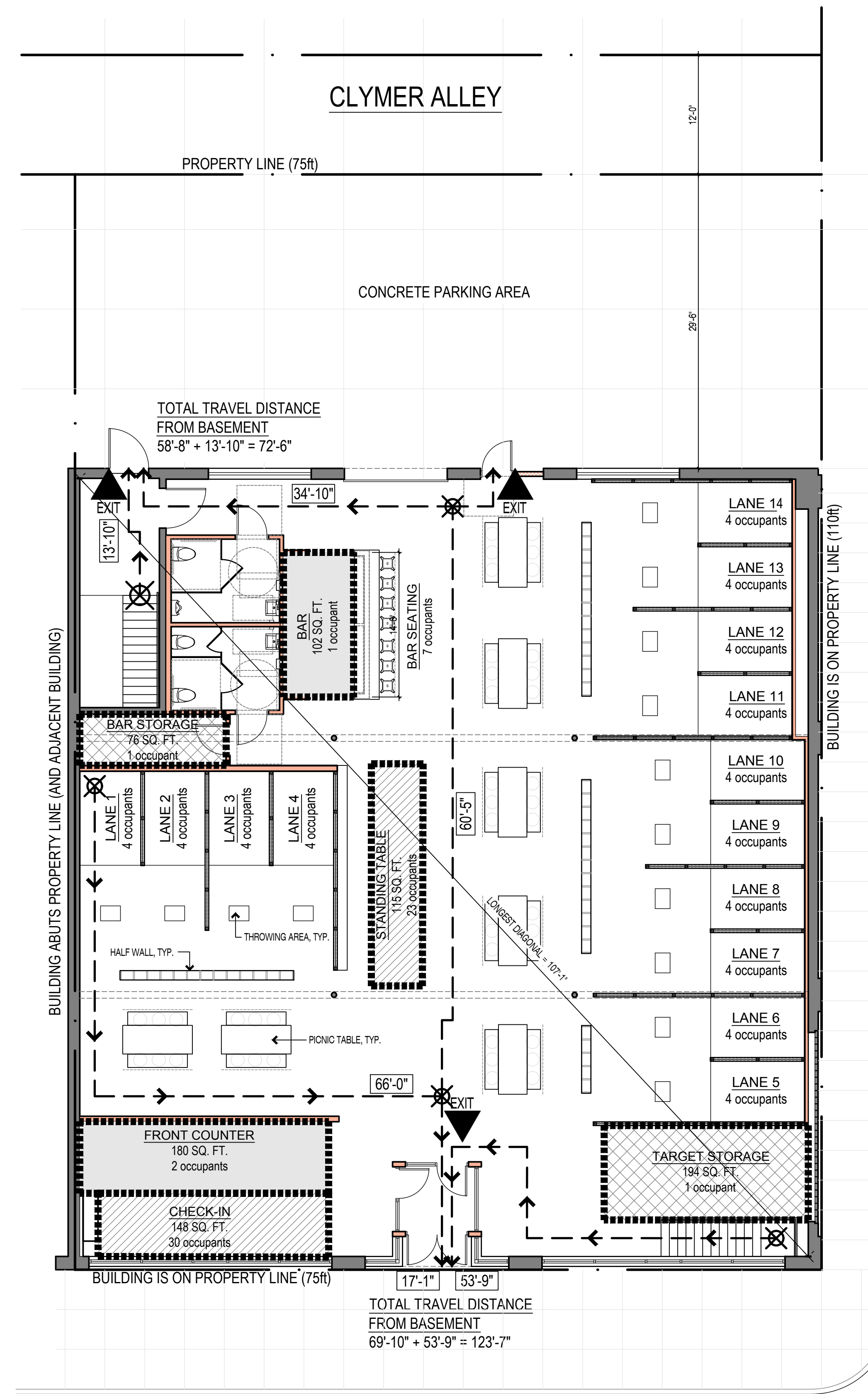


1
A0.1 **Basement Code Plan**
scale: 1/8" = 1'-0"
5536 SQ. FT.

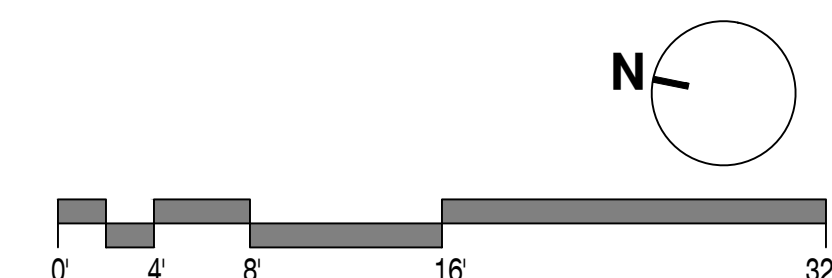
LEGEND

- STARTING POINT OF MEASUREMENT
- DIRECTION OF TRAVEL
- EXIT ACCESS TRAVEL PATH
- TRAVEL DISTANCE
- AREA BOUNDARY
- 1-HR WALL CONSTRUCTION
- 2-HR WALL CONSTRUCTION

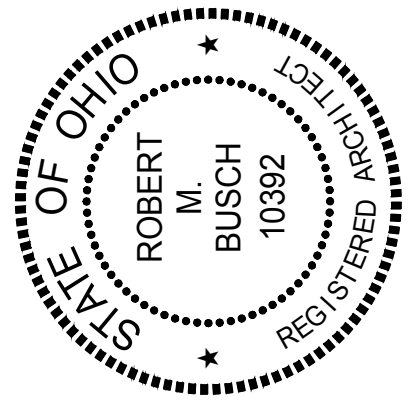
GROUND FLOOR		
	EMPLOYEE AREAS	200 SQ. FT. GROSS PER OCCUPANT
	- FRONT COUNTER	180 SQ. FT. / 200 = 1
	- RETAIL BAR	102 SQ. FT. / 200 = 1
	SUBTOTAL	2
	A-3 STANDING	5 SQ. FT. NET PER OCCUPANT
	- CHECK-IN	##### 5 = 31
	- STANDING TABLE	115 SQ. FT. / 5 = 23
	SUBTOTAL	54
	A-3 BUILT-IN SEATING	24" LINEAR PER OCCUPANT
	- BAR SEATING	7 occupants
	SUBTOTAL	7
	A-3 TARGET AREAS	BY DESIGN
	- 14 LANES x 4 OCCUPANTS EACH	= 56
	STORAGE	300 SQ. FT. GROSS PER OCCUPANT
	- TARGET STORAGE	194 SQ. FT. / 300 = 1
	- BAR STORAGE	76 SQ. FT. / 300 = 1
	SUBTOTAL	2
	TOTAL GROUND FLOOR OCCUPANTS	119
BASEMENT		
	STORAGE	300 SQ. FT. GROSS PER OCCUPANT
	- BASEMENT	5536 SQ. FT. / 300 = 18
	TOTAL BASEMENT OCCUPANTS	18
	TOTAL FIRE AREA OCCUPANCY	137



1
A0.1 **Ground Floor Code Plan & Site Plan**
scale: 1/8" = 1'-0"
5658 SQ. FT.

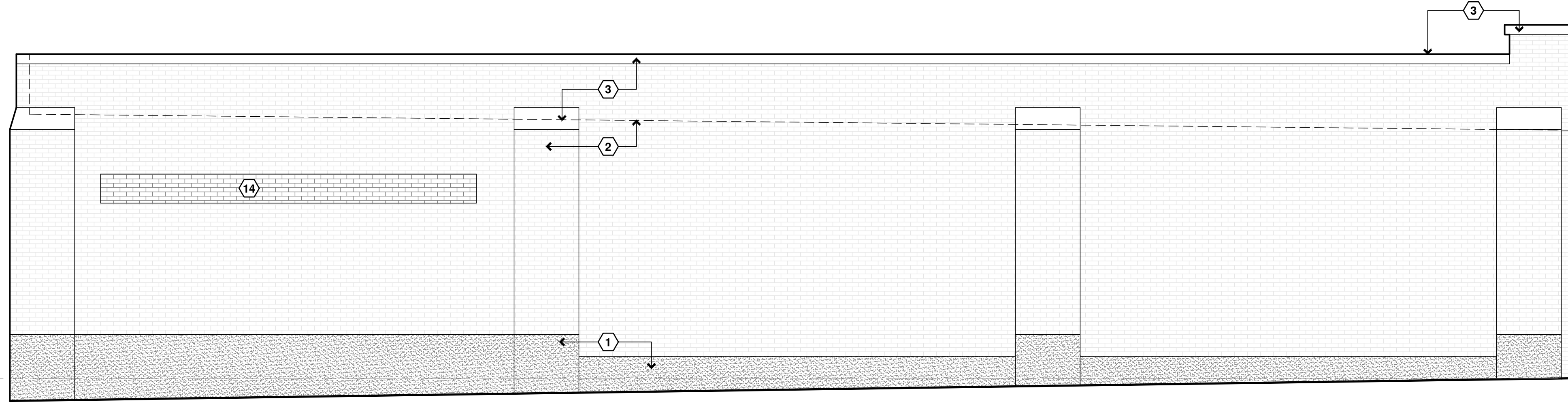


THIS SITE PLAN IS NOT A LAND SURVEY AND DOES NOT CONSTITUTE CIVIL ENGINEERING. THIS SITE PLAN IS INTENDED TO BE USED AS REFERENCE FOR DESIGN INTENT ONLY.



Robert M. Busch
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2010 ELM STREET
2010 Elm St.
Cincinnati, Ohio 45202



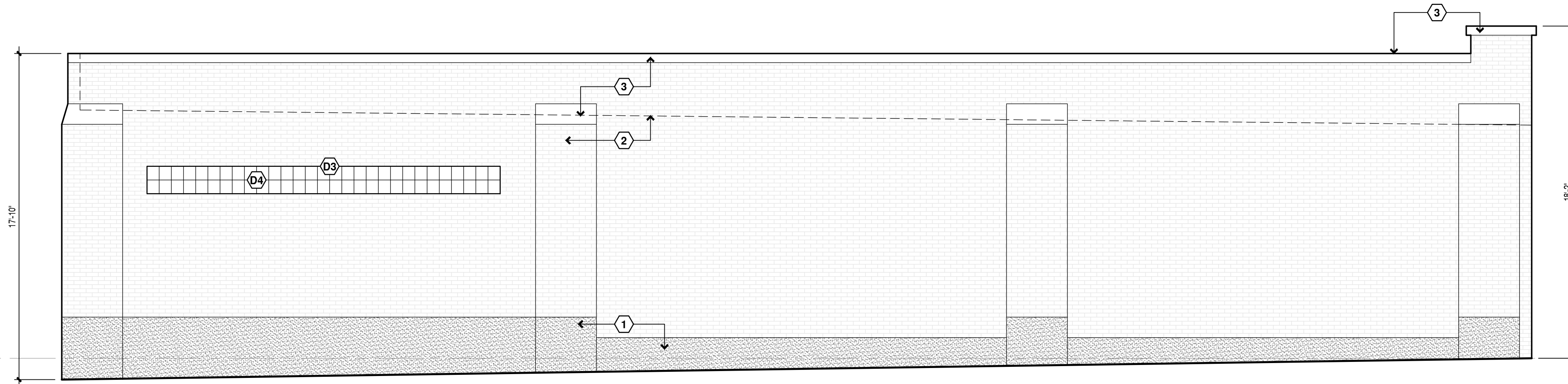
2 Proposed Side Elevation (South/Henry St.)
A1.1 scale: 1/4"=1'-0"

DEMOLITION CODED NOTES

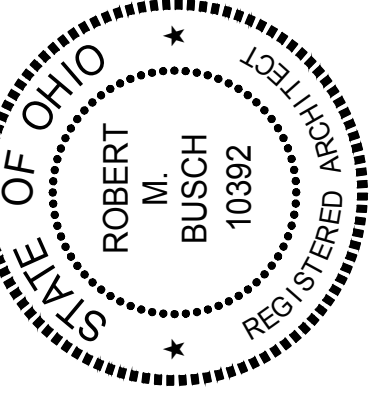
- D1. EXISTING SINGLE PANE GLASS AND STEEL STOREFRONT SYSTEM TO BE REMOVED, TYP.
- D2. EXISTING ANGLED NON-ADA COMPLIANT DOOR CONFIGURATION TO BE REMOVED. ONLY ANGLED PORTION TO BE REMOVED. LEAVE FLAT SECTION ALONG OUTER PORTION (SEE PLANS FOR MORE INFO).
- D3. EXISTING FAILING STEEL LINTELS TO BE REMOVED AND REPLACED (UNDER PERMIT #2018P05142)
- D4. EXISTING GLASS BLOCK TO BE REMOVED TO FACILITATE LINTEL REPLACEMENT.
- D5. REMOVE EXISTING PLYWOOD COVERING AT WINDOW OPENINGS AND STEEL FRAME BEHIND

ELEVATION CODED NOTES

- 1. EXISTING CEMENT PAVING TO REMAIN, TYP.
- 2. EXISTING BRICK EXTERIOR TO REMAIN, TYP.
- 3. EXISTING STONE COPING TO REMAIN, TYP.
- 4. NEW STOREFRONT SYSTEM WITHIN EXISTING MASONRY OPENING, TYP.
- 5. NEW DOUBLE STOREFRONT DOORS
- 6. PROVIDE FLAT PORTION OF STOREFRONT TO INFILL DOORS BETWEEN EXIST. KNEEWALLS
- 7. EXISTING ELECTRIC SERVICE TO REMAIN
- 8. EXISTING OVERHEAD GARAGE DOOR TO REMAIN
- 9. NEW GLASSBLOCK WITHIN EXISTING MASONRY OPENING
- 10. EXISTING CMU TO REMAIN
- 11. EXISTING CLAY MASONRY TO REMAIN
- 12. EXISTING METAL GUTTER AND DOWNSPOUTS TO REMAIN
- 13. EXISTING METAL DOOR TO REMAIN
- 14. INFILL EXISTING OPENING WITH BRICK T.M.E.
- 15. NEW METAL DOOR AND FRAME



1 Existing Side Elevation (South/Henry St.)
A1.1 scale: 1/4"=1'-0"

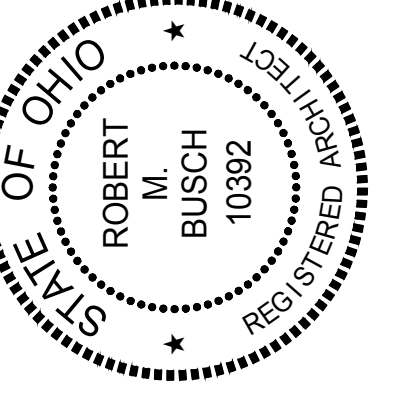


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2010 ELM STREET
 2010 Elm St.
 Cincinnati, Ohio 45202

sheet A1.1
 exterior elevation
 26 July - conditional use

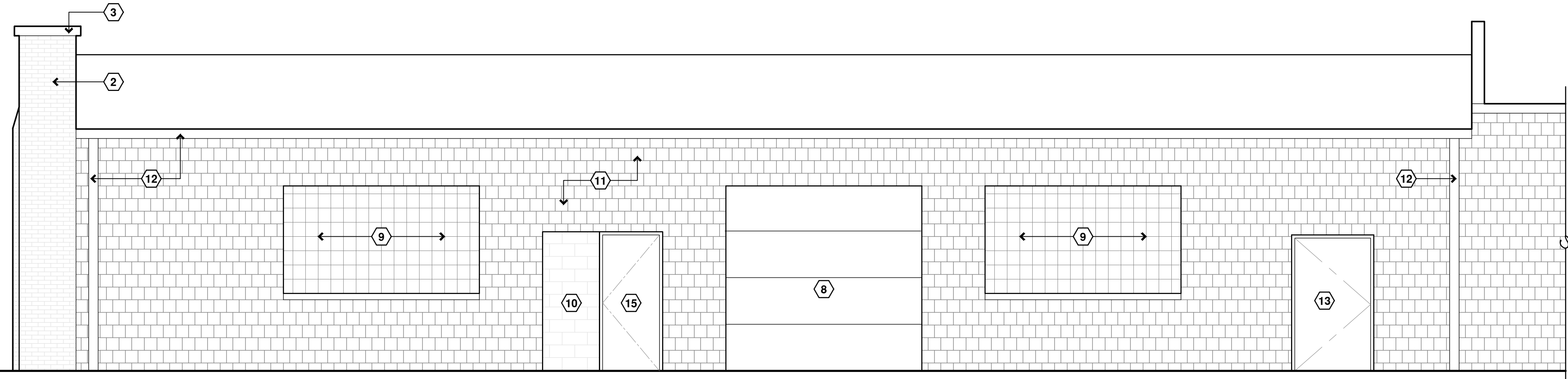
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2010 ELM STREET
 2010 Elm St.
 Cincinnati, Ohio 45202

sheet A1.2
 exterior elevation
 26 July - conditional use



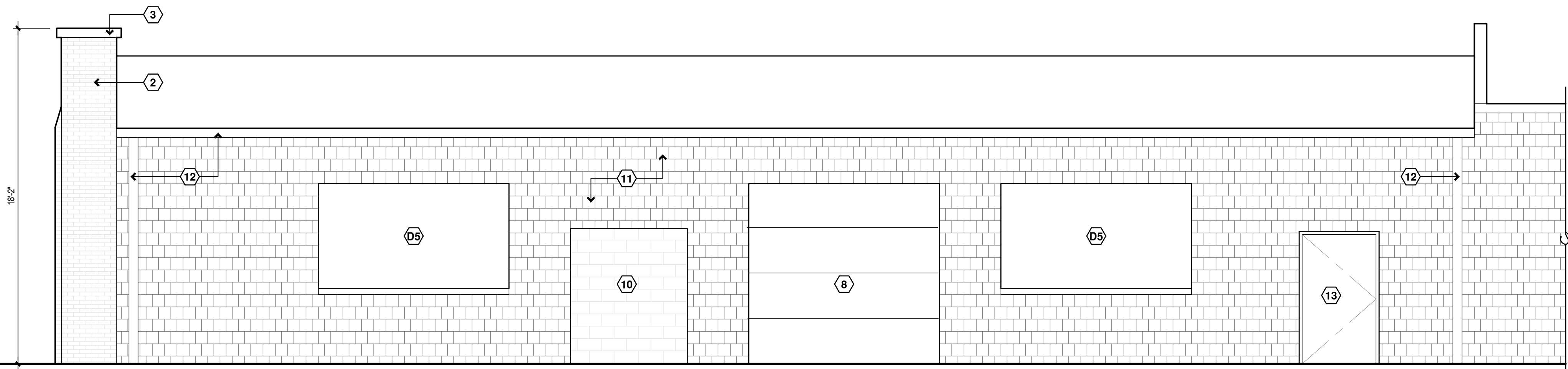
2 Proposed Back Elevation (East)
 A1.2 scale: 1/4"=1'-0"

ELEVATION CODED NOTES

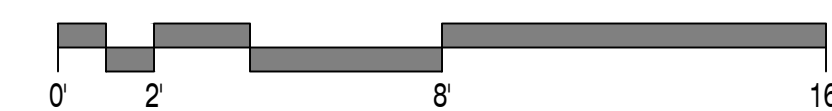
1. EXISTING CEMENT PARGING TO REMAIN, TYP.
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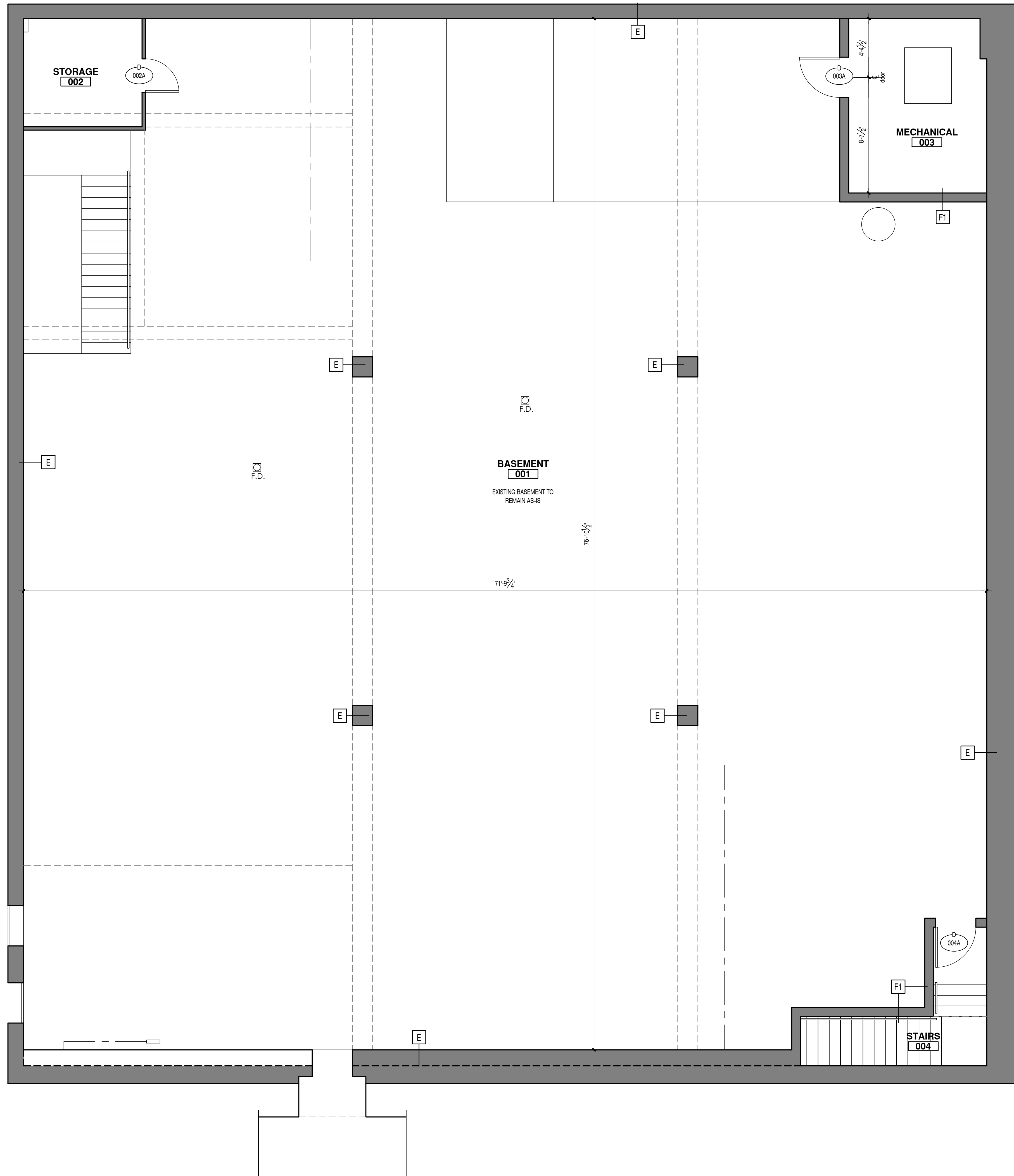
DEMOLITION CODED NOTES

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- D2. EXISTING ANGLED NON-ADA COMPLIANT DOOR CONFIGURATION TO BE REMOVED. ONLY ANGLED PORTION TO BE REMOVED. LEAVE FLAT SECTION ALONG OUTER PORTION (SEE PLANS FOR MORE INFO).
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- D5. REMOVE EXISTING PLYWOOD COVERING AT WINDOW OPENINGS AND STEEL FRAME BEHIND



1 Existing Back Elevation (East)
 A1.2 scale: 1/4"=1'-0"





PARTITION TYPE SCHEDULE	
FULL-HEIGHT GYP. BOARD	<p>A • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP. • 7/8" TYPE X GYP. BOARD ON BOTH SIDES • FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN - OR - BRACED TO DECK @ 48" o.c. MAX. TYP.</p> <p>A1 • SAME AS PARTITION 'A' EXCEPT ONE SIDE ONLY</p>
FULL-HEIGHT O.S.B.	<p>B • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP. • 1/2" ORIENTED STRAND BOARD ON BOTH SIDES • FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN - OR - BRACED TO DECK @ 48" o.c. MAX. TYP.</p> <p>B1 • SAME AS PARTITION 'B' EXCEPT ONE SIDE ONLY</p>
PARTIAL-HEIGHT O.S.B.	<p>C • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP. • 1/2" ORIENTED STRAND BOARD ON BOTH SIDES • FRAME 42" HIGH • CHAIN LINK FENCE FROM TOP OF WALL TO DECK ABOVE, ANCHORED w/ 2xFRAME</p> <p>C1 • SAME AS PARTITION 'C' EXCEPT ONE SIDE ONLY</p> <p>C2 • SAME AS PARTITION 'C' EXCEPT 24" HIGH ONLY</p>
KNEE WALL	<p>D • WOOD FRAMING, 2X12 @ 16" O.C. MAX SINGLE TOP AND BOTTOM PLATES • 42" HIGH • OPEN ON BOTH SIDES</p>
EXISTING WALL	<p>E • CONCRETE SURFACE TO REMAIN</p> <p>F • GLAZED CONCRETE BLOCK TO REMAIN EXPOSED</p> <p>F1 • CONCRETE MASONRY UNIT TO REMAIN EXPOSED</p>

NOTE: MOISTURE RESISTANT GYP. BOARD TO BE USED AT WET AREAS

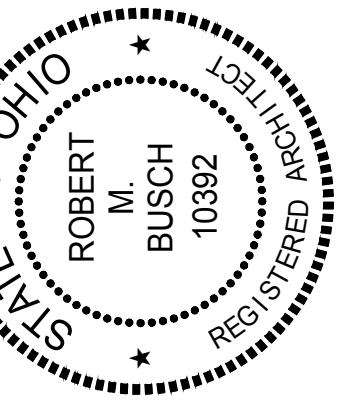
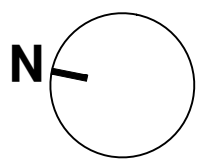
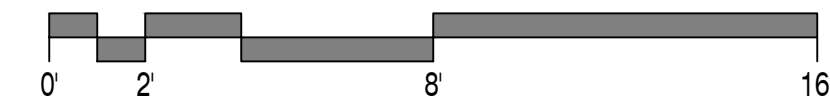
KITCHEN EQUIP. SCHEDULE					
ITEM	QTY.	ITEM DESCRIPTION	MANUFACTURER	MODEL#	COMMENT
1	1	REACH-IN BOTTLE COOLER	TURBO AIR	TBC-805B-N	
2	1	REACH-IN BOTTLE COOLER	TURBO AIR	TBC-805B-N	
3	1	UNDERCOUNTER BACK BAR COOLER	TURBO AIR	TBB-45G-N	
4	1	DROP-IN HAND SINK			
PCS	4	DESKTOP COMPUTER or LAPTOP			PROVIDE POWER AND DATA
WAV	6	WAIVER SIGNING STATION			IPAD BASED TERMINAL

CONSTRUCTION CODED NOTES

- OPEN TO BELOW
- EXISTING STAIRCASE AND HANDRAIL TO REMAIN
- NEW BAR
- PICNIC TABLE TO BE PROVIDED BY OWNER
- DRINK RAIL
- EXISTING STEEL COLUMNS TO REMAIN
- ELECTRIC SERVICE GEAR TO REMAIN
- RECEPTION DESK
- EXISTING GUARDRAIL AND HANDRAIL TO REMAIN
- EXISTING GLASS BLOCK TO REMAIN
- REPLACE EXISTING GLAZING WITH NEW STOREFRONT SYSTEM
- PROVIDE LEVEL LANDING AT BOTH SIDES OF DOOR
- THROWING AREA DESIGNATION
- INFILL EXISTING OPENING WITH GLASS BLOCK

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL SEE PARTITION TYPE
	PROVIDE SOUND BATT INSULATION WHERE INDICATED
	FULL-HEIGHT WALL TO DECK
	2-HR 2-HR RATED WALL

1 Basement Plan
A2.0 scale: 1/4"=1'-0"



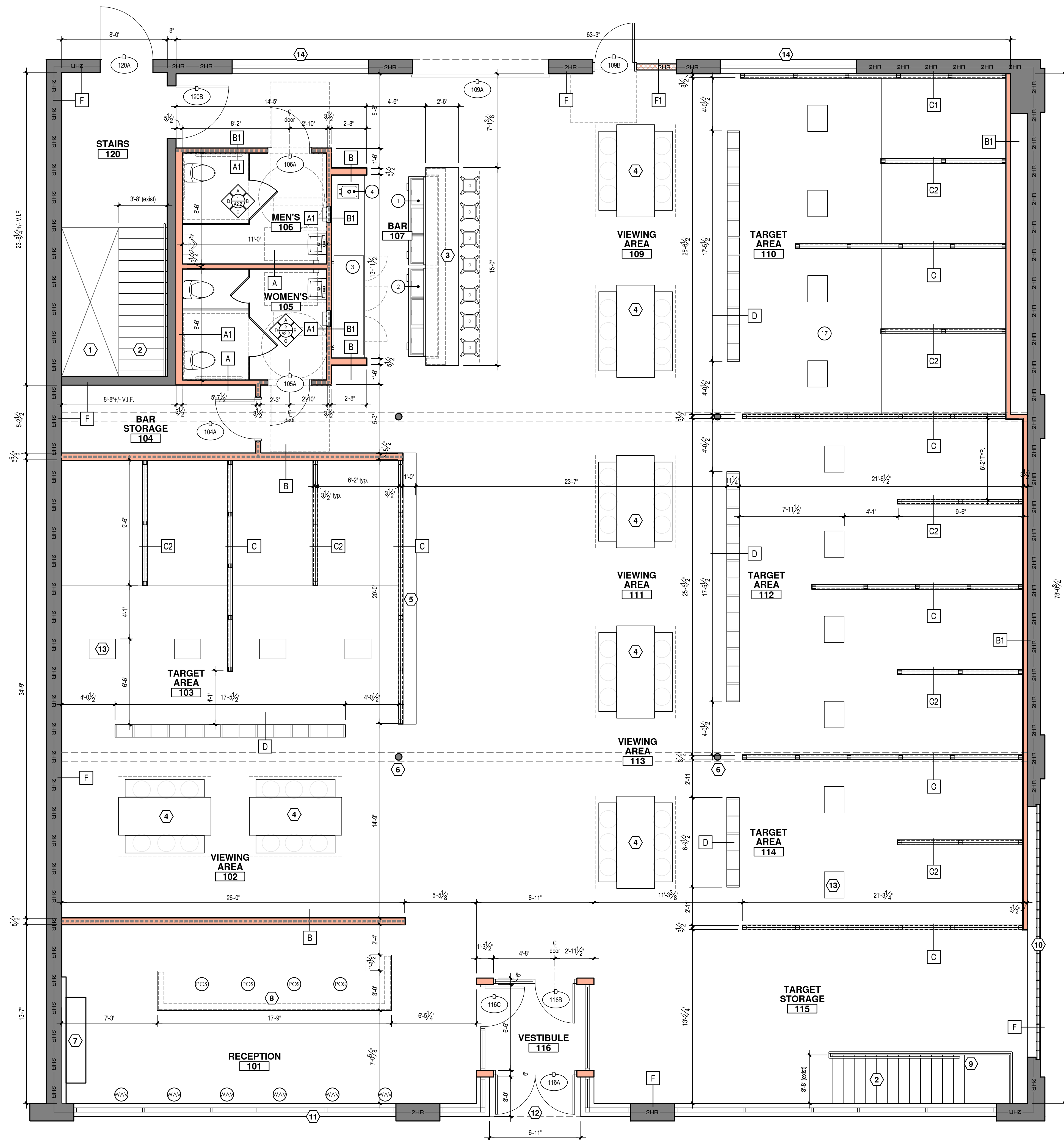
Robert M. Busch
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2010 ELM STREET
2010 Elm St.
Cincinnati, Ohio 45202

sheet A2.0
basement floor plan
26 July - conditional use

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PARTITION TYPE SCHEDULE	
FULL-HEIGHT GYP. BOARD	<p>A • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX</p> <p>• SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP.</p> <p>• TYPE X GYP. BOARD ON BOTH SIDES</p> <p>• FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN - OR - BRACED TO DECK @ 48" o.c. MAX. TYP.</p> <p>A1 • SAME AS PARTITION 'A' EXCEPT ONE SIDE ONLY</p>
FULL-HEIGHT O.S.B.	<p>B • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX</p> <p>• SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP.</p> <p>• 1/2" ORIENTED STRAND BOARD ON BOTH SIDES</p> <p>• FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN - OR - BRACED TO DECK @ 48" o.c. MAX. TYP.</p> <p>B1 • SAME AS PARTITION 'B' EXCEPT ONE SIDE ONLY</p>
PARTIAL-HEIGHT O.S.B.	<p>C • WOOD FRAMING (2X4 OR 2X6 PER PLAN) @ 16" O.C. MAX</p> <p>• SINGLE BOTTOM PLATE FASTENED TO CONCRETE FLOOR & DOUBLE TOP PLATES, TYP.</p> <p>• 1/2" ORIENTED STRAND BOARD ON BOTH SIDES</p> <p>• FRAME 42" HIGH</p> <p>• CHAIN LINK FENCE FROM TOP OF WALL TO DECK ABOVE, ANCHORED w/ 2" FRAME</p> <p>C1 • SAME AS PARTITION 'C' EXCEPT ONE SIDE ONLY</p> <p>C2 • SAME AS PARTITION 'C' EXCEPT 24" HIGH ONLY</p>
KNEE WALL	<p>D • WOOD FRAMING, 2X12 @ 16 O.C. MAX</p> <p>• SINGLE TOP AND BOTTOM PLATES</p> <p>• 42" HIGH</p> <p>• OPEN ON BOTH SIDES</p>
EXISTING WALL	<p>E • CONCRETE SURFACE TO REMAIN</p> <p>F • GLAZED CONCRETE BLOCK TO REMAIN EXPOSED</p> <p>F1 • CONCRETE MASONRY UNIT TO REMAIN EXPOSED</p>

NOTE: MOISTURE RESISTANT GYP. BOARD TO BE USED AT WET AREAS

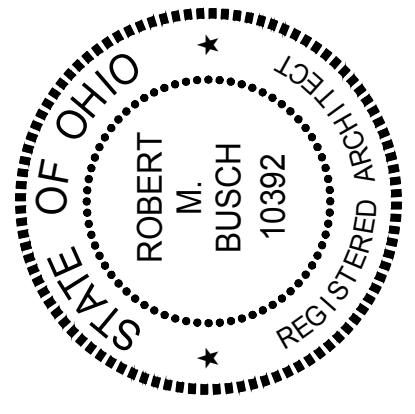
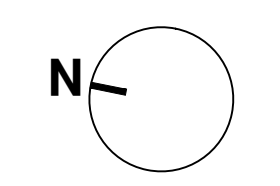
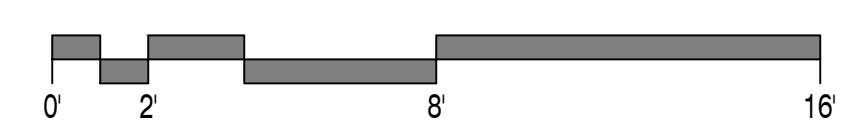
KITCHEN EQUIP. SCHEDULE					
ITEM	QTY	ITEM DESCRIPTION	MANUFACTURER	MODEL#	COMMENT
1	1	REACH-IN BOTTLE COOLER	TURBO AIR	TBC-8058-N	
2	1	REACH-IN BOTTLE COOLER	TURBO AIR	TBC-8058-N	
3	1	UNDERCOUNTER BACK BAR COOLER	TURBO AIR	TBB-45G-N	
4	1	DROP-IN HAND SINK			
POS	4	DESKTOP COMPUTER or LAPTOP			PROVIDE POWER AND DATA
WAV	6	WAIVER SIGNING STATION			IPAD BASED TERMINAL

CONSTRUCTION CODED NOTES

- OPEN TO BELOW
- EXISTING STAIRCASE AND HANDRAIL TO REMAIN
- NEW BAR
- PICNIC TABLE TO BE PROVIDED BY OWNER
- DRINK RAIL
- EXISTING STEEL COLUMNS TO REMAIN
- ELECTRIC SERVICE GEAR TO REMAIN
- RECEPTION DESK
- EXISTING GUARDRAIL AND HANDRAIL TO REMAIN
- EXISTING GLASS BLOCK TO REMAIN
- REPLACE EXISTING GLAZING WITH NEW STOREFRONT SYSTEM
- PROVIDE LEVEL LANDING AT BOTH SIDES OF DOOR
- THROWING AREA DESIGNATION
- INFILL EXISTING OPENING WITH GLASS BLOCK

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL SEE PARTITION TYPE
	PROVIDE SOUND BATT INSULATION WHERE INDICATED
	FULL-HEIGHT WALL TO DECK
	2-HR RATED WALL

1 Ground Floor Plan
A2.1 scale: 1/4"=1'-0"



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DOOR SCHEDULE										
NO.	LOCATION	SIZE	TYPE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE	CLOSER	COMMENT
002-A	STORAGE	2'-6" x 7'-0"	B	EXISTING WOOD DOOR AND FRAME TO REMAIN					NO	
003-A	MECHANICAL	3'-0" x 7'-0"	B	EXISTING METAL DOOR AND FRAME TO REMAIN					NO	
004-A	STAIRS	3'-0" x 7'-0"	B	EXISTING METAL DOOR AND FRAME TO REMAIN					NO	
104-A	BAR STORAGE	3'-0" x 7'-0"	B	HOLLOW METAL	PAINTED	K.D. METAL	PAINTED	STOREROOM	YES	
105-A	WOMENS	3'-0" x 7'-0"	B	HOLLOW METAL	PAINTED	K.D. METAL	PAINTED	PUSH / PULL (NO LATCH)	YES	
106-A	MENS	3'-0" x 7'-0"	B	HOLLOW METAL	PAINTED	K.D. METAL	PAINTED	PUSH / PULL (NO LATCH)	YES	
109-A	VIEWING AREA	3'-0" x 7'-0"	B	METAL	EXISTING OVERHEAD GARAGE DOOR TO REMAIN					
109-B	VIEWING AREA	3'-0" x 7'-0"	A	STOREFRONT	PAINTED	STOREFRONT	PAINTED	PANIC	YES	
116-A	VESTIBULE	(2) 3'-0" x 7'-0"	B	STOREFRONT	PAINTED	STOREFRONT	PAINTED	PANIC	YES	
116-B	VESTIBULE	3'-0" x 7'-0"	A	STOREFRONT	PAINTED	STOREFRONT	PAINTED	PUSH / PULL (NO LATCH)	YES	
116-C	VESTIBULE	3'-0" x 7'-0"	A	STOREFRONT	PAINTED	STOREFRONT	PAINTED	PUSH / PULL (NO LATCH)	YES	
120-A	STAIRS	4'-0" x 7'-0"	B	EXISTING METAL DOOR, FRAME, AND HARDWARE TO REMAIN				PANIC	YES	
120-B	STAIRS	4'-0" x 7'-0"	B	EXISTING METAL DOOR AND FRAME TO REMAIN				CLASSROOM	NO	PROVIDE SIGN STATING 'NOT AN EXIT'

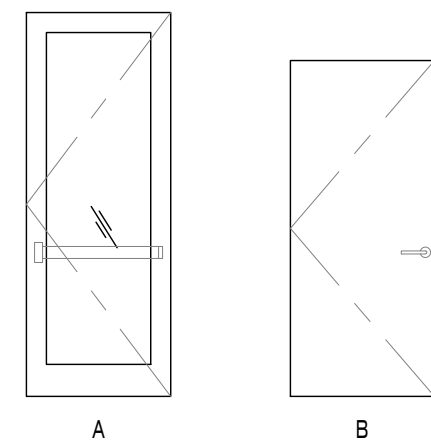
DOOR ACCESSIBILITY NOTES

- A. DOORS WITH CLOSERS SHALL HAVE A SWEEP PERIOD OF 3 SECONDS MINIMUM FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 8" FROM THE LATCH.
- B. ALL DOOR THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT AND SHALL MEET ALL ADA REQUIREMENTS.
- C. ALL DOORS SHALL HAVE ADA COMPLIANT LEVER STYLE HANDLES MOUNTED NO HIGHER THAN 48".
- D. ALL DOORS SHALL HAVE ADA COMPLIANT LOCKS AND LATCHES AS REQUIRED PER OBC.
- E. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

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

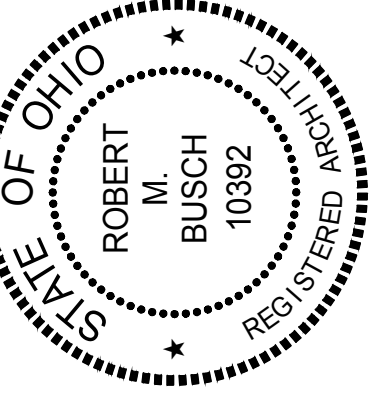
DOOR HARDWARE NOTES w/ FUNCTIONS & DESCRIPTION

- PASSAGE ANSI F75 Latchbolt operated by lever from either side at all times.
- PRIVACY ANSI F76A Latchbolt operated by lever from either side. Outside lever is locked by push button and unlocked by emergency release outside, operating inside lever or closing door.
- OFFICE ANSI F82 Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.
- CLASSROOM ANSI F84 Deadlocking latchbolt operated by lever from either side except when outside lever is locked from outside by key. When outside lever is locked, latchbolt is operated by inside lever.
- STOREROOM ANSI F86 Deadlocking latchbolt operated by key in outside lever, or by operating inside lever. Outside lever is always locked.
- EXIT ANSI F111 Blank plate outside. Inside lever always unlocked.
- DOOR STOP IVES FS410 FLOOR MOUNTED
- CLOSER ALUMINUM FINISH; COORD. W/ CLIENT & CONTRACTOR

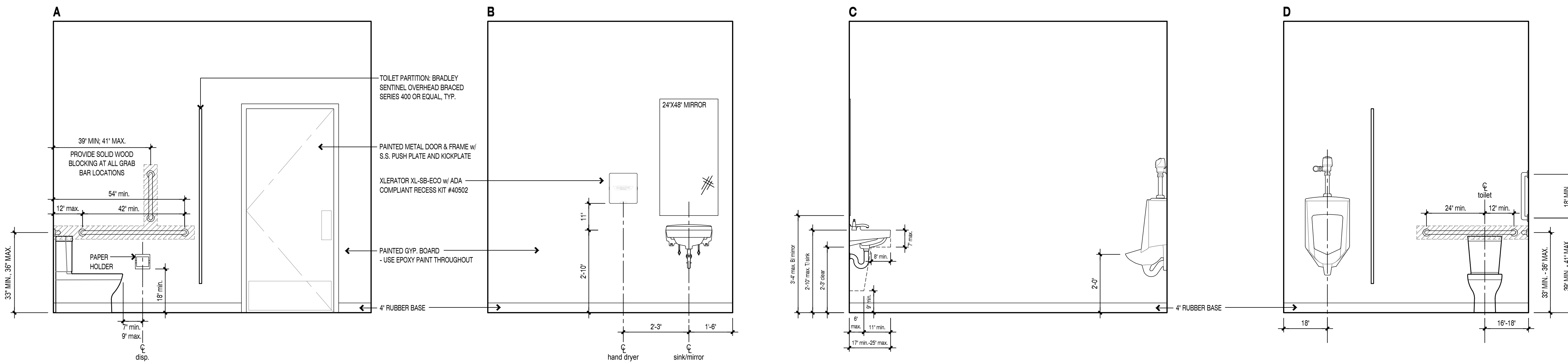


GENERAL CONSTRUCTION NOTES

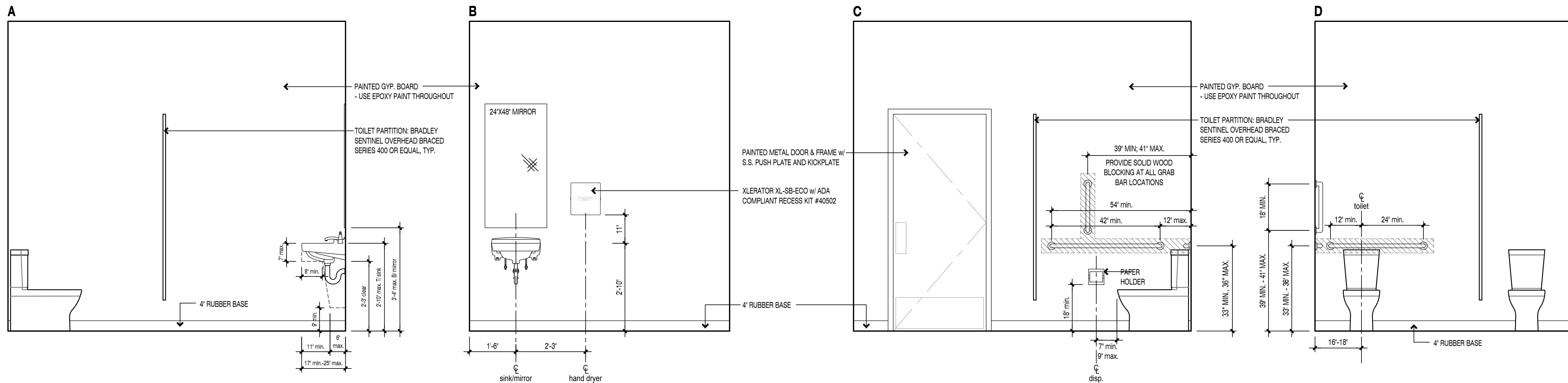
- a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.
- b. ALL DIMENSIONS NOTED AS 'CLEAR' ARE TO FINISH FACE OF SCHEDULED PARTITION.
- c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.
- d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.
- e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.
- g. CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.
- h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.
- i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
- j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.
- k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE.
- l. CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.
- n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.
- o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.
- p. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETRY, SHELVING, COUNTERTOPS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.
- q. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED WITH METAL FRAMING SUCH AS USG SUSPENDED DRYWALL CEILING SYSTEM OR OTHER METAL SYSTEMS - COORDINATE w/ ARCHITECT.
- r. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.
- s. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450.
- t. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.
- u. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND COORDINATION REQUIRED FOR THE INSTALLATION OF ALL OWNER SUPPLIED ITEMS (FURNITURE, LIGHTING AND ARTWORK) UNLESS OTHERWISE NOTED.
- v. 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.
- w. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.
- x. REFER TO ELECTRICAL PLANS FOR EXIT SIGNAGE, EMERGENCY LIGHTING, AND EGRESS LIGHTING.



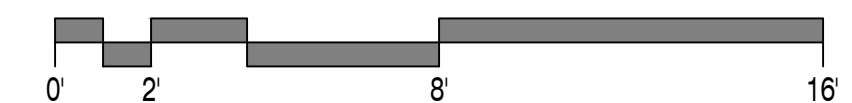
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1 Men's Room Interior Elevations
A2.2 scale: 1/2" = 1'-0"



2 Women's Room Interior Elevations
A2.2 scale: 1/2" = 1'-0"

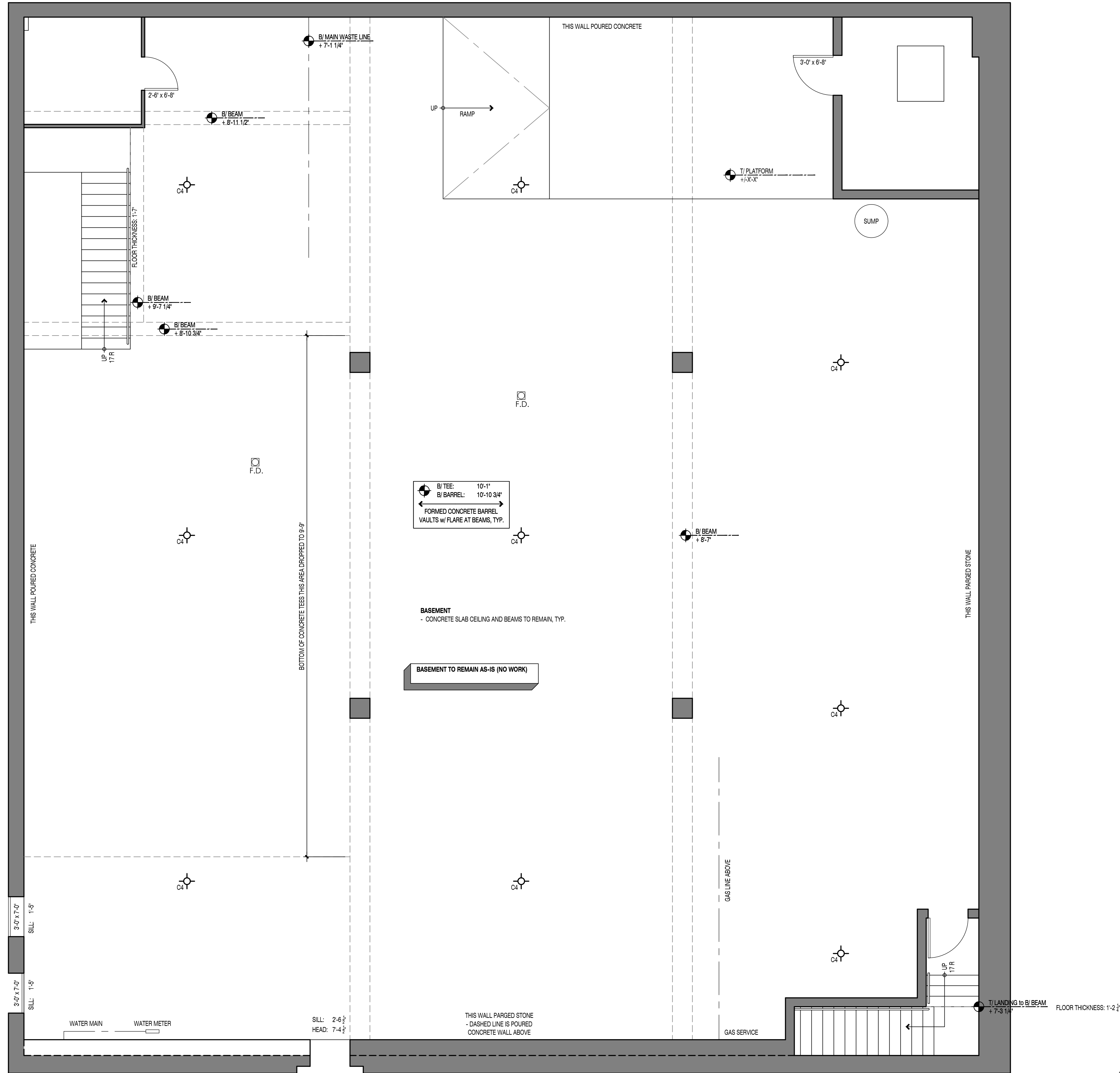


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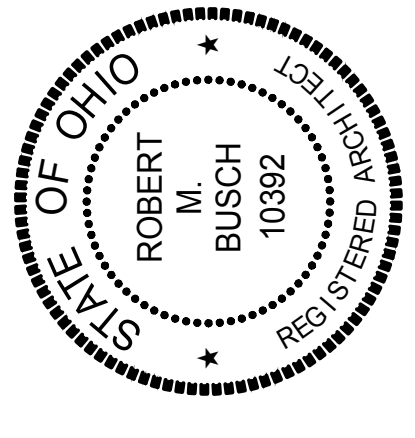
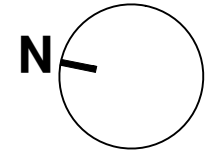
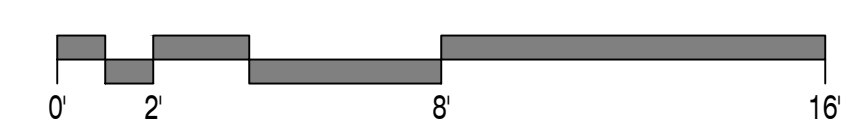
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LEGEND

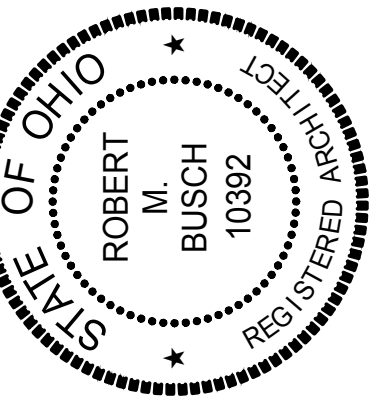
- | | | | |
|--|--|--|---|
| | ACOUSTICAL CEILING (2x2 or 2x4 AS INDICATED) | | STRIP FLUORESCENT LIGHT |
| | GYP. BOARD CEILING | | TRACK LIGHTING |
| | FINISHED WOOD CEILING | | LED TAPE LIGHT |
| | FINISHED WOOD CEILING | | STEP LIGHT |
| | WALL FRAMING TO DECK ABOVE CEILING PLANE | | CEILING MOUNTED RECESSED CAN LIGHT |
| | 2 x 4 FLUORESCENT LIGHT FIXTURE | | CEILING MOUNTED ADJUSTABLE ACCENT LIGHT |
| | 2 x 2 FLUORESCENT LIGHT FIXTURE | | CEILING MOUNTED EXHAUST FAN |
| | RECESSED 2 x 2 SUPPLY (DIFFUSER) | | CEILING MOUNTED LIGHT |
| | RECESSED 2 x 2 RETURN (GRILLE) | | CEILING MOUNTED PENDANT OR CHANDELIER |
| | CEILING FAN | | WALL MOUNTED LIGHT |
| | | | CEILING MOUNTED SPEAKER |
| | | | TV LOCATION |
| | | | EMERGENCY HEADS |
| | | | ILLUMINATED EXIT SIGN |
| | | | COMBO EXIT SIGN/EMERGENCY LIGHT |
| | | | CEILING HEIGHT (NOTE HEIGHT IF MARKED) |
| | | | DUPLEX OUTLET (NOTE HEIGHT IF MARKED) |
| | | | QUADRUPLEX OUTLET |
| | | | FLOOR OUTLET |
| | | | SMOKE DETECTOR |
| | | | SINGLE POLE SWITCH |
| | | | 3-WAY SWITCH |
| | | | DIMMER SWITCH |
| | | | WEATHER PROOF SWITCH |
| | | | DATA JACK |
| | | | PHONE JACK |

1
A2.3 Basement RCP
scale: 1/4"=1'-0"



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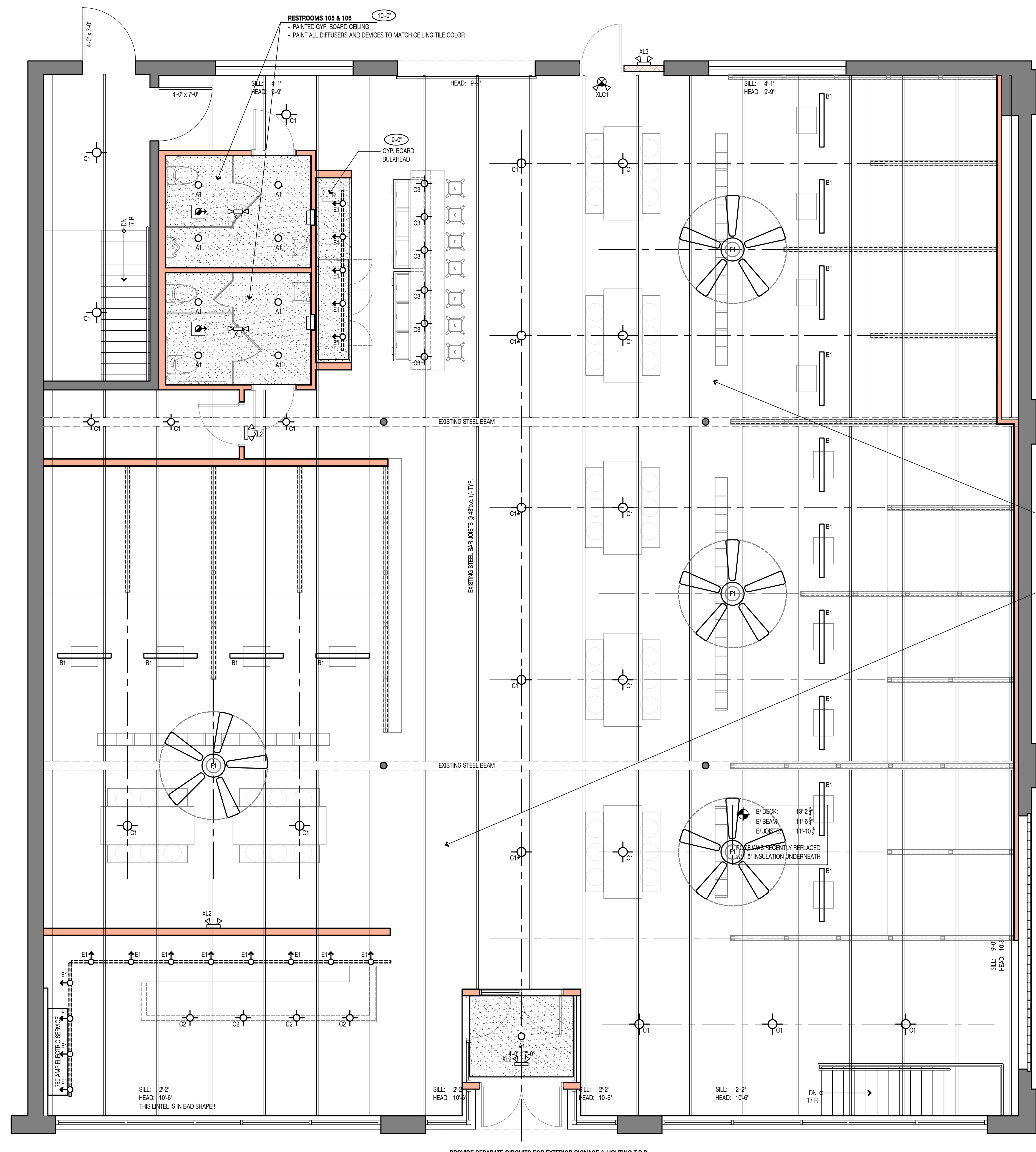


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NOTE: ALL FIXTURES ARE REPRESENTATIVE OF LIGHTING TYPE, BUT SELECTIONS ARE NOT FINAL. ELECTRICIAN SHALL REFER TO ARCHITECTURAL RCP FOR MOST CURRENT FIXTURE SCHEDULE

LIGHT FIXTURE SCHEDULE					* DENOTES FIXTURE TO BE CIRCUITED FOR EGRESS	
ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE MODEL#	LAMP TYPE	DIM	REMARKS
A1	6" RECESSED (LED)					
B1	LINEAR LED - HANGING	LITHONIA	ZL1F L48 6000 LM MDD XX 30K 80 ORI SKGY			WITH HANGER CHAIN HC36
C1	PENDANT	NORA LIGHTING	NYU-6P12B	LED PAR30 LONGNECK, 1250 lm MIN.	YES	
C2	PENDANT	RECEPTION DECORATIVE			YES	
C3	PENDANT	BAR DECORATIVE			YES	
C4	KEYLESS PORCELAIN BASE	EXISTING TO REMAIN		REPLACEMENT LED		
E1	TRACK LIGHTING	NORA LIGHTING	NTL-203B TRACK HEAD	8W MR16 LED, 3000K, 90+ CRI, 25', 750 lm±		
X1	EXIT SIGN		CONTRACTOR SUBMITTAL			
XL1	EMERGENCY LIGHT	CEILING MOUNT	CONTRACTOR SUBMITTAL			
XL2	EMERGENCY LIGHT	WALL MOUNT	CONTRACTOR SUBMITTAL			
XL3	EXTERIOR REMOTE HEAD		CONTRACTOR SUBMITTAL			
XL1C1	EXIT SIGN / EMERG LIGHT COMBO		CONTRACTOR SUBMITTAL			

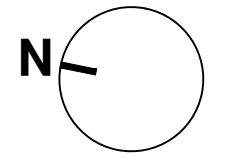
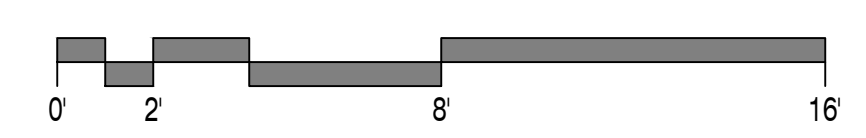
- LIGHT FIXTURE NOTES**
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS
 - REFER TO LIGHTING SUPPLIER'S SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
 - AV & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
 - COORDINATE ANY DIMMING LOCATIONS WITH LAMP SELECTIONS.
 - REFER TO ENGINEERING DRAWINGS FOR SWITCHING/CONTROL SYSTEM LOCATIONS.
 - CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURER'S APPROVED LIST.
- LED LAMP NOTES:**
- PROVIDE SUBMITTALS OF ALL LED LAMPS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO ORDERING
 - NOTE DIMMING REQUIREMENTS PER SCHEDULE AND CONFIRM SUITABILITY OF DIMMING DEVICE WITH LIGHTING CIRCUIT.
 - LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LINE ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR OWNER AND ARCHITECT REVIEW.

- RECEPTION, TARGETS, VIEWING AREAS, AND BAR** (11-10)
- OPEN CEILING TO BE PAINTED
 - ALL DUCTWORK, DIFFUSERS AND DEVICES TO MATCH CEILING TILE COLOR
 - REFER TO SPRINKLER NOTES FOR LOCATION OF LINES AND HEADS
 - TYP. EXISTING CEILING HEIGHTS
 - B/DECK: 13'-2"
 - B/BEAM: 11'-6"
 - B/JOISTS: 11'-10"
 - B/BEAMS: 11'-8"

- NOTES TO SPRINKLER CONTRACTOR:**
- EXPOSED HEADS AT EXPOSED STRUCTURE/OPEN CEILING AREAS.
 - RUN SPRINKLER LINES THROUGH STRUCTURAL AS HIGH AS POSSIBLE IN ORDER TO MAXIMIZE USEABLE CEILING HEIGHT
 - RECESSED HEADS AT LAY-IN CEILINGS
 - FLUSH HEADS AT HARD FINISH CEILINGS

- GENERAL REFLECTED CEILING PLAN NOTES**
- THIS SHEET IS INTENDED TO SHOW ARRANGEMENT OF ALL MAJOR CEILING DEVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SEPARATE TRADES AND RESOLVING POTENTIAL CEILING CONFLICTS. COORDINATE w/ MEP DRAWINGS.
 - REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH SURROUNDING CEILING FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.
 - ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FINISHED FLOOR AND SUBSTRATE REPAIRS/OVERLAYMENT WITH CONTRACTORS PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION TO ACHIEVE NOTED REQUIRED DIMENSIONS.
 - ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O
 - ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED w/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.
 - CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.
 - LIGHT FIXTURES LOCATED IN CEILING GRID ARE NOT NECESSARILY CENTERED IN EACH CEILING TILE (ALTHOUGH PREFERRED). FOLLOW DIMENSIONS ON PLAN. IF NO DIMENSIONS PRESENT CONTACT ARCHITECT TO VERIFY LOCATION.
 - ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.
 - ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.
 - LIGHT FIXTURES TO BE LOCATED AS INDICATED ON THIS PLAN. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION - CONTACT ARCHITECT/ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
 - THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.
 - G.C. TO PROVIDE ADEQUATE CLEARANCE FOR FIXTURES, DUCTS, CEILING TO MAINTAIN SPECIFIC HEIGHTS. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING - REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.
 - ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
 - PROVIDE SPRINKLER HEADS AS REQUIRED FOR DROPPED CEILINGS AND BULKHEAD AREAS. SPRINKLERS MUST COVER EXPOSED STRUCTURE ABOVE SOFFIT AREAS AS WELL AS OCCUPABLE SPACE BELOW SOFFITS. SPRINKLER CONTRACTOR TO SUPPLY SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL. FIRE PROTECTION PLAN SHOWS DESIGN INTENT.

1
A2.4 Ground Floor RCP
scale: 1/4"=1'-0"



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drawing dept

architecture & design

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26 July 2018

Project: Urban Axes (Parcel ID: 096-0006-0014-00)
Permit No.: 2018P05495

Property Owner:
Paved Properties, LLC
324 Reading Rd.
Cincinnati, OH 45202

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

Section 6. Summary of Reasons Why Relief Should Be Granted

The subject property is a warehouse building within Over The Rhine. The property is located within the OTR Historic District. The zoning district is UM – urban mix.

Cincinnati Municipal Code 1410-01 – Urban Mix District Purposes

The proposed project meets the standards outlined by the Cincinnati Municipal Code as follows:

(a) Provide a balance of uses & amenities fostering a vital economic, livable & cultural area and enhance its urban, aesthetic qualities.
Urban Axes is a social business by nature in that it brings groups of people together. Whether for corporate team building activities, friendly competition amongst friends, or simply a way of passing time, the business will contribute to the items above in the nature of its function.

(b) Protect and enhance historic, cultural, economic and architectural resources.
The existing building is currently in need of repairs to structural lintels and broken windows are boarded up. A permit has already been issued for repair of the structural lintels and work is under way. This application includes replacement of the existing storefront which will bring the building back to life and restore the urban fabric of the neighborhood.

(c) Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers.

As previously mentioned, the storefront is being restored. This will remove the currently installed painted plywood storefront covering. It should also be noted that work is proposed to the front façade that will create an ADA accessible entrance along the sidewalk. The revitalized storefront will restore the pedestrian friendly nature and scale of the building while encouraging retail and entertainment vitality that is intrinsic to the business.

(d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.

The existing street edge is being maintained on both Elm St. and Henry St.

(e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.

Revitalizing the storefront and replacing a warehouse use with a vibrant business will extend the pedestrian friendly nature of the area along Elm Street.

(f) Reduce the number of automobile trips; minimize congestion, consumption of resources and air and noise pollution.

The building is currently a warehouse and does not contribute to the pedestrian friendly nature of the area. Adding the proposed business will produce synergies with the surrounding businesses to reduce automobile trips.

Cincinnati Municipal Code 1445-13 – General Standards, Public Interest

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

We believe the proposed use meets the spirit and intent of the underlying zoning and is in harmony with the general purposes and intent of the zoning code. As such, we respectfully request that the conditional use proposed be approved.

(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 existing exterior building will remain and be restored. The proposed use is permitted by conditional use.

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

The proposed project fits within these plans to the best of our knowledge.

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

The proposed project meets the parking requirements per zoning. It is also located along the streetcar line with a stop within a block to the south.

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

No buffering is required.

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

No buffer yards or landscaping are required for this project.

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

The operating hours will be largely 11am to 11pm and are similar to other businesses in the area.

(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 project is reuse of an existing building. The use will change from a warehouse to a business that is open to the public and social in nature. This is compatible with the largest businesses in the area: Rhinegeist Brewery and Findlay Market. We feel the impact on the area will be positive and is in keeping with the intended zoning of UM.

(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.

There are no other known proposed amendments that would be in opposition to the proposed use.

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

The building will have a sprinkler system installed and is accessible on 3 sides for fire/emergency situations. Access to light and air from adjoining properties will not be changed. Traffic conditions will be increased as the nature of the business will be a larger demand than the current warehouse use. However, the City is currently considering eliminating the required parking for this area, although the required parking for this project can be met on site.

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

This project will eliminate existing blight.

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

The proposed project will create jobs and create additional income and property tax for the city.

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

Jobs will be created for the construction of this project as well as for the operation of the business.

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

The proposed project represents a substantial investment on this piece of property, which will translate into an increase in the real property tax duplicate.

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

The proposed project allows the owner of the building to create a leasable space. The applicant will gain a new location for their expanding business

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

The proposed project will revitalize a blighted building and add a new pedestrian friendly business to the area which will be commensurate with the adjacent businesses in the vicinity.

Request for Conditional Use in Compliance with 1445-05 and 1445-21

The proposed large scale recreational use requires a conditional use approval. However, the use will be entirely within an existing building with no outdoor activities, and required parking will be provided. The occupancy of the proposed project will not be radically different from other permitted uses such as clubs/lodges, religious assembly, bars/restaurants, or small scale recreational facilities. It is our opinion that the proposed use is only classified as large scale because of the unique nature of the business and the difficulty in classifying its use based on standard zoning categories. We feel the proposed use is in keeping with the intent of the overlying zoning district, will revitalize an existing building within an historic district, and will provide numerous economic and entertainment benefits to the area.

It should be noted that the proposed use is currently permitted by the zoning code as a conditional use.

As outlined above, the project meets the conditions needed to receive the requested conditional use. As demonstrated, there are unique factors pertaining to the classification of the business which require a conditional approval.

Thank you for your thoughtful consideration of our request of a conditional use associated with this particular project.

A handwritten signature in black ink, appearing to read "Ron Novak", is centered on the page. The signature is written in a cursive, flowing style.

Ron Novak
drawing dept

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

APPLICATION #: ZH20180142/COA2018050
APPLICANT: Platte Architecture and Design
OWNER: Dedric Powell
ADDRESS: **1518 Race Street**
PARCELS: 081-0004-0010
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 30, 2018
HEARING DATE: September 10, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. **§1409-07– Dimensional Variance** – Dimensional Variance of 6700 sq. ft. of lot area to allow for 16 residential dwelling units at 281 sf/unit rather than the permitted 6 residential dwelling units at 700 sf/unit.
2. **§1425-15(c)(3)- Numerical Variance** - 8 space parking variance to allow for only 8 of the required 16 parking spaces for a proposed mixed-use project.

Nature of Request:

The applicant is requesting two variances and a Certificate of Appropriateness for construction of a new 5 story mixed-use building at 1518 Race Street.

Existing Conditions:

To the north of the lot is a 2 ½ Story Second Empire residential building and Prince of Peace Church building. To the south is a 3 story at the front and fourth story set back from the front new construction residential building. Across the street are 3 and 4 story residential buildings. To the east across the alley are 2-3 story buildings.



Figure 1: Street view of 1518 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1216-1218 Race Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1518 Race Street

1. Construct a new 5 story mixed use building. The building will be a 4-story building utilizing most of the parcel, with a 5th story on the rear half of the building with roof deck in the front.
 1. The new building is to be set at the front property line at the upper stories and be set back 1 foot from the front property line.
 2. The rear of the building will be set in from the rear property line on the first floor to accommodate for a turn radius into the garage and will be set at the rear property line on the upper stories.
 3. The rear half of the building will have 0 ft. setbacks on each side. The front half of the property will have 5 ft. setbacks on each side.
 4. The front and front half of the sides will be brick masonry the back half of the sides and rear will be cement fiber board.
 5. 8 parking spots are within the rear of the building. These parking spaces are accessed via mechanical lift systems and therefore take up less room, being stored above and below the entrance. This partially accounts for the higher than average first floor height.
 6. Balconies on the front and south façade of the building
 7. Commercial space on the first floor, atypical along the majority of the facades on this block of Race Street and 16 apartments total on floors 2-5.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Regulations
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

Density:

The CC-P Zoning District differentiates between existing buildings and new buildings in the density allowances. Existing buildings are given a higher density at 1 unit per 500 sf of lot size, whereas new construction is given 1 unit per 700 sf. This differentiation is often due to the constraints of working within an existing footprint and existing floorplans and specifically within OTR, in buildings that were originally built as tenement buildings. New construction buildings do not have these same constraints. While Staff is sympathetic to the applicant’s assertions that the site historically had 20 units and the

market demand for moderately sized apartments, staff does not support the density variance as in our analysis below, it does not meet the Standards set for in 1445-15 or 1435-04.

Parking:

As the parking is tied to the density, staff also does not support the parking reduction. If the density is lowered, the applicants would likely be able to meet parking requirements for the project. Staff's concern, as has been stated in other projects is to insure to the greatest degree possible that parking requirements for residential units are satisfied, and particularly, that proposals to increase density do not aggravate limited public parking options. In our analysis below, we will show the consistency of this practice on other approved developments.

Further, the owner has not established why more parking could not be accommodated within the significant area remaining in the basement, or with a reallocation of first floor area for additional parking areas in lieu of the proposed anomaly of commercial area along the frontage.

Use:

The applicants have stated that this will be for an apartment use only though concerns have been raised the project is for short-term rentals (Transient Occupancy). If a short-term rental use is proposed or desired for this location, and the proposed project exceeds five rooming units, the building will be required to meet the building code standards for a hotel use and would be required to get a Use Variance. Short Term Rentals are not permitted in the CC-P.

Standards for Variances per Section 1435-05-4

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

The proposed work will have an adverse effect on the historic architecture and aesthetic integrity of the Historic District and the project does not conform to the Over-the-Rhine Historic Conservation Guidelines as explained further below.

- (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 applicants have not demonstrated that the proposed project is the only project that would create an economically viable use.

Standards for Variances per Section 1445-05-4

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

There is no special circumstance or conditions of this specific property that would make the strict application of the provisions or requirements of this Code unreasonable and that would result in practical difficulties of developing the site. The site is on flat land in an area that is already developed. There are no physical characteristics, such as lot shape or topography that would create hardships in developing the lot. Other lot owners in this block have constructed a number of infill projects, none of which compromises the zoning district's density requirement.

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

As this project with a new construction mixed use building within a CC-P Zoning district, it should be compared to other new construction buildings within the CC-P zoning district and not existing buildings. The CC-P district distinguished between the two in regards to residential density. The applicant only provided one new construction project out of eight that they provided. Comparing the new project to other infill projects within the same block is a more accurate comparison. Please see below under zoning (a) for a staff analysis. This analysis shows that they are not asking for a property right that other owners in the direct vicinity are enjoying, but are rather asking for a much higher density.

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

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

The underlying zoning is CC-P. The proposed use of the subject property does not conform to the zoning as it is increasing the density by over 2.5 times the allowed density that is permitted and therefore does not meet the intent of the CC-P zoning district. The applicants have provided density numbers from other projects also in OTR and also in the CC-P district, however all but 1 of these is a historic building. In the CC-P, the density between new residential units and existing buildings is differentiated. Existing building are able to use a 1 unit per/500 sf of lot size and new construction is to use 1 unit/700sf. Comparing other new construction projects is a more accurate comparison. There has been a considerable amount of new construction projects, both apartments and condos in the direct vicinity of this project. All of these projects meet the zoning code for density and did not require a variance for increased density. They include the following

<u>New Construction: Address</u>	<u>#units</u>	<u>Lots Sf</u>	<u>sf/unit</u>
1. 1514 Race Street	3	4500	1500
2. 1515 Race Street	17	17121	1007
3. 1505 Race Street	2	2156	718
4. 116 W 15 th Street	13	9785	752
5. 1510-1516 Pleasant Street	4	5030	1257



The applicant did supply a list of buildings that have a similar density. However, all but one of these properties were projects in existing buildings and the majority of them decreased or maintained their density when the building was rehabilitated into its existing use. Further the majority of these were fairly close to the CC-P zone district compliant density of 1 unit per 500 sf of lot area for existing buildings and 1 unit per 700st of lot area for new buildings. (see highlighted). Even the property with the highest density in the chart below is only 1.9 times the allowed density on the lot, **rather than the 2.5 times the density allowed that the project is requesting.**

Address		Previous Unit Count	New Unit Count	Lot St	Previous sf/unit	New Sf/unit	Density Ratio (CC-P permitted density divided by actual density)
1401 Republic St	Existing/Historic	7	10	2625	375	263	1.9
31 W 13 th St	Existing/Historic	39	17	4660	119	274	1.8
1405 Republic St	Existing/Historic	16	13	4125	257	317	1.5
20-22 W 12 th St	Existing/Historic	12	8	2995	249	374	1.3
1221 Republic St	Existing/Historic	40	20	8625	215	431	1.1
21 W 13 th St	Existing/Historic	11	11	4750	432	432	1.1
1331 Vine St	New Construction	Na	10	5450	NA	545	1.3
1200 -1213 Race	Existing/Historic	25	25	14409	576	576	.8

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

The proposed work does not substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

This project conforms to the Over the Rhine Comprehensive Plan through creating a mixed-use development that supports a walkable community. However, it does not conform to the Plan as the proposed structure does not address the street in a consistent pattern that the historic buildings create.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review, the development does not substantially conform to the historic district guidelines, the development does not support the historic conservation efforts.

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

Traffic will be impacted by the construction of this infill project as it would more than double the allowed density on the lot and only provide parking for less than half of the parking required. This is not even considering the parking not provided for the proposed commercial use, designed at just below the maximum size in which it would be required to provide 8 to 13 additional spaces. Any proposed use of the basement shall not be allowed for the commercial use but for the residential uses only.

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable.
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
This is not applicable.
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is not applicable as the proposed commercial space is permitted in the CC-P zone and it will be completely enclosed with no outdoor area. Given the close proximity of the proposed commercial use to adjacent residences, any proposals for retractable glass facades shall be prohibited.
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use of a mixed-use development with residential on the upper stories and commercial on the first floor is allowable within the district, though it is out of character upon the particular block face on Race Street, with the predominant first story facades incorporating residential uses along the street. Regardless of use, the building design is not compatible with the neighborhood, particularly in terms of scale, height and density. In the Certificate of Appropriateness Review below, staff will detail how the building is not compatible with the neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
An amendment to the Zoning Code for a parking overlay zone has been presented to the Cincinnati Planning Commission but was tabled for more time to have public information and input sessions about the proposed plan. The proposal has not been rescheduled for consideration. Any proposal to eliminate parking requirements assumes a presumption that parking demand at present is equitable and does not presume that changes in residential density, significantly greater than zoning allows, are presumptively supportable.
- 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.

Staff believes the density proposed in this project will be an adverse effect to the property in the form of increased parking demand and a height that is not in keeping with the surrounding buildings. While staff understands that a proposal with a more compliant height with the same density could also be proposed, the proposal under consideration had a 5th floor with the 16 units. It can clearly be argued that but for the density, the building height is increased.

- k. **Blight.** The elimination or avoidance of blight.
The current property is a vacant property and is not considered a blighted property.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment and is maximizing it with more than twice the allowed density.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
As the design of the building does not meet the Over-the-Rhine Historic Conservation District Guidelines there will be a detriment to the public welfare of the neighborhood if a project that does not follow the guidelines is approved. When projects that do not substantially meet the guidelines are approved, this weakens the effectiveness of the guidelines and the integrity of the historic district.

The increase in traffic and parking demand for the project will also be a detriment to the neighborhood. In a neighborhood where parking demand is increasing because of neighborhood reutilization, there needs to be a balance of development with the parking needs of the neighborhood, particularly for the proposed residential uses that are seeking a density variance that increased the required parking demand.

Certificate of Appropriateness Review

NEW CONSTRUCTION

The New Construction Guidelines do not require a replicated historic building and even state that new constructions should not replicate historic architecture. The guidelines provide guidance on the elements that would make a building contextually sensitive. A historic district is important because of its collection of historic buildings, and when new construction is built it should support the historic buildings and not overwhelm or detract from the historic resources. Deviating from many of the common design traits found in the buildings in Over-the-Rhine detracts from these resources.

Evolution of design and designing a building that is reflective of its current time is important, but within a historic district that has been established to protect and celebrate the historic fabric, this design should not be at the expense of the historic buildings. New construction should be designed to be contemporary while also being contextual. Contextual design does not have to mean replicative design. There have been many recent examples of contemporary design, that have also been contextually sensitive, approved for the district. These buildings have balanced their programmatic needs with the context of the block they are on. Many have also required variances, but these variances have been to help make the project more compatible with the neighborhood, such as setbacks.

While staff understands the desire to increase density in the area, doing so at the expense of context sensitive design, is not appropriate. Staff does not believe that the proposed building offers a contemporary design that is also context sensitive. The proposed building detracts from the historic fabric, rhythm and context of the block and therefore create an adverse effect to the historic district.

While staff will go into detail below regarding the specific guidelines the major issues that need to be addressed are:

1. Articulation at the openings: the building is very flat and does not have articulation or detailing around the windows or openings.
2. Height: The rear part of the building is 5 stories which is 2.5 stories above the adjacent contributing building on the north, 1-2 stories above the recently constructed building to the south and 2-3 stories above the contributing building located east of the proposal.
3. Side setbacks: The 5-foot side setbacks provide for break in a continuous wall of buildings. While there are some breaks and setbacks between buildings, they are usually on one side not both and are small setbacks. The side setback on the south, combined with the building to the south will total 10 feet between buildings.
4. Rhythm and Vertical Emphasis of the windows: The lack of a consistent opening size, placement and vertical alignment create an adverse effect on both the overall rhythm and the vertical emphasis of the building.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

The lot is a vacant lot.

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

This infill development does not replicate the existing buildings, but staff does not feel that the building is contextually sensitive to the neighborhood and the historic architecture, particularly because of its height and spacing between buildings.

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

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

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

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

B. Specific Guidelines

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

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is

accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

The building does have a well-defined base with a commercial storefront, an anomaly along this particular block face of Race Street. The base is distinguished with large plate glass and a metal cladding. The storefront is set back from the front property line about a foot. While the storefront is well defined, the setback combined with a corner that is not anchored to the property line is out of context with the neighborhood.

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

The middle is defined by three stories of windows that are two different sizes and spaced in three rows that are offset. There is sight articulation as the windows are recessed however there is no definition around the windows. The guidelines state in the Composition statement that – “The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal façade” The middle section of the proposed building is defined by three rows of windows that are offset. This is a pattern that is not seen on historic buildings in the neighborhood. Windows in the neighborhood are set in a regular pattern over the façade and are vertically aligned. The proposed building does not incorporate either of these elements.

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

The top is defined only by a small coping. There is a larger band of brick between the top of the windows and the top of the building, but staff would not consider this strong distinctive element.

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

The roofs are flat roofs, which are appropriate for roofs on buildings that are over three stories tall.

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

1. *The windows on the primary street façade are taller than they are wide however there are 2 different sizes to the windows and they are much taller than the windows in neighboring buildings.*
2. *When there are sometimes different sizes of windows they are typically vertically aligned. In this proposal the windows do not have vertical alignment but rather the rows are offset.*
3. *The windows also do not have any definition, such as lintels or sills. While I understand a contemporary style is desired, contemporary building can include these elements as well.*
4. *The balconies on both the front and side are not a contextual element on street facing or street adjacent facades.*
5. *The windows on the rear façade, very visible from Republic Street, are not vertical in composition.*

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

The Storefront does have a large plate glass design with windows that have a vertical emphasis, the overall design is not a contextual design.

1. *Storefronts are usually set up to the sidewalk or slightly back. The storefront is set back a foot from the property line and the building above is cantilevered.*

2. *There are not divisions of the storefront to include a knee wall, storefront glass or transom elements.*
3. *When storefronts are setback, there is an element that anchors the corners to the property line and the north corner of the building does not have an anchored corner to provide a frame to the storefront.*

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

The setback is not consistent with the buildings of similar use on adjacent and nearby sites. While there are some setbacks between buildings on the east side of the 1500 block on Race Street, these setbacks are small and only one building is setback creating spaces that are 5 feet or less. Many of these setbacks also have a passageway gate or wall at the front property line to maintain the street wall as well. The west side of the 1500 block of Race Street has no setbacks between buildings.

Staff can understand the desire for buildings to have windows on the side for light and air into the units. This can be accomplished with light wells as it has historically been accomplished in OTR.

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

1. *While there is a rhythm to the building that breaks the 40-foot building into about a 10-foot section and a 30-foot section, the overall rhythm of the building is skewed by the offset pattern of the windows on the 2nd through 4th stories.*
2. *The building lacks a consistent vertical subdivision due to the offset.*
3. *The visual wall along the street is also broken by both the storefront setback as well as the side setbacks between the buildings. While there are a few side setbacks along the block, the creation of a 10-foot section*

between the proposed building and the building to the south, creates a large “missing” tooth.

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

While the building is taller than it is wide and has many vertical elements, such as the windows being taller than they are wide and strong edges, the offset of the windows provides a distraction and break in the vertical emphasis.

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

While the height of the front of the project is 4 stories, the rear of the project is 5 stories. This portion of the building will be visible from Republic Street and from Race Street. This portion of the building does not meet the guideline as it does vary more than one story from adjacent contributing buildings. The building to the north is 2.5 stories in appearance, with the 3rd story being a shorter story as it is within a mansard roof. The buildings to the east across the alley are 2 and three stories. The 5-story section in the rear part of the building is inappropriate, out of scale with the direct adjacent context, and does not meet the guideline.

The height of the building is accentuated even more by the floor to ceiling height being taller than average and taller than adjacent buildings. The proposed penthouse floor itself is 13 ft, the first floor 17 ft. and middle floors 11 ft. This makes the four-story portion of the building seem even more out of scale with the adjacent contributing buildings. The first floor is 17 feet tall in order to accommodate for a mechanical lift for the cars. While this is a height that storefronts can be within the neighborhood, which there are very limited storefronts upon this block face, in the context of this lot, it makes the first floor much taller than adjacent first floors. Thus, the request for an inappropriate 5th floor is exasperated by the heights of each floor, making this building closer contextually to a 6-story building in height measured in feet.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are

not appropriate and should not be considered as exposed finish materials for new construction in this district.

1. *Overall the materials used on the building are appropriate. The main massing is brick with metal accents and fiber cement board on the rear. However, with the given height, the rear facades are highly exposed to Republic Street and may need considerable additional attention if the building remains this tall.*
2. *One concern staff has is the mural on the south wall of the project. The direct neighbors have concerns regarding the mural. Murals are a common occurrence within Over-the-Rhine; however, when they are used they are on exposed walls to the right of way. Further if this image is used at all as part of the marketing for the building, it will be considered a sign and would have to be removed as it would be significantly larger than any permitted signage, for residential or commercial uses permitted within OTR.*

Other Considerations:

Prehearing Results: August 22, 2018. The meeting was attended by 3 individuals representing 3 different buildings and by representatives from the OTR Foundation. Staff has received 3 letters of opposition to the project with concerns over density, parking and design.

14 letters of support for the project have been submitted.

Recommendation:

Staff Recommends that the application be denied. Often Staff tried to find compromises or simple design changes to recommend making the project meet the standards for the historic district. As the massing, scale and setback all are out of context with the surrounding contributing buildings and the density is driving many of the components that are disproportionate and inappropriate within the guidelines, staff does not feel that simple design changes are sufficient to bring this building into compliance with the zoning code standards for variance and the Historic Conservation Guidelines.

I. ZONING VARIANCE

A. DENY the application for Zoning Relief for a mixed-use building at 1518 Race Street per the drawings submitted by Platte Architecture and Design submitted 8/29/2018. The Zoning Relief requested includes

1. **§1409-07– Dimensional Variance – DENY** - Dimensional Variance of 6700 sq. ft. of lot area to allow for 16 residential dwelling units at 281 sf/unit rather than the permitted 6 residential dwelling units at 700 sf/unit.
2. **§1425-15(c)(3)- Numerical Variance: DENY** – 8 space parking variance to allow for only 8 of the required 16 parking spaces for a proposed mixed-use project.

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

1. Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located due to its lack of conformance to the Over-the-Rhine Historic Conservation Guidelines, lack of consistency with the density of other similar new construction mixed use and residential projects within the same block and in the same zoning district; and
2. The property owner has not shown that they will be denied all economically viable use of the property if the variances are not approved.

II. CERTIFICATE OF APPROPRIATENESS

A. DENY the application for Certificate of Appropriateness for construction of a mixed-use building at 1518 Race Street per the drawings submitted by Platte Architecture and Design submitted 8/29/2018

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

1. It is not necessary and appropriate, in the interest of historic conservation, as the design adversely affects the historic architectural or aesthetic integrity of the district by having a building scale and design that overwhelms and detracts from the adjacent contributing buildings.
2. That the property owner and applicant have not demonstrated by credible evidence that the proposal substantially conforms to the MAJORITY of the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District, and in particular:
 - B.3 Window Openings
 - B.4 Storefronts
 - B.5 Setbacks
 - B.6 Rhythm
 - B.7. Vertical Emphasis
 - B.8 Height



Prince of Peace Lutheran Church

1528 Race Street Cincinnati, OH 45202 (513) 621-7265

Mailing Address: P.O. Box 156, Cincinnati, OH 45201

August 29, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race)

Dear Ms. Beth Johnson,

On behalf of Prince of Peace Lutheran Church, I am writing to comment on the Certificate of Appropriateness application COA2018050 for 1518 Race St. Prince of Peace Lutheran Church owns the building at 1528 that the proposed new infill at 1518 Race will abut to the north. The church has strong objections to two of the requested variances. The objections regard height and parking.

1. Height

As to the requested height variance, Prince of Peace requests that the proposed building be limited to four stories overall.

- The guideline is that “The height of new construction should not vary more than one story from adjacent, contributing buildings”. The adjacent building to the north is only three stories. However, the top story was built with a frontal design to appear as though the top story is an attic so that it reads more as a two story building + attic. The proposed design also appears to have oversized floor heights compared to the neighboring building. Because of these two things, at four stories tall, the proposed building appears aesthetically from the front to be much taller and out of proportion with the neighboring building. Therefore, we request that the street façade be limited to three oversized floors or four normal size floors to better match the proportions of the building to the north and meet the guideline to be within one story of the adjacent building.
- Virtually all other residential buildings in the area, including the new construction, are four or fewer stories. A fifth floor is completely at odds with practically all other residential buildings on the street. From the rear elevation, the proposed design with five floors completely dwarfs the adjacent Prince of Peace building. We do not support the 5th floor.

2. Parking

As to the requested parking variance, Prince of Peace requests that the new building provide the required number of parking spots for the number of units in the building.

- With the completion of the new units on the west side of Race Street and the completed rehab of the existing buildings, the availability of parking along the street is often difficult to find.
- Prince of Peace relies on volunteers to run its weekly ministries. Most of the volunteers drive to Prince of Peace and need a place to park

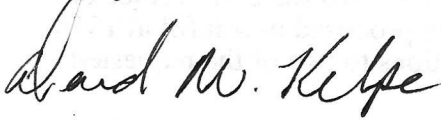
- Parking variances have already been given to the rehabbed buildings and a new bar being built at the corner of Liberty and Race due to the new parking lot created on the southwest corner of Liberty and Race. Parking variances should not continue to be granted based on the same parking lot.
- In general, parking variances should not be granted to **new construction** in neighborhoods where parking is limited. Adequate parking should be included in the building design.

We welcome development on the property at 1518 Race Street but request that it be an appropriate and well-designed addition to the neighborhood. As such, we would ask that the developers:

- Follow building **height** guidelines for the neighborhood, which should be proportional and within one story of the adjacent buildings.
- Meet the Cincinnati Municipal Code regarding **parking** with the number of spots provided either on site or off site according to code minimums.

Thank you for your consideration.

Sincerely,



David Kelpe
President
Prince of Peace Lutheran Church

COMMUNITY RESPONSE TO DEVELOPMENT PROPOSAL-1518 RACE



1518 Race

August 29, 2018

Subject: Consolidated Opposition to 1518 Race St COA & Variances

Dear Ms Johnson and Historic Conservation Board Members,

This provides you with a consolidated point of view regarding the currently proposed development plan for 1518 Race Street (COA2018050). All signatories are united in opposing the Certificate of Appropriateness (COA) and ask that all requested variances should be DENIED.

Specifically, while we are in favor of an appropriate, code-complying, and well-designed infill/new-build for this location, as proposed, there is strong and united opposition from:

- Neighbors
- OTR Foundation
- OTR Community Council
- Prince of Peace Lutheran Church
- Various members of the local architectural professional community

The COA and variances should be denied based on density, height, south-side design infringement on neighbors, north-side structural concerns, and parking – each of which is covered below, including supporting documentation.

Density

Based upon lot size, Code allows for 6 units, not the 16 proposed. Specifically, Section 1409-09 of the Municipal Code specifies a minimum area of 700sf lot size per unit, or 6 units maximum for this property (*Reference: Schedule 1409-09 prescribes the development regulations for Commercial Districts, maximum building height, minimum setbacks, driveways and parking and other standards that apply. New residential lot area/unit (sq. ft.) specifies a minimum of 700 sq. ft.*). Requesting a 167% variance for 16 units, versus the code-allowed 6 is ridiculous, inappropriate, and should not even be debated.

Further, the 8 ‘comps’ suggested by the developers are in no way comparable -- all but one are renovations, average building age is 105 years, 6 of the 8 are corner buildings vs mid-block, and at least 4 are affordable housing, which this infill is not. Note that the Code’s Schedule 1409-09 specifies a lower threshold of 500sf for existing buildings, which underscores how using renovations for this comparison is incorrect. A detailed review of the ‘non-comparable comps’ including photos is provided as Exhibit I.

More appropriate comps would be the two new builds on the same side of the 1500 block of Race Street, and the Allison and other new builds across the street: 1.) 1514 Race is directly adjacent and has 3 units on 4,500 sf (1,500sf average vs 281sf for 1518 Race proposal); 2.) 1506 Race is next closest developed building and has 1 unit on approx. 2,700sf; 3.) all the units in the Allison across the street from 1518 Race are significantly larger than the 1518 Race proposal.

Net, there should be no variance granted allowing for anything more than the 6 units allowed by the Code.

Height/Massing

The proposed project is totally out of scale with surrounding properties and will dwarf historically important buildings in the block.

The Streetscape Context Photos provided with their COA submission mis-represents the actual size of their proposal, as well as its dwarfing impact. Note both the extreme height and the additional mass at the rear of the structure. The back of the proposed building will create a canyon effect in Goose Alley and completely dwarf the back of the Kolping Building (3 stories) and the Living Water Church building (2 stories).

As such, we have provided a full block, contiguous visual below that appropriately represents their proposed height vs the existing streetscape heights of the full 1500 block of Race St:



1518 Race

Race St. Perspective (Even Side) 1500-1536 with Proposed Development

By the developer's own submission/admission (dated 6/5/2018), "The height of new construction should not vary more than one story from adjacent, contributing buildings." The historic, adjacent building to the north (Prince of Peace Parish House (c ~1890s) is technically "2 stories, plus attic" and the adjacent new build to the south (1514 Race St; c 2017) is 3 floors plus mezzanine.

Additionally, because they are proposing a 17' ground floor, the height of the proposed development is more akin to/will 'read' more like a 6-story building, rather than the neighboring ~3 stories (of more standard heights) for virtually all other residential buildings in the area, including new builds, which are 4 or fewer floors. Specifically, they are proposing a height of 63.5' vs ~41' for the building to the north and 52' for the building to the south. There is also a question/potential code issue regarding needing to be 2ft. shorter than existing chimneys, of which Prince of Peace Parish House has two on the shared property line.

Net, the proposed building height and mass are both way out of line, not in keeping with guidelines, nor the current street/neighbors/neighborhood and is not at all sensitive to the historically important 'punctuations' on the street of Prince of Peace (c1871) and its Parish House (c1896). As such, we ask that the HCB insist that any development height is limited to a total height in line with the existing structures to the immediate north and south of 1518 Race St.

South Side Design Infringement

- Infringing Windows on south side
 - As proposed, the 3-story tall vertical windows facing south will be looking directly into/down on the private living spaces of all units (1,2, and 3) of 1514 Race St. This is totally undesirable and we ask that it be eliminated, as there are plenty of other locations, even on the south side, that do not directly look into and infringe on the existing signature, private living space windows of 1514 Race St to the south.
 - Under the assumption that the first-floor tenant could be a restaurant, it is extremely undesirable to have a large, extra tall glass window facing south which is the entry to two of the 1514 units. We ask that this be eliminated.
- Infringing Mural on south side
 - The proposed south side mural will also be looking straight into/infringe upon the enjoyment and private space/décor of all three 1514 Race St units given the proposed location directly in front of the existing 1514 Race St signature windows. While there are many murals in OTR, they exist in open spaces, not infringing on the personal space, décor and neighbor privacy as has been proposed. Additionally, we understand that code only enables murals on one side of any building, and they have also proposed front/west facing balconies with mural panels.

North Side Structural Concerns

Concerns exist regarding impact of building a basement, especially given the age and historical significance of the Prince of Peace owned property to the north. (At least one historical building was lost in the neighborhood when developers were digging a basement next door to it on Republic St.)

- This is an older brick structure with two chimneys that are at risk with the excavation of a basement
- The developer needs to take remedial action to make sure there is no damage as there are 5 residents living in that building

Parking

While code requires 21 parking spaces for this building, even with a 50% variance and incorporation of 4 garage lift systems to accommodate up to 8 very small cars, they are still short of at least 2 spots. But to be clear, the request is for a 163% variance, which is outrageous. *(Reference: Section 1425-19. Off-street parking and loading requirements must be provided in accordance with Schedules 1425-19-A and 1425-19-B. Unless a use is specifically noted under the appropriate use classification heading, the parking and loading requirements apply uniformly to all uses within a use classification...Commercial uses located in Commercial, Office, and Manufacturing zoning districts are entitled to an exemption from the parking requirements as follows: (a) Commercial Uses in the CN-P and CC-P Zoning Districts. The first 2,000 square feet of gross floor area of existing and new commercial uses are exempted from the off-street parking requirements)*

Garbage and Recycling

While we understand that this is only for a COA at this stage, all neighbors on Race St and across Goose Alley on Republic are very sensitive to ensuring that garbage and recycling provisions (not on Goose Alley nor Race St sidewalk) are planned and mandated from the earliest stages, especially as the garages are already short of space, as noted above. The developer stated that all garbage/recycling will be inside, but there does not appear to be space or provision in the plans.

Front Balconies Not Appropriate

Balconies in the front of the building are not appropriate to HCB guidelines as relates to rhythm and windows.

Summary

The proposed project does not justify relief from dimensional and numerical standards (density and size) based on being unreasonable or creating practical difficulties. This is new, infill building on two adjacent, vacant lots and conforming to standards is not a hardship.

Reviewing general standards for variances, this project is definitely not in the public interest. Virtually all the neighboring properties see this project having a detrimental effect on property values due to the juxtaposition of such a large, unsightly building in the midst of a mix of smaller, historical structures, a church and newer infill projects.

The **buffering** is insufficient. This proposed building is almost twice the height of the adjacent building to the north and may have zoning issues from two chimneys in this same building, one that abuts the proposed property. There is no **neighborhood compatibility**. The proposers cite comparable projects, which are largely rehabilitated, affordable housing on corners vs mid-block structures. The **adverse effects** are substantial in terms of loss of light on adjoining properties, and value of neighboring land and buildings.

The proposer cites the economic benefits of this project and the fact that fewer than 16 units precludes their economic model working. These are not sufficient reasons for providing a variance, and the proposer has not shown that a smaller project is unfeasible. (As an example, the neighboring property to the south (1514 Race) provides positive financial returns at 3 units.)

Respectfully submitted,

Victoria and Ted Leavitt, 1514 Race St. (immediate neighbors to the south)



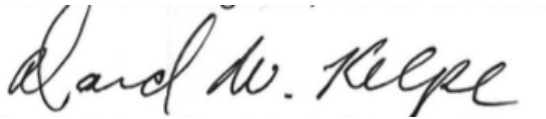
Jack and Martine Ryan, 1506 Republic St. (direct view from Republic St.)

Jack Ryan. Martine Ryan

Dan Semo, 1535 Republic (nearby on Republic street)

Dan Semo

Dave Kelpo, President, Prince of Peace Lutheran Church



Danny Klingler, VP, OTR Community Council, OTR Foundation Board of Trustees



Joe and Katie Pflum, 1529 Republic St. (adjacent neighbors to the east)



Chip and DeDe Dennig, 1507 Republic St. (nearby property backing to Goose Alley)



Eric and Mindy Hammer, 1408 Republic St. (nearby on Republic St.)



**Exhibit I
Review of Cited Comparable Properties**

1401 Republic (actually 14 W. 14th St.?)



Corner building, market rate...original building is from 1900

31 W. 13th St.



Section 8 housing - original building from 1900

1405-1407 Republic St.



OTR Community Housing - built in 1897, all incomes are for people below 50% of median local income

20-22 W 13th St.



Combination of subsidized and market-Rate housing; building from 1869

1221-1223 Republic



Section 8 low-income housing subsidized by HUD, built in 1883

21 W 13th



Section 8 low-income housing subsidized by HUD...original building is from 1905

1331 Vine St.



Built in 2008, infill but on Vine St. where other buildings are similar...still only ~50% density of 1518 Race

1200-1213 Race St.



Corner building from 1930...market rate

August 13, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race)

Dear Beth,

We are writing as immediately-adjacent neighbors (1514 Race St.) to comment on the Certificate of Appropriateness application COA2018050 for 1518 Race St. While we certainly do not oppose a fitting development at 1518, we do have strong objections to the requested variances and other infringing design components of the proposal. There are six areas of objection.

1. Density

Current density codes exist for a reason. In this case, Section 1409-09 of the Cincinnati Municipal Code specifies a minimum area of 700sf lot size per unit, or 6 units maximum for this property. Suggesting sixteen (16) vs. the code-allowable six (6) is ridiculous and beyond inappropriate.

While the proposal states that “neighboring properties enjoy a high unit density”, those properties are not “comparable”:

- Of the 8 comparable properties suggested, 7 are rehabs vs. new builds and at least 5 of them are classified as affordable housing and were probably tenements in their previous lives
 - 31 W 13th St
 - 1405 Republic
 - 20-22 W 12th St.
 - 1221-1223 Republic
 - 21 W. 13th St.
- One building (1200 Race) appears to be a market-rate rehab, but even that is over 2x the average size per unit of 1518 Race
- One building (1331 Vine) appears to be a market-rate new build — also almost 2x the average size per unit of 1518 Race
- It is unclear whether 1401 Republic is an affordable housing building or market rate

More appropriate comparisons would be the two new builds on the same side of the 1500 block of Race St. and the Allison and other new builds across the street

- 1514 Race is directly adjacent and has 3 units on 4500 sf (1500 sf average vs. 281 sf for 1518)
- 1506 Race is close by and has 1 unit on about 2700 sf
- All the new units in the Allison across the street from 1518 Race are significantly larger than what 1518 Race is proposing

Net, there should be no variance granted allowing for anything more than the six allowed by the Code.

2. Parking

As to the requested parking variance, we would contend the proposal offers only three (3) spaces [four (4) if one pushes it] versus the required ten (10). The parking variances are both unrealistic and deceptive.

- There is no provision or space for “ramps” to access four spaces in the basement. As one of our neighbors describes them, these are “magic parking spaces”.
- 1514 Race is on the same lot size and has an almost 1,000 sf garage for 4 cars with a 4-foot apron to allow turning radius to an alley that is about 6’ wide. 1518 Race is proposing 4 cars in 817 square feet. 3 cars is more likely in that space.

Net, even with a 50% variance versus 21-required spots, the developers certainly have not come close to complying with Code.

3. Height

By their own submission/admission, “The height of new construction should not vary more than one story from adjacent, contributing buildings”. The adjacent building to the north is only three stories. Thus, 1518 Race St. should only be allowed a maximum of four stories.

- Virtually all other residential buildings in the area, including the new ones, are four or fewer stories. A fifth floor is completely at odds with practically all other residential buildings in the area. Total proposed height is 63.5’ vs. 52’ for our building to the south and probably about 41’ for the building to the north
- Not only will a 5th story block views and light for near neighbors, but it would blot the views of our architecturally significant churches — Prince of Peace and St. Seraph.
- While the developer says that 1518 is only one story higher than the historic building to the north based on “visible front volume”, that is a bit disingenuous in that it is actually two stories taller and visible front volume is also two stories taller from the northwest.

4. Other Design Concerns

There are other design objections that we ask the HCB consider:

- Garbage provision - adequate garbage and recycling provision must be provided for (restaurant and residential units) without infringing on other residents, and cannot assume permanent placement on the Race St. sidewalk. No garbage provision is shown.
- South side design infringements
 - Glass commercial restaurant doors on the ground floor and residential windows on floors 2-4 looking directly into 1514 Race St. existing windows infringe on the privacy of current 1514 Race residents. We ask that they be removed.
 - Murals facing into 1514 Race private residences are inappropriate for this side of the building and infringe on the privacy and enjoyment of those units. We ask that they be removed.
 - “Smoking” balconies on floors 2-4 abutting the 1514 Race building seem inappropriate and a cause for concern

- North side structural concerns
 - There is a significant impact from building a basement on the Prince-of-Peace owned property to the north, as this is an older brick structure with two chimneys that are at risk with the building of a basement
 - The developer needs to take remedial action to make sure there is no damage or safety risk, as there are 5 residents living in that building
- Lack of specificity in the layout of the apartments
 - Our understanding was that these were AirBnB/Short-term rental units, and it is critical to understand how these will be laid out — are they longer-term rental apartments or is this a hotel couched as a large apartment building?

As previously stated, we are not opposed to development at 1518 Race and would welcome an appropriate and well-designed addition to the neighborhood. As such, we would ask that the developers:

- Stick to the Cincinnati Municipal Code regarding **density**, thus no more than 6 units
- Stick to the Cincinnati Municipal Code regarding **parking**, with a number of spots to code and realistic access
- Follow building **height** for the neighborhood, which would be a maximum of four floors
- Provide for adequate, hidden provision for **garbage**, which cannot be on the Goose Alley or Race St.
- Design the south side with sensitivity to existing residents' living spaces excluding infringing glass doors, windows, and murals
- Ensure safety and structural integrity for north side neighbors if carrying through with basement plans.

The 1500 block of Race St. has been beautifully developed in recent years. We only hope to keep it that way, and that requires denying this application for a Certificate of Appropriateness.

Thank you for your consideration.

Sincerely,



Ted and Vicky Leavitt
1514 Race St.
Cincinnati, OH 45202
T. +1 843 338-0750
E. tleavitt@me.com

N.B., The Context Map in the COA application also needs updating, as it is totally out of date, and appears to include our property as part of the project site.

August 17, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race - additional comments re variances)

Dear Beth,

We have already written regarding our main comments, but as we were not familiar with the reference to Baldwin Alley in the request for variance on Cincinnati Municipal Code 1409-09 (25' setback), we wanted to go take a look. The developers say their proposal "matches the context of Baldwin Alley and is appropriate for the neighborhood". We strongly disagree.

Goose Alley is a one-block-long, open alley used primarily by Race Street and Republic Street residents for access to their private garages. After walking (and photographing) the full length of Baldwin Alley, we did not find any comparable new-build situations. It appears the variance being requested would be to match the multi-story municipal parking ramp whose side wall (no access) abuts Baldwin Alley between 8th and 9th Streets. The first photograph below shows the 'cave-like' situation that would result from their requested variance for their 2nd through 5th floor, but with an even larger over-hang in order to accommodate their driveways into their garages. This is not in any way in keeping with the OTR neighborhood, and we strongly urge the HCB to deny this variance.

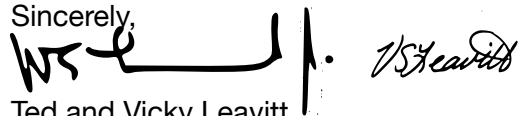
Beside the fact that there are old buildings near 13th Street on Baldwin Alley that are similar to some on Goose Alley, that is about the extent of the similarity, and we presume that the setback rule for new construction is to avoid making these alleys seem like caves. Granting the requested variance would detract from the quality of life in terms of light and openness for many of those on Goose Alley.

Furthermore, the drawings submitted by Platte misrepresent the setback in that they appear to show our property at 1514 Race as being similarly situated with a 6.5' setback. However, it is only the 1514 Race garage at street level where there was a variance asked for and granted. Above street level, 1514 Race respects the full 25' setback whereas 1518 Race proposes zero setback because they are building out over the garage right to the property line (i.e., they ask for a 6.5' setback at ground level and then 0' on floors 2-5).

We respectfully ask that the developers abide by the Cincinnati Municipal Code.

Thank you for your consideration.

Sincerely,



Ted and Vicky Leavitt
1514 Race St.
Cincinnati, OH 45202
T. +1 843 338-0750
E. tleavitt@me.com

Attachment: Baldwin Alley pictures



BALDWIN ALLEY FROM GARFIELD PLACE TO 7TH



BALDWIN ALLEY FROM 9TH TO 8TH WITH MULTI-STORY CAR PARK



BALDWIN ALLEY FROM 9TH TO COURT



BALDWIN ALLEY FROM COURT TO CENTRAL PARKWAY



BALDWIN ALLEY FROM CENTRAL PARKWAY TO 12TH



BALDWIN ALLEY FROM 12TH TO 13TH LOOKING NORTH



BALDWIN ALLEY FROM 12TH TO 13TH LOOKING SOUTH

Dear Beth Johnson,

I would like to voice my support for the project at 1518 Race St. I am a resident and business owner in the immediate vicinity (3 blocks away), and think this project would be a positive addition to the neighborhood. I've looked over the design and believe it is beautiful and appropriate for the neighborhood, and I very much look forward it being there when I walk my dog down Race St.

Thanks,

A handwritten signature in black ink, appearing to read 'Camilo Otalora', with a stylized flourish at the end.

Camilo Otalora
OTR Resident & Business Owner

August 30, 2018

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

RE: Letter of Support for 1518 Race Street

Dear Beth,

I am a local architect who has worked on many rehabilitation and new construction projects in Over the Rhine, including the renovated buildings directly across the street from this project at 1523-1525 Race. I appreciate new construction that revitalizes the neighborhood by not only replicating the style of existing buildings, but also by elevating the design to make people think about and appreciate the architecture of this neighborhood.

I'm writing to express support for the project at 1518 Race Street. This design is a modern and appropriate addition to the neighborhood. The massing is in keeping with other buildings in that part of OTR, which does have larger and taller buildings, and bringing more density to the area is a welcome change to the reduction of density that often happens in renovations. The façade responds to its context in a thoughtful way without exactly replicating the formula of typical historic buildings in the neighborhood. This is a well-designed project, and I feel that it is a valuable contribution to the built environment in OTR.

Sincerely,

A handwritten signature in black ink that reads "Sarah Cornell". The signature is written in a cursive, flowing style and is set against a light gray rectangular background.

Sarah Cornell
RA, LEED AP
Tangent Architectural Group, LLC
317 Mount Hope Avenue
Cincinnati, Ohio 45204

August 31st, 2018

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

RE: COA for 1518 Race

Dear Beth:

I'm writing to express my support for the proposed design of a new building at 1518 Race. I feel this modern building is well designed and will contribute more to the neighborhood than many of the faux-historic structures that have been built in recent years.

Thank you for your consideration.

Lauren Farquhar
216 West 14th Street



Ms. Beth Johnson
Urban Conservator
City of Cincinnati
Department of Buildings and Inspections
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 29, 2018

Dear Beth,

As you know I am quite familiar with the guidelines for the Over-the-Rhine Historic District, and the bulk of our business at New Republic Architecture is residential architecture in historic districts, both new-build and historic rehabilitation. I have reviewed the application prepared by Platte Architecture + Design for the proposed infill development at 1518 Race Street in Over-the-Rhine. In my professional opinion the scale, fenestration, materiality and proportion of the proposed infill development, is entirely appropriate for its site, surrounding context, and the neighborhood as a whole. By placing parking in the rear (and underground), creating a ground-level storefront fronting Race Street, and setting the 5-story portion of the building to the rear of the site, the design team has more than adequately addressed the typical concerns of the neighborhood regarding parking, ground level use, and building height.

I urge you to approve this Project, as it robustly and successfully addresses the design guidelines for the district. Further, I urge the city to take a principled stand, to countermand some of the voices in the neighborhood, who are not trained in architecture or design, and who continue to thwart growth, progress, and redevelopment in the neighborhood by opposing creative developments such as the one proposed for 1518 Race Street.

Sincerely,

New Republic Architecture

A handwritten signature in blue ink, appearing to read 'G. Kalbli', with a long horizontal line extending to the right.

Graham Kalbli, AIA, LEED AP

Principal

September 1, 2018

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

Re: 1518 Race Street Project

Dear Ms. Johnson:

My name is Kimberly N. Johnson. I am in full support of the proposed project located at 1518 Race Street. Being that I am a resident of OTR and also a long time business owner I am excited to see more residential units available. I have seen the growth and expansion happen in Otr since 2006. Which has offered a lot of opportunities for many people and this project will provide the same.

The building is beautifully designed and will certainly add value to the area allowing more people to experience being apart of the community. I look forward to seeing this project come to life.

All my personal best,

Kimberly Nicole Johnson



joségarciadesIGN

www.josegarciadesign.com

info@josegarciadesign.com

513.751.1222

August 29, 2018

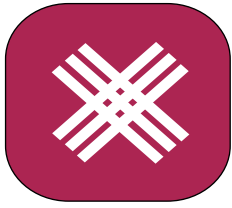
Dear Historic Conservation Board,

I have reviewed Platte Architecture and Design's proposal for a new building located at 1518 Race Street. I have carefully evaluated their use of materials, proportions and overall design intentions. I would like to submit to you my most enthusiastic support for their proposal. It is elegant, well designed, and perfectly integrated within the immediate context. I am very familiar with the location, my office built a project a few doors from it, and my good friend and great architect Terry Boling built the wonderful project adjacent to it. Platte's building would beautifully fit the block, as a third exercise in architecture that respects the past while asserting the future. I could not think of a more appropriate project to fill the current "missing tooth."

I believe it will be a great addition to the neighborhood.

Respectfully,

Jose Garcia
Jose Garcia Design
513-236-8850



allscreen
image marketing

1218 Race Street
Cincinnati, Ohio 45202
513-361-0500
allscreen.co

August 30, 2018

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

RE: Proposed Project 1518 Race Street

Beth:

I am writing to express my support for the proposed project at 1518 Race Street. The plans present a project that is well designed and fits the character of our evolving neighborhood. Platte is engaged in our community and has set a high bar for future projects which will only improve our neighborhood. This will be a very positive addition.

Thank you for including my support in your consideration and I appreciate your positive influence in the development of Over The Rhine.

Scott K. Masters
Allscreen Image Marketing Inc.

For the attention of Beth Johnson

Dear Beth

I am writing to convey my appreciation and support for the proposed development at 1518 Rae.

In order to ensure long term prosperity and community in Over The Rhine and the surrounding area, believe architectural projects should be held to a high standard of appropriateness and consideration of the existing environment such that development can occur withoutrenchin the history and soul from the location.

To me, this project achieves those requirements very well and so I would like to register with you my support for the project.

Sincerely

Tom McCoy

Mr. McCoy

Director

Curiosity Advertising

[100 E. ...](#)

[Cincinnati, OH 45202](#)

513-302-6404



September 3rd, 2018

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

RE: COA for 1518 Race

Dear Ms. Johnson:

Hello, my name is Derrick Braziel and I'm one of the Co-Founders and Managing Partners of MORTAR. I am writing on MORTAR's behalf to express our full support of the new mixed-use project at 1518 Race Street.

Since our founding in 2014, MORTAR has seen the rise of Over-the-Rhine; becoming one of America's best turn-around stories. Central to the transformation of the community has been exciting, mixed-use projects that build on the history of the community to create a bright, inspiring future.

The 1518 Race Street project represents the best of what's possible for Over-the-Rhine and we are proud to offer an endorsement of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick Braziel".

Derrick Braziel

MORTAR

Co-Founder and Managing Partner

DESIGN LAB
1401 ELM STREET
CINCINNATI, OH 45208
Ph: 513-678-1775

Date: 08.30.2018

To: Beth Johnson/ City of Cincinnati Buildings & Inspection

Re: 1518 Race Street

From: Barbara Neyer

Dear Beth,

I am writing in support of the 1518 Race Street Mix Use Project. As a business owner in the design industry, I feel it combines 21st-century design and building practices while be respectful of the historic component of OTR. It adds to the visual diversity of our community and brings greater density which is more sustainable for our planet.

Please feel free to reach out with any questions or more comments.

Warm regards,

Barbara Neyer
Founder & Principal
DESIGN LAB
1401 Elm Street
Cincinnati, OH 45208
c: 513-678-1775



August 31, 2018

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

Re: 1518 Race Street Project

Dear Ms. Johnson:

The following is a letter of support for the proposed project located at 1518 Race Street. As an employer located in the Central Business District, it is important to have more residential units available in adjacent communities such as Over-the-Rhine (OTR) to provide housing for employees who desire to live closer to work.

I am excited to see this project come to life. It is well designed allowing it to blend into the OTR community. Expanding residential units in OTR is an important factor in helping my company to attract and retain employees. I hope this project is approved to move forward.

Regards,

A handwritten signature in black ink that reads "Chris Powell". The signature is written in a cursive, flowing style.

Chris Powell
CEO, Talmatrix

3 September 2018

Historic Conservation Board
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Proposed Design for **1518 Race Street**

To whom it may concern:

This letter is in support of the design proposed by Platte Architecture + Design for the mixed-use development at 1518 Race Street. The proposed design is an appropriate scale for this part of Over the Rhine, and it will be a great addition to the street.

The 1500 block of Race Street is becoming a great example of how new modern infill buildings can coexist with historic brick buildings. These new buildings should be modest enough to respect the historic architecture in the area and bold enough to represent the construction methods and design values of our time. The design proposed by Platte accomplishes both of these goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Stear". The signature is fluid and cursive, with the first letter "E" being particularly large and stylized.

Eric Stear, RA, NCARB
508 Liberty Hill
Cincinnati, OH 45202

31 August 2018

Beth Johnson

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

Dear Ms. Johnson,

I support the proposed development at 1518 Race Street. This is a well-behaved contemporary addition to the Over-the-Rhine historic district. While the scale of the project is large, its massing was professionally-designed to be context-appropriate. Proposed murals and materials add a nice accent to what appears to be a refined palette.

Sincerely,



John Stoughton, RA
Owner, Team B Architecture & Design

**B&A Street Kitchen
1500 Race Street
Cincinnati OH 45202**

September 4, 2018

Platte Architecture + Design
202 W. Elder St, 4th Floor
Cincinnati OH 45202

Re: 1518 Race Street

We are in support of the project proposed at 1518 Race Street. Platte Architecture + Design has been involved in many new and restoration projects in Over The Rhine (OTR), knows the neighborhood and brings a firm grasp and understanding of the changing dynamics of our community while still embracing the historical aspects. Having additional housing options being developed within our neighborhood of OTR is a growing necessity.

Sincerely,



Jim Kerns, Owner
B&A Street Kitchen



Prince of Peace Lutheran Church

1528 Race Street Cincinnati, OH 45202 (513) 621-7265

Mailing Address: P.O. Box 156, Cincinnati, OH 45201

August 29, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race)

Dear Ms. Beth Johnson,

On behalf of Prince of Peace Lutheran Church, I am writing to comment on the Certificate of Appropriateness application COA2018050 for 1518 Race St. Prince of Peace Lutheran Church owns the building at 1528 that the proposed new infill at 1518 Race will abut to the north. The church has strong objections to two of the requested variances. The objections regard height and parking.

1. Height

As to the requested height variance, Prince of Peace requests that the proposed building be limited to four stories overall.

- The guideline is that "The height of new construction should not vary more than one story from adjacent, contributing buildings". The adjacent building to the north is only three stories. However, the top story was built with a frontal design to appear as though the top story is an attic so that it reads more as a two story building + attic. The proposed design also appears to have oversized floor heights compared to the neighboring building. Because of these two things, at four stories tall, the proposed building appears aesthetically from the front to be much taller and out of proportion with the neighboring building. Therefore, we request that the street façade be limited to three oversized floors or four normal size floors to better match the proportions of the building to the north and meet the guideline to be within one story of the adjacent building.
- Virtually all other residential buildings in the area, including the new construction, are four or fewer stories. A fifth floor is completely at odds with practically all other residential buildings on the street. From the rear elevation, the proposed design with five floors completely dwarfs the adjacent Prince of Peace building. We do not support the 5th floor.

2. Parking

As to the requested parking variance, Prince of Peace requests that the new building provide the required number of parking spots for the number of units in the building.

- With the completion of the new units on the west side of Race Street and the completed rehab of the existing buildings, the availability of parking along the street is often difficult to find.
- Prince of Peace relies on volunteers to run its weekly ministries. Most of the volunteers drive to Prince of Peace and need a place to park

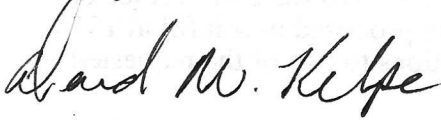
- Parking variances have already been given to the rehabbed buildings and a new bar being built at the corner of Liberty and Race due to the new parking lot created on the southwest corner of Liberty and Race. Parking variances should not continue to be granted based on the same parking lot.
- In general, parking variances should not be granted to **new construction** in neighborhoods where parking is limited. Adequate parking should be included in the building design.

We welcome development on the property at 1518 Race Street but request that it be an appropriate and well-designed addition to the neighborhood. As such, we would ask that the developers:

- Follow building **height** guidelines for the neighborhood, which should be proportional and within one story of the adjacent buildings.
- Meet the Cincinnati Municipal Code regarding **parking** with the number of spots provided either on site or off site according to code minimums.

Thank you for your consideration.

Sincerely,



David Kelpa
President
Prince of Peace Lutheran Church

COMMUNITY RESPONSE TO DEVELOPMENT PROPOSAL-1518 RACE



1518 Race

August 29, 2018

Subject: Consolidated Opposition to 1518 Race St COA & Variances

Dear Ms Johnson and Historic Conservation Board Members,

This provides you with a consolidated point of view regarding the currently proposed development plan for 1518 Race Street (COA2018050). All signatories are united in opposing the Certificate of Appropriateness (COA) and ask that all requested variances should be DENIED.

Specifically, while we are in favor of an appropriate, code-complying, and well-designed infill/new-build for this location, as proposed, there is strong and united opposition from:

- Neighbors
- OTR Foundation
- OTR Community Council
- Prince of Peace Lutheran Church
- Various members of the local architectural professional community

The COA and variances should be denied based on density, height, south-side design infringement on neighbors, north-side structural concerns, and parking – each of which is covered below, including supporting documentation.

Density

Based upon lot size, Code allows for 6 units, not the 16 proposed. Specifically, Section 1409-09 of the Municipal Code specifies a minimum area of 700sf lot size per unit, or 6 units maximum for this property (*Reference: Schedule 1409-09 prescribes the development regulations for Commercial Districts, maximum building height, minimum setbacks, driveways and parking and other standards that apply. New residential lot area/unit (sq. ft.) specifies a minimum of 700 sq. ft.*). Requesting a 167% variance for 16 units, versus the code-allowed 6 is ridiculous, inappropriate, and should not even be debated.

Further, the 8 ‘comps’ suggested by the developers are in no way comparable -- all but one are renovations, average building age is 105 years, 6 of the 8 are corner buildings vs mid-block, and at least 4 are affordable housing, which this infill is not. Note that the Code’s Schedule 1409-09 specifies a lower threshold of 500sf for existing buildings, which underscores how using renovations for this comparison is incorrect. A detailed review of the ‘non-comparable comps’ including photos is provided as Exhibit I.

More appropriate comps would be the two new builds on the same side of the 1500 block of Race Street, and the Allison and other new builds across the street: 1.) 1514 Race is directly adjacent and has 3 units on 4,500 sf (1,500sf average vs 281sf for 1518 Race proposal); 2.) 1506 Race is next closest developed building and has 1 unit on approx. 2,700sf; 3.) all the units in the Allison across the street from 1518 Race are significantly larger than the 1518 Race proposal.

Net, there should be no variance granted allowing for anything more than the 6 units allowed by the Code.

Height/Massing

The proposed project is totally out of scale with surrounding properties and will dwarf historically important buildings in the block.

The Streetscape Context Photos provided with their COA submission mis-represents the actual size of their proposal, as well as its dwarfing impact. Note both the extreme height and the additional mass at the rear of the structure. The back of the proposed building will create a canyon effect in Goose Alley and completely dwarf the back of the Kolping Building (3 stories) and the Living Water Church building (2 stories).

As such, we have provided a full block, contiguous visual below that appropriately represents their proposed height vs the existing streetscape heights of the full 1500 block of Race St:



1518 Race

Race St. Perspective (Even Side) 1500-1536 with Proposed Development

By the developer's own submission/admission (dated 6/5/2018), "The height of new construction should not vary more than one story from adjacent, contributing buildings." The historic, adjacent building to the north (Prince of Peace Parish House (c ~1890s) is technically "2 stories, plus attic" and the adjacent new build to the south (1514 Race St; c 2017) is 3 floors plus mezzanine.

Additionally, because they are proposing a 17' ground floor, the height of the proposed development is more akin to/will 'read' more like a 6-story building, rather than the neighboring ~3 stories (of more standard heights) for virtually all other residential buildings in the area, including new builds, which are 4 or fewer floors. Specifically, they are proposing a height of 63.5' vs ~41' for the building to the north and 52' for the building to the south. There is also a question/potential code issue regarding needing to be 2ft. shorter than existing chimneys, of which Prince of Peace Parish House has two on the shared property line.

Net, the proposed building height and mass are both way out of line, not in keeping with guidelines, nor the current street/neighbors/neighborhood and is not at all sensitive to the historically important 'punctuations' on the street of Prince of Peace (c1871) and its Parish House (c1896). As such, we ask that the HCB insist that any development height is limited to a total height in line with the existing structures to the immediate north and south of 1518 Race St.

South Side Design Infringement

- Infringing Windows on south side
 - As proposed, the 3-story tall vertical windows facing south will be looking directly into/down on the private living spaces of all units (1,2, and 3) of 1514 Race St. This is totally undesirable and we ask that it be eliminated, as there are plenty of other locations, even on the south side, that do not directly look into and infringe on the existing signature, private living space windows of 1514 Race St to the south.
 - Under the assumption that the first-floor tenant could be a restaurant, it is extremely undesirable to have a large, extra tall glass window facing south which is the entry to two of the 1514 units. We ask that this be eliminated.
- Infringing Mural on south side
 - The proposed south side mural will also be looking straight into/infringe upon the enjoyment and private space/décor of all three 1514 Race St units given the proposed location directly in front of the existing 1514 Race St signature windows. While there are many murals in OTR, they exist in open spaces, not infringing on the personal space, décor and neighbor privacy as has been proposed. Additionally, we understand that code only enables murals on one side of any building, and they have also proposed front/west facing balconies with mural panels.

North Side Structural Concerns

Concerns exist regarding impact of building a basement, especially given the age and historical significance of the Prince of Peace owned property to the north. (At least one historical building was lost in the neighborhood when developers were digging a basement next door to it on Republic St.)

- This is an older brick structure with two chimneys that are at risk with the excavation of a basement
- The developer needs to take remedial action to make sure there is no damage as there are 5 residents living in that building

Parking

While code requires 21 parking spaces for this building, even with a 50% variance and incorporation of 4 garage lift systems to accommodate up to 8 very small cars, they are still short of at least 2 spots. But to be clear, the request is for a 163% variance, which is outrageous. (*Reference: Section 1425-19. Off-street parking and loading requirements must be provided in accordance with Schedules 1425-19-A and 1425-19-B. Unless a use is specifically noted under the appropriate use classification heading, the parking and loading requirements apply uniformly to all uses within a use classification...Commercial uses located in Commercial, Office, and Manufacturing zoning districts are entitled to an exemption from the parking requirements as follows: (a) Commercial Uses in the CN-P and CC-P Zoning Districts. The first 2,000 square feet of gross floor area of existing and new commercial uses are exempted from the off-street parking requirements*)

Garbage and Recycling

While we understand that this is only for a COA at this stage, all neighbors on Race St and across Goose Alley on Republic are very sensitive to ensuring that garbage and recycling provisions (not on Goose Alley nor Race St sidewalk) are planned and mandated from the earliest stages, especially as the garages are already short of space, as noted above. The developer stated that all garbage/recycling will be inside, but there does not appear to be space or provision in the plans.

Front Balconies Not Appropriate

Balconies in the front of the building are not appropriate to HCB guidelines as relates to rhythm and windows.

Summary

The proposed project does not justify relief from dimensional and numerical standards (density and size) based on being unreasonable or creating practical difficulties. This is new, infill building on two adjacent, vacant lots and conforming to standards is not a hardship.

Reviewing general standards for variances, this project is definitely not in the public interest. Virtually all the neighboring properties see this project having a detrimental effect on property values due to the juxtaposition of such a large, unsightly building in the midst of a mix of smaller, historical structures, a church and newer infill projects.

The **buffering** is insufficient. This proposed building is almost twice the height of the adjacent building to the north and may have zoning issues from two chimneys in this same building, one that abuts the proposed property. There is no **neighborhood compatibility**. The proposers cite comparable projects, which are largely rehabilitated, affordable housing on corners vs mid-block structures. The **adverse effects** are substantial in terms of loss of light on adjoining properties, and value of neighboring land and buildings.

The proposer cites the economic benefits of this project and the fact that fewer than 16 units precludes their economic model working. These are not sufficient reasons for providing a variance, and the proposer has not shown that a smaller project is unfeasible. (As an example, the neighboring property to the south (1514 Race) provides positive financial returns at 3 units.)

Respectfully submitted,

Victoria and Ted Leavitt, 1514 Race St. (immediate neighbors to the south)



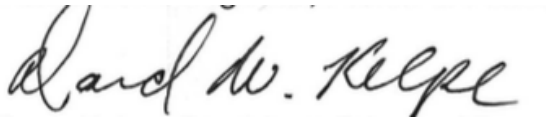
Jack and Martine Ryan, 1506 Republic St. (direct view from Republic St.)

Jack Ryan. Martine Ryan

Dan Semo, 1535 Republic (nearby on Republic street)

Dan Semo

Dave Kelpo, President, Prince of Peace Lutheran Church



Danny Klingler, VP, OTR Community Council, OTR Foundation Board of Trustees



Joe and Katie Pflum, 1529 Republic St. (adjacent neighbors to the east)



Chip and DeDe Dennig, 1507 Republic St. (nearby property backing to Goose Alley)



Eric and Mindy Hammer, 1408 Republic St. (nearby on Republic St.)



**Exhibit I
Review of Cited Comparable Properties**

1401 Republic (actually 14 W. 14th St.?)



Corner building, market rate...original building is from 1900

31 W. 13th St.



Section 8 housing - original building from 1900

1405-1407 Republic St.



OTR Community Housing - built in 1897, all incomes are for people below 50% of median local income

20-22 W 13th St.



Combination of subsidized and market-Rate housing; building from 1869

1221-1223 Republic



Section 8 low-income housing subsidized by HUD, built in 1883

21 W 13th



Section 8 low-income housing subsidized by HUD...original building is from 1905

1331 Vine St.



Built in 2008, infill but on Vine St. where other buildings are similar...still only ~50% density of 1518 Race

1200-1213 Race St.



Corner building from 1930...market rate

August 13, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race)

Dear Beth,

We are writing as immediately-adjacent neighbors (1514 Race St.) to comment on the Certificate of Appropriateness application COA2018050 for 1518 Race St. While we certainly do not oppose a fitting development at 1518, we do have strong objections to the requested variances and other infringing design components of the proposal. There are six areas of objection.

1. Density

Current density codes exist for a reason. In this case, Section 1409-09 of the Cincinnati Municipal Code specifies a minimum area of 700sf lot size per unit, or 6 units maximum for this property. Suggesting sixteen (16) vs. the code-allowable six (6) is ridiculous and beyond inappropriate.

While the proposal states that “neighboring properties enjoy a high unit density”, those properties are not “comparable”:

- Of the 8 comparable properties suggested, 7 are rehabs vs. new builds and at least 5 of them are classified as affordable housing and were probably tenements in their previous lives
 - 31 W 13th St
 - 1405 Republic
 - 20-22 W 12th St.
 - 1221-1223 Republic
 - 21 W. 13th St.
- One building (1200 Race) appears to be a market-rate rehab, but even that is over 2x the average size per unit of 1518 Race
- One building (1331 Vine) appears to be a market-rate new build — also almost 2x the average size per unit of 1518 Race
- It is unclear whether 1401 Republic is an affordable housing building or market rate

More appropriate comparisons would be the two new builds on the same side of the 1500 block of Race St. and the Allison and other new builds across the street

- 1514 Race is directly adjacent and has 3 units on 4500 sf (1500 sf average vs. 281 sf for 1518)
- 1506 Race is close by and has 1 unit on about 2700 sf
- All the new units in the Allison across the street from 1518 Race are significantly larger than what 1518 Race is proposing

Net, there should be no variance granted allowing for anything more than the six allowed by the Code.

2. Parking

As to the requested parking variance, we would contend the proposal offers only three (3) spaces [four (4) if one pushes it] versus the required ten (10). The parking variances are both unrealistic and deceptive.

- There is no provision or space for “ramps” to access four spaces in the basement. As one of our neighbors describes them, these are “magic parking spaces”.
- 1514 Race is on the same lot size and has an almost 1,000 sf garage for 4 cars with a 4-foot apron to allow turning radius to an alley that is about 6’ wide. 1518 Race is proposing 4 cars in 817 square feet. 3 cars is more likely in that space.

Net, even with a 50% variance versus 21-required spots, the developers certainly have not come close to complying with Code.

3. Height

By their own submission/admission, “The height of new construction should not vary more than one story from adjacent, contributing buildings”. The adjacent building to the north is only three stories. Thus, 1518 Race St. should only be allowed a maximum of four stories.

- Virtually all other residential buildings in the area, including the new ones, are four or fewer stories. A fifth floor is completely at odds with practically all other residential buildings in the area. Total proposed height is 63.5’ vs. 52’ for our building to the south and probably about 41’ for the building to the north
- Not only will a 5th story block views and light for near neighbors, but it would blot the views of our architecturally significant churches — Prince of Peace and St. Seraph.
- While the developer says that 1518 is only one story higher than the historic building to the north based on “visible front volume”, that is a bit disingenuous in that it is actually two stories taller and visible front volume is also two stories taller from the northwest.

4. Other Design Concerns

There are other design objections that we ask the HCB consider:

- Garbage provision - adequate garbage and recycling provision must be provided for (restaurant and residential units) without infringing on other residents, and cannot assume permanent placement on the Race St. sidewalk. No garbage provision is shown.
- South side design infringements
 - Glass commercial restaurant doors on the ground floor and residential windows on floors 2-4 looking directly into 1514 Race St. existing windows infringe on the privacy of current 1514 Race residents. We ask that they be removed.
 - Murals facing into 1514 Race private residences are inappropriate for this side of the building and infringe on the privacy and enjoyment of those units. We ask that they be removed.
 - “Smoking” balconies on floors 2-4 abutting the 1514 Race building seem inappropriate and a cause for concern

- North side structural concerns
 - There is a significant impact from building a basement on the Prince-of-Peace owned property to the north, as this is an older brick structure with two chimneys that are at risk with the building of a basement
 - The developer needs to take remedial action to make sure there is no damage or safety risk, as there are 5 residents living in that building
- Lack of specificity in the layout of the apartments
 - Our understanding was that these were AirBnB/Short-term rental units, and it is critical to understand how these will be laid out — are they longer-term rental apartments or is this a hotel couched as a large apartment building?

As previously stated, we are not opposed to development at 1518 Race and would welcome an appropriate and well-designed addition to the neighborhood. As such, we would ask that the developers:

- Stick to the Cincinnati Municipal Code regarding **density**, thus no more than 6 units
- Stick to the Cincinnati Municipal Code regarding **parking**, with a number of spots to code and realistic access
- Follow building **height** for the neighborhood, which would be a maximum of four floors
- Provide for adequate, hidden provision for **garbage**, which cannot be on the Goose Alley or Race St.
- Design the south side with sensitivity to existing residents' living spaces excluding infringing glass doors, windows, and murals
- Ensure safety and structural integrity for north side neighbors if carrying through with basement plans.

The 1500 block of Race St. has been beautifully developed in recent years. We only hope to keep it that way, and that requires denying this application for a Certificate of Appropriateness.

Thank you for your consideration.

Sincerely,



Ted and Vicky Leavitt
 1514 Race St.
 Cincinnati, OH 45202
 T. +1 843 338-0750
 E. tleavitt@me.com

N.B., The Context Map in the COA application also needs updating, as it is totally out of date, and appears to include our property as part of the project site.

August 17, 2018

Ms. Beth Johnson
Historic Conservation Board
805 Central Ave., Ste. 500
Cincinnati, OH 45202

Re: Case Number COA2018050 (1518 Race - additional comments re variances)

Dear Beth,

We have already written regarding our main comments, but as we were not familiar with the reference to Baldwin Alley in the request for variance on Cincinnati Municipal Code 1409-09 (25' setback), we wanted to go take a look. The developers say their proposal "matches the context of Baldwin Alley and is appropriate for the neighborhood". We strongly disagree.

Goose Alley is a one-block-long, open alley used primarily by Race Street and Republic Street residents for access to their private garages. After walking (and photographing) the full length of Baldwin Alley, we did not find any comparable new-build situations. It appears the variance being requested would be to match the multi-story municipal parking ramp whose side wall (no access) abuts Baldwin Alley between 8th and 9th Streets. The first photograph below shows the 'cave-like' situation that would result from their requested variance for their 2nd through 5th floor, but with an even larger over-hang in order to accommodate their driveways into their garages. This is not in any way in keeping with the OTR neighborhood, and we strongly urge the HCB to deny this variance.

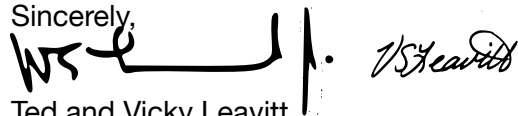
Beside the fact that there are old buildings near 13th Street on Baldwin Alley that are similar to some on Goose Alley, that is about the extent of the similarity, and we presume that the setback rule for new construction is to avoid making these alleys seem like caves. Granting the requested variance would detract from the quality of life in terms of light and openness for many of those on Goose Alley.

Furthermore, the drawings submitted by Platte misrepresent the setback in that they appear to show our property at 1514 Race as being similarly situated with a 6.5' setback. However, it is only the 1514 Race garage at street level where there was a variance asked for and granted. Above street level, 1514 Race respects the full 25' setback whereas 1518 Race proposes zero setback because they are building out over the garage right to the property line (i.e., they ask for a 6.5' setback at ground level and then 0' on floors 2-5).

We respectfully ask that the developers abide by the Cincinnati Municipal Code.

Thank you for your consideration.

Sincerely,



Ted and Vicky Leavitt
1514 Race St.
Cincinnati, OH 45202
T. +1 843 338-0750
E. tleavitt@me.com

Attachment: Baldwin Alley pictures



BALDWIN ALLEY FROM GARFIELD PLACE TO 7TH



BALDWIN ALLEY FROM 9TH TO 8TH WITH MULTI-STORY CAR PARK



BALDWIN ALLEY FROM 9TH TO COURT



BALDWIN ALLEY FROM COURT TO CENTRAL PARKWAY



BALDWIN ALLEY FROM CENTRAL PARKWAY TO 12TH



BALDWIN ALLEY FROM 12TH TO 13TH LOOKING NORTH



BALDWIN ALLEY FROM 12TH TO 13TH LOOKING SOUTH

Dear Beth Johnson,

I would like to voice my support for the project at 1518 Race St. I am a resident and business owner in the immediate vicinity (3 blocks away), and think this project would be a positive addition to the neighborhood. I've looked over the design and believe it is beautiful and appropriate for the neighborhood, and I very much look forward it being there when I walk my dog down Race St.

Thanks,

A handwritten signature in black ink, appearing to read 'Camilo Otalora', with a stylized flourish at the end.

Camilo Otalora
OTR Resident & Business Owner

August 30, 2018

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

RE: Letter of Support for 1518 Race Street

Dear Beth,

I am a local architect who has worked on many rehabilitation and new construction projects in Over the Rhine, including the renovated buildings directly across the street from this project at 1523-1525 Race. I appreciate new construction that revitalizes the neighborhood by not only replicating the style of existing buildings, but also by elevating the design to make people think about and appreciate the architecture of this neighborhood.

I'm writing to express support for the project at 1518 Race Street. This design is a modern and appropriate addition to the neighborhood. The massing is in keeping with other buildings in that part of OTR, which does have larger and taller buildings, and bringing more density to the area is a welcome change to the reduction of density that often happens in renovations. The façade responds to its context in a thoughtful way without exactly replicating the formula of typical historic buildings in the neighborhood. This is a well-designed project, and I feel that it is a valuable contribution to the built environment in OTR.

Sincerely,

A handwritten signature in black ink that reads "Sarah Cornell". The signature is written in a cursive, flowing style and is set against a light gray rectangular background.

Sarah Cornell
RA, LEED AP
Tangent Architectural Group, LLC
317 Mount Hope Avenue
Cincinnati, Ohio 45204

August 31st, 2018

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

RE: COA for 1518 Race

Dear Beth:

I'm writing to express my support for the proposed design of a new building at 1518 Race. I feel this modern building is well designed and will contribute more to the neighborhood than many of the faux-historic structures that have been built in recent years.

Thank you for your consideration.

Lauren Farquhar
216 West 14th Street



Ms. Beth Johnson
Urban Conservator
City of Cincinnati
Department of Buildings and Inspections
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 29, 2018

Dear Beth,

As you know I am quite familiar with the guidelines for the Over-the-Rhine Historic District, and the bulk of our business at New Republic Architecture is residential architecture in historic districts, both new-build and historic rehabilitation. I have reviewed the application prepared by Platte Architecture + Design for the proposed infill development at 1518 Race Street in Over-the-Rhine. In my professional opinion the scale, fenestration, materiality and proportion of the proposed infill development, is entirely appropriate for its site, surrounding context, and the neighborhood as a whole. By placing parking in the rear (and underground), creating a ground-level storefront fronting Race Street, and setting the 5-story portion of the building to the rear of the site, the design team has more than adequately addressed the typical concerns of the neighborhood regarding parking, ground level use, and building height.

I urge you to approve this Project, as it robustly and successfully addresses the design guidelines for the district. Further, I urge the city to take a principled stand, to countermand some of the voices in the neighborhood, who are not trained in architecture or design, and who continue to thwart growth, progress, and redevelopment in the neighborhood by opposing creative developments such as the one proposed for 1518 Race Street.

Sincerely,

New Republic Architecture

A handwritten signature in blue ink that reads 'G. Kalbli'. The signature is stylized with a large, sweeping 'G' and a horizontal line extending to the right.

Graham Kalbli, AIA, LEED AP

Principal

September 1, 2018

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

Re: 1518 Race Street Project

Dear Ms. Johnson:

My name is Kimberly N. Johnson. I am in full support of the proposed project located at 1518 Race Street. Being that I am a resident of OTR and also a long time business owner I am excited to see more residential units available. I have seen the growth and expansion happen in Otr since 2006. Which has offered a lot of opportunities for many people and this project will provide the same.

The building is beautifully designed and will certainly add value to the area allowing more people to experience being apart of the community. I look forward to seeing this project come to life.

All my personal best.

Kimberly Nicole Johnson



joségarciáDESIGN

www.josegarciadesign.com

info@josegarciadesign.com

513.751.1222

August 29, 2018

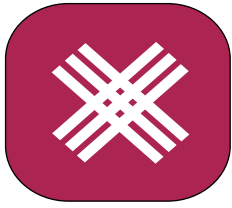
Dear Historic Conservation Board,

I have reviewed Platte Architecture and Design's proposal for a new building located at 1518 Race Street. I have carefully evaluated their use of materials, proportions and overall design intentions. I would like to submit to you my most enthusiastic support for their proposal. It is elegant, well designed, and perfectly integrated within the immediate context. I am very familiar with the location, my office built a project a few doors from it, and my good friend and great architect Terry Boling built the wonderful project adjacent to it. Platte's building would beautifully fit the block, as a third exercise in architecture that respects the past while asserting the future. I could not think of a more appropriate project to fill the current "missing tooth."

I believe it will be a great addition to the neighborhood.

Respectfully,

Jose Garcia
Jose Garcia Design
513-236-8850



allscreen
image marketing

1218 Race Street
Cincinnati, Ohio 45202
513-361-0500
allscreen.co

August 30, 2018

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

RE: Proposed Project 1518 Race Street

Beth:

I am writing to express my support for the proposed project at 1518 Race Street. The plans present a project that is well designed and fits the character of our evolving neighborhood. Platte is engaged in our community and has set a high bar for future projects which will only improve our neighborhood. This will be a very positive addition.

Thank you for including my support in your consideration and I appreciate your positive influence in the development of Over The Rhine.

Scott K. Masters
Allscreen Image Marketing Inc.

For the attention of Beth Johnson

Dear Beth

I am writing to convey my appreciation and support for the proposed development at 1518 Rae.

In order to ensure long term prosperity and community in Over The Rhine and the surrounding area, believe architectural projects should be held to a high standard of appropriateness and consideration of the existing environment such that development can occur withoutrenchin the history and soul from the location.

To me, this project achieves those requirements very well and so I would like to register with you my support for the project.

Sincerely

Tom McCoy

Mr. McCoy

Director

Curiosity Advertising

[100 E. ...](#)

[Cincinnati, OH 45202](#)

513-302-6404



September 3rd, 2018

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

RE: COA for 1518 Race

Dear Ms. Johnson:

Hello, my name is Derrick Braziel and I'm one of the Co-Founders and Managing Partners of MORTAR. I am writing on MORTAR's behalf to express our full support of the new mixed-use project at 1518 Race Street.

Since our founding in 2014, MORTAR has seen the rise of Over-the-Rhine; becoming one of America's best turn-around stories. Central to the transformation of the community has been exciting, mixed-use projects that build on the history of the community to create a bright, inspiring future.

The 1518 Race Street project represents the best of what's possible for Over-the-Rhine and we are proud to offer an endorsement of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick Braziel".

Derrick Braziel

MORTAR

Co-Founder and Managing Partner

DESIGN LAB
1401 ELM STREET
CINCINNATI, OH 45208
Ph: 513-678-1775

Date: 08.30.2018

To: Beth Johnson/ City of Cincinnati Buildings & Inspection

Re: 1518 Race Street

From: Barbara Neyer

Dear Beth,

I am writing in support of the 1518 Race Street Mix Use Project. As a business owner in the design industry, I feel it combines 21st-century design and building practices while be respectful of the historic component of OTR. It adds to the visual diversity of our community and brings greater density which is more sustainable for our planet.

Please feel free to reach out with any questions or more comments.

Warm regards,

Barbara Neyer
Founder & Principal
DESIGN LAB
1401 Elm Street
Cincinnati, OH 45208
c: 513-678-1775



August 31, 2018

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

Re: 1518 Race Street Project

Dear Ms. Johnson:

The following is a letter of support for the proposed project located at 1518 Race Street. As an employer located in the Central Business District, it is important to have more residential units available in adjacent communities such as Over-the-Rhine (OTR) to provide housing for employees who desire to live closer to work.

I am excited to see this project come to life. It is well designed allowing it to blend into the OTR community. Expanding residential units in OTR is an important factor in helping my company to attract and retain employees. I hope this project is approved to move forward.

Regards,

A handwritten signature in black ink that reads "Chris Powell". The signature is written in a cursive, flowing style.

Chris Powell
CEO, Talmatrix

3 September 2018

Historic Conservation Board
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Proposed Design for **1518 Race Street**

To whom it may concern:

This letter is in support of the design proposed by Platte Architecture + Design for the mixed-use development at 1518 Race Street. The proposed design is an appropriate scale for this part of Over the Rhine, and it will be a great addition to the street.

The 1500 block of Race Street is becoming a great example of how new modern infill buildings can coexist with historic brick buildings. These new buildings should be modest enough to respect the historic architecture in the area and bold enough to represent the construction methods and design values of our time. The design proposed by Platte accomplishes both of these goals.

Sincerely,

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

Eric Stear, RA, NCARB
508 Liberty Hill
Cincinnati, OH 45202

31 August 2018

Beth Johnson

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

Dear Ms. Johnson,

I support the proposed development at 1518 Race Street. This is a well-behaved contemporary addition to the Over-the-Rhine historic district. While the scale of the project is large, its massing was professionally-designed to be context-appropriate. Proposed murals and materials add a nice accent to what appears to be a refined palette.

Sincerely,



John Stoughton, RA
Owner, Team B Architecture & Design

**B&A Street Kitchen
1500 Race Street
Cincinnati OH 45202**

September 4, 2018

Platte Architecture + Design
202 W. Elder St, 4th Floor
Cincinnati OH 45202

Re: 1518 Race Street

We are in support of the project proposed at 1518 Race Street. Platte Architecture + Design has been involved in many new and restoration projects in Over The Rhine (OTR), knows the neighborhood and brings a firm grasp and understanding of the changing dynamics of our community while still embracing the historical aspects. Having additional housing options being developed within our neighborhood of OTR is a growing necessity.

Sincerely,



Jim Kerns, Owner
B&A Street Kitchen



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1518 Race Street
 Hamilton Co. Parcel ID No.: 081-0004-0010-00 Zoning District: CC-P
 Historic District: Over-the-Rhine Overlay District: _____

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

Name: Ryan O'Malley
 Contact Person (if legal entity): Ryan O'Malley
 Address: 202 W. Elder Street
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-871-1850 x1012 E-mail: ryan@plattedesign.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: Dedric Powell
 Contact Person (if legal entity): Dedric Powell
 Address: 6248 Davon Ct
 City: Loveland State: OH Zip Code: 45140
 Phone: 513-608-0365 E-mail: ric.powell@vereqate.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:

The project is a mixed-use new construction building with commercial space at the basement and first floor, and 16 residential units on floors 2-5.

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

Applicant requests a numerical variance for density of residential units (1409-09), a dimensional variance for rear yard setback (1409-09), and a 50% reduction in required parking (1425-19, 1425-23).

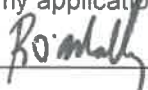
SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

All applications that include requests for zoning relief must include a zoning hearing application.

All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

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

Applicant Signature: 

Date: 7/27/2018

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

August 29th, 2018

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

RE: COA for 1518 Race

Dear Beth:

I'm pleased to present to you a new mixed-use project at 1518 Race Street that embraces modern design and 21st-century construction practices while respecting the historic fabric of Over-the-Rhine.

Our proposal is for a five-story mixed-use building with a restaurant at grade and residential apartments above.

The project complies with the specific guidelines of the Over-the-Rhine Historic District in the following ways:

1. **Composition:** Per the guidelines, the primary façade at 1518 Race Street demonstrates a careful “arrangement of openings” and an “overall vertical emphasis”. The elevation is broken up into three zones:
 - a. Base – The retail storefront resides at the first floor, framed by a horizontal banding that wraps around to the south of the storefront.
 - b. Middle – Punched openings in the masonry from floors 2-4, with a bay of balconies to the north.
 - c. Top – A recessed course of brick provides a subtle, style-appropriate nod to the traditional cornice, capped off with a simple stone coping.
2. **Roofs:** The proposed roofs are low-slope, behind parapets. Per the guidelines, this approach is “similar to roofs of adjacent and nearby buildings of similar size and use.” The roofs will not be visible.
3. **Window Openings:** As recommended in the guidelines, the window openings reflect the size and placement found on similar buildings in the district. They are tall, and horizontally aligned. The windows themselves are set back 8” from the face of the elevation, with metal sills. The percentage of punched openings at the façade is 38%, which falls within the 20%-50% that is typical for historic buildings in

this neighborhood. The northern bay of openings contain balconies. While there are projecting balconies in some historic OTR buildings, these are recessed to minimize their presence and present a more uniform, uncluttered appearance.

4. **Storefronts:** The storefront is where the building meets the street. At 1518 Race, the storefront sits back 12" from the sidewalk but opens up to the right-of-way with a dramatic, uniform expression of glazing. While modern, the overall storefront aligns with other historic storefronts in the following ways:
 - a. **Height.** The base zone is fully 17' tall, from grade to the second floor. The height of the area below the horizontal banding is 14'. The glass is 10' high.
 - b. **Framing.** A metal banding spans above the storefront and turns down to the south, framing the storefront.
 - c. **Bays.** The 4' spacing of vertical mullions is a modern version of the bays that historically were articulated with cast iron columns.
 - d. **Glass.** The storefront itself is primarily glass.
5. **Setback:** The building is pushed up to meet the sidewalk at the edge of the property line. The face of the glazing is 12" behind the property line.
6. **Rhythm:** The front façade is divided into thirds. The northern 1/3 is expressed as a single bay of vertically-aligned balconies spanning 15', reminiscent of the historic oriel bay windows found elsewhere in the district. The southern 2/3 spans 30' and contains punched openings, which are center- and offset-aligned. This more modern rhythm is playful but nevertheless precise in its composition and spacing.
7. **Emphasis:** The proportion of the punched window openings, the mullion patterns at the first floor glazing, and the overall geometry of the bay of balconies to the north all reinforce the front façade's strong vertical orientation. Although modern, the building has a vertical emphasis.
8. **Height:** The proposed building is five stories, but the fifth floor is set back from the sidewalk by more than 40'. This rear volume is not visible from Race Street—see Sitaline study—but for momentary views at oblique angles between buildings.

The visible front volume is within one story of the adjacent historic building to the north, and approximately the same height as 1523 Race, the four-story building across the street. Historically, there were two four-story buildings on the site.

9. **Materials:** With the exception of the cement fiber board paneling to the rear of the building, all the materials selected are approved in the guidelines. The front façade, through the fourth story, will be clad with light gray brick masonry. The storefront will be glass and metal, and the bay of balconies will be wrapped in metal paneling that extends down to a horizontal banding that wraps around the southern side of the storefront. As shown in the front rendering, we are proposing an art mural painted over the brick at the south elevation. Matching the design of the mural will be exterior phenolic panels at the north interior wall of the balconies.

This is very much a modern building, but at the same time we believe it fits the neighborhood context as spelled out in the 9 guidelines. We look forward to discussing this further.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "R. O'Malley". The signature is fluid and cursive, with a large initial "R" and a long, sweeping tail.

Ryan O'Malley

Platte Architecture + Design

ADJUDICATION/DENIAL LETTER

Date: 06/05/2018

Location: 1518 Race Street

Request: Infill/New Construction

Zoning District: CC-P/Over-the-Rhine Historic District

Applicant Name: Platte Architecture and Design

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is June 8, 2018 for the July 23, 2018 Historic Conservation Board Meeting.

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

1. 1409-09 Density: In the CC-P District new residential development needs 700 sf of lot size/unit. The lot is 4500sf which would permit 6 units. 16 units are being proposed. A **Density Variance** is required.
2. 1425-19: Off Street Parking and Loading Requirements: The project has 16 residential units and 2750sf of assembly/restaurant use. As the project is in a CC-P district the first 2000sf of commercial space is exempt from parking. The total parking required is 21 spaces. The project can be granted a 50% reduction for proximity to public parking. The property is providing 8 spots so a 2 spot parking **Numerical Variance** is required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Online Property Access

|< First << Prev Next >> Last >| **RETURN**

Parcel ID 11-0004-0010-00 **Address** 1518 RACE ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area 01800 - OVER THE RHINE Sales	Land Use 400 - COMMERCIAL VACANT LAND	
Owner Name and Address POWELL DEDRIC 6248 DAVON CT LOVELAND OH 45140 (call 946-4015 if incorrect)	Mailing Name and Address POWELL DEDRIC 6248 DAVON CT LOVELAND OH 45140 (call 946-4800 if incorrect)	
Assessed Value 12,800	Effective Tax Rate 93.480776	Total Tax \$1,643.47

Property Description
1518-20 RACE ST 50 X 90 IRR ES RACE ST 187.33 FT N OF 15TH ST

Appraisal/Sales Summary

Year Built	
Total Rooms	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Last Sale Date	3/21/2018
Last Sale Amount	\$15,657
Conveyance Number	166545
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
Number of Parcels Sold	1
acreage	0.106
Front Footage	100.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	36,570
CAUV Value	(
Market Improvement Value	(
Market Total Value	36,570
TIF Value	13,770
Abated Value	(
Exempt Value	(
Taxes Paid	\$1,216.14
Tax as % of Total Value	0.000%

Notes

11-30-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Ryan O'Malley

From: RIC POWELL <ric.powell@veregate.com>
Sent: Thursday, July 26, 2018 8:25 AM
To: Ryan O'Malley
Cc: Johnson, Beth; Eric Blyth; Kurt Platte
Subject: Re: 1518 Race - Permission for Platte to submit COA application on your behalf

Hello Beth,

This is correct. I am the owner of 1518 Race Street and I have authorized Platte to submit the COA.

Thank you,

Dedric Powell
513-608-0365

Sent from my iPhone

On Jul 26, 2018, at 8:22 AM, Ryan O'Malley <ryan@plattedesign.com> wrote:

Ric,

Please reply to this email confirming for Beth Johnson, the City of Cincinnati Urban Conservator, that you are the owner of 1518 Race Street and that you have authorized Platte Architecture & Design to submit a Certificate of Appropriateness application on your behalf.

Thanks,
Ryan

RYAN O'MALLEY
Project Manager / Designer

<image001.png>

202 W. Elder St. - 4th Fl.
Cincinnati, OH 45202
www.plattedesign.com
(513) 871-1850 x.1012

PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

July 27th, 2018

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

RE: COA and Zoning Variance Application – List of Witnesses

Dear Beth:

As of this date, the project at 1518 Race will be represented by the following persons:

- Detric Powell (owner, development partner)
- Dennis Taffe (development partner)
- Kurt Platte, Platte Architecture & Design
- Ryan O'Malley, Platte Architecture & Design

Thank you,



Ryan O'Malley

Platte Architecture + Design

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1518 Race St. COMMUNITY Over-the-Rhine
 PARCEL ID(S) 081-0004-0010-00
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Ryan O'Malley CONTACT PERSON (if legal entity) _____
 ADDRESS 202 W. Elder St. CITY Cincinnati STATE OH ZIP 45202
 EMAIL ryan@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect
 TELEPHONE 513-871-1850 x1012

Section 3. OWNER

NAME Dedric Powell CONTACT PERSON (if legal entity) _____
 ADDRESS 6248 Dawn Ct CITY Loveland STATE OH ZIP 45140
 EMAIL ric.powell@veregate.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-608-0365

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

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

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

Mixed-use new construction with commercial space at the basement & first floor, and 16 residential units on floors 2-5.

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

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

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

Print Name Ryan O'Malley Signature R O'Malley Date 7/27/2018

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202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

August 29, 2018

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

RE: Zoning Relief for New Project at 1518 Race Street

Dear Beth:

We are requesting relief in the form of a density variance and 50% parking reduction for a proposed development at 1518 Race Street. The proposed project is a 4 1/2 story mixed-use building. The first floor will support a future restaurant, and the upper floors will include residential apartments.

The development regulations in this district would allow for only 6 units. While a density of only six units would allow for abundantly spacious residences, it is financially and practically necessary, and historically appropriate, to request increased density for this development.

Practically speaking, the market demand supports the need for moderately sized apartments. Accommodating more individual renters at a reasonable unit area and rate responds to this demand of the neighborhood. Many wishing for higher square footages in this neighborhood are in the market to buy condos or single-family townhomes. Our project, however, isn't seeking to serve the top-tier luxury end of the rental market but to respond to a more moderate range of area and price.

In addition, historic records show a greater density on this site than we are requesting. Per Sanborn maps and city directories from 1931-32, this site once contained two four-story buildings, each containing a commercial storefront with 10 residential flats above, for a total of 20 apartments on the site. Over-the-Rhine historically included a density rate much higher than seen today. While the neighborhood will likely never again reach the density rates of its past, a variety of densities is appropriate within the storied fabric of the neighborhood.

There is significant financial incentive to provide more, smaller rental units rather than fewer large units. The enclosed pro-forma supports this. While the per-square-foot cost of

constructing additional units (additional entrances, additional kitchens, etc) is greater, the financial-return-per-square-foot is also greater with increased units. Developers are more risk averse in 2018 due to fluctuations in steel prices and other construction costs. Labor costs are higher than they've ever been. Confidence in a realistic working pro-forma cannot be understated. The pro-forma for this development becomes less attractive as the quantity of residences is reduced.

More broadly speaking, increased density in urban areas is good for the planet. High-density urban areas, walkable proximity to amenities, reduced carbon footprint, and living within existing infrastructure are all parts that move us to a more sustainable means of living. This goal of density, limited to a level that is also appropriate for this historic neighborhood, promotes the general welfare of not just our own neighborhood, but the city and beyond. (It is always healthy to envision our immediate neighborhood in a greater context.)

Per Cincinnati Municipal Code 1445-13, the proposed project is in the public interest, as outlined below.

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

- The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity.

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

- The project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.

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

- The project conforms to the OTR Comprehensive plan as an addition of mixed-use space that supports walkability and holds and completes the line of the street.

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

- The site is accessed via existing infrastructure. Race Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system. A portion of private residential parking is accommodated on the site via the rear alley.

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

- (not applicable)

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

- (not applicable)

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

- (Not applicable; no outdoor commercial space is proposed.)

(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 mixed-use development of commercial space with residential units above is compatible with the neighborhood. The proposed design seeks to be compatible with the OTR historic guidelines as well.

(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.

- (not applicable)

(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.

- This proposed development will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, completion of the street façade, and more contribute in a positive way. Density is in line with other surrounding properties. The proposed development may increase traffic, which will be accommodated by the existing street and streetcar system, and is offset by inclusion of residential parking on the site.

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

- The site is currently a vacant lot. While this lot is currently well-maintained, empty unused lots in the neighborhood can become magnets for debris and overgrown vegetation. Putting empty lots into active use is a benefit to the neighborhood.

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

- The proposed development will increase the property value of this site.

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

- The proposed development will create temporary construction jobs and later will create permanent jobs in the future restaurant and in property management and maintenance of the apartments.

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

- Property taxes will increase with the proposed development of this site, and more so due to increased density of units.

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

- The owner is seeking an economic benefit in the development of this property, and wishes to ensure economic success through the request for increased density.

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

- The proposed development will add to a nearly complete block, thereby completing the street. The project will make available more apartments to meet the ongoing demand in the neighborhood. The project will bring a commercial component to this side of the street, increasing walkability and amenities in the vicinity. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition.

Below is a response to the standards for a variance per CMC 1445-15.

1409-09: Development Regulations (CC-P) – Lot area/ dwelling unit

The proposed plans include 16 residential units. Section 1409-09 of the Cincinnati Municipal Code allows for one unit per 700 sf of lot area. Our lot area is 4500 square feet, which would allow only 6 units. In order to have 16 units, we are requesting a *numerical variance of 6700 sf*. We believe this request is justified based on the following hardship:

- **(a)The strict application of the Code is unreasonable and would result in practical difficulties.** Compelling the owners of the site to limit the number of units they can develop significantly impacts their return on investment. As the enclosed proforma comparison indicates, developing 6 units (which is what the Zoning Code allows) vs. 16 units illustrates how much better it is to do smaller units and more of them, particularly at this location.

- **(b) Neighboring properties enjoy a high unit density.** It is true that a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

For comparison, our proposed project is included within a list of nearby properties whose unit density ratios exceed 1/700 sf. All of these properties reside in the same Zoning District (CC-P).

Address	# units	lot sf	sf / unit
1401 Republic	10	2625	263
31 W. 13 th St.	17	4660	274
1518 Race	16	4500	281
1405 Republic	13	4125	317
20-22 W. 12 th	8	2995	374
1221-1223 Republic	20	8625	431
21 W. 13 th	11	4750	432
1331 Vine	10	5450	545
1200-1213 Race	25	14409	576

As indicated in the table above, our request for density does not fall outside the range of what has been approved for comparable projects.

In addition, historic records show a greater density was once supported on this site. City Directory records from 1931-32 below:

flats	1518 Race	1520 Race
storefront	Frank E. Wicker, upholstr, 1518 Race F.E. Wicker & Co., Oriental and Domestic Rugs and Carpets Cleaned Refitted and Repaired, Rugs Made From Old Carpets, 1417 Central Parkway, Phones Parkway 1614 and CHerry 1106 and Western Hills Shade & Drapery Co, 1011 Vine, h. 2510 Harrison Av Wicker F.E. & Co., Oriental and Domestic Rugs, Dusted, Renovated and Repaired; also, Binding and Serging, 1518 Race, Phone Parkway 1258	Julius C. Howe, tires, h. 3960 Harrison Av
1	John Cotrino, watchmkr 144 W. 6th, h. flat 1, 1518 Race	Jesse D Stone, restaurant 1014 Walnut, h. flat 1, 1520 Race
2	Stella M Baker (wid Raymond) cook, h. flat 2, 1518 Race	no listing
3	Simeon Sexton, cutter, h. flat 3, 1518 Race	Isaac L Boston, h. flat 3, 1520 Race
4	Dale C. Wood, ins, h. flat 4, 1518 Race	Edward Hepp, punch op, h. flat 4, 1520 Race
5	Sidney Riley, truck driver, h. flat 4, 1518 Race listed as flat 4 in directory and flat 5 in listing	Elmer Reid, h. flat 5, 1520 Race
6	Fred J. Jansen, h. flat 6, 1518 Race	Walter W East, carp, h. flat 6, 1520 Race
7	Mrs. Mildred Kopp, clk 5th 3d Union Trust Co, h. flat 7, 1518 Race Richard Kopp, plumber, h. flat 7, 1518 Race	Robt C Daiker, clk Union Central Life Ins Co, h. flat 7, 1520 Race
8	Geo Pennington, die setter, h. flat 8, 1518 Race	Vacant
9	Vacant	Jos Taylor, mach op, h. flat 9, 1520 Race
10	Vacant	Mrs Peggy Ramsey, h. flat 10, 1520 Race

1425-19: Off-Street Parking and Loading Requirements (CC-P)

1425-23: Reduced Parking

Following the requirements of Section 1425-19, the residential portion of this project will require 16 spaces, and the commercial restaurant use will require 0 spaces, as that space will be limited to 2000 square feet. This makes 16 spaces total. Per 1425-23a, which allows the Zoning Administrator to grant a reduction in the number of spaces required where a use is located within 600' of a public parking facility, we are requesting a *50% reduction in required parking*. This would result in 8 required spaces.

1518 Race is located within 600' of the following public parking facilities:

- 1549 Race Street (Corner of Liberty and Race)

Many more public parking facilities are accessible by streetcar, and there is a streetcar stop immediately adjacent to this site. The Over-The-Rhine neighborhood is becoming increasingly walkable. Improved public transit, namely the streetcar, along with car-sharing and ride-sharing programs have allowed residents to be mobile without car ownership. Developer research confirms that fewer prospective residents wish to own cars in this neighborhood.

The requested variances and calculations are summarized below.

<u>Zoning Code of the City of Cincinnati</u>	<u>Relief Requested</u>
<u>1409-09 Development Regulations. (CC-P)</u>	
• Residential Regulations:	
Lot Area/unit: 700 sf	16 units @ 700 sf = 11,200 sf needed
	50' x 90' lot = 4500 sf lot area
	6700 sf variance
<u>1425-19 Off-Street Parking and Loading Requirements</u>	
• Residential Uses: 1 per unit	16 units = 16 spaces
• Commercial Uses: Restaurant	2,000 sf
First 2000 sf exempt	-2,000 sf = 0
• TOTAL SPACES REQUIRED	16 (resid.) + 0 (restaurant) = 16 spaces
<u>1425-23 Reduced Parking</u>	
(a) Proximity to Public Parking Facilities	50% reduction requested
	16 spaces (.5) = 8 spaces
	8 spaces provided on site

Thank you,



Ryan O'Malley

Platte Architecture + Design

Proforma Comparison

16 unit, 4.5 story building vs. 6 unit, 4.5 story building

16 UNIT BUILDING		6 UNIT BUILDING	
RESIDENTIAL 14,200 SF x \$230	3,266,000	RESIDENTIAL 14,200 SF x \$250	3,550,000
COMMERCIAL 2,000 SF x \$185	370,000	COMMERCIAL 370,000	370,000
BASEMENT/GARAGE 5,550 SF x \$185	1,026,750	BASEMENT/GARAGE 5,550 SF x \$185	1,026,750
TOTAL	4,662,750	TOTAL	4,946,750
RESIDENTIAL ANALYSIS		RESIDENTIAL ANALYSIS	
14,200* SF/ 6 UNITS	2,366 SF	14,200* SF/ 16 UNITS	888 SF
2,366 SF X \$1.20	2,840	888 SF X \$2.25	1,998
\$2,840 x 6 UNITS	16,470	\$1,998 x 16 UNITS	31,968
ANNUAL RES. INCOME	197,640	ANNUAL RES. INCOME	383,616
		ANNUAL LOSS	185,976

*GSF number includes rental and non-rentable space, floors 2-5, excluding roof deck

DRAWING INDEX

1 - Drawing Index	11 - Roof Plan	21 - Window Openings	31 - Windows - Primary Elevation
2 - Front Rendering	12 - West Elevation - Existing	22 - Storefronts	32 - Windows - Secondary Elevation
3 - Context Map	13 - West Elevation - Proposed	23 - Setback	
4 - Street Context Photos	14 - East Elevation - Proposed	24 - Rhythm	
5 - Rear-of-Site Photos	15 - North/South Elevations - Proposed	25 - Rhythm	
6 - Front-of-Site Photos	16 - Siteline Study	26 - Rhythm	
7 - Site Plan - Existing	17 - Composition - Base	27 - Height	
8 - Site Plan - Proposed	18 - Composition - Middle	28 - Height	
9 - Basement - 1st Floor Plans	19 - Composition - Top	29 - Emphasis	
10 - 2nd - 5th Floor Plans	20 - Window Openings	30 - Materials	

1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

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FRONT RENDERING - Looking NE

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CONTEXT MAP
Not to scale

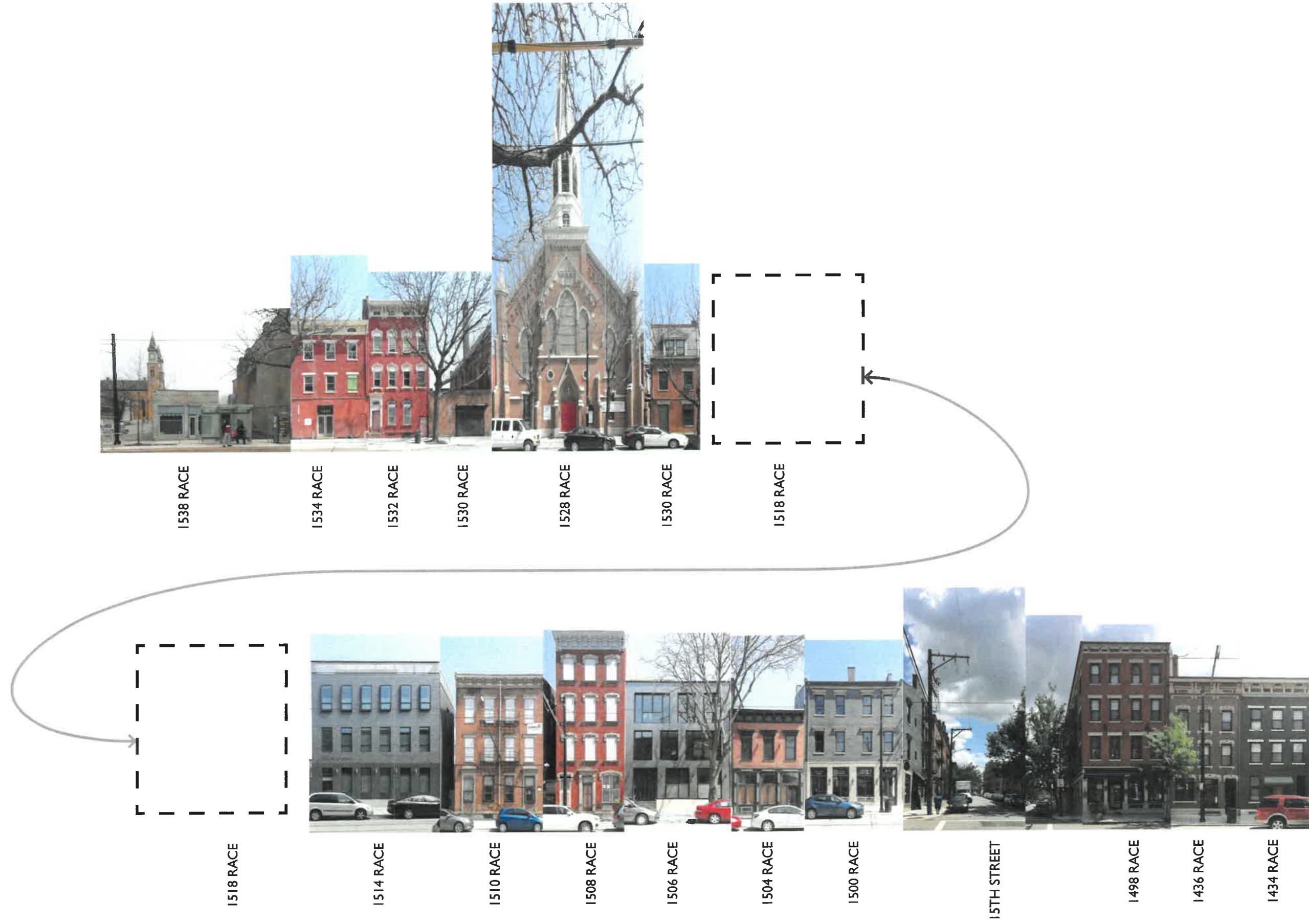
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STREETSCAPE CONTEXT PHOTOS

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REAR-OF-SITE PHOTO - Looking SW



REAR-OF-SITE PHOTO - Looking NW

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2025 V. 2.0 (11.1)

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FRONT-OF-SITE PHOTO - Looking SE



FRONT-OF-SITE PHOTO - Looking NE

1518 Race Street
Cincinnati, OH 45202

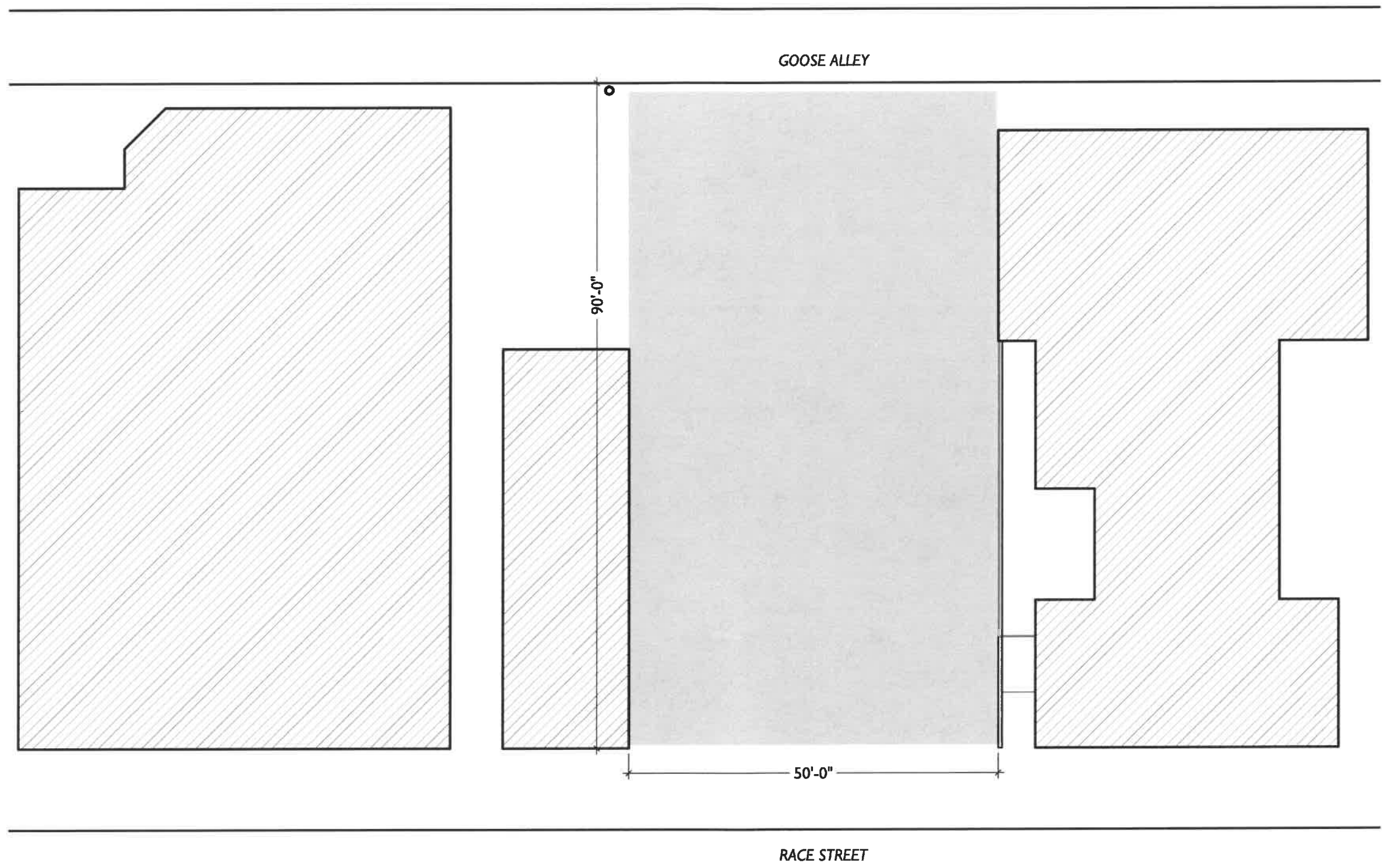
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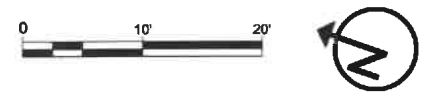
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CITY OF CINCINNATI
PLANNING COMMISSION



SITE PLAN - Existing
 1/16" = 1'-0"



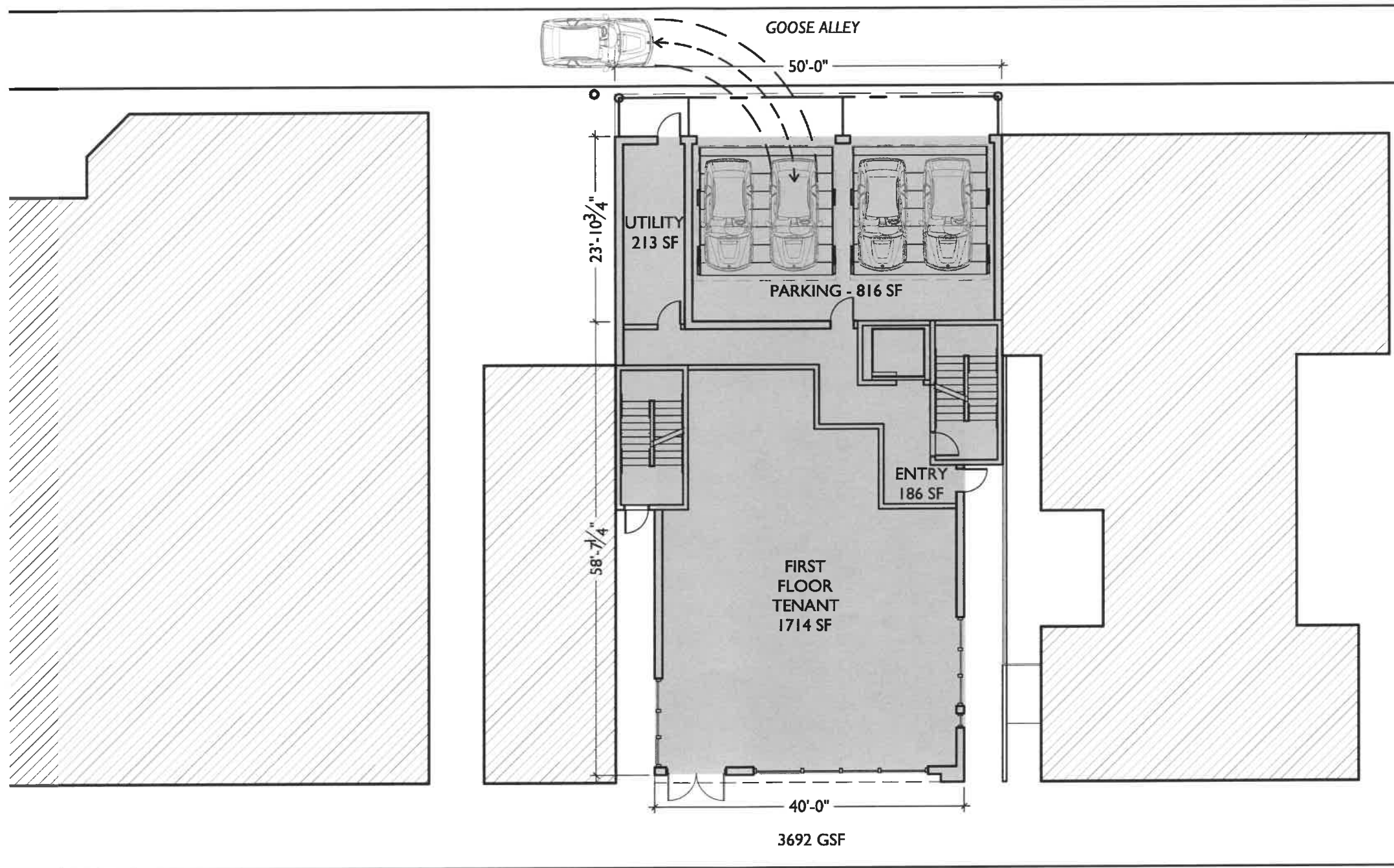
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 Cincinnati, OH 45202

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2124 W. 4th St.
 Cincinnati, OH 45202
 (513) 533-1111



SITE PLAN - Proposed
1/16" = 1'-0"



1518 Race Street
Cincinnati, OH 45202

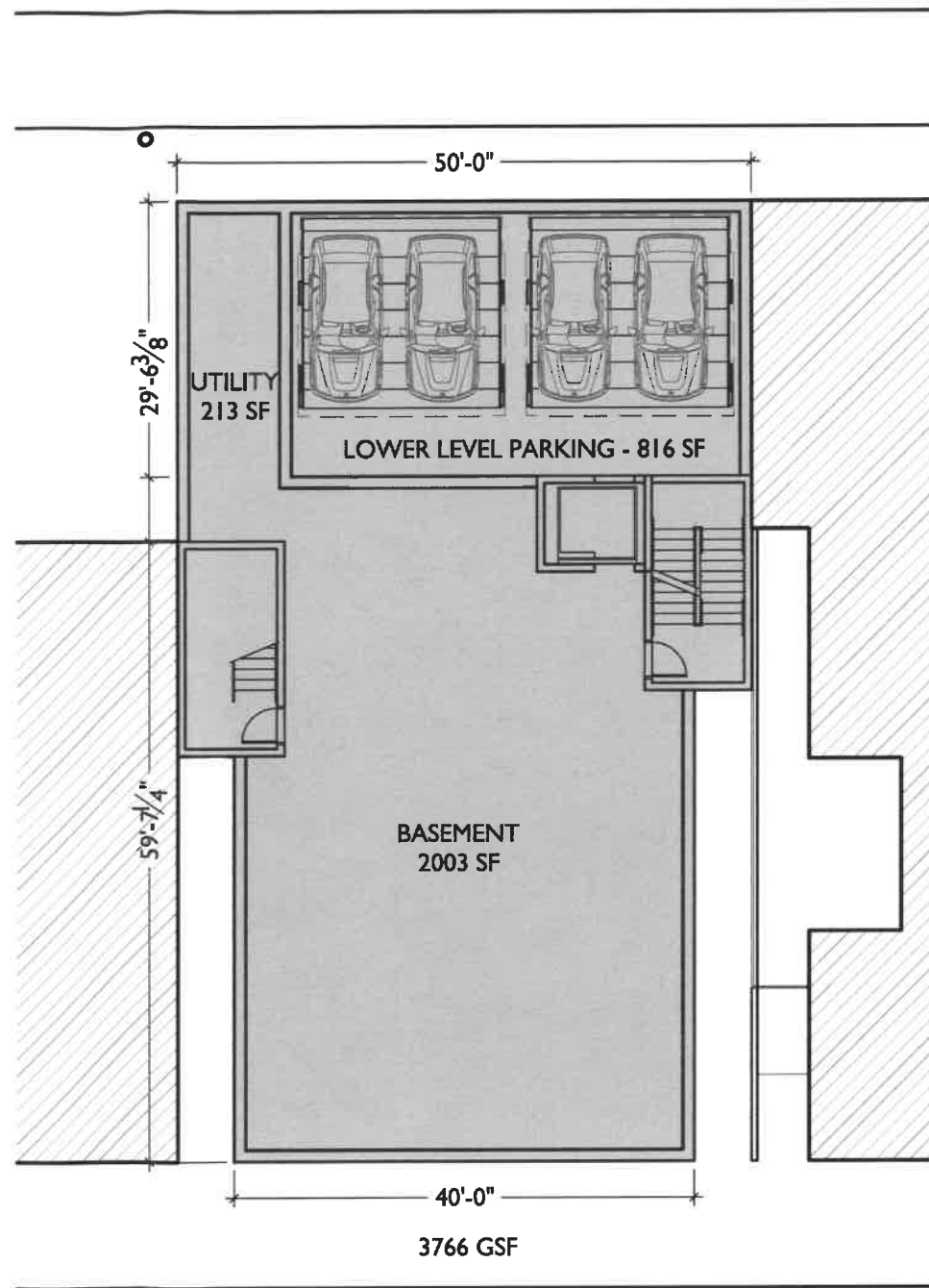
MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application

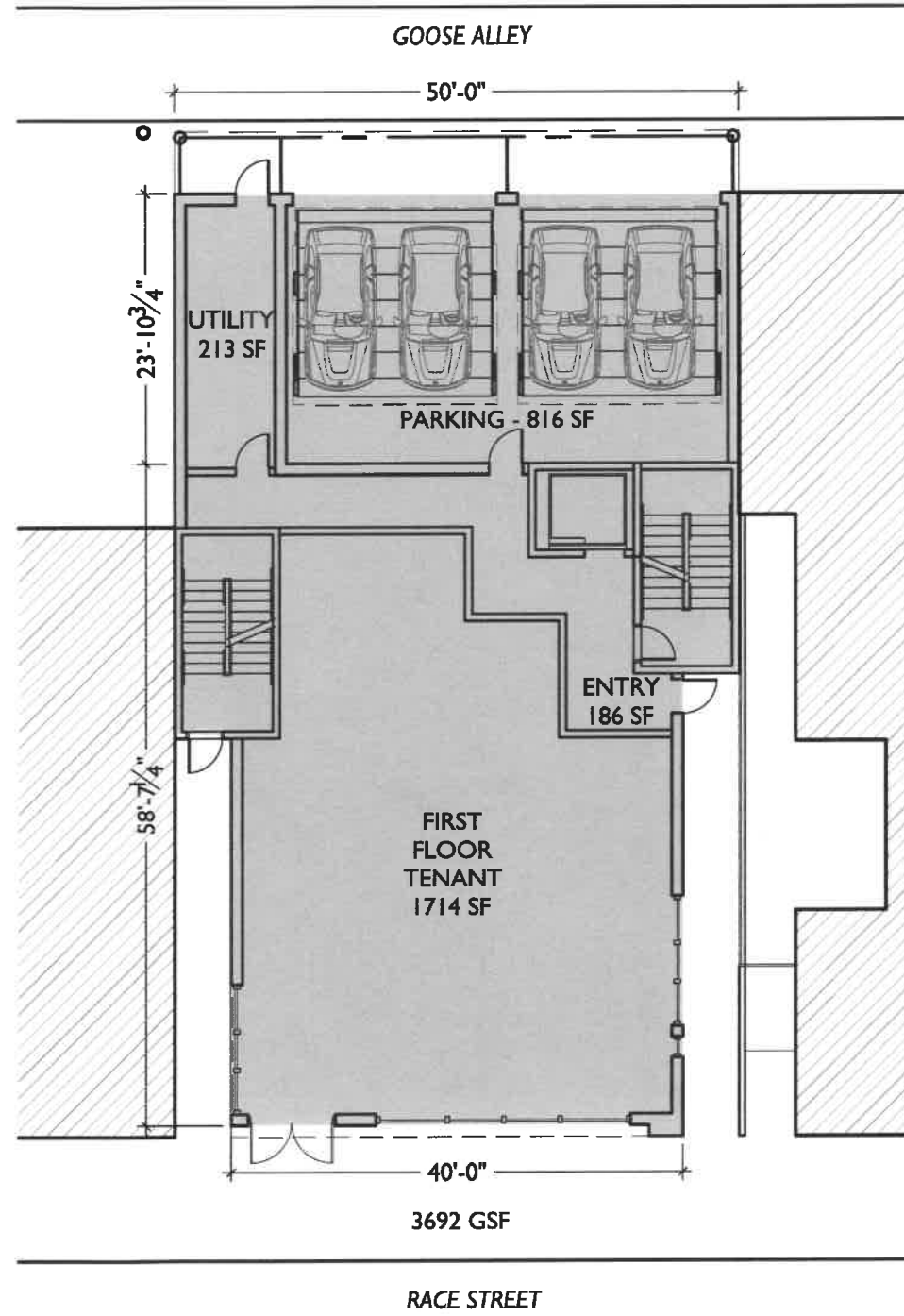
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200 W. DERBY
CINCINNATI, OH 45202
733.441.1100
www.plattead.com



BASEMENT FLOOR PLAN - Proposed
1/16" = 1'-0"



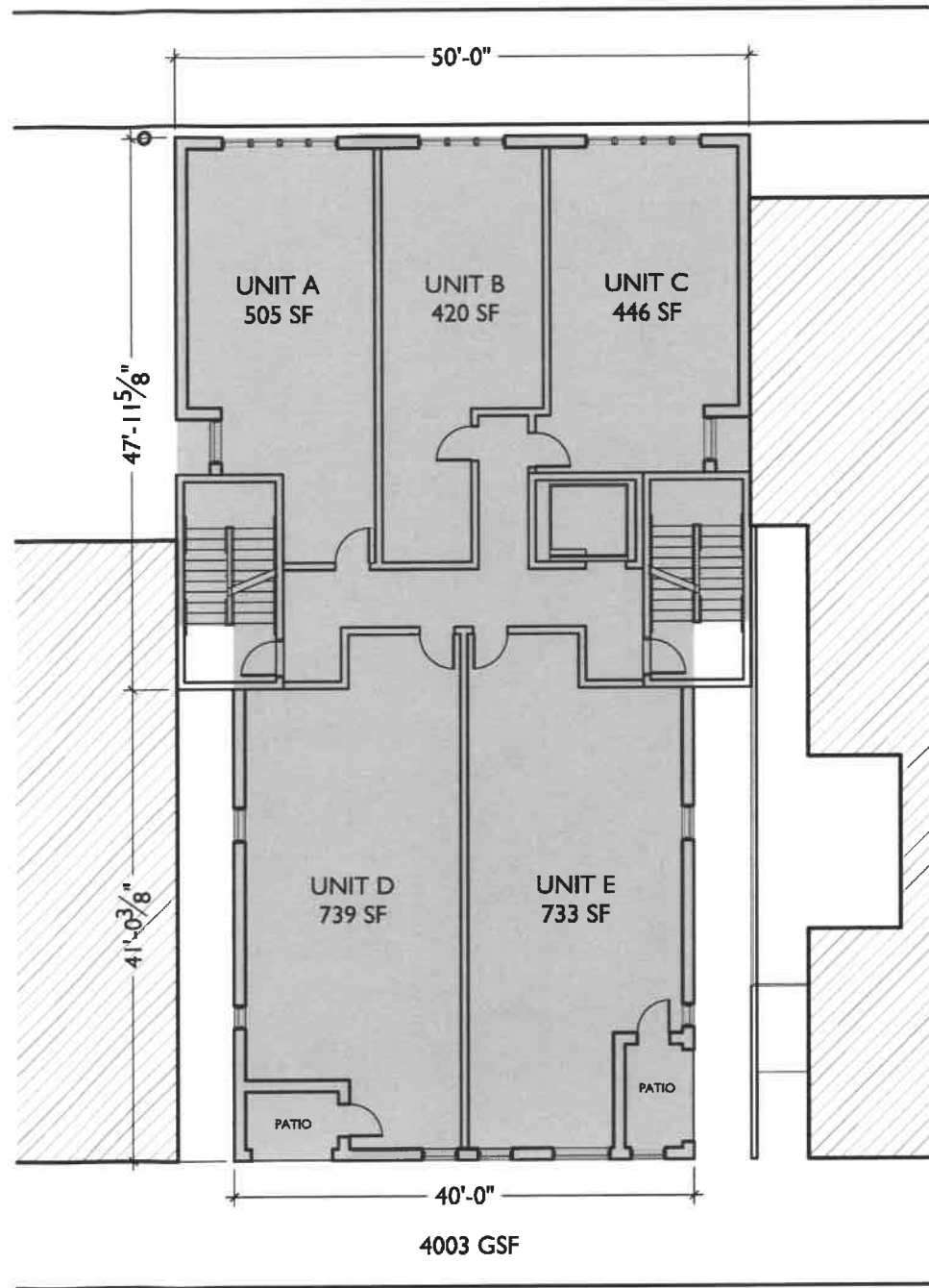
1ST FLOOR PLAN - Proposed
1/16" = 1'-0"



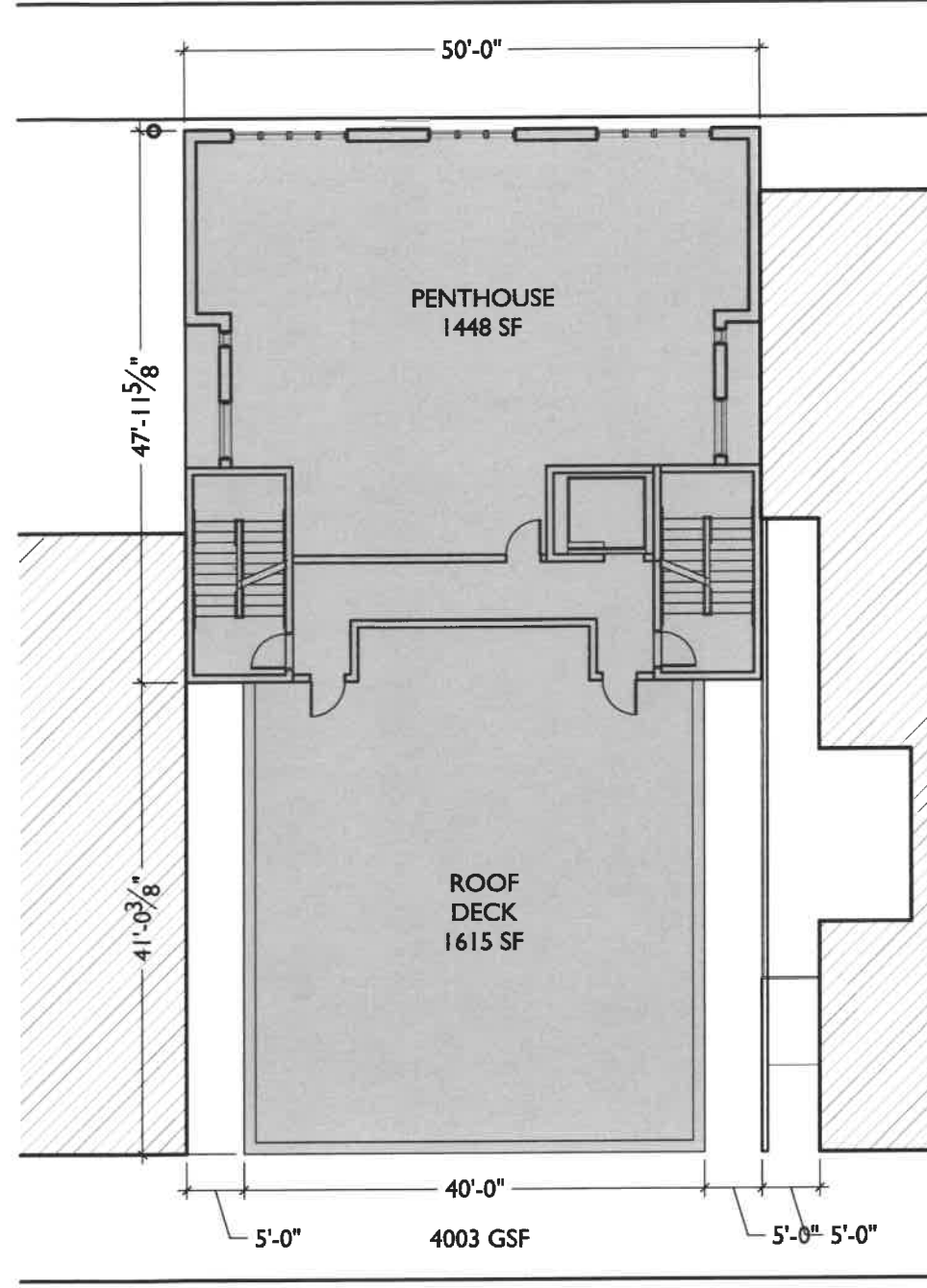
1518 Race Street
Cincinnati, OH 45202

MIXED USE / NEW CONSTRUCTION

Certificate of Appropriateness Application



2ND-4TH FLOOR PLAN - Proposed
1/16" = 1'-0"



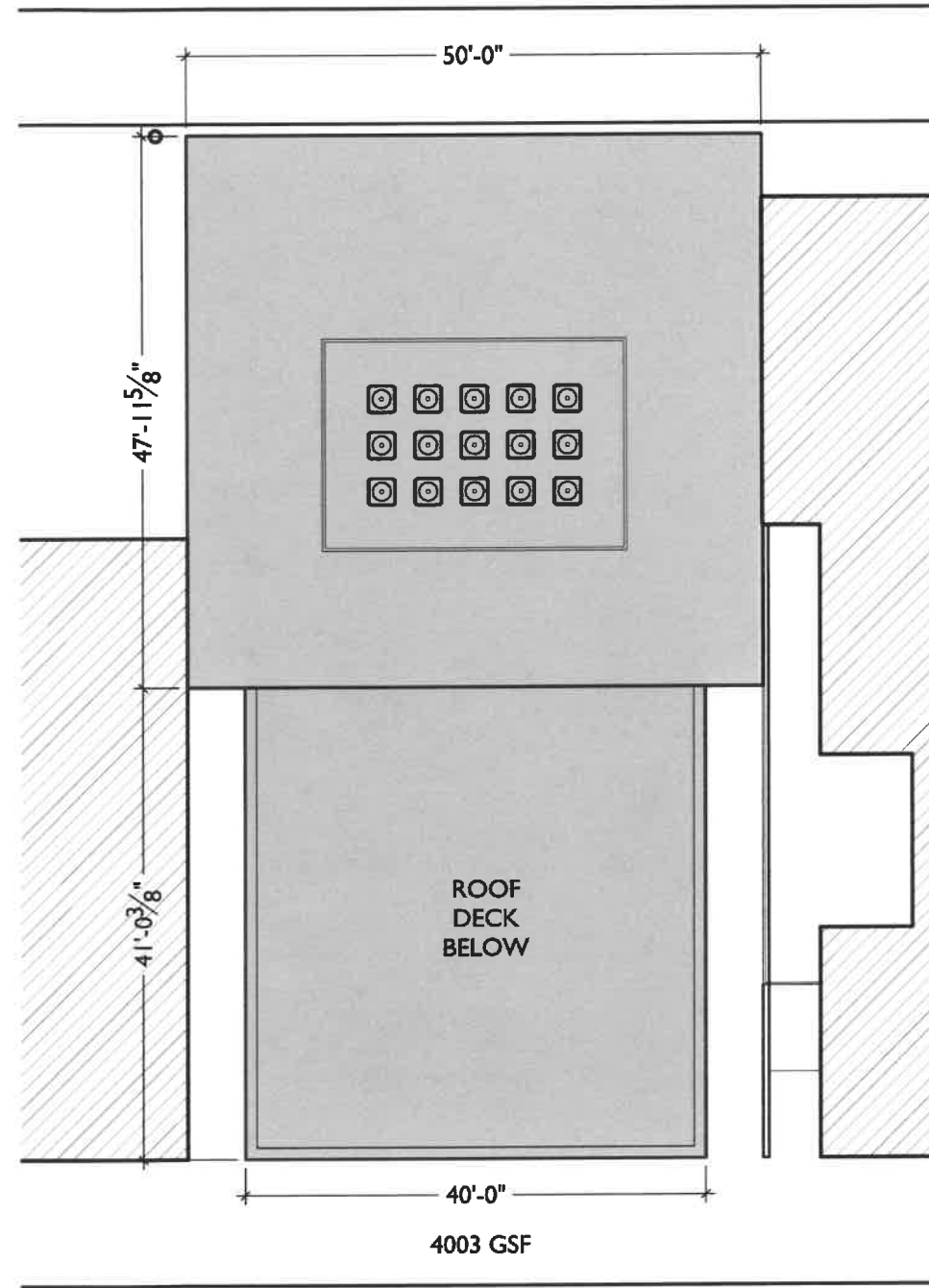
5TH FLOOR PLAN - Proposed
1/16" = 1'-0"



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ROOF PLAN - Proposed
 1/16" = 1'-0"



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WEST ELEVATION - Existing
1/16" = 1'-0"

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616.221.1100



WEST ELEVATION - Proposed
 1/16" = 1'-0"

1518 Race Street
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MATERIALS LEGEND

	BRICK MASONRY - LIGHT GRAY
	METAL PANEL - BLACK
	METAL PANEL - DARK GRAY
	CEMENT FIBER BOARD - LIGHT GRAY



EAST ELEVATION (REAR) - Proposed
1/16" = 1'-0"

1518 Race Street
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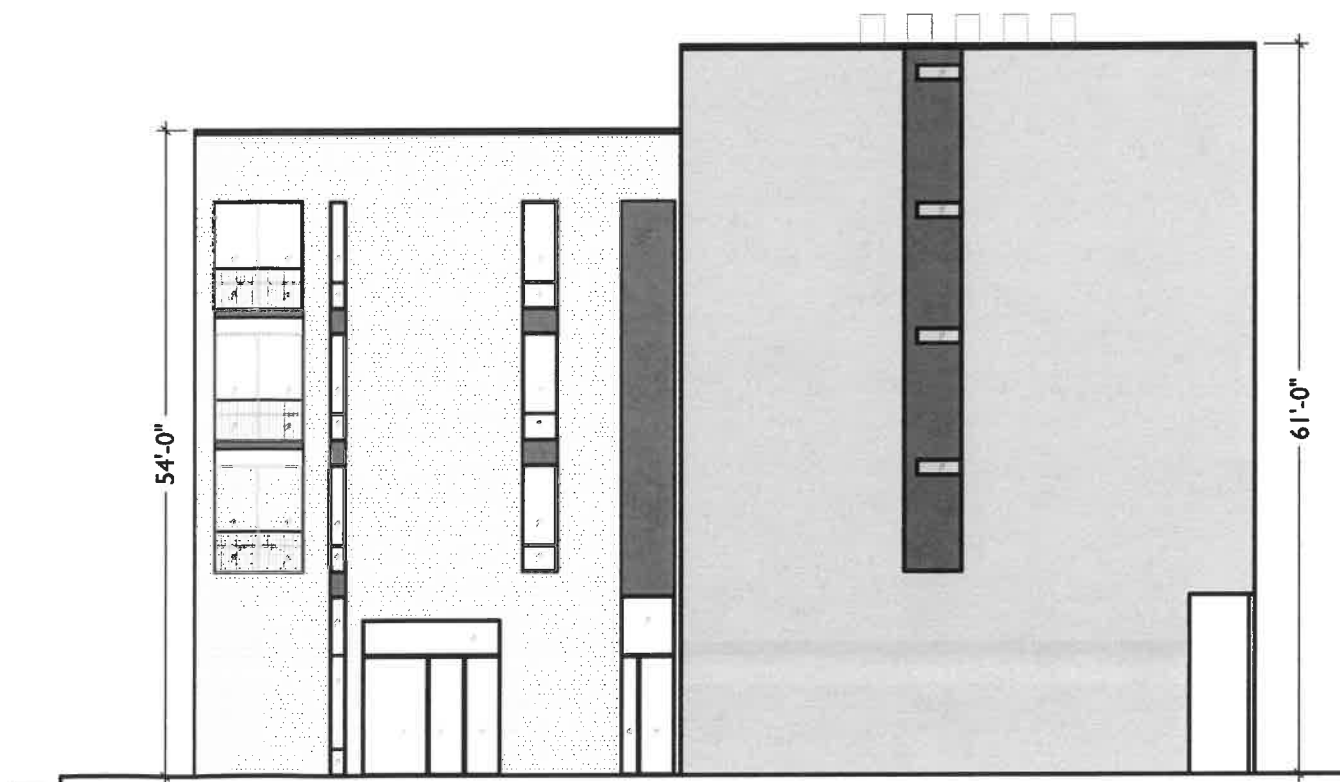


1518 RACE STREET
CINCINNATI, OH 45202
313.481.1111

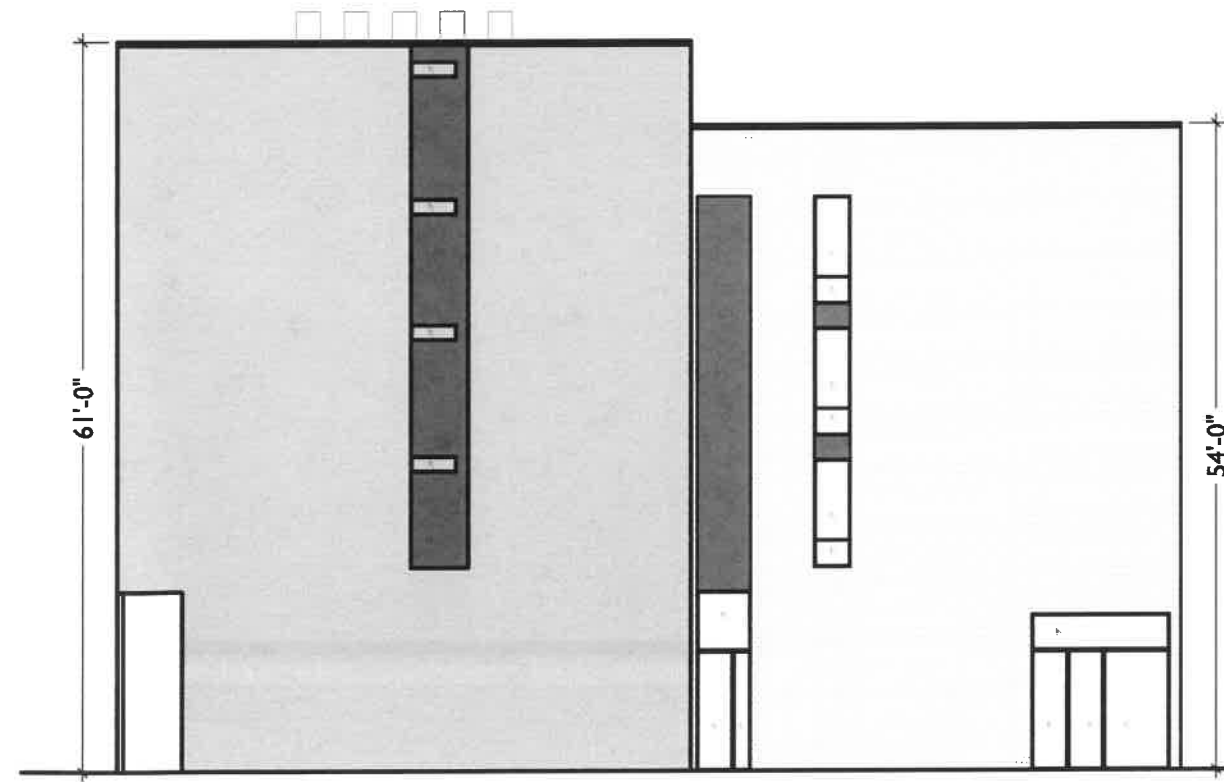
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MATERIALS LEGEND

- BRICK MASONRY - LIGHT GRAY
- METAL PANEL - BLACK
- METAL PANEL - DARK GRAY
- CEMENT FIBER BOARD - LIGHT GRAY



SOUTH ELEVATION (SIDE) - Proposed
1/16" = 1'-0"



NORTH ELEVATION (SIDE) - Proposed
1/16" = 1'-0"

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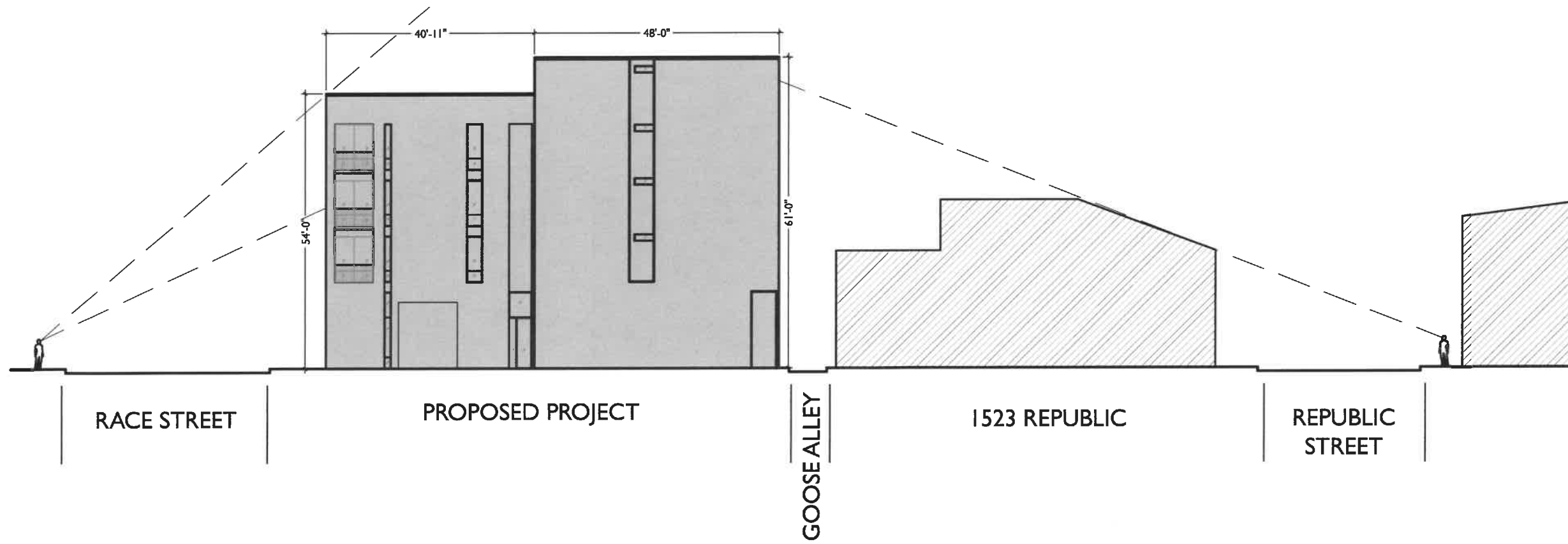
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SITELINES - Section looking North

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The absence of structure pushed forward at the corner maintains a dynamic composition and avoids an awkward "h" form.

Composition Diagrams



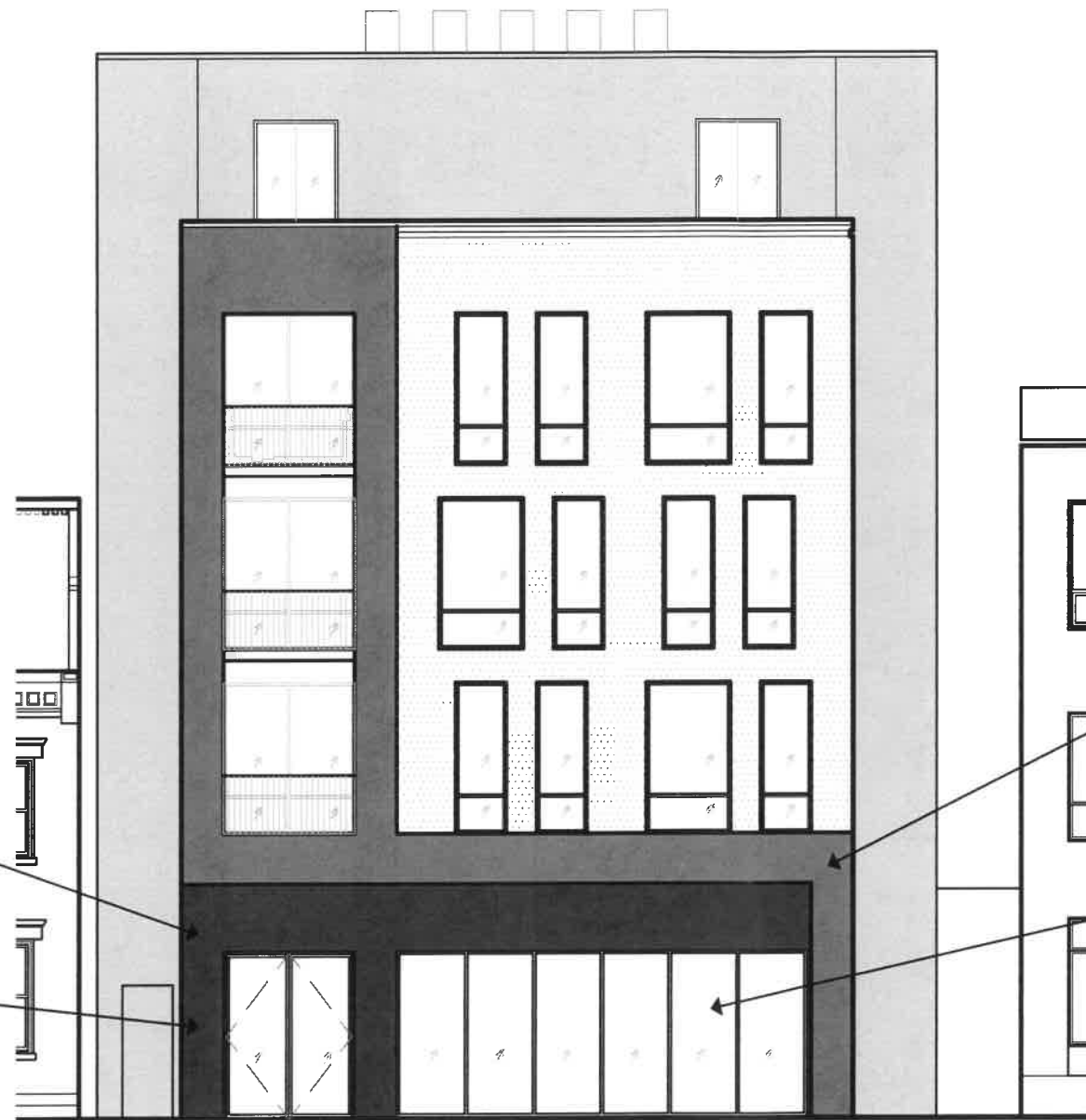
YES



NO

The continuity of dark metal below the horizontal banding provides the right amount of connection between the two zones, making the base feel grounded while the middle zone floats just a little.

Aluminum paneling and doors are recessed 12" behind the front plane of the building.



Horizontal metal banding turns down and frames the base, more ribbon-like than chair or "h".

The storefront is primarily glass, providing a change of material that differentiates it from above. The visual language of the storefront - its more open geometry and rhythm - further defines it as separate from the rest of the building.

COMPOSITION - Base

"New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**

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

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COMPOSITION - Middle

“New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**”

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

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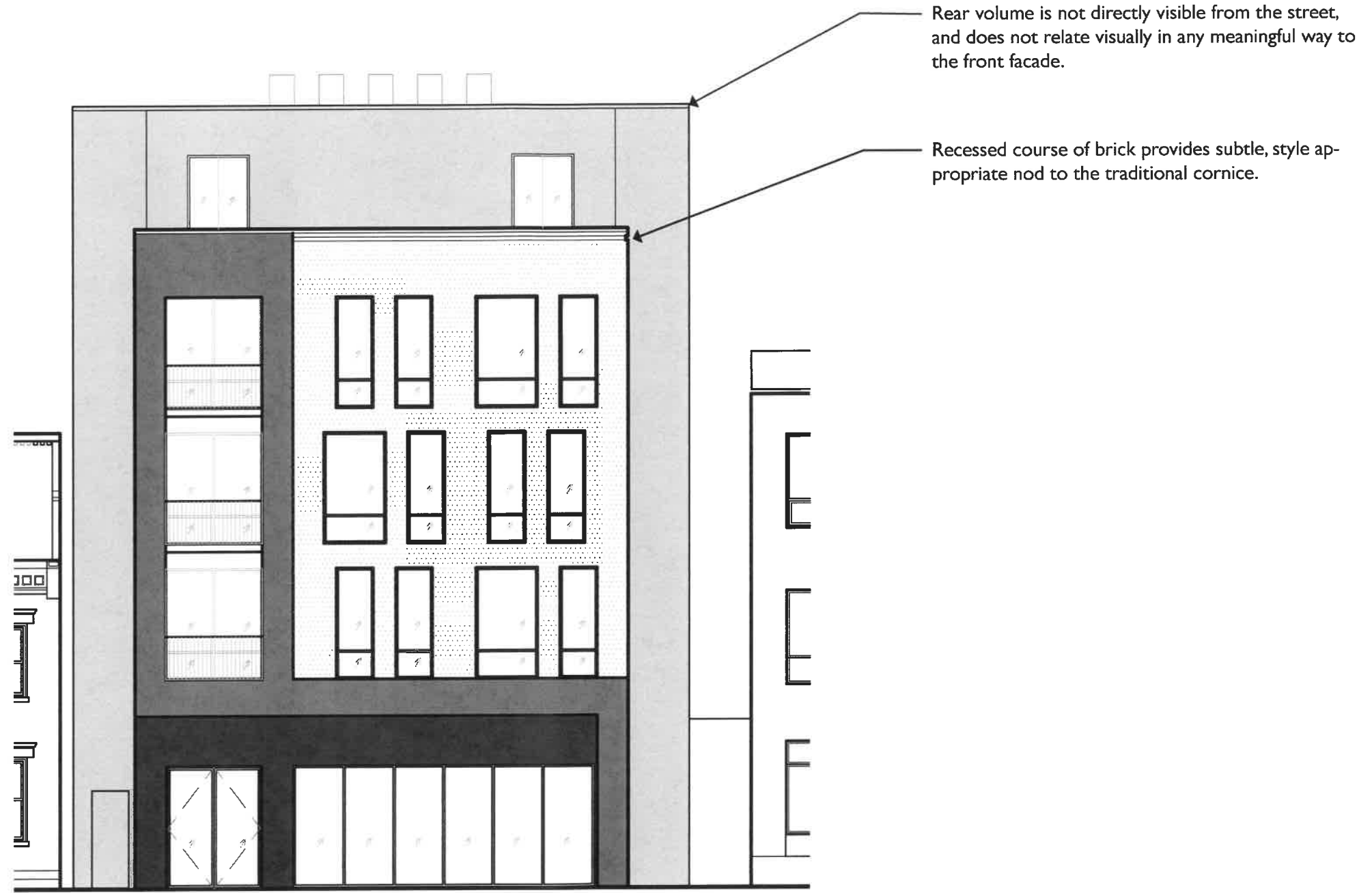
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COMPOSITION - Top

"New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. **The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design.**

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

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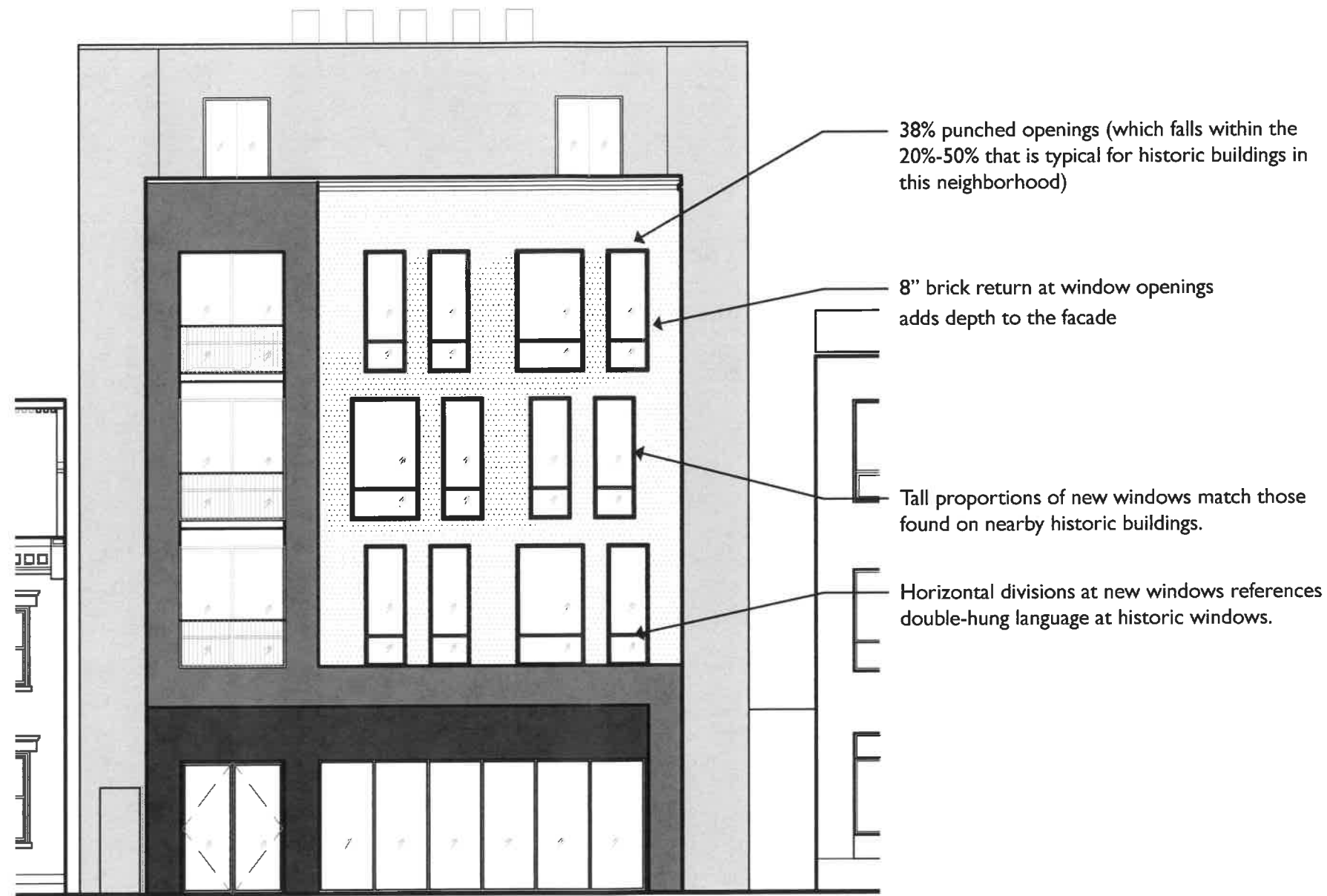
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WINDOW OPENINGS

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

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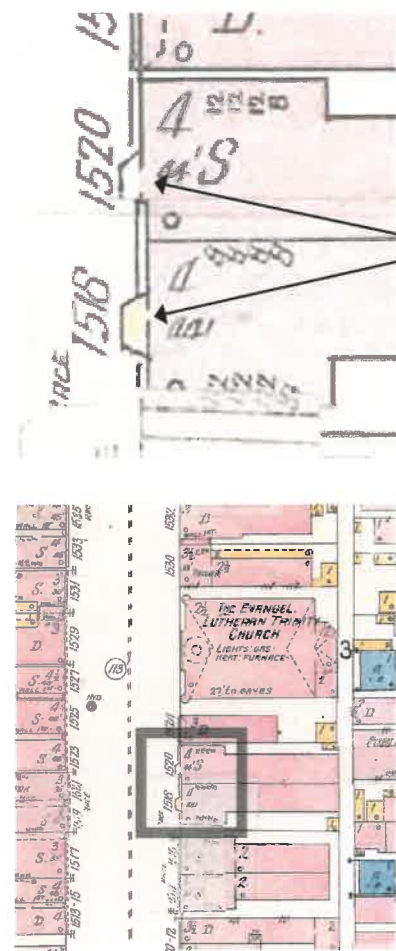
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OWNER

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Sanborn Fire Insurance Map, Cincinnati c. 1904 (Updated 1930)

Sanborn shows presence of bay windows within the historic buildings that once occupied the site.

Recessed balconies reflect the language of bay windows found in historic OTR buildings, including the historic buildings found at 1518 and 1520 in the Sanborn maps.



WINDOW OPENINGS

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The storefront zone (below horizontal banding) is 14'-0" high, which falls within the Historic Guidelines' range of 12'-0" to 18'-0".

The storefront itself is primarily glass, similar to historic storefronts in the district. Percentage of opening is 70%, which meets the zoning minimum of 70%.

Face of storefront is setback 12" from rest of building, helping to differentiate it.

STOREFRONTS

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

The storefront lintels are 12'-0" to 18'-0" above grade; the window sill height is between 18" and 3'-0" above grade; and storefront windows are set back from the structural elements approximately 12".

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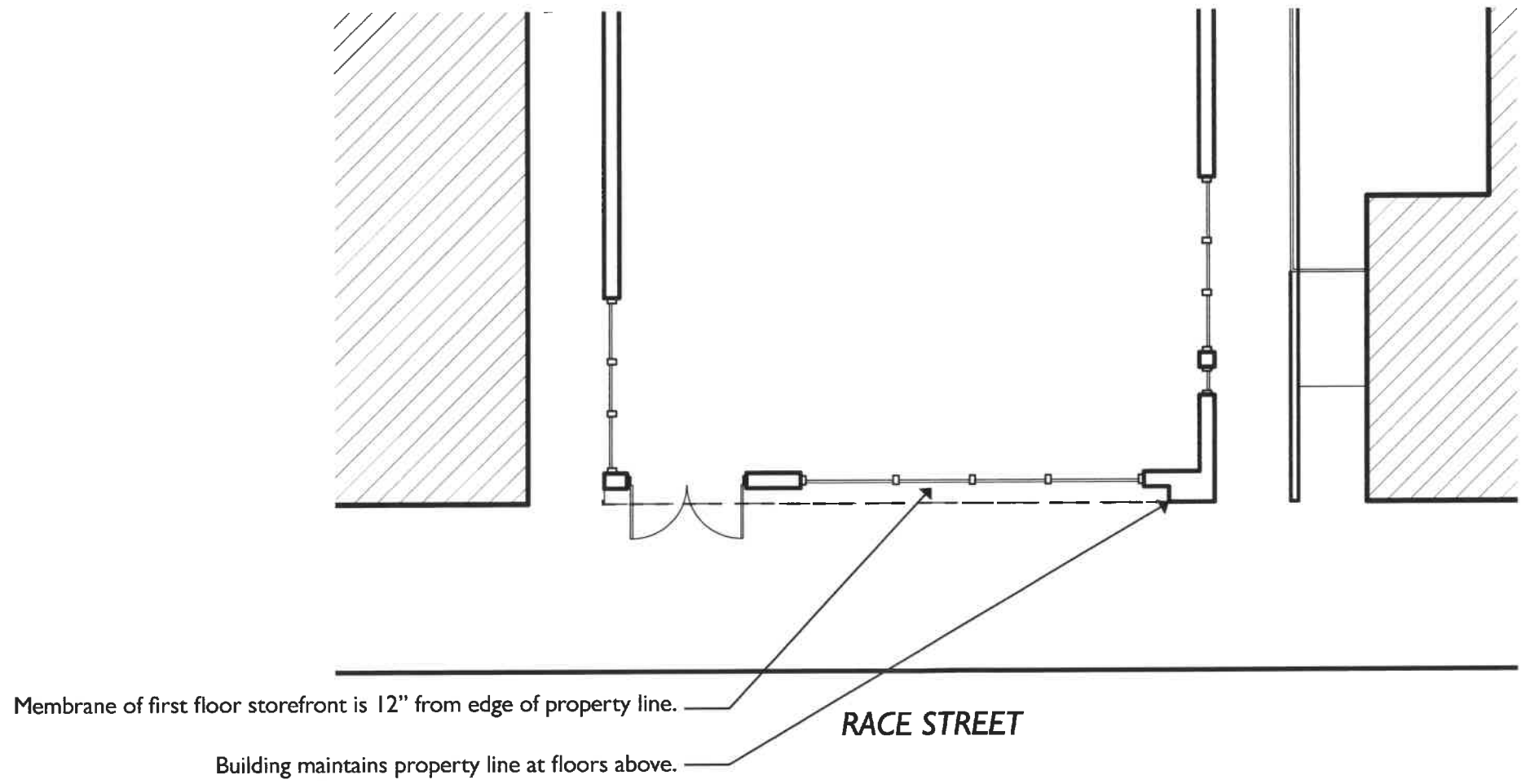
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CITY OF CINCINNATI
PLANNING DEPARTMENT



SETBACK

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

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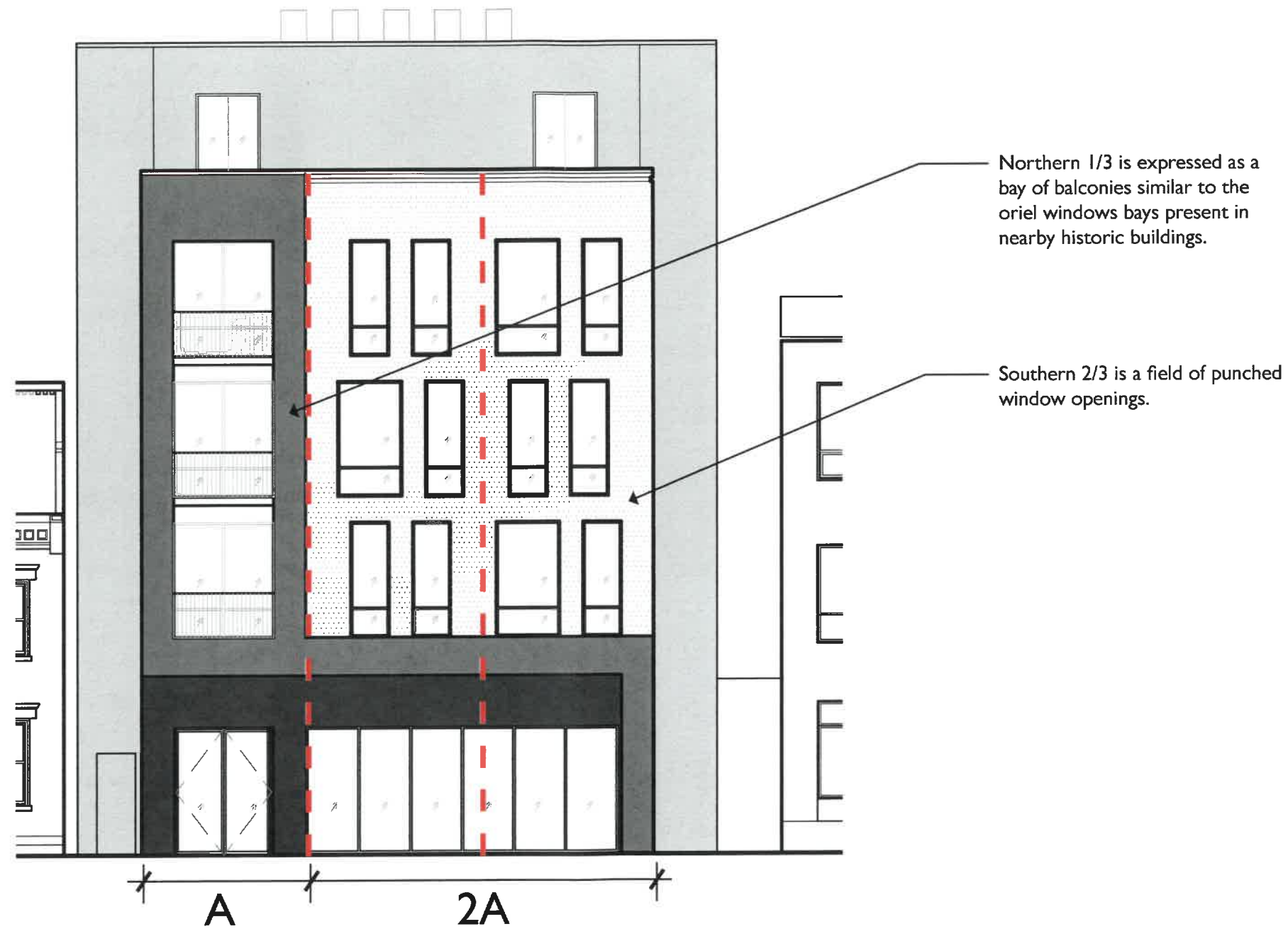
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RHYTHM

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

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Punched window openings are center and offset aligned, reflecting a modern rhythm that is playful but nevertheless precise in its composition and spacing.

- (A) Center aligned
- (B) Offset aligned

RHYTHM

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A consistent and regular spacing between the windows is maintained across floors 2-4 in the middle zone.

RHYTHM

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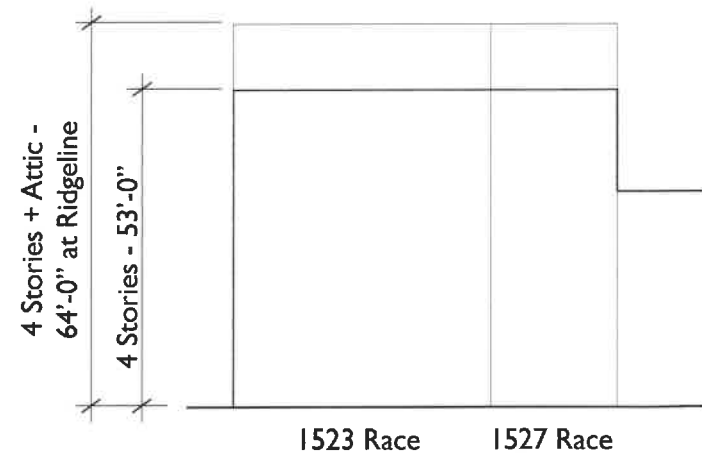
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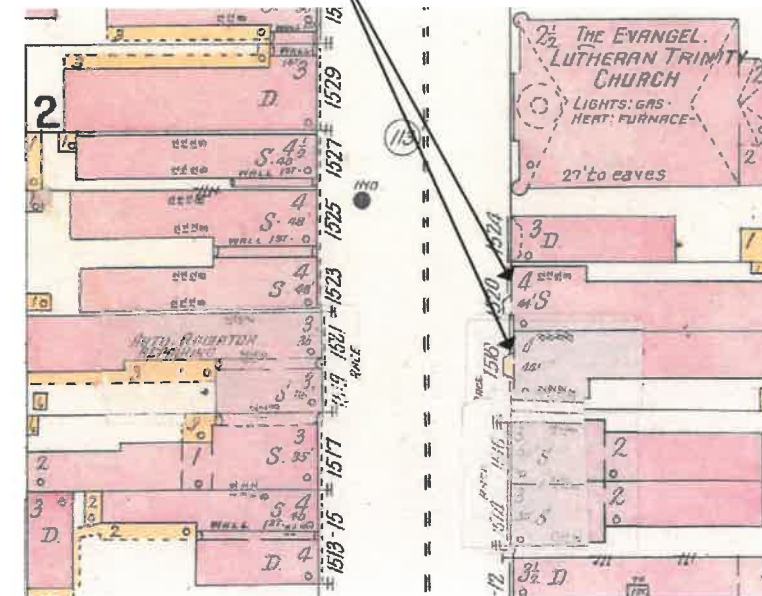


NEW LEDGER ST
1518 RACE ST
CINCINNATI, OH 45202

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Sanborn shows presence of (2) 4-story buildings at site of proposed project.



Sanborn Fire Insurance Map, Cincinnati c. 1904 (Updated 1930)

HEIGHT

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

*Dimensions of adjacent buildings provided by Google Earth Pro.

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JO W. EDER C
ARCHITECT
OH 45202



Tall buildings are not unusual in the area surrounding the proposed site. Numbers in gray indicate building stories within 100' of the proposed site.

HEIGHT

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

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Balconies expressed as single connected vertical element (bay) within larger facade.



Module of tall, narrow windows, repeated throughout the middle zone.

Tall, uninterrupted openings at 1st floor.

EMPHASIS

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

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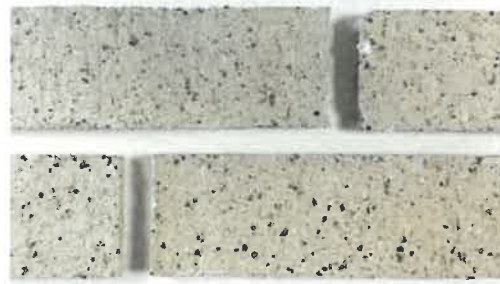


photo of sample

BRICK MASONRY

Light gray modular-sized brick with light mortar.

Location: front and side elevations

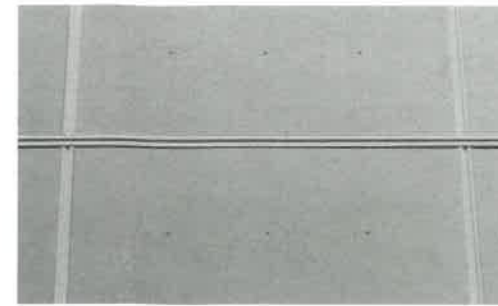


photo of installation

FIBER CEMENT PANELS

Closed joints w/ aluminum trim. Surface-fastened w/ gray fasteners.

Location: side and rear elevations



photo of sample, 3 1/2" x 3 1/2"

METAL PANELS

Black aluminum panels, open joints, surface-fastened w/ black fasteners.

Location: first floor, front elevation

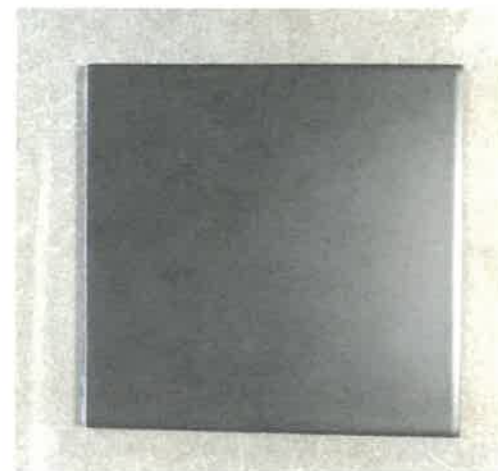


photo of sample, 3 1/2" x 3 1/2"

METAL PANELS

Dark Gray aluminum panels, open joints, surface-fastened w/ black fasteners.

Location: front elevation and at vertical recesses in side elevations



photo of sample, 8" x 11"

PHENOLIC PANELS

Surface-printed panels, open joists, surface-fastened.

Location: balcony insets

MATERIALS

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

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Seals tight and locks easily.

Architect Series® casement windows feature the SureLock® System that reaches out to pull the window sash against the weatherstripping to form a tight seal against drafts, making them more energy-efficient. Plus, Pella's patented UniLock System secures casement and awning windows in two places with a single, easy-to-reach handle.



Lasting beauty.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.*



Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*



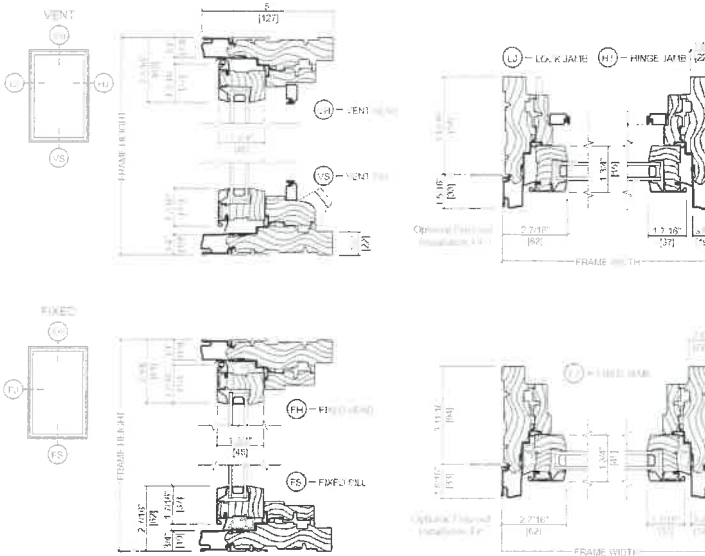
The confidence of added protection.

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

*For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.



UNIT SECTIONS
Aluminum-Clad Exterior

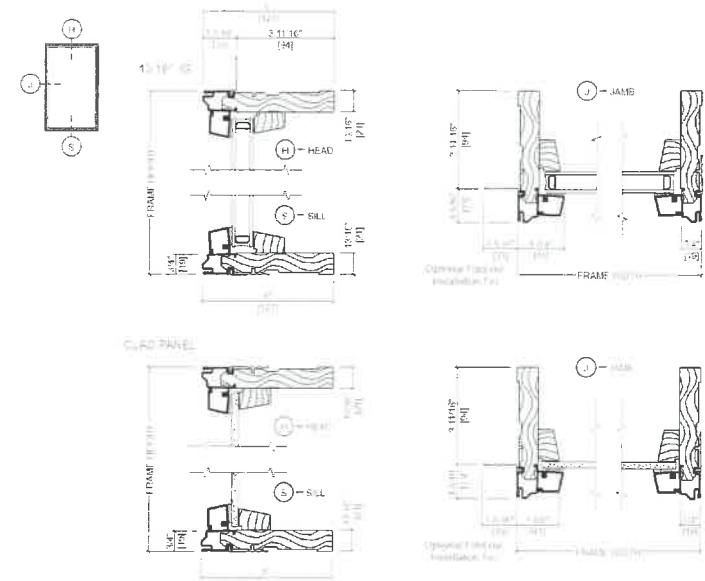


Scale 3/4" = 1" @
All dimensions are approximate.

Pella 2017 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.PellaADM.com



UNIT SECTIONS – RECTANGULAR SHAPES
Aluminum-Clad Exterior
Exterior Glazed



Scale 3/4" = 1" @
All dimensions are approximate.

CM-13 Rev. 05/02/2016

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W-FW-30

PELLA ARCHITECT SERIES CONTEMPORARY - Primary Elevation

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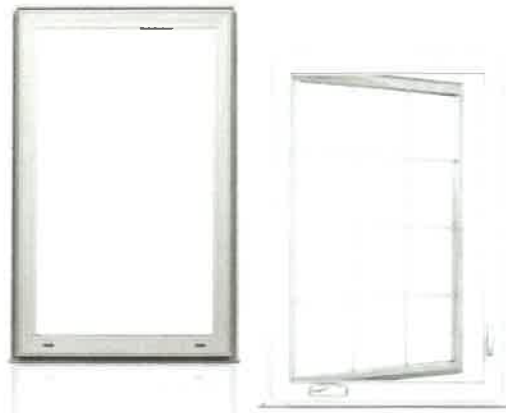
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CASEMENT WINDOWS



A casement window perfectly complements the impact of elegant design, while also providing maximum ventilation. This type of window is hinged on one side so the sash opens outward to the right or left in a swinging motion.

Standard Features

- Operable in Open or Closed
- Single Pane
- Hard-to-use crank handle
- Foam compression gaskets in frame corners
- Weatherstripping
- Low-E glass available
- High performance glass available
- Beveled glass available
- Uniform multi-point locking system
- 20 Year Limited Warranty

Optional Features

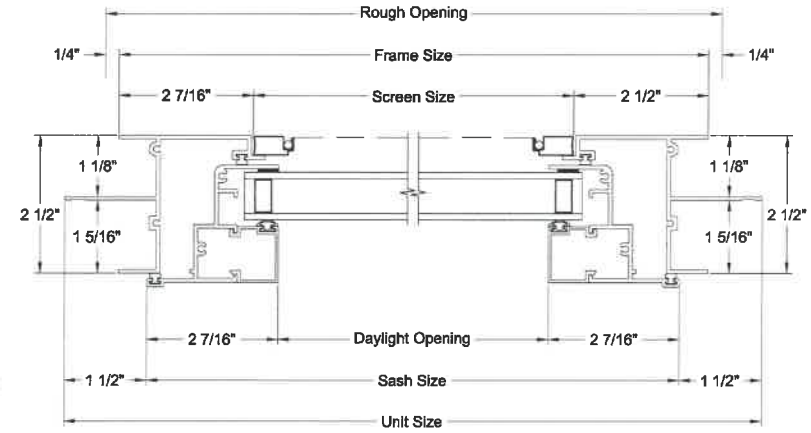
- Custom colors and finishes
- Insulating glass units (IGU) available
- Crank handles in multiple colors and finishes
- Crank handles in multiple colors and finishes
- Custom sizes available

Product specifications are subject to change without notice. Questions? Consult JELD-WEN customer service.



PREMIUM ALUMINUM
ALUMINUM WINDOWS
CASEMENT

OPERATOR - HORIZONTAL SECTION



Architectural Design Manual
October 2016

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Questions? Consult JELD-WEN customer service.

Scale: 6" = 1' - 0"
3

JELD-WEN PREMIUM ALUMINUM - Secondary Elevation

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