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

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APPLICATION #: COA20200035  
APPLICANT: NorthCrown Properties  
OWNER: NorthCrown Properties  
ADDRESS: **112 Corwine Street**  
PARCELS: 094-0007-0206; 0371  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: August 24, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request**

The applicant seeks a Certificate of Appropriateness for side/rear addition and a demo and rebuild of a rear addition.

### **Existing Conditions**

The subject property is an existing brick contributing building on a triangular lot. The building has been altered to include having a frame 3 story addition in the keyback on the east of the building and a one-story frame addition on the rear. The property is visible from both Corwine St and E. McMicken. The lot to the rear on E. McMicken will remain open as an outdoor courtyard and due to a sale restriction cannot be built on till 2024.



Figure 1: 112 Corwine St. Image from google street views.



Figure 2: 112 Corwine Street from E. McMicken.



Figure 3: Cagis Map of 112 Corwine St.

## **Proposed Conditions**

The applicant is proposing to renovate the building into a single family residence. The existing stair tower in the keyback is in poor condition and needs to be demolished. A new code compliant stair will be built. The rear one-story kitchen will also be demolished and rebuilt as a one story kitchen addition.

**Previous Reviews:** N/A.

## **Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-P
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

## **Zoning Review**

The building and project do not require any zoning relief. The density is within the permitted density and the proposed use as a Single Family home is also permitted. They are not changing the rear setback condition and the addition is a legal non-contributing within the rear yard setback.

## **Certificate of Appropriateness Review:**

A COA is required for the proposed demolitions and additions.

## **Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. While the additions are visible from both Corwine Street and E McMicken Ave, neither overwhelm the building and the rear addition is rebuilding in the same footprint of the former addition.

## **Applicable Guidelines**

### **ADDITIONS**

#### Intent and General Guidelines

- 1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*
- 2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*
- 3. Additions should not overpower the original building.*
- 4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original*

*building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

The rear addition is being built to the same size, materials, and opening pattern of the existing addition. The existing addition is in poor condition and as it is not a historic portion of the building, rebuilding it is an appropriate solution to build a kitchen that is up to code and with modern amenities.

The side addition is also an appropriate solution to both the existing condition of the addition and to comply with current building code requirements. The existing addition is not a contributing addition and is actually detracting from the addition due to poor materials, construction and overall condition. Providing the circulation and staircase for the original building within this addition provides the ability to reuse the existing building and maximize the existing floor plate and provide a code compliant and easier to navigate staircase for the building. The applicants are proposing to use brick and to paint it the same color as the main building. This will blend into the building and will not overwhelm the original building. The new brick and larger windows on the rear will help to differentiate the addition from the original building.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on August 26, 2020

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 112 Corwine Street for a side and rear addition per plans by Fold & Form Architects dated 06/22/2020 subject to the following conditions:

1. Building permits must be issued within 2 years of or the COA will expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

2. The rear one story addition is rebuilding an existing condition and the side does not overwhelm the original building and provides a code compliant addition.

July 30, 2020

Beth Johnson  
Urban Conservator  
Cincinnati Planning and Building Dept  
513.352.4848  
Beth.johnson@cincinnati-oh.gov

**RE: 112 Corwine Street : Historic Conservation Board Review**

This letter confirms that the proposed project at 112 Corwine St, Cincinnati, Ohio 45202 owned by James Fischer will meet the eligibility requirements for approval of demolition of existing stair tower to be replaced with slightly larger new stair tower per the local historic conservation guidelines. The stair tower meets current building code requirements related to safety, sizing and building structure. The existing tower per the attached photos is in disrepair. New tower will meet all considerations related to historic intent and design including but not limited to the following items:

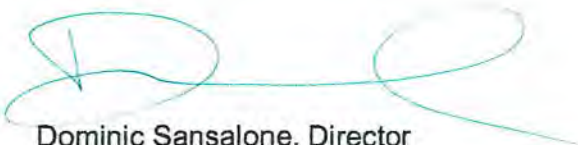
1. The demolition is for an inappropriate stair tower on the north west side of the existing building. The current tower is unsafe and currently clad in plywood.
2. A new stair tower built to current code and building methods will replace the current tower. The stair tower will be clad in brick to match the existing building and will replace the old dilapidated stair tower. The new construction will extend the current tower 2' outside of the current building envelope.

If there are any questions concerning this information, please feel free to contact Dominic Sansalone at [dominic@northcrownproperty.com](mailto:dominic@northcrownproperty.com) or at (513) 253-6773. Thank you for time and energy with 112 Corwine Street redevelopment.

Witnesses for hearing

Dominic Sansalone ([dominic@northcrownproperty.com](mailto:dominic@northcrownproperty.com))  
Jeremy Moore ([jeremy@northcrownproperty.com](mailto:jeremy@northcrownproperty.com))

Sincerely,



Dominic Sansalone, Director  
Northcrown Construction  
[dominic@northcrownproperty.com](mailto:dominic@northcrownproperty.com)

Attachment: Documents required for Historic Conservation Board Review



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am-4 pm  
 (513) 352-4848  
[Beth.Johnson@Cincinnati-OH.gov](mailto:Beth.Johnson@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: 112 Corwine Street  
 Hamilton Co. Parcel ID No.: 094-0007-0206-00/094-0007-0371-00 Zoning District: CC-P  
 Historic District: Over-the-Rhine Historic District Overlay District: \_\_\_\_\_

**APPLICANT INFO**     PROPERTY OWNER     OTHER Owner Rep (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Sansalone, Dominic  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 131 E McMicken Street  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513.253.6773 E-mail: Dominic@northcrownproperty.com

**PROPERTY OWNER INFO**     SAME AS ABOVE

Name: FISCHER JAMES  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 131 E McMicken  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: See above E-mail: james@northcrownproperty.com

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

New Construction     Alteration     Demolition

Provide a very brief summary of the project:  
Renovation of existing home. Demolition of existing stair tower due to size and current code responsibility  
New stair tower to meet current code requirements


**ZONING RELIEF**     Yes     No

Provide a very brief summary of the zoning relief requested:  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

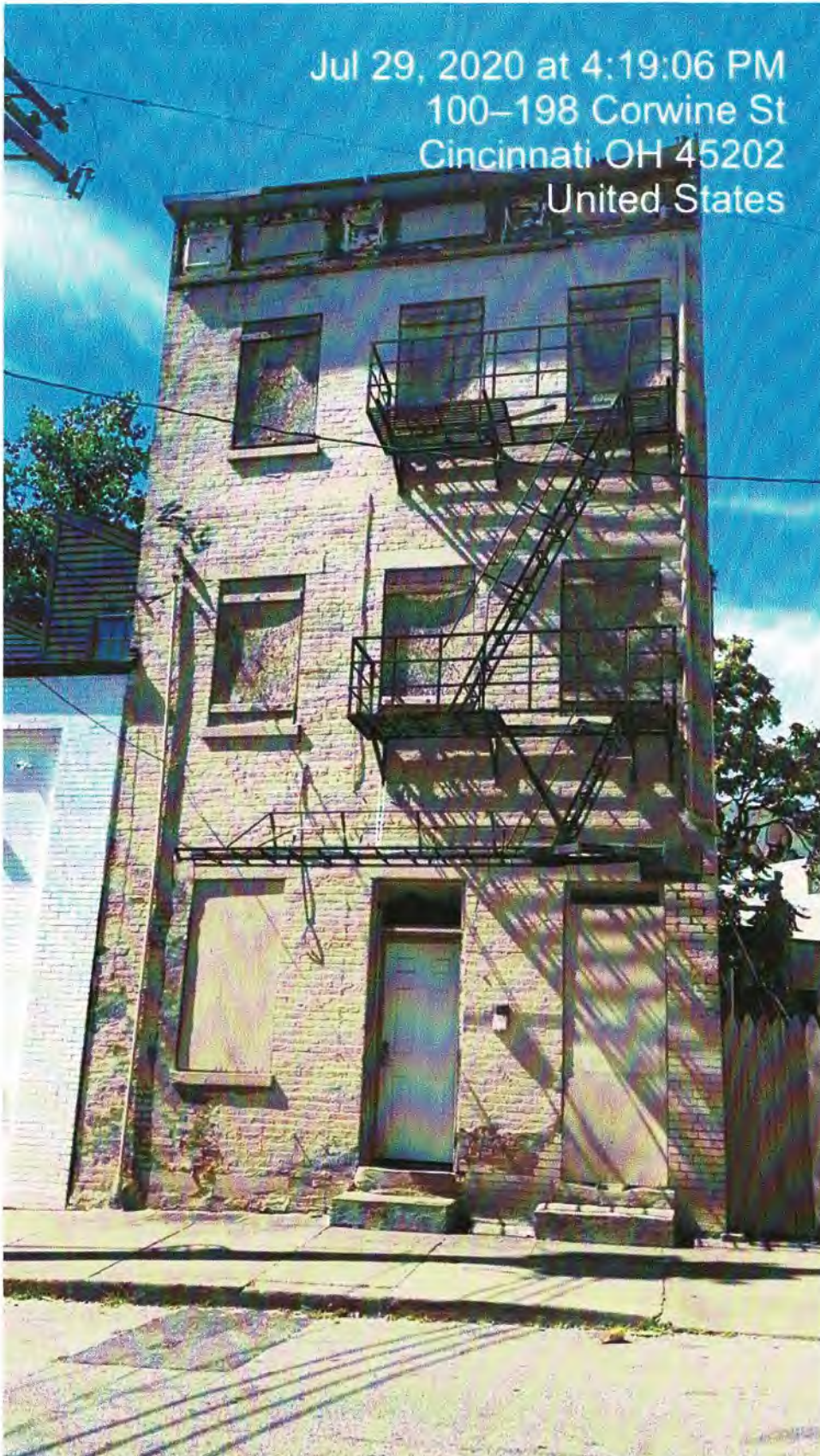
**Demolition requests must include all required demolition forms.**  
**All applications that include requests for zoning relief must include a zoning hearing application.**  
**All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.**

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

Applicant Signature: 

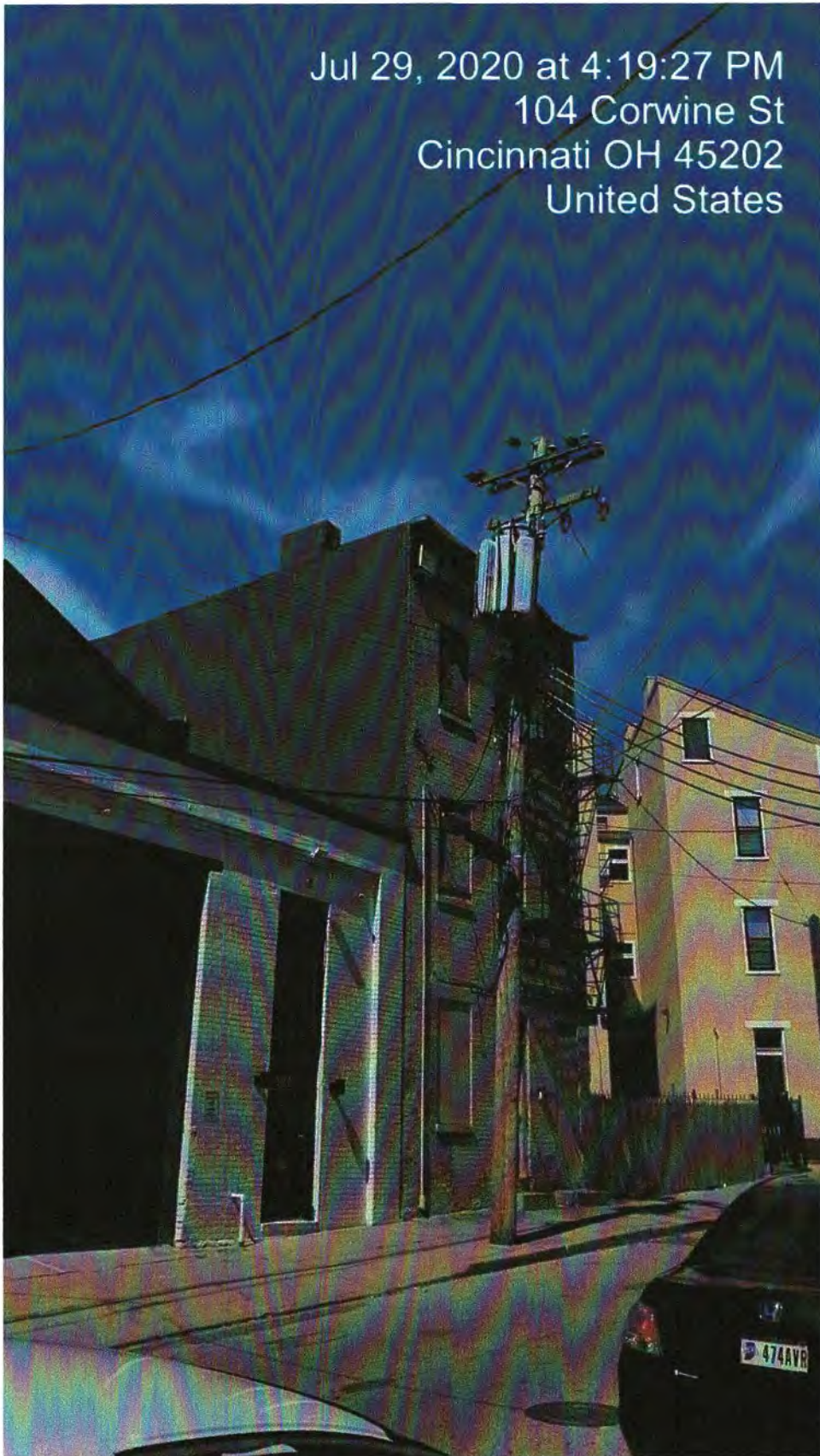
Date: 7/30/20

Jul 29, 2020 at 4:19:06 PM  
100-198 Corwine St  
Cincinnati OH 45202  
United States



112 Corwine ( Front View : North )

Jul 29, 2020 at 4:19:27 PM  
104 Corwine St  
Cincinnati OH 45202  
United States



112 Corwine ( Front / Side View : North / East )

Jul 29, 2020 at 4:20:24 PM  
100-198 Corwine St  
Cincinnati OH 45202  
United States



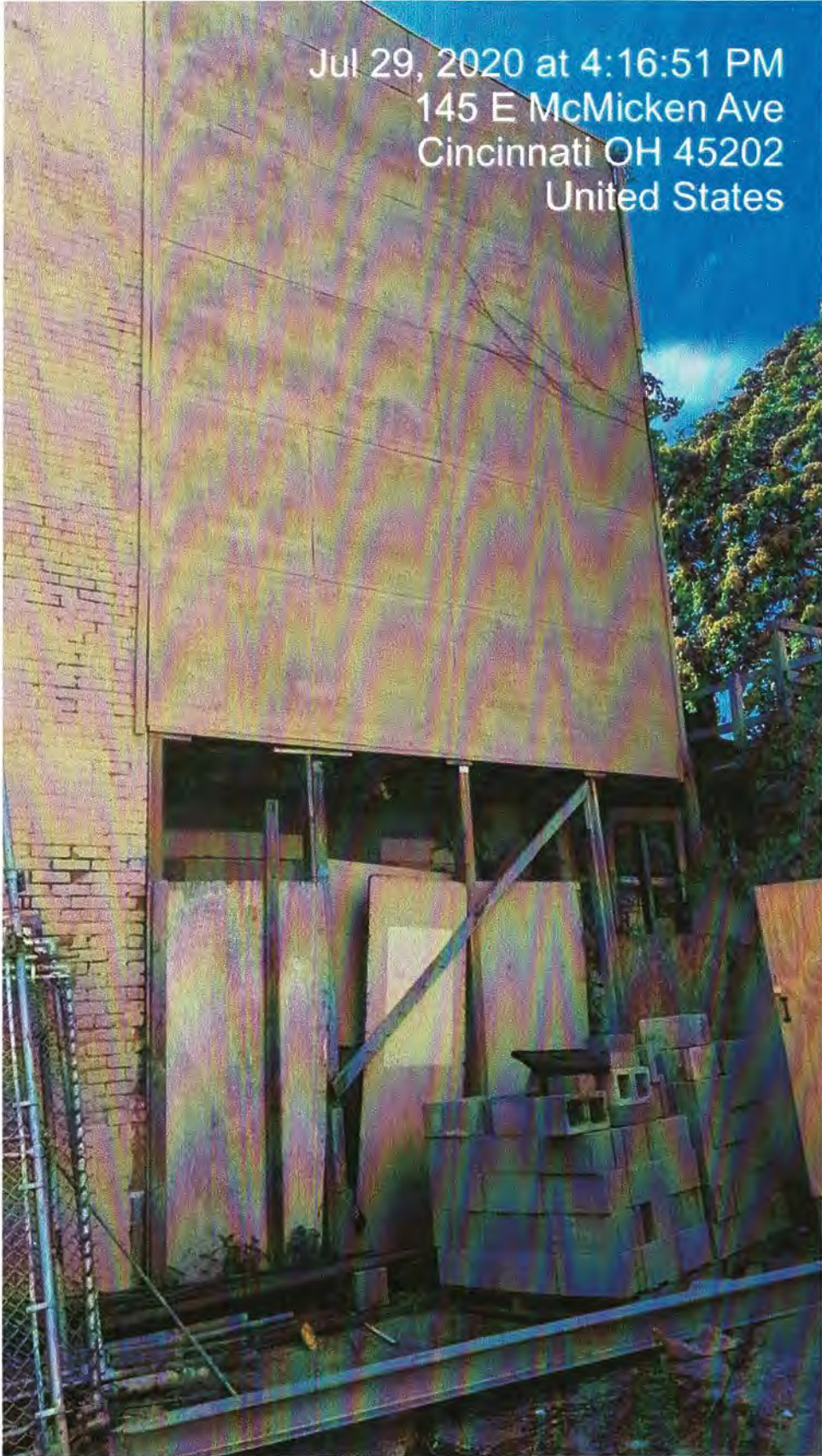
112 Corwine ( Front / Side View : South/ West)

Jul 29, 2020 at 4:13:41 PM  
131 E McMicken Ave  
Cincinnati OH 45202  
United States



112 Corwine ( Rear View : South )

Jul 29, 2020 at 4:16:51 PM  
145 E McMicken Ave  
Cincinnati OH 45202  
United States



112 Corwine ( Side View : West )



112 Corwine ( Rear View : South )



# 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 TO SEARCH LIST](#)

Property 2 of 2

**Parcel ID** 094-0007-0206-00      **Address** 112 CORWINE ST      **Index Order** Parcel Number      **Tax Year** 2019 Payable 2020

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	01801 - OVER THE RHINE 01	<b>Land Use</b>
		510 - SINGLE FAMILY DWLG
<b>Owner Name and Address</b>	FISCHER JAMES 131 E MCMICKEN ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b>
		FISCHER JAMES 131 E MCMICKEN ST CINCINNATI OH 45202 (call 946-4800 if incorrect)
<b>Assessed Value</b>	9,140	<b>Effective Tax Rate</b>
		83.385380
		<b>Total Tax</b>
		\$707.95
<b>Property Description</b>		
112 CORWINE ST 52 X 81 IRR LOT 178-179 HUGH MOORE SUB PARS 206-207		

### Appraisal/Sales Summary

Year Built	1890
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	4/21/2020
Last Sale Amount	\$67,900
Conveyance Number	232183
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.043

### Tax/Credit/Value Summary

Board of Revision	YES(00)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,110
CAUV Value	0
Market Improvement Value	7,010
Market Total Value	26,120
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$359.60
Tax as % of Total Value	2.576%

### Notes

1) 12-6-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

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**ADJUDICATION/DENIAL LETTER**

Date: March 22, 2020

Location: 112 Corwine Street

Request: partial demo and additions

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

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

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

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

## CINCINNATI'S HISTORIC CONSERVATION OFFICE



### Documents Required for Historic Conservation Board Review

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

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

#### All Drawings and Plans must include the following

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

#### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

## Demolition Case Sheet

### Documentation for the Demolition of Historic Properties

#### Historic Conservation Office

#### Section 1:

A property owner who wishes to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one of the following conditions.

1. Emergency Demolition
  - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
  - a. Must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and
  - b. The demolition will not adversely affect the streetscape.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
  - a. The demolition does not adversely affect significant parts of the building; and
  - b. The addition or non-significant portion highly is not highly visible from the street; or
  - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

#### Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction, The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supporting material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Interior Avenue Service.

**1. Property Name** SHPO # 4044

Street: 111 Corwin Street

City: Cincinnati County: Hamilton State: OH Zip: 45202-8500

Name of Historic District: Over-the-Rhine Historic District

Listed individually in the National Register of Historic Places, date of listing \_\_\_\_\_

Located in a Registered Historic District, name of district Over-the-Rhine Historic District

Part 1 D Evaluation of Significance submitted? Date submitted 2/27/2019 Date of certification \_\_\_\_\_

**2. Project Data**

Date of building c. 1870 Estimated rehabilitation costs (ORE) \$315,000

Number of buildings in project 1 Floor area before / after rehabilitation 2,022 / 2,022 sq ft

Start date (estimated) 09/01/2019 Use(s) before / after rehabilitation residential / residential

Completion date (estimated) 12/31/2019 Number of housing units before / after rehabilitation 0 / 1

Number of phases in project 1 Number of low/moderate income housing units before / after rehabilitation 0 / 0

**3. Project Contact (if different from applicant)**

Name Rachel O'Malley Company Common Bond Consulting, LLC

Street 4274 Florida Avenue City Cincinnati State OH

Zip 45223-2025 Telephone (513) 249-8799 Email Address romalley@gmail.com

**4. Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 6 years.

Name Jeremy B. Moore Signature [Signature] Date 2/25/19

Applicant Entity Northcrown Property, LLC SSN \_\_\_\_\_ or TIN 82-1141416

Street 131 E. McMicken Avenue City Cincinnati State OH

Zip 45202-8500 Telephone (513) 307-5679 Email Address jeremy@northcrownproperty.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application D Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a Certified historic structure after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 8/1/19 [Signature]  
 National Park Service Authorized Signature

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**Historic Preservation Certification Application**  
**State Historic Preservation Office Review & Recommendation Sheet**  
**Rehabilitation -- Part 2/Part 3**

Project number: \_\_\_\_\_

Number  
1

(Property) \_\_\_\_\_

\_\_\_\_ Preliminary done

112 Corwine Street

Cincinnati, Ohio 45202-6502

Certified Historic Structure?  yes  pending

Type of Request:  Part 2  
 Part 3 (Part 2 previously reviewed)  
 Part 3 (Part 2 not previously reviewed)  
 Amendment

Date(s) application received by State 02/27/19 04/12/19 05/14/19

Date(s) additional information requested by State 03/28/19 04/30/19 05/24/19

Complete information received by State: 06/03/19

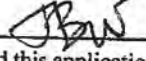
Date of transmittal to NPS: 06/03/19

Property visited by State staff \_\_\_\_\_ (before) (during) (after) rehab. \_\_\_\_\_

SHPO REVIEW SUMMARY	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input checked="" type="checkbox"/>	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number  
2

**STATE RECOMMENDATION:**

Judith B. Williams , who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

The project:

- meets the Standards.
- meets the Standards *only* if the attached conditions are met.
- does not meet Standard number(s) \_\_\_\_\_ for the reasons listed on the reverse.
- warrants denial for lack of information.
- This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:

- completed rehabilitation conforms to work previously approved.
- completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

6/3/19 Mariangela Pista  
Date State Official Signature

Technical Preservation Services  
State Historic Preservation Office  
800 E. 17th Ave.  
Columbus, Ohio 43211-2474  
614.298.2000

Number 3

ISSUES:

- Additions, including rooftop
- Alteration, removal, or covering of significant interior finishes or features
- Changes to significant interior space or plan features (including circulation patterns)
- Damaging or inadequately specified masonry treatments

- Alteration of significant exterior features or surfaces
- Adjacent new construction, extensive site work, or demolition of adjacent structures
- Window replacements on any major elevation that do not match historic configuration, material, and profiles
- Other (explain in Number 4 below)

Number 4

Basis for recommendations. Focus on how the issues checked in NUMBER 3 are being addressed. When denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT AND CONCERNS:

This building, in the Over-the-Rhine Historic District of Cincinnati, is being rehabilitated for continued residential use. The existing wood fence is being retained along the east property line, but removed from street frontage. A concrete parking pad at the existing curb cut and new concrete sidewalk on the east side of the building are proposed. Exterior masonry is painted on 3 elevations; to be gently prepped and repainted, with trim in a darker shade of the same color (including already-painted lintels and sills). The 4th side will remain unpainted. Masonry repairs represent 10% of the surface area; all repairs to match existing. At the main building, chimney will be retained and the roof replaced, with two skylights installed that will not be visible from grade. The front cornice and boxed gutter will be restored, with missing features replicated based on remnants and an image from 2011. Attic frieze windows will be repaired. Front entrances to the building will be retained, and a new matching 4-paneled door will be installed at the entrance to the house. Transoms will be restored. Historic double-hung windows are missing, with frames and brick molds in sufficiently deteriorated condition to require replacement. All new aluminum clad wood 1-over-1 double-hung windows will be installed within rough masonry openings. The Part 2 provides appropriate language for replacement windows, with details to be submitted for review/approval once a manufacturer is selected. Window color will be black. Some openings will be revised at the rear room of the main building (windows closed or converted to doors, door converted to window) with little impact due to locations inside the enclosed stair or on the rear elevation. The front fire escape will be removed. A new painted-brick stair enclosure is proposed to replace the existing non-historic enclosure at the rear of the building. To enable a code-compliant stair, the east wall will be 18-24" proud of the existing wall. A door will be located here, but no other features. Although visible, we feel that this addition has a low impact on this secondary elevation, which was never meant to be exposed and is devoid of features. At the rear 1-story wing, existing masonry walls on the west and north sides will remain (the chimney remnant removed), while the frame construction will be rebuilt in the same footprint and size. Siding was wood historically but no historic siding remains, so painted fiber-cement lap siding will be installed. The wing will have 2 windows in historic locations, but no door. A new window will be added to the rear.

The breezeway will be divided into an entry hall and powder room, with a new 4'-6" opening into the rear wing. The frame west wall at the entry hall. Brick will remain exposed, with parged finishes replaced with drywall (entry hall) and ceramic tile (powder room). Floors will be 12"x12" concrete tile at the entry. Inside the building a non-historic stair between 1st and 2nd floors will be removed and the opening patched. The historic floor plan will remain, with front and rear rooms on each floor and kitchen wing at the rear. Openings between rooms are maintained. Historic wood doors and interior trim are maintained or replaced to match in the primary spaces. Mantles are retained. All wood trim will be painted. Plaster walls and ceilings are in poor condition and will be replaced with smooth painted drywall. Ceilings will be at historic heights, except at the kitchen wing where it will follow the sloped roof. Perimeter walls will be furred out 3/4 inches, and all window and door trim affected will be removed and reinstalled, with jamb extenders. Exposed painted brick will remain in the breezeway, stair enclosure, and kitchen wing. Wood floors are maintained where salvageable, in the front rooms of the 2nd and 3rd floors. Other areas will have new wood flooring with the exception of bathrooms, which will have ceramic tile. Plumbing lines will be entirely concealed except at the unfinished basement, and HVAC will be located in the basement or concealed in wall chases; the proposal appears to be feasible due to the small size of the rooms.

This review is limited to the work fully described in detail in the attached application narrative, which takes precedence over all other submitted materials. Please be advised that if the narrative is silent on impact to a feature or space, then the expectation is that the feature or space will remain as is (pre-rehabilitation condition) with no change or impact. Any work accomplished without NPS approval is done at the owner's risk. All work must meet all ten (10) of the Secretary of the Interior's Standards for Rehabilitation.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

- new technical process
- creative design solution
- noteworthy project
- See attachments:
  - folded plans
  - specifications
  - photographs
  - other: renderings, correspondence
- Items sent separately:
  - rolled plans
  - specifications
  - photographs
  - other: \_\_\_\_\_
- Other documentation on file in State: \_\_\_\_\_

NPS COMMENTS

Date \_\_\_\_\_ National Park Service Reviewer \_\_\_\_\_

# General Notes

- ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT, BOTH AS TO MATERIAL AND WORKMANSHIP, FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE DATE OF WRITTEN ACCEPTANCE, UNLESS OTHERWISE SPECIFICALLY PROVIDED IN THE CONTRACT. HE SHALL REPLACE WITH NEW MATERIALS, INCLUDING THE INSTALLATION THEREOF, ANY OR ALL PARTS GIVING INDICATION OF DEFECTIVE MATERIAL, OR FAULTY WORKMANSHIP DURING SUCH TIME. ANY REPLACING REPAIRING DURING THE GUARANTEE PERIOD SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND AT SUCH TIME AS WILL OCCASION THE LEAST INCONVENIENCE. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS/SURFACES CAUSED BY FAULTY MATERIALS OR WORKMANSHIP SHALL ALSO BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR MUST NOTIFY THE OWNER AND ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESS, AND FOR TECHNIQUES OF ASSEMBLY.
- CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY CURRENTLY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. ACCESS TO THE SPACE SHALL COORDINATED WITH THE BUILDING OWNER.
- NO SUBSTITUTIONS OF FINISHES OR PAINT COLORS WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS AND LAWS.
- CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE, EITHER ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS, UNLESS OTHERWISE STATED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS.
- ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCTWORK, AND THE LIKE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR GLASS SURFACES AND FLOOR SURFACES PRIOR TO OCCUPANCY OF THE SPACE BY TENANT. TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED BY CONTRACTOR PRIOR TO OCCUPANCY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING UP ALL PUBLIC AREAS AND REMOVING ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. UPON COMPLETION OF THE PROJECT.
- PARTITIONING AT WALL CABINETS AND COUNTERS SHALL HAVE HORIZONTAL BRACING.
- DO NOT SCALE DRAWINGS.

# Building Information

# Vicinity Map



SITE



RENO

# Abbreviations

& or &#224;	And	Dbl.	Double	Gal.	Gauge	Max.	Masonry	S	South
L	Angle	Dept.	Department	Galv.	Galvanized	Max.	Maximum	Sched.	Schedule
∅	At	Dia. or ~	Diameter	G.B.	Grab Bar	M.C.	Medicine Cabinet	Sect.	Section
C or CL	Centerline	D.F.	Drinking Fountain	Gen.	General	Mech.	Mechanical	Shel.	Shelf
∅ or ~	Diameter	Dv.	Drinking	Gl.	Glass/Glazing	Mfr.	Manufacturer	Sim.	Similar
SF or ~	Square Foot	D.L.	Dead Load	Gran.	Granular	M.H.	Man Hole	S.M.	Sheet Metal
#	Round or Number	Dn.	Down	G.S.M.	Galvanized Sheet Metal	Min.	Minimum	Spec.	Specification
±	Plus or Minus	Do.	Ditto	G.V.	Gas Valve	Misc.	Miscellaneous	Sp.	Square
		Dr.	Dr.	Gyp.	Gypsum	M.O.	Masonry Opening	S.S.	Stainless Steel
		D.S.	Downspout	Gywbld	Gypsum Wall Board	Md.	Moisture Resistant	Std.	Standard
		Dtl.	Detail			Mt.	Mounted	Stl.	Steel
A.B.	Anchor Bolt	Dwg.	Drawing	H or H.C.	Handicapped	Mull.	Mullion	Stor.	Storage
A/C	Air Conditioning			H.B.	Hose Bibb			Struct.	Structural
Acoust.	Acoustical			Hdwd.	Hardwood	N	North	Susp.	Suspended
Adj.	Adjustable	E	East	Hwdr.	Hardware	N.A.	Not Applicable	Sym.	Symmetrical
A.F.F.	Above Finish Floor	Eo.	Each	Hgt.	Height	Nec'y	Necessary	T	Tread
A.F.G.	Above Finish Grade	E.L.	Expansion Joint	H.M.	Hollow Metal	N.L.C.	Not In Contract	Tel.	Telephone
Alum.	Aluminum	El.	Elevation	Horiz.	Horizontal	No.	Number	T&G	Top and Bottom
Approx.	Approximate	Emr.	Emergency	H.P.	High Point	Non.	Non	T&G	Traffic and Groove
Arch.	Architectural	Eng.	Engineer	H.S.	Heat Strength	Non Comb.	Non Combustible	Thru	Through
Asph.	Asphalt	Encl.	Enclosure	Htg.	Heating	N.T.S.	Not To Scale	T.S.	Tube Steel
Atten.	Attention	E.P.	Electrical Panel	H.V.A.C	Heating, Ventilation, A/C	O.A.	Overall	T.V.	Television
		Eg.	Equipment	H.W.	Hot Water	O.C.	On Center	Typ.	Typical
Bd.	Board	E.W.C.	Electric Water Cooler	I.D.	Inside Diameter	O.D.	Outside Diameter		
Bl.	Blind	E.W.	Each Way	In.	Inch(es)	Off.	Offset		
Blq.	Blocking	Ext.	Existing	Incl.	Include	Opp.	Opposite		
Bm.	Beam	Exp.	Expansion	Insl.	Insulation	O.T.O.	Out To Out		
B/O	By Others	Ext.	Exterior	Int.	Interior	Inv.	Invert		
BoL	Bottom	F.A.	Fire Alarm	I.P.S.	Iron Pipe System	ParL	Particle or Partial		
Brg.	Bearing	F.B.	Face Brick	J.C.	Janitor's Closet	P.L.	Property Line		
Brk.	Brick	F.D.	Floor Drain	Jan.	Janitor's Closet	P. Lam.	Plastic Laminate		
BrmL	Breakmetal	Fdn.	Foundation	Joint	Joint	Pl.	Plaster		
B.U.R.	Built-Up-Roofing	F.E.	Fire Extinguisher	Kil.	Kitchen	Plyw or Plywd	Plywood		
		F.E.C.	Fire Extinguisher Cabinet	Kil.	Kitchen	Par.	Parade		
C	Channel	F.H.C.	Fire Hose Cabinet	K.O.	Knockout	Parc.	Parcel		
Cab.	Cabinet	Fin.	Finish	Lab.	Laboratory	P.F.	Pairs		
C.B.	Catch Basin	Flr. or Fl.	Floor	Lam.	Laminated	P.S.F.	Pounds/Square Foot		
C/C or C.C.	Center to Center	Fluor.	Fluorescent	Lav.	Lavatory	Pt.	Point		
Cer.	Ceramic	Frm.	Frame	Lt.	Light	P.T.	Partition		
C.I.	Cast Iron	F.R.	Fire Resistant	L.L.	Live Load	R	Riser		
Clp.	Ceiling	F.R.T.	Fire Retardant Treated	L.P.	Low Point	R.A.	Return Air		
Cl.	Closet	F.R.P.	Fiber Reinforced Plastic	Lt.	Light	Rad.	Radius		
C or CL	Centerline	F.S.R.	Flexible Sheet Roofing	Lt. Wt.	Light Weight	R.D.	Road Drain		
C.M.U.	Concrete Masonry Unit	Fl.	Foot/Feet	L.L.H.	Long Leg Horizontal	Rec.	Recessed		
C.O.	Cased Opening	F.T.	Fully Tempered	L.L.V.	Long Leg Vertical	Ref.	Refer or Reference		
Col.	Column	Ftg.	Footing			Reg.	Regular or Register		
Comb.	Combination	Fut.	Future			Reinf.	Reinforce(s)		
Comp.	Compact(ed)	F.V.	Field Verify			Req'd	Required		
Conc.	Concrete					Res.	Resilient		
Const.	Construction					Rm.	Room		
Cont.	Continuous					R.O.	Rough Opening		
Corr.	Corrosion					R.W.C.	Rain Water Collector		
C.P.	Chrome Plated								
C.W.	Cold Water								
C.J.	Control Joint								
Cr.	Clear								

# Drawing Index

SHEET #	SHEET TITLE				
A0.0	COVER SHEET AND PROJECT INFORMATION	03.06.20			

# Drawing Symbols

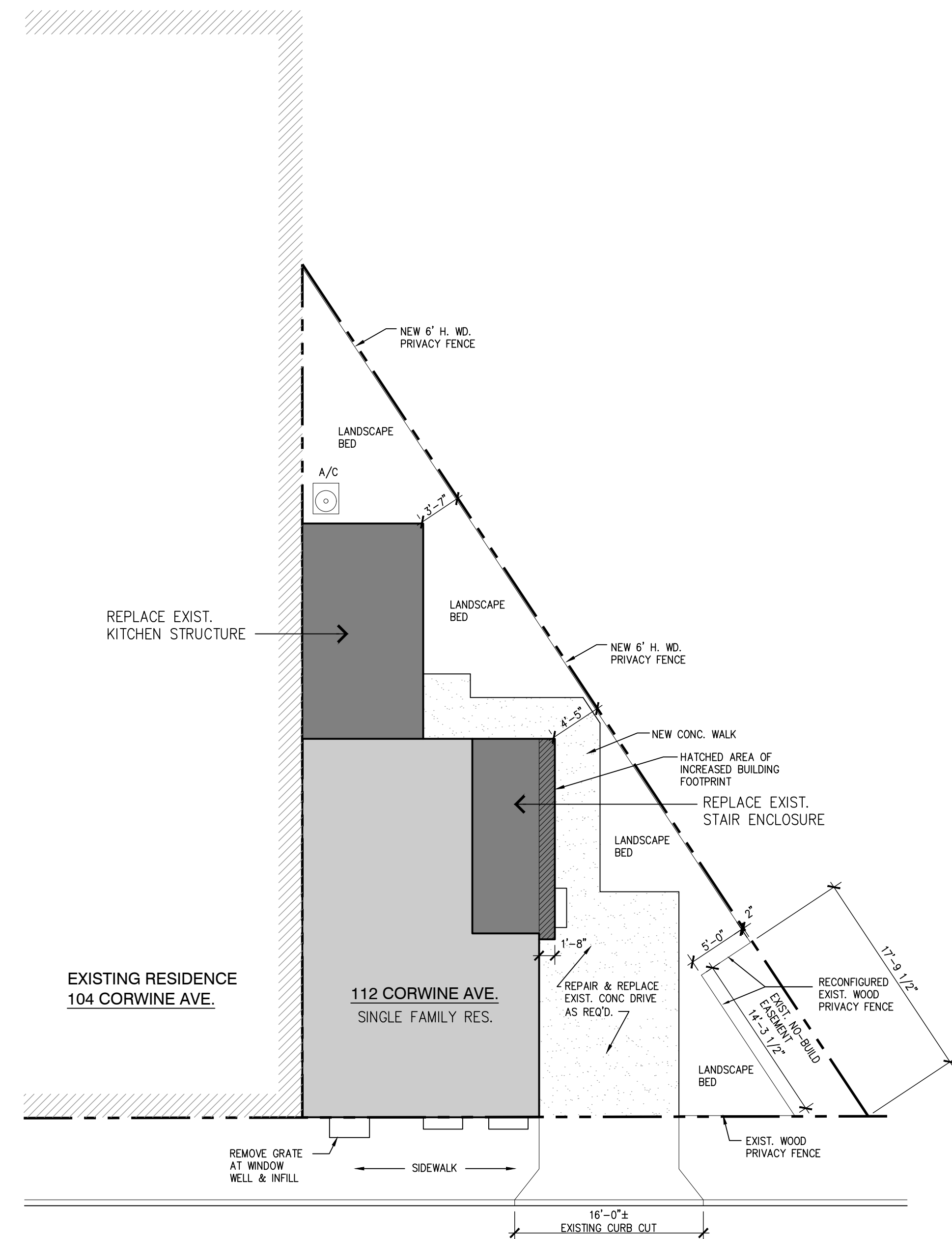
	ELEV DESCRIPTION 100'-0"	ELEVATION, WORK POINT, DATUM	
	ALIGNMENT SIDE	MATCH LINE	DOOR REFERENCE
	SECTION NUMBER	SECTION REFERENCE	PARTITION TYPE REFERENCE
	REFERED SHEET No.	ELEVATION REFERENCE	ROOM REFERENCE
	REFERED To DRAWING	INTERIOR ELEVATION REFERENCE	KEY NOTE REFERENCE
		REVISION CLOUD & NUMBER	
		COLUMN LINES	

COVER SHEET  
XXX

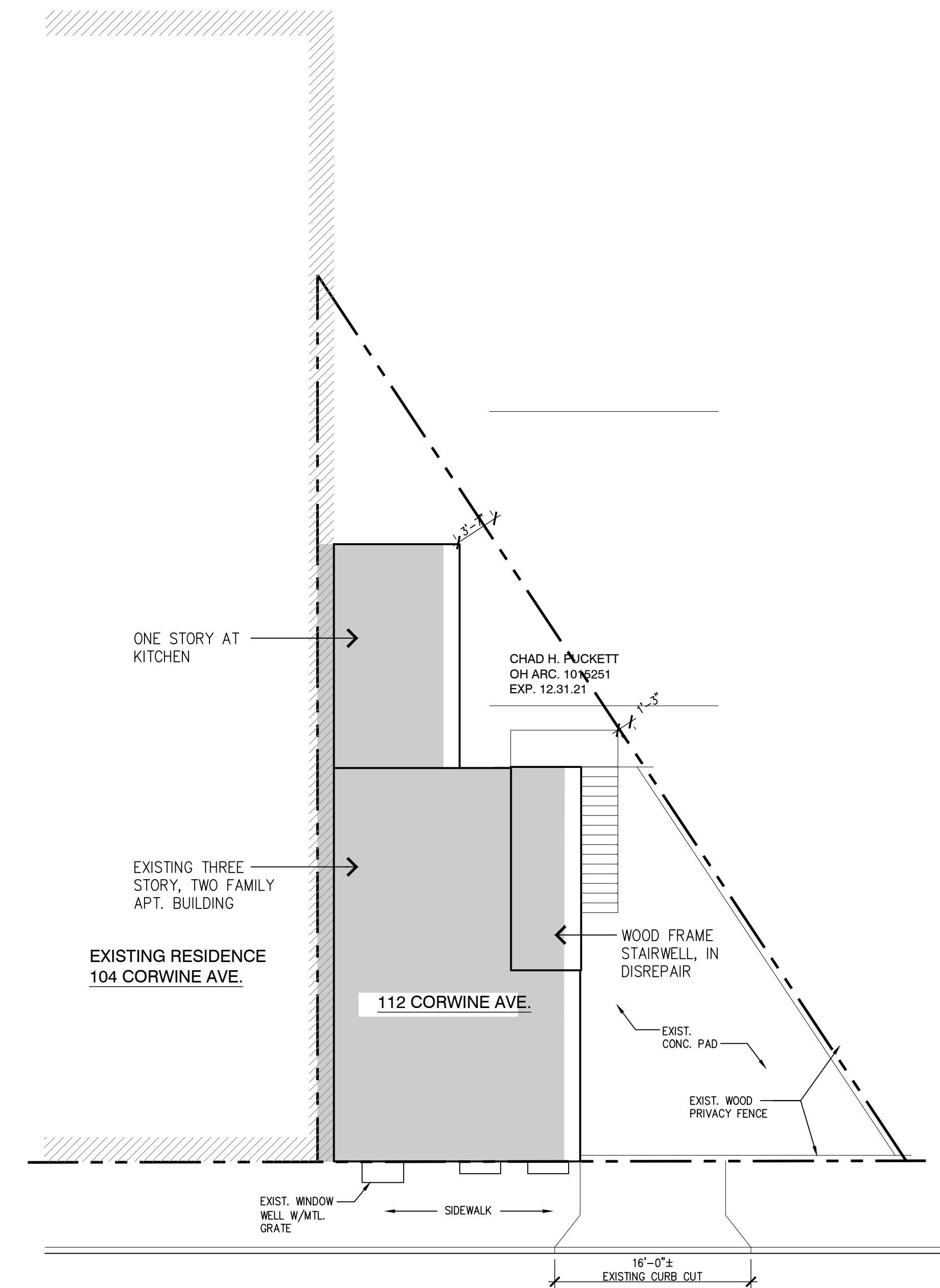
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**SITE VICINITY MAP**  
1" = 50'-0"



**PROPOSED SITE PLAN**  
1/8" = 1'-0"  
0 4 8 16  
2  
A0.1



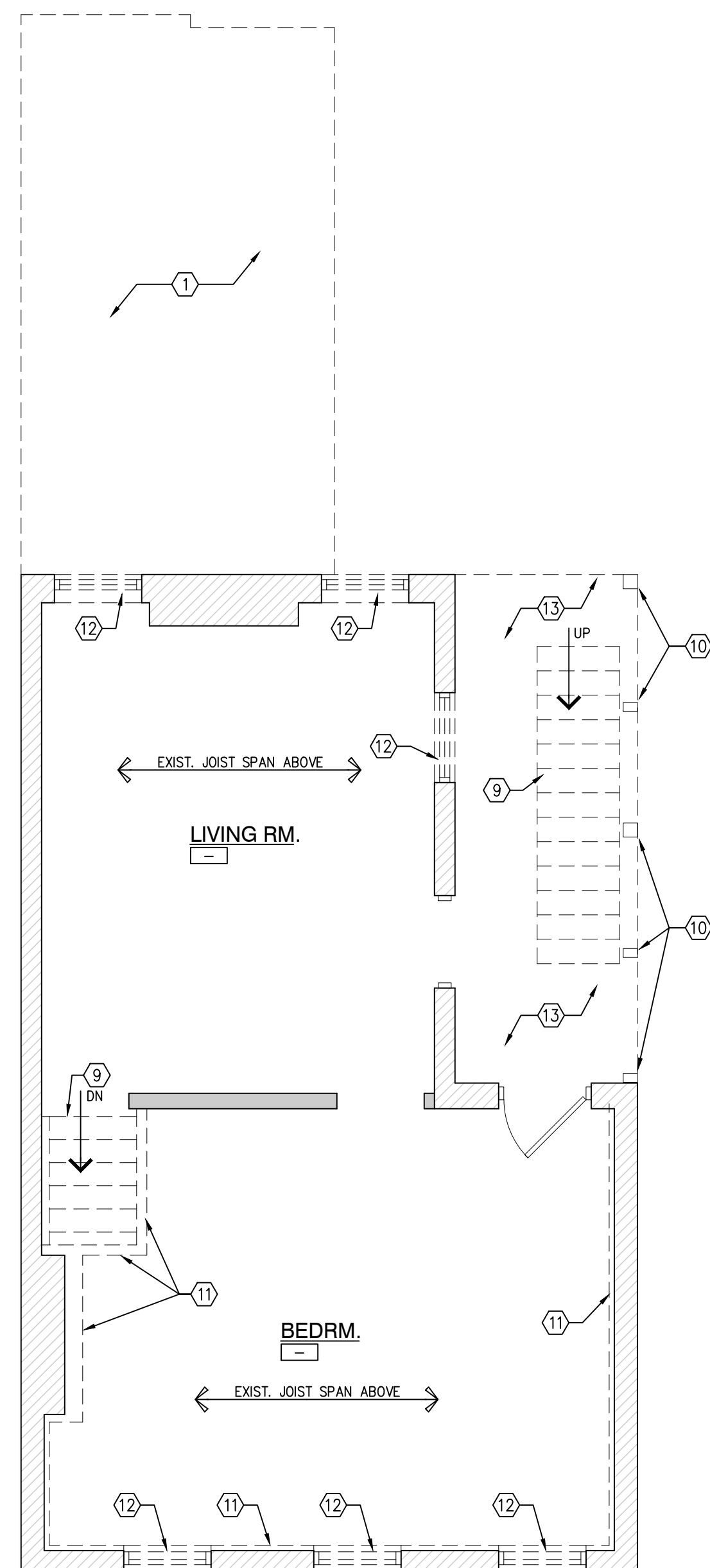
**EXISTING SITE PLAN**  
1/8" = 1'-0"  
0 4 8 16  
1  
A0.1

**KEY NOTES LEGEND**

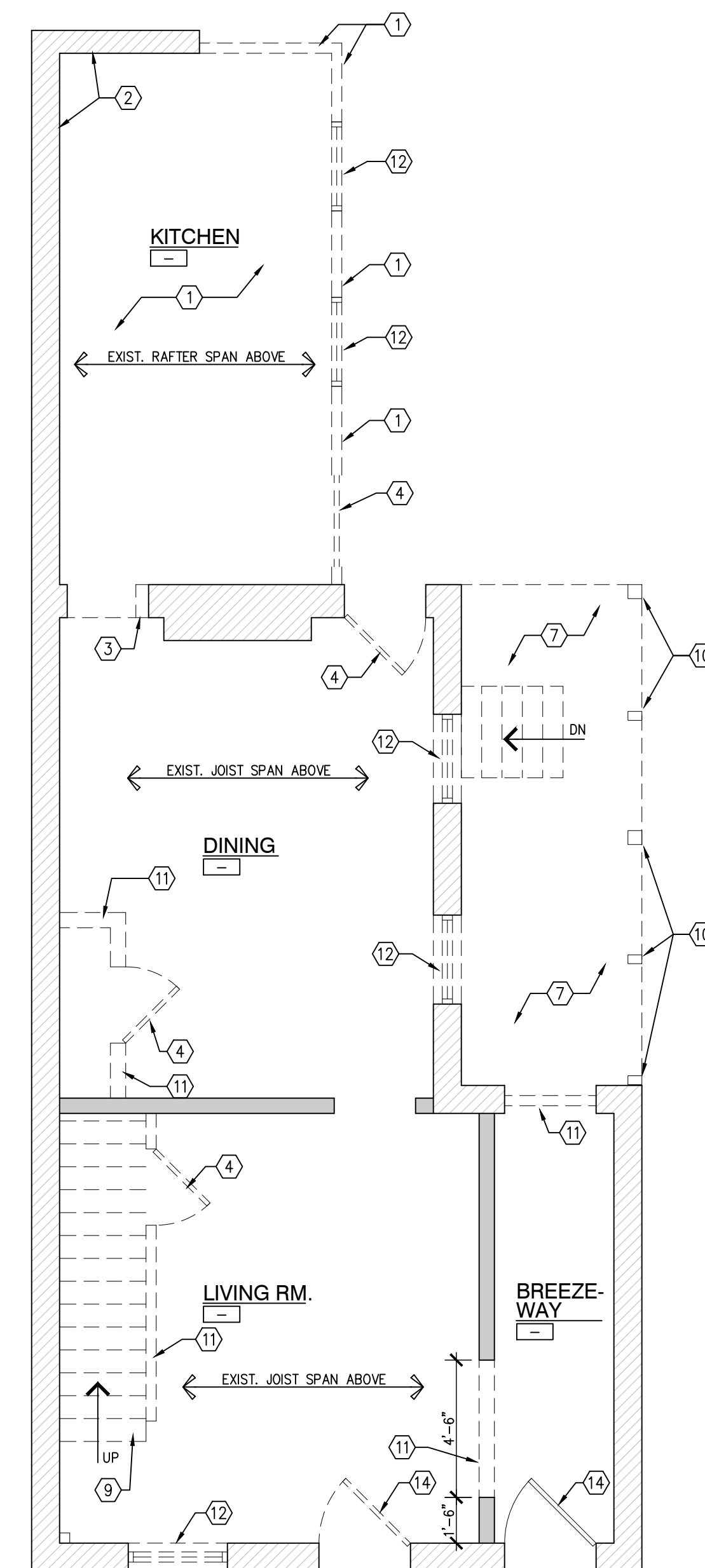
- ① DEMOLISH EXISTING FRAMED ADDITION: WALLS, CEILING, CABINETS, ROOF, WINDOWS, DOORS, FLOOR, AND FOUNDATION, BRICK EXTERIOR WALLS TO REMAIN
- ② EXISTING BRICK WALL TO REMAIN
- ③ EXISTING BRICK MASONRY WALL TO BE DEMOLISHED, SUPPORT AS NEEDED FOR PROPOSED OPENING, REF FLOOR PLANS & DETAILS
- ④ REMOVE EXISTING DOOR & FRAME
- ⑤ REMOVE EXISTING PLUMBING FIXTURES
- ⑥ REMOVE EXISTING STONE TREAD, TO BE REPLACE W/ NEW
- ⑦ EXISTING CONCRETE SLAB TO BE REMOVED
- ⑧ EXISTING CABINETS TO BE REMOVED
- ⑨ EXISTING WOOD STAIR TO BE DEMOLISHED
- ⑩ EXISTING WOOD POSTS & CONC. FOOTINGS TO BE DEMOLISHED
- ⑪ REMOVE EXISTING FRAMED WALL, FINISHED WALL SURFACE & TRIM
- ⑫ REMOVE EXISTING WINDOW (IF PRESENT) & FRAME
- ⑬ REMOVE EXISTING WOOD FRAMED FLOOR / ROOF STRUCTURE
- ⑭ REFER TO ELEVATIONS ON SHEET A2.2

**GENERAL NOTES**

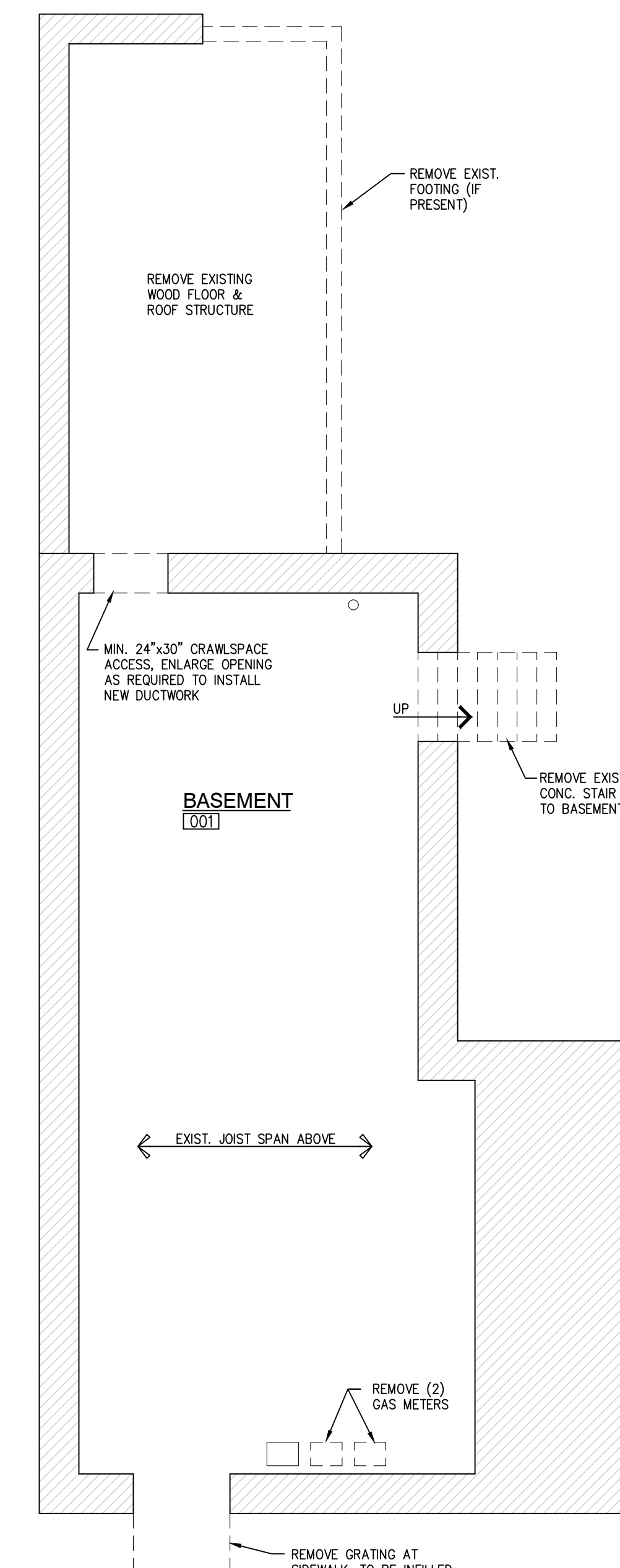
- 1. DO NOT SCALE DRAWINGS
- 2. ALL EXISTING WINDOWS ARE TO BE REPLACED W/ HISTORICALLY APPROPRIATE WINDOWS
- 3. SALVAGE, PATCH, & REPAIR EXISTING BASEBOARD, CASING, & TRIM THROUGHOUT THE HOUSE. PAINT & REPAIR AS REQ.
- 4. SALVAGE BRICK FROM DEMOLITION FOR FUTURE USE
- 5. CONTRACTOR TO COORDINATE AND INSTALL TEMPORARY SHORING AS REQUIRED FOR PROPER SUPPORT OF STRUCTURAL ELEMENTS DURING DEMOLITION
- 6. REFER TO GENERAL NOTES 2 ON SHEET A3.0 FOR INTERIOR TRIM TO BE RETAINED / REPLICATED



**EXIST. / DEMO SECOND FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2 4 8  
 3  
 A2.0



**EXIST. / DEMO FIRST FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2 4 8  
 2  
 A2.0



**EXIST. / DEMO BASEMENT PLAN**  
 1/4" = 1'-0"  
 0 2 4 8  
 1  
 A2.0

**WALL LEGEND**

- EXISTING MASONRY WALL
- EXISTING FRAMED / PLASTER WALL
- WALL TO BE DEMOLISHED
- NEW WOOD FRAMED WALL
- NEW MASONRY INFILL WALL

RENO

EXIST. / DEMO PLANS

**KEY NOTES LEGEND**

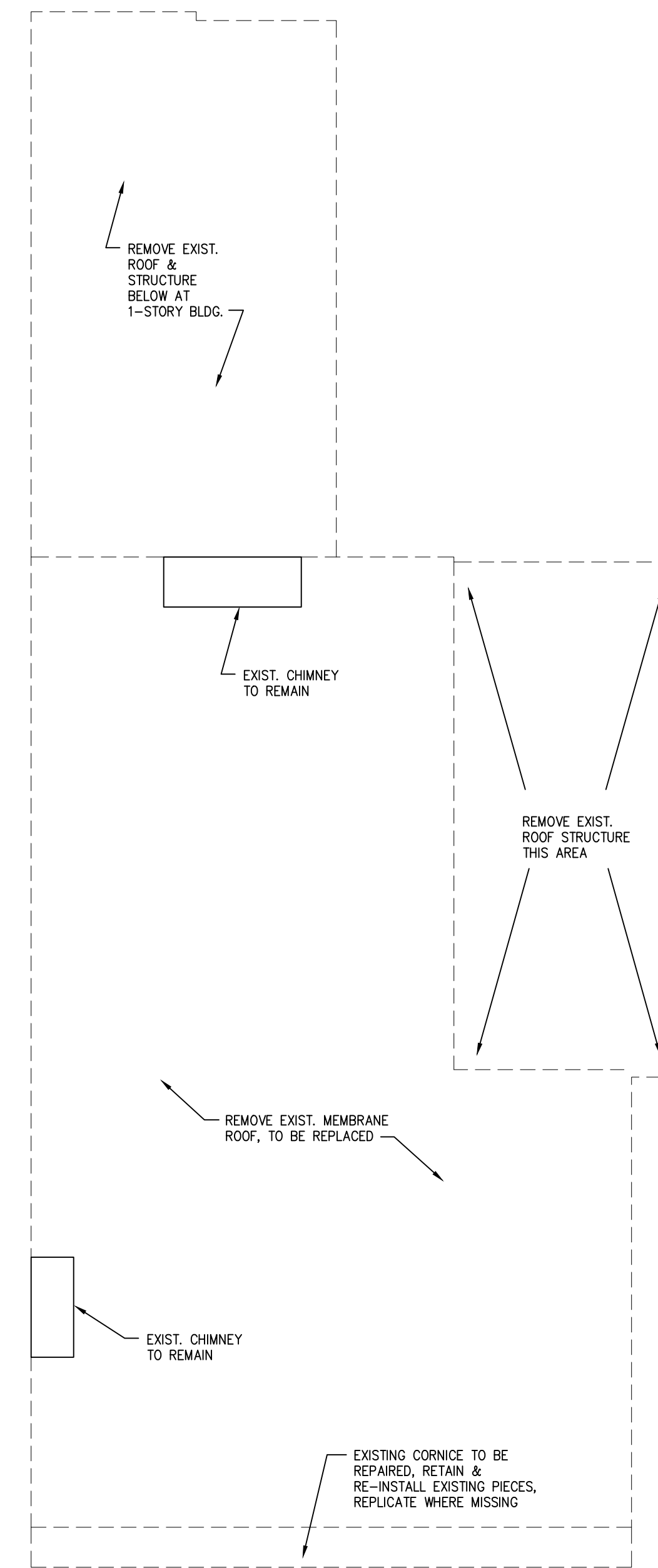
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- ② EXISTING BRICK WALL TO REMAIN
- ③ EXISTING BRICK MASONRY WALL TO BE DEMOLISHED, SUPPORT AS NEEDED FOR PROPOSED OPENING, REF FLOOR PLANS & DETAILS
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- ⑪ REMOVE EXISTING FRAMED WALL, FINISHED WALL SURFACE & TRIM
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- ⑬ REMOVE EXISTING WOOD FRAMED FLOOR / ROOF STRUCTURE
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**GENERAL NOTES**

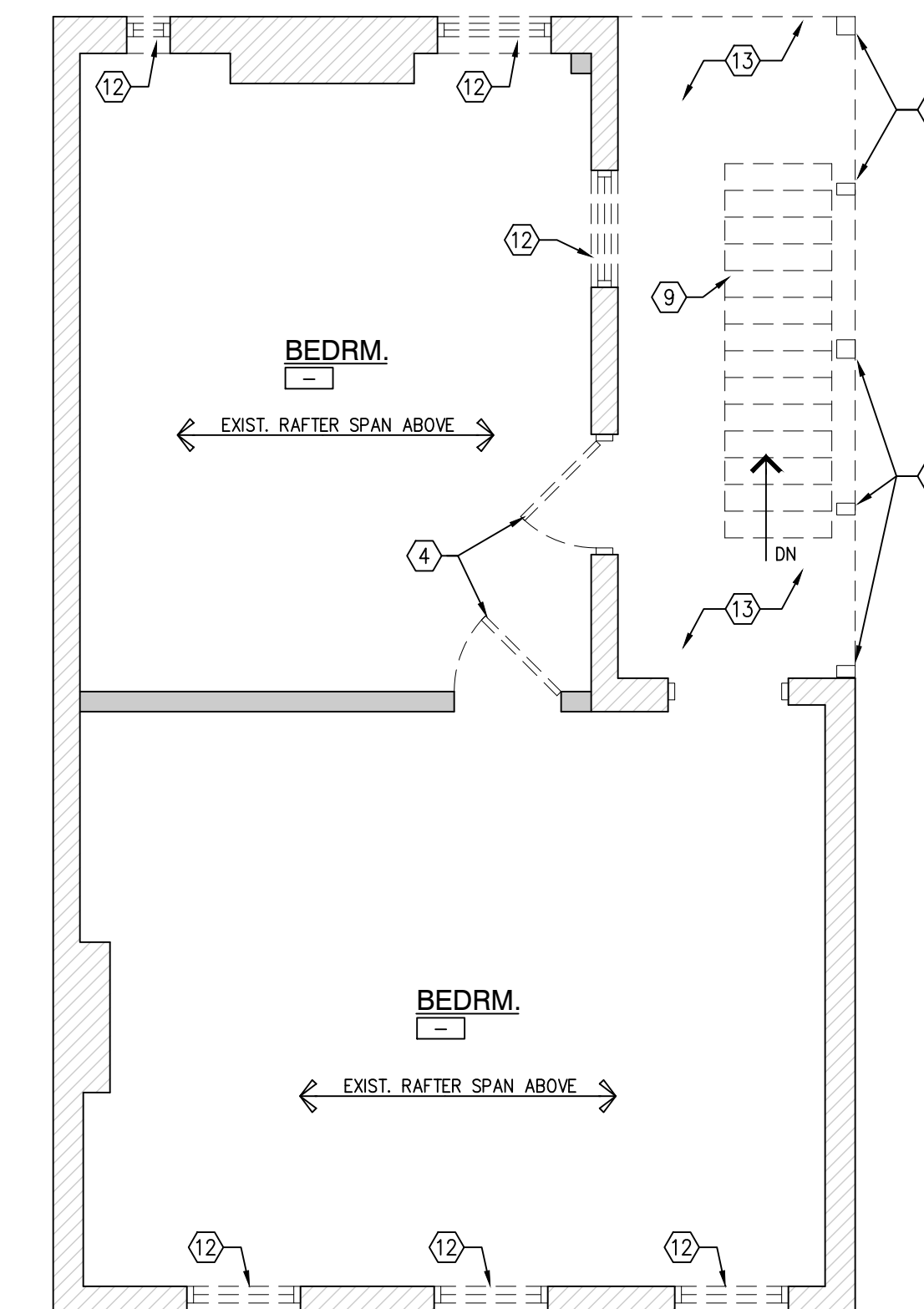
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- 6. REFER TO GENERAL NOTES 2 ON SHEET A3.0 FOR INTERIOR TRIM TO BE RETAINED / REPLICATED



RENO



**EXIST. / DEMO ROOF PLAN**  
 1/4" = 1'-0"  
 0 2 4 8  
 ②  
 A2.1



**EXIST. / DEMO THIRD FLOOR PLAN**  
 1/4" = 1'-0"  
 0 2 4 8  
 ①  
 A2.1

**WALL LEGEND**

- EXISTING MASONRY WALL
- EXISTING FRAMED / PLASTER WALL
- WALL TO BE DEMOLISHED
- NEW WOOD FRAMED WALL
- NEW MASONRY INFILL WALL

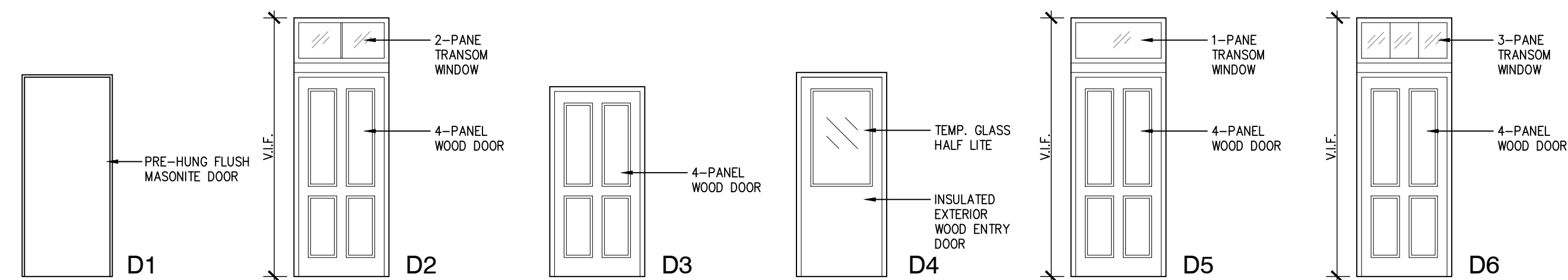
EXIST. / DEMO PLANS







DOOR TYPES



General		Door	Frame			Details				Remarks						
No.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	TYPE	MATL	FINSH	THROAT	GLASS	HEAD	JAMB	THRESHLD	HWR	FUNCTION	
001	BASEMENT 001	2'-8" x 6'-8" x 1 3/4"	D1	MAS	PT		WD	PT							PASSAGE	WITH SPRING HINGES
100	ENTRY 100	EXISTING	D6	WD	PT		WD	PT							ENTRY	REPAIR EXISTING TRANSOM WINDOW
101	LIVING RM 101	3'-0" x 6'-8" x 1 3/4"	D6	WD	PT		WD	PT							BLANK PLATE	
102	POWDER 102	2'-6" x 6'-8" x 1 3/4"	D5	WD	PT		WD	PT							PRIVACY	
104	STAIR 104	2'-8" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							STORE ROOM	
105	KITCHEN 105	3'-0" x 6'-8" x 1 3/4"	D4	WD	PT		WD	PT							ENTRY	
106	ENTRY 106	3'-0" x 6'-8" x 1 3/4"	D4	WD	PT		WD	PT							ENTRY	
201	BEDROOM 201	EXISTING													PRIVACY	REPAIR EXISTING TRANSOM WINDOW
202	CLOSET 202	(2) 2'-0" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
203	CLOSET 203	2'-4" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
204	LAUNDRY 204	2'-8" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
205	BATHROOM 205	2'-8" x 6'-8" x 1 3/4"	D6	WD	PT		WD	PT							PRIVACY	REPAIR EXISTING TRANSOM WINDOW
301	BEDROOM 301	EXISTING													PRIVACY	REPAIR EXISTING TRANSOM WINDOW
302	BEDROOM 302	2'-8" x 6'-8" x 1 3/4"	D2	WD	PT		WD	PT							PRIVACY	REPAIR EXISTING TRANSOM WINDOW
303	CLOSET 303	(2) 1'-6" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
304	CLOSET 304	(2) 1'-6" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
305	CLOSET 305	(2) 1'-6" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	
306	CLOSET 306	(2) 1'-6" x 6'-8" x 1 3/4"	D3	WD	PT		WD	PT							PASSAGE	

KEY NOTES LEGEND

- 1 3" CONC. TOPPING SLAB ON 6 MIL. POLY VAPOR BARRIER
- 2 3" PVC RADON PASSIVE PIPE TO ROOF
- 3 ELECTRIC WATER HEATER
- 4 4" GRANULAR FILL OVER 10 MIL. POLY VAPOR BARRIER
- 5 FLOOR DRAIN
- 6 PATCH & REPAIR EXIST. PLASTER WALL
- 7 8" CMU WALL INFILL, GROUT CELLS SOLID W/ 12" DOWELS INTO EXISTING STONE WALL AT 16" O.C. VERT. AT OPENING, PATCH SIDEWALK AT EXTERIOR, FILL W/ ROW APPROVED FILL
- 8 HOLD NEW GYP. WALL SURFACE 1" BEYOND FACE OF EXIST. BRICK WALL SURFACE
- 9 WOOD STAIRCASE
- 10 36"H. HANDRAIL
- 11 36"H. WALL W/ WOOD CAP
- 12 CASED OPENING TO MATCH HEIGHT OF TOP OF ADJACENT TRANSOM WINDOWS
- 13 TILE SHOWER W/ 7"-0"H. TEMP. GLASS PANEL & DOOR, EXTEND TILE TO 7"-0"H. AT WALLS, 4"H. TILE CURB, SLOPE FLOOR TO DRAIN
- 14 DUAL FLUSH TOILET
- 15 FREE STANDING TUB W/ FLOOR MTD. TUB FILLER
- 16 BATHROOM SINK, CABINET, & COUNTERTOP
- 17 WALL HUNG SINK
- 18 (1) CLOSET ROD & (2) SHELVES
- 19 (5) 18" SHELVES
- 20 GAS & ELEC. RANGE W/ HOOD VENT TO EXT.
- 21 36" REF. W/ WATER HOOKUP
- 22 WASHING MACHINE CONNECTION BOX IN WALL, VENT DRYER TO EXTERIOR W/ 4" RIGID METAL DUCT
- 23 GYP. SOFFIT ABOVE FOR PLUMBING, HOLD TIGHT AS POSSIBLE TO JOISTS
- 24 REPLACE EXIST. FLOOR JOISTS AS REQ'D. W/ MATCHING JOIST SIZE. USE PRESSURE TREATED WHERE DIRECT CONTACT W/ MASONRY
- 25 REPLACE EXIST. STONE TREAD W/ NEW, MATCH EXISTING
- 26 REPLACE EXIST. SANITARY STACK W/ NEW, REFER TO PLUMBING PLANS, REPAIR EXIST. WALL AS REQ'D., MAINTAIN EXIST. FURRED WALL DIMENSIONS
- 27 RECESS DRYWALL 1" AT EXISTING DOORWAY OPENING, DOOR TRIM AND CASING TO REMAIN

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. EXISTING WOOD BASE BOARDS AND WINDOW & DOOR CASING TO BE SALVAGED AND RE-INSTALLED AT ORIGINAL LOCATIONS, CLEAN, REPAIR & PAINT  
  
TRIM WILL NEED TO BE RETAINED / REPLICATED IN:  
101 LIVING RM., ALL LOCATIONS  
103 DINING RM., ALL LOCATIONS  
105 KITCHEN, WINDOWS & EXT. DOOR  
201 BEDROOM, WINDOWS & STAIR HALL DOOR CASING  
301 BEDROOM, ALL LOCATIONS
3. DOOR & WINDOW CASING AT NEW LOCATIONS TO BE 3/4" x 3-1/4" RECTANGULAR PROFILE  
BASEBOARDS TO BE 5/8" x 5-1/4" RECTANGULAR PROFILE

SMOKE / CO2 ALARMS

ELECTRIC SMOKE ALARM & CARBON MONOXIDE ALARM W/ BATTERY BACKUP, WIRE ALL ALARMS TOGETHER  
NOTE: ALL SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGY. SEPARATE OR DUAL ALARMS MAY BE USED

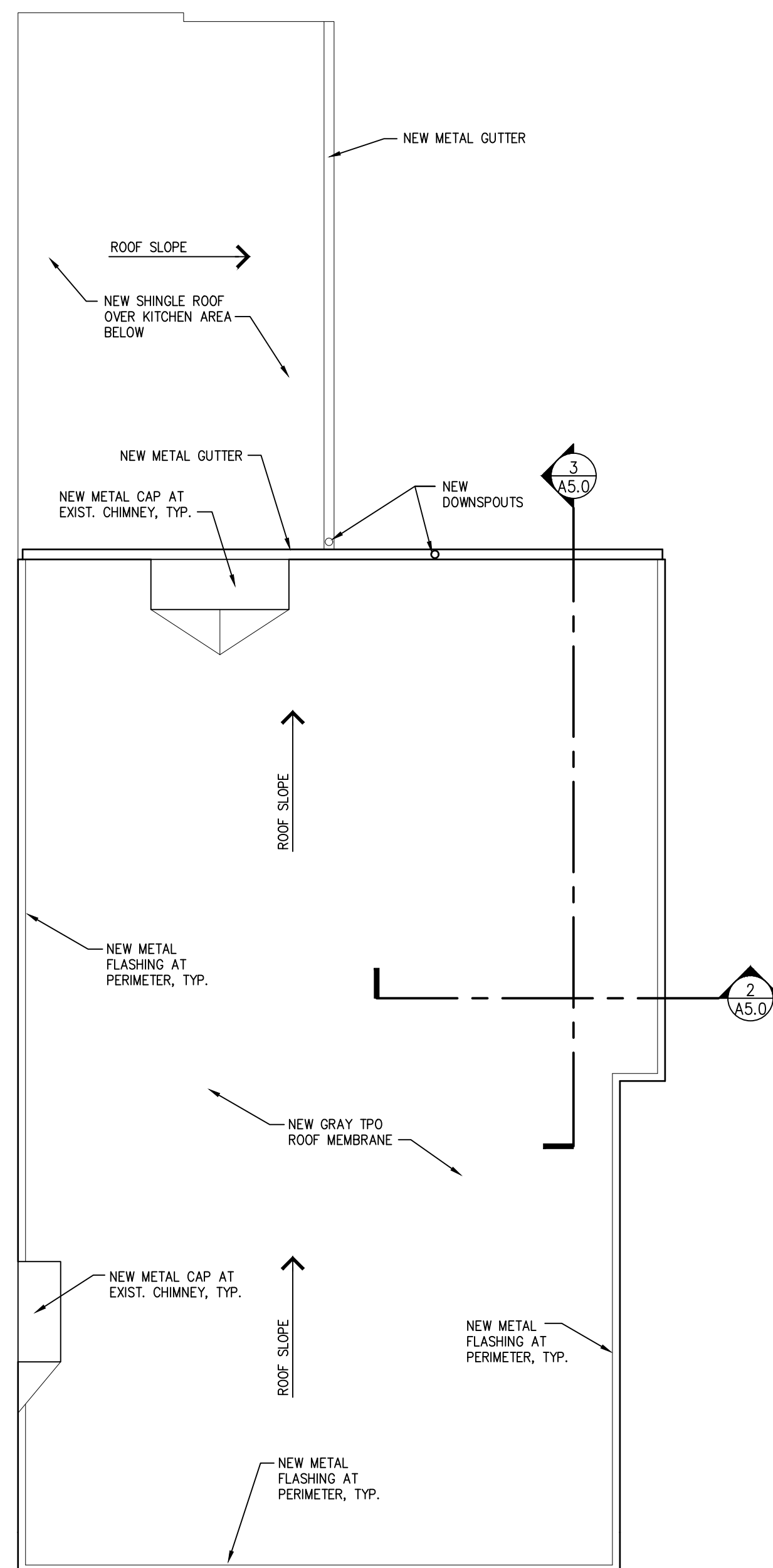
WALL LEGEND

- EXISTING MASONRY WALL
- EXISTING FRAMED / PLASTER WALL
- WALL TO BE DEMOLISHED
- NEW WOOD FRAMED WALL
- NEW MASONRY INFILL WALL

WALL TYPES

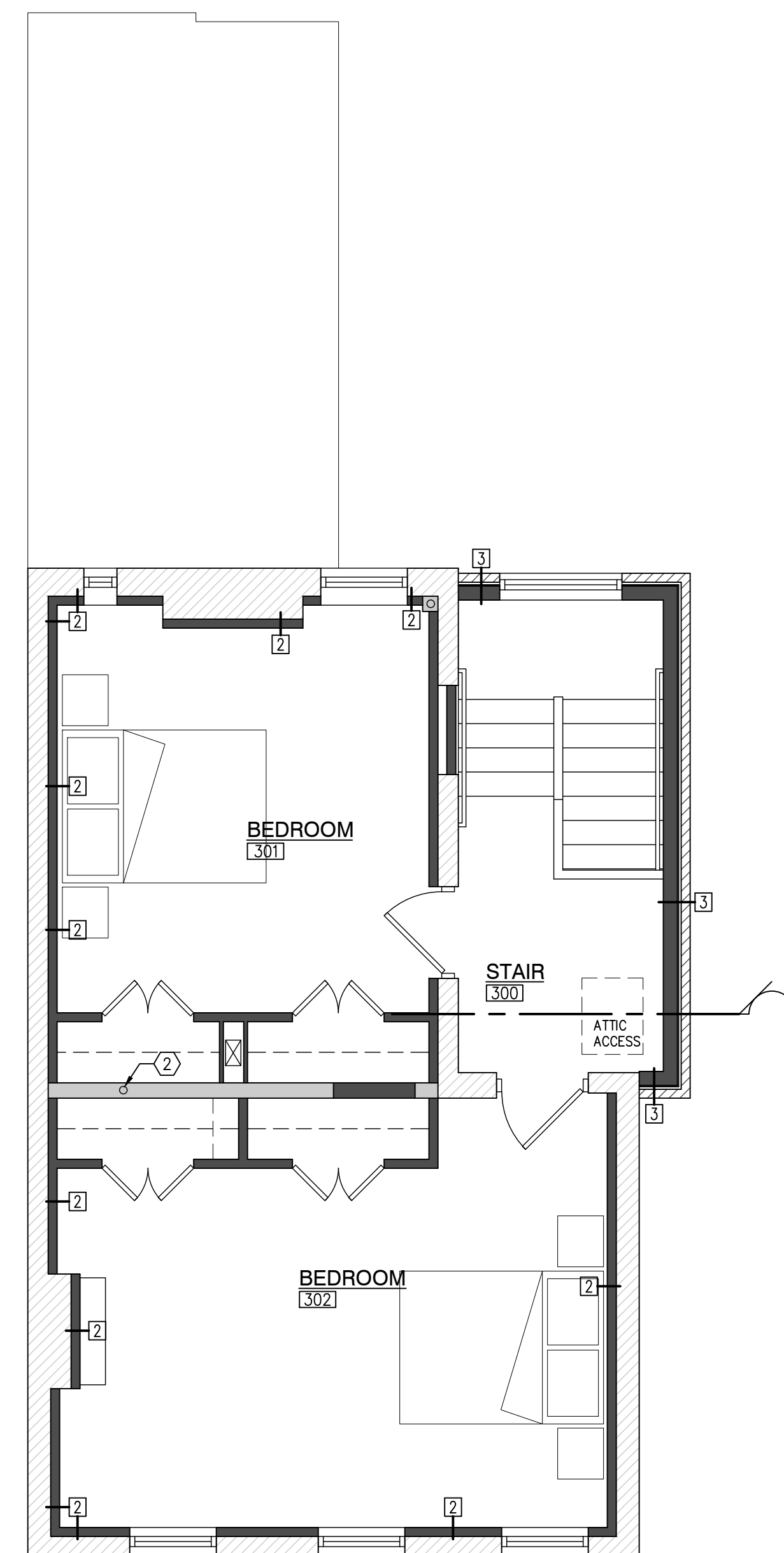
- 1 TYPICAL INTERIOR PARTITION WALL:  
1/2" GYP. BOARD AT EXPOSED FACES ON 2x4 (LINO) WOOD STUDS AT 16" O.C. USE MOISTURE RESISTANT GYP. BOARD IN DAMP LOCATIONS, INSULATE WALLS SEPARATING BEDROOMS & BATHROOMS. USE CEMENT BOARD AT TILE WALLS.
- 1A TYPICAL INTERIOR PARTITION WALL:  
SAME AS WALL TYPE 1 EXCEPT 2x6 WOOD STUDS AT 16" O.C.
- 1B TYPICAL INTERIOR PARTITION WALL:  
SAME AS WALL TYPE 1 EXCEPT 2x2 WOOD STUDS AT 16" O.C.
- 2 EXISTING EXTERIOR WALL:  
1/2" GYP. BOARD AT EXPOSED FACES ON 2x4 WOOD STUD FURRING AT 16" O.C. W/ 4" BLOWN CELLULOSE INSULATION R-15.2 PLACE OVER EXISTING MASONRY WALL
- 3 NEW EXTERIOR WALL:  
1/2" GYP. BOARD AT EXPOSED FACES ON 2x6 WOOD STUDS AT 16" O.C. W/ 5.5" BLOWN CELLULOSE INSULATION R-21 W/ 1" EXTERIOR COMPOSITE INSULATION / WOOD SHEATHING R-3.6 WEATHER BARRIER W/ 1" AIRSPACE AND 4" NOM. BRICK VENEER AT EXTERIOR
- 4 NEW FOUNDATION WALL:  
1/2" GYP. BOARD AT EXPOSED FACES ON PT 2x3 WOOD FURRING STUDS AT 16" O.C. W/ 2.5" R-16 POLY-ISO INSULATION BOARD OVER 8" CONC. FOUNDATION WALL
- 5 NEW EXTERIOR WALL:  
(1) HOUR RATED WALL: INTERIOR 5/8" TYPE X GYP. BOARD AT EXPOSED FACES ON 2x6 WOOD STUDS AT 16" O.C. W/ 5.5" BLOWN CELLULOSE INSULATION R-21 W/ 5/8" EXTERIOR RATED GYP. BOARD, WEATHER BARRIER W/ FIBER CEMENT LAP SIDING AT EXTERIOR, BASED ON UL DESIGN U309
- 6 EXISTING STUD WALL:  
REMOVE EXIST. PLASTER & LATH, REPAIR AS REQ'D., INSTALL NEW 1/2" GYP. BOARD AT EXPOSED FACES

- GENERAL WALL NOTES
1. PROVIDE SOUND BATT INSULATION AT BATHROOM, MECHANICAL, AND BEDROOM WALLS
  2. USE 1/2" CEMENT BOARD IN LIEU OF GYP. BOARD WITHIN SHOWER ENCLOSURES, USE MOISTURE RESISTANT GYP. BOARD IN DAMP LOCATIONS
  3. USE PRESSURE TREATED LUMBER WHERE IN DIRECT CONTACT WITH BRICK, MASONRY, OR CONCRETE



ROOF PLAN

1/4" = 1'-0" 0 2 4 8 2 A3.1



THIRD FLOOR PLAN

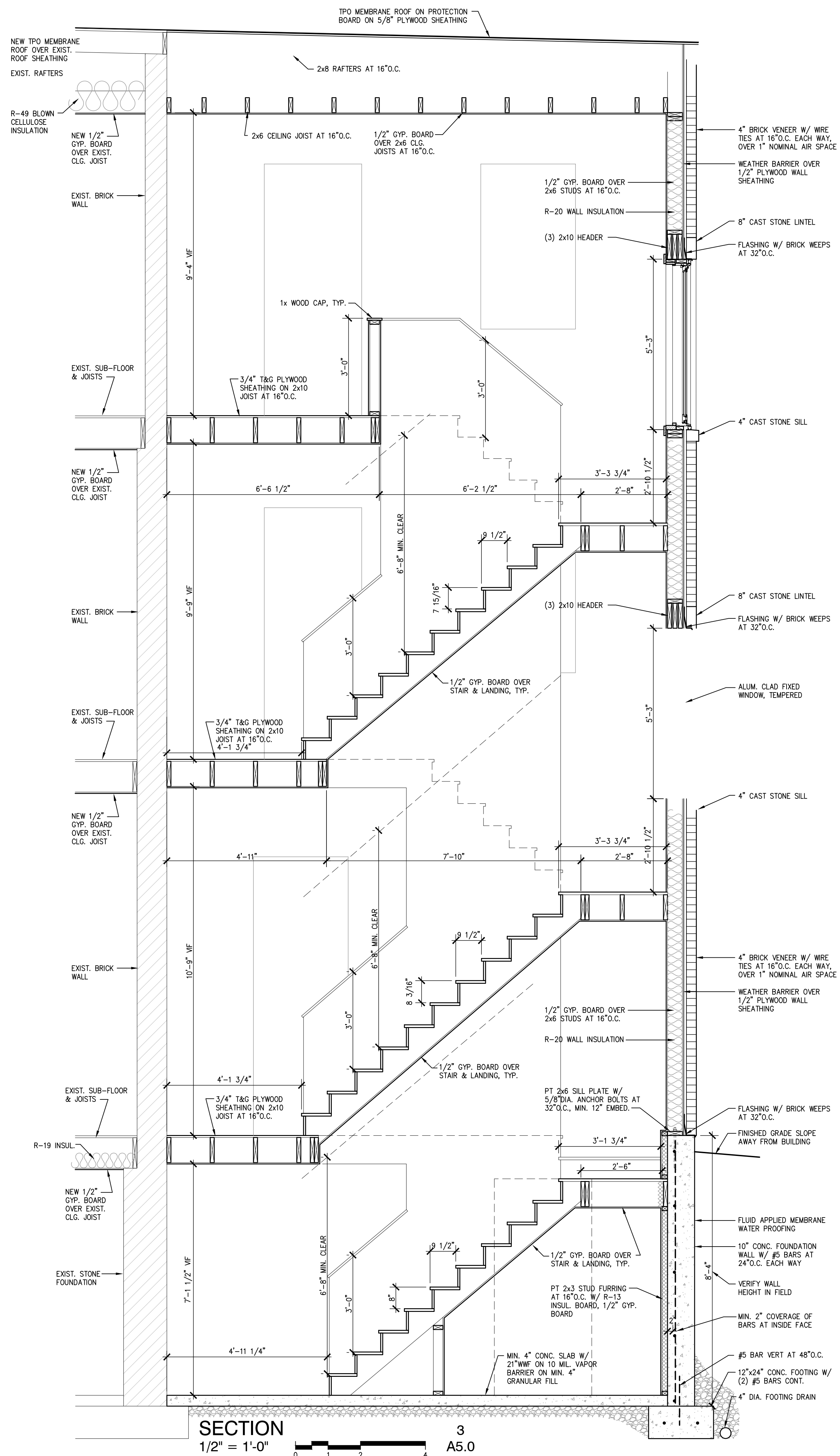
1/4" = 1'-0" 0 2 4 8 1 A3.1

RENO

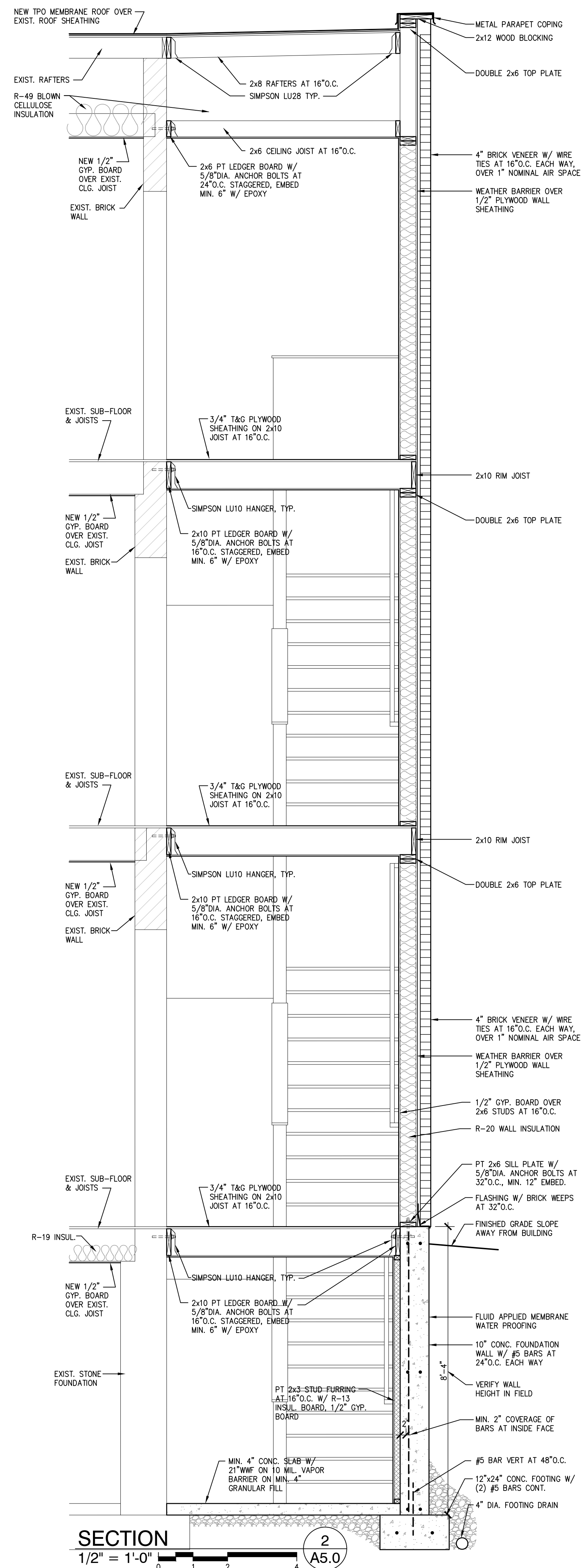
FLOOR PLANS



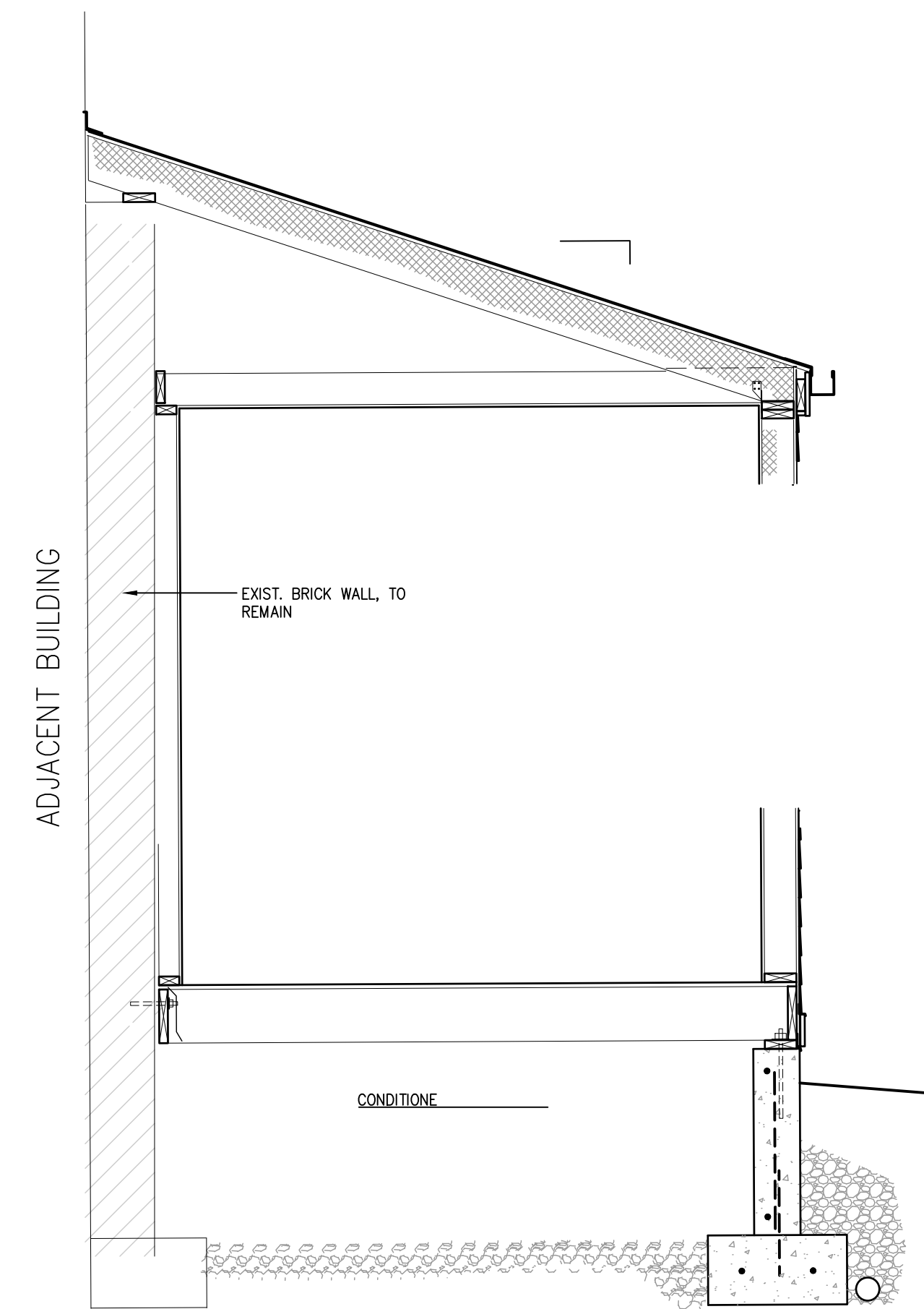




SECTION 3  
1/2" = 1'-0" A5.0



SECTION 2  
1/2" = 1'-0" A5.0



SECTION 1  
1/2" = 1'-0" A5.0

RENO



112 CORWINE AVE  
Cincinnati, OH 45202

PROJECT INFORMATION

- 1. PROJECT DESCRIPTION PROJECT IS BUILDING STABILIZATION AND REPAIR OF AN EXISTING 3 STORY BUILDING. THIS IS AN APPLICATION FOR STABILIZATION & REPAIR ONLY. NOT FOR OCCUPANCY. STABILIZATION AND REPAIRS SHALL BE DONE BASED ON THE CITY OF CINCINNATI 13 POINT VACATED BUILDING MAINTENANCE STANDARDS (1101-79.4).
- 2. SCOPE OF REPAIR WORK A. MASONRY REBUILD AND REPAIR B. REPAIR/REBUILD WOOD FLOORS. C. REMOVAL OF ALL INTERIOR DEBRIS.
- 3. PROJECT LOCATION 112 CORWINE AVE CINCINNATI, OHIO 45202
- 4. GOVERNING CODE: 2017 OBC
- 5. ZONING DESIGNATION: CC-P
- 6. CONSTRUCTION TYPE: IIIB - EXISTING AND PROPOSED
- 7. USE GROUP/OCCUPANCY: GROUP R-2/RESIDENTIAL
- 8. DIMENSIONS: AREA = 454 SF PER FLOOR + 155 SF FIRST FLOOR HEIGHT = APPROX 32 FT STORY = 3

Table with 3 columns: Existing, Proposed, and a blank header. Rows include ROOF, EXTERIOR BEARING, INTERIOR BEARING, INTERIOR PARTITIONS, and FLOOR.

GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

OHIO BUILDING CODE - 2017, BASED ON 2015 IBC

CLASSIFICATION OF BUILDING STRUCTURE CATEGORY II, TABLE 1604.5

DESIGN LOADS

- 1. ROOF LOAD: A. MINIMUM LIVE LOAD OR SNOW LOAD (P1): 20 PSF B. MINIMUM SNOW LOAD GOVERNED BY P1 = 20 \* I (PSF) C. SNOW LOAD: A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS. B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS. C. SNOW LOAD IMPORTANCE FACTOR I = 1.00 D. SNOW EXPOSURE FACTOR Ce = 1.0 E. THERMAL FACTOR, Ct = 1.00
- 3. FLOOR LOAD: A. LIVE LOAD: 100 PSF (COMMERCIAL) B. LIVE LOAD: 40 PSF (RESIDENTIAL)
- 4. WIND LOAD: A. MAIN WINDFORCE - RESISTING SYSTEM: 90 MPH PER ASCE 7 (3-SECOND GUST). B. WIND EXPOSURE B C. WIND LOAD IMPORTANCE FACTOR Iw = 1.00 D. BASIC WIND VELOCITY PRESSURE, qh = 12.6 PSF, WORKING STRESS UNFACTORED LOADS E. INTERNAL GUST PRESSURE COEFFICIENT Gcp = 0.18, ENCLOSED BUILDING.

NOTE TO SPECIFIER: THE WIND DESIGN PRESSURE P = qGCP - q(GCP) FOR MWFRS PER ASCE 7 SECTION 6.5.12.2.

GUARDRAILS

- a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY. b. IN-FILL AREAS: 200 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.

5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

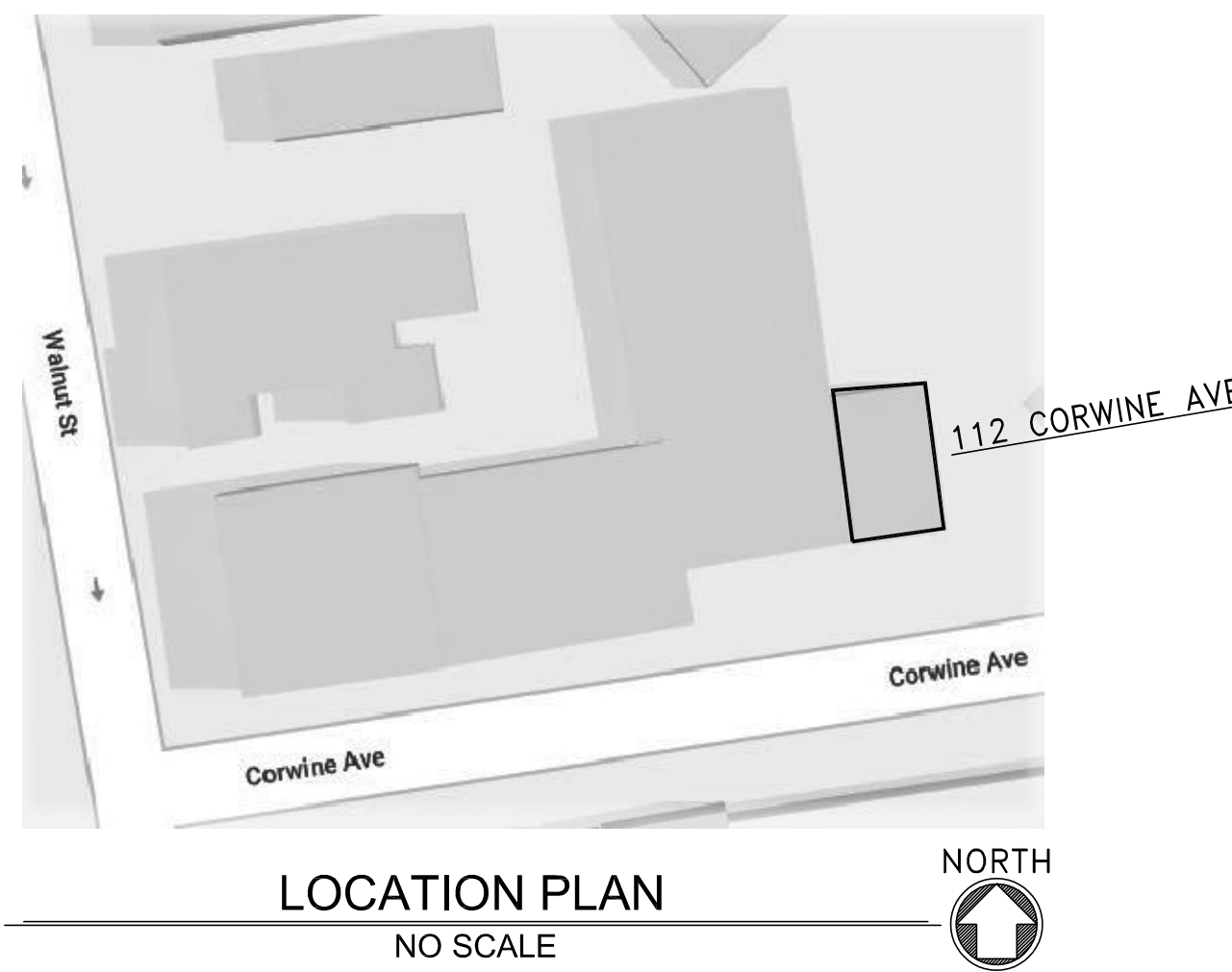
SPECIAL INSPECTIONS

PER THE REQUIREMENTS OF CHAPTER 17 SECTION 1704.1 OF THE REFERENCED BUILDING CODE, SPECIAL INSPECTION IS REQUIRED FOR THE PROPOSED BUILDING CONSTRUCTION. SPECIAL INSPECTION INVOLVES THE VERIFICATION OF COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND OR PLACEMENT OF COMPONENTS WITH THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. SPECIAL INSPECTION IS PART OF THE PERMIT APPLICATION PROCESS FUNDED BY THE OWNER OR OWNER'S AGENT.

A STATEMENT OF SPECIAL INSPECTION LISTING THE REQUIREMENTS ALONG WITH A SCHEDULE OF RECORDING, SUBMITTAL REVIEWS, AND FIELD OBSERVATION REQUIREMENTS HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTION 106.1 OF THE BUILDING CODE. THIS STATEMENT INCLUDES A COMPLETE LIST OF MATERIAL AND ACTIVITY REQUIRING INSPECTION. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BECOME FAMILIAR WITH THIS REQUIREMENT AND UNDERSTAND THE GUIDELINES AND REQUIREMENTS OF EACH PARTY INVOLVED WITH THE CONSTRUCTION. A COPY OF THE STATEMENT OF SPECIAL INSPECTION IS AVAILABLE UPON REQUEST. THE SPECIAL INSPECTOR COORDINATOR SHALL COORDINATE WITH THE OWNER, CONTRACTOR AND THE DESIGN PROFESSIONALS AND SCHEDULE THE INSPECTIONS ACCORDINGLY.

DRAWING INDEX

- S001 COVER SHEET, PROJECT INFORMATION, GENERAL STRUCTURAL NOTES.
- S100 BASEMENT/FOUNDATION/FIRST FLOOR FRAMING PLAN FIRST FLOOR/SECOND FLOOR FRAMING PLAN
- S110 SECOND FLOOR/THIRD FLOOR FRAMING PLAN THIRD FLOOR/ROOF FRAMING PLAN
- S120 ROOF PLAN
- S300 SECTION DRAWINGS



EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Rammed/RedHead AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

EPOXY ADHESIVE ANCHORS:

- 1. EPOXY ADHESIVE SHALL BE EPONCE "CEMENTIC 6" EPOXY MANUFACTURED BY ITW Rammed / Red Head, OR HIT HY 70 ADHESIVE MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
- 2. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
- 3. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THESE CONTRACT DOCUMENTS.

2. MATERIALS

- A. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
- B. MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY. a. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I HYDRATED LIME: TYPE N. b. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION. C. GROUT: ASTM C476. fc = 2000 psi, SLUMP 8" TO 10".
- D. POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED

3. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.

4. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.

5. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

6. MASONRY WALL REPAIR

- A. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NECESSARY AT ALL EXPOSED EXTERIOR SIDES OF THE BUILDING AS NEEDED.
- B. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS DAMAGED OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR, REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
- C. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. JOIN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
- D. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE UNITS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW UNITS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW UNITS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
- E. UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.
- F. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OF CONCRETE MASONRY, INTER-CONECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

STRUCTURAL STEEL

1. THE CONTRACTOR SHALL SUBMIT AS PART OF THE BIDDING PROCEDURE A UNIT COST FOR MISCELLANEOUS STRUCTURAL STEEL REQUIREMENTS THAT MAY HAVE BEEN OMITTED FROM THE CONSTRUCTION BID DOCUMENTS. PROVIDE A UNIT COST PER POUND FOR EACH OF THE FOLLOWING HOT ROLLED SECTIONS: WF BEAM, WF COLUMN, HSS, C-CHANNELS, L-LINTELS (SALVANIZED) AND L-LINTELS (PAINTED).

2. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

3. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).

4. MATERIALS:

- A. ROLLED WIDE FLANGE SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.
- B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.
- C. TUBULAR SHAPES: ASTM A500, GRADE B.
- D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
- E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
- F. ANCHOR RODS: ASTM F1554 - GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
- G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
- H. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.

5. PAINT AND PROTECTION:

- A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
- B. MEMBERS TO BE ENCASED IN CONCRETE. MEMBERS TO RECEIVE SPRAY-ON FIREPROOFING AND THE TOP FLANGES OF BEAMS TO RECEIVE COMPOSITE SHEAR CONNECTORS SHALL HAVE NO PAINT. COORDINATE ALL FIREPROOFING REQUIREMENT WITH THE PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
- C. PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.
- D. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES: HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21055 OR ML-P-26915. MULTIPLE COATS TO DRY FILM THICKNESS OF 5 MILS.
- 6. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

WOOD

1. MATERIALS:

- A. FRAMING LUMBER: 1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED. 2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED. 3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED. 4. AQC-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
- 2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLEUED AND NAILED.
- 3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
- 4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

- Fb = 2600 PSI BENDING Fv = 285 PSI HORIZONTAL SHEAR Fe = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN E = 2,000,000 PSI MODULUS OF ELASTICITY
- MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:
- 12" AND SMALLER MEMBERS: • TWO-PIECE MEMBERS - 2 ROWS OF 16d COMMON NAILS AT 12" O.C. • THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 24" O.C. STAGGERED
- 14" AND LARGER MEMBERS: • TWO-PIECE MEMBERS - 3 ROWS OF 16d COMMON NAILS AT 12" O.C. • THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 16" O.C. STAGGERED.

- 5. INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.
- 6. UNLESS NOTED OTHERWISE, CONNECTORS
- 7. SHALL BE MADE PER TABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
- 8. ALL PLYWOOD SUBFLOORING SHALL BE GLEUED AND NAILED
- 9. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON STRONG-TIE COMPANY AND FASTENING MANUAL.
- 10. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON HS HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".
- 11. BRIDGING IN ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD I-JOISTS, SHALL BE 1"x3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.
- 12. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
- 13. DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

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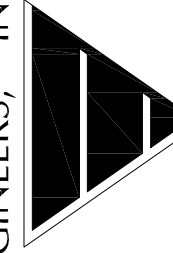
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PREPARED FOR: FOLD AND FORM ARCHITECTS  
BUILDING STABILIZATION  
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CINCINNATI, OH 45202  
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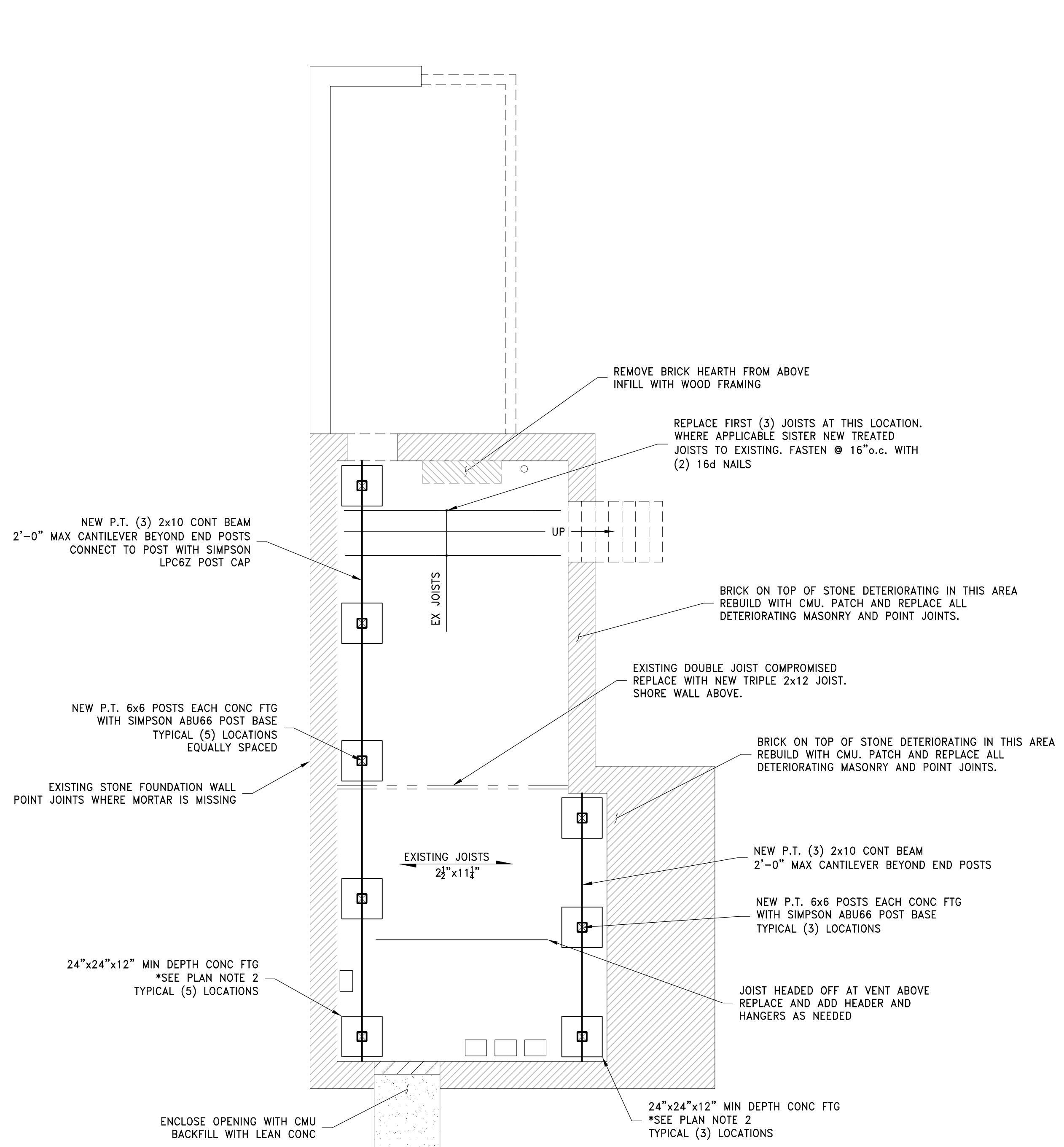
STATE OF OHIO  
RAYMOND J. BRAVE  
E-54482  
REGISTERED PROFESSIONAL ENGINEER

Proj. No.: 19253.04  
Design Team: RJB/CAH  
Date: 09/24/2019  
Drawing No.

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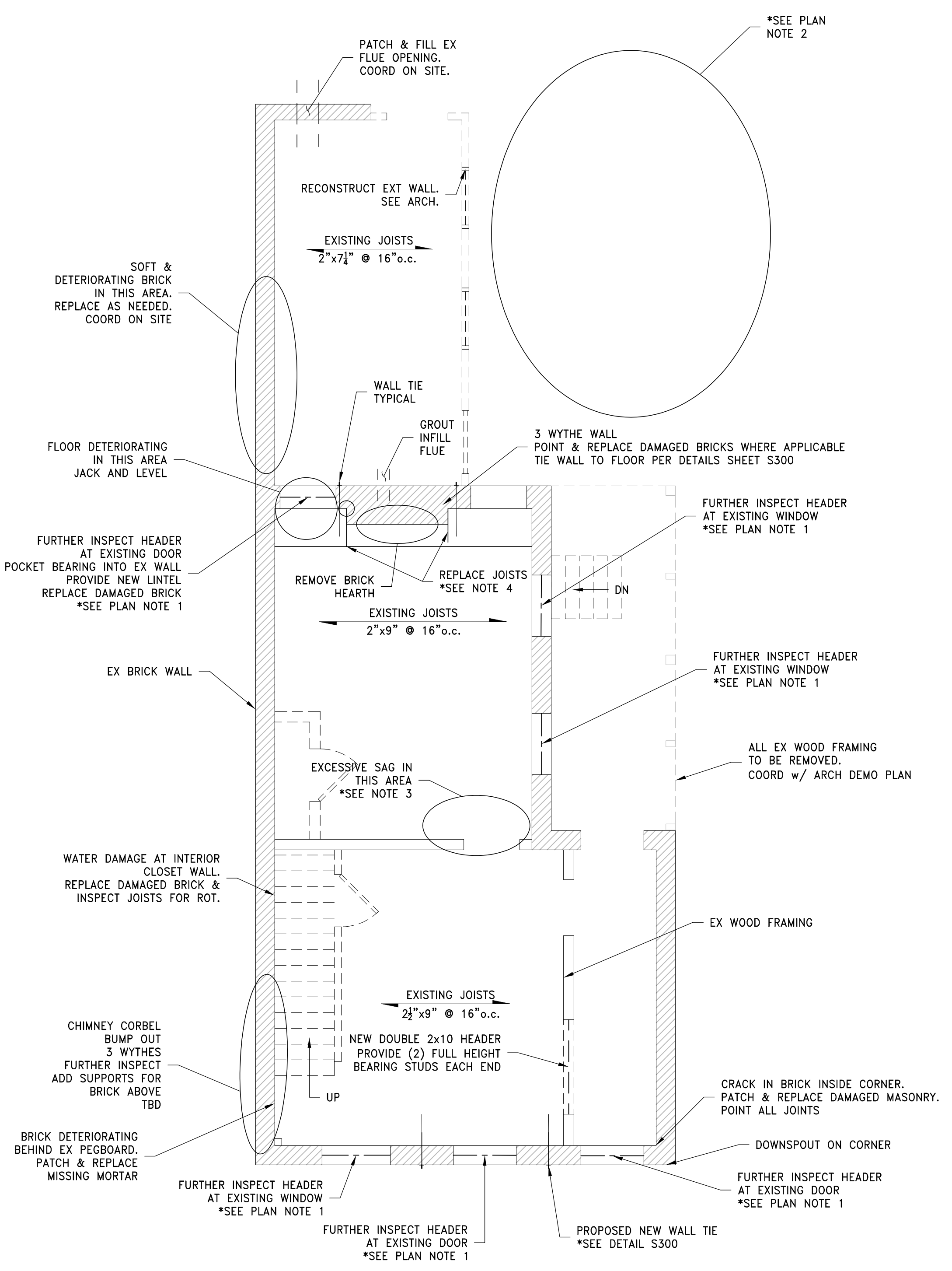
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**BASEMENT/FOUNDATION/FIRST FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



- PLAN NOTES
- FURTHER INSPECT EXISTING HEADERS FOR ROT OR SPLITTING. REPLACE WITH 4"x8" PRECAST HEADERS.
  - CUT EX SLAB AND POUR NEW 24"x24"x12" INDIVIDUAL FOOTINGS FOR 6x6 POSTS. ALIGN HORIZONTAL SYSTEM 1'-0" MIN CLEAR OF EXISTING FOUNDATION WALL. 8'-0" o.c. MAX SPACING. AFTER INSTALLATION, JACK AND LEVEL FLOORS AND WALLS ABOVE. SHIM FLOOR JOISTS FOR SOLID BEARING.



**FIRST FLOOR/SECOND FLOOR FRAMING PLAN**  
SCALE 1/4" = 1'-0"



- PLAN NOTES
- FURTHER INSPECT EX HEADERS FOR ROT OR SPLITTING. REPLACE WITH 8"x4" PRECAST HEADERS WHERE APPLICABLE. PROVIDE 6" BEARING AT EACH END.
  - REMOVE ALL EX VEGETATION FROM THE NORTH EXT OF THE BUILDING.
  - SHORE EXISTING WALL TO ALLOW JOISTS AT FIRST FLOOR TO BE REPLACED. JACK WALL TO ORIGINAL POSITION AND INSTALL NEW TRIPLE FLOOR JOIST.
  - EXISTING WOOD FRAMING AND HEARTH DETERIORATED. REPLACE ALL WITH NEW FLOOR JOISTS. ANCHOR FRAMING WITH THROUGH WALL TIES. SEE DETAIL SHEET S300

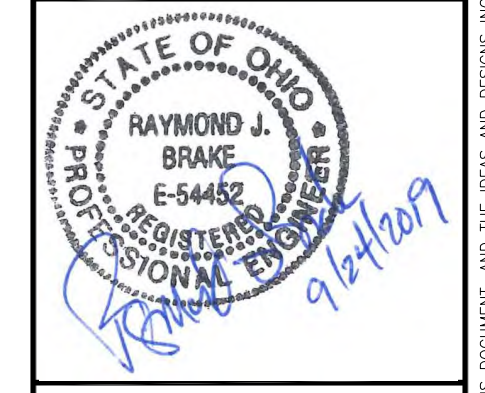
No.	Revisions/Submissions	Date:

PREPARED FOR: FOLD AND FORM ARCHITECTS

**BUILDING STABILIZATION**  
112 CORWINE AVE

CINCINNATI, OH 45202

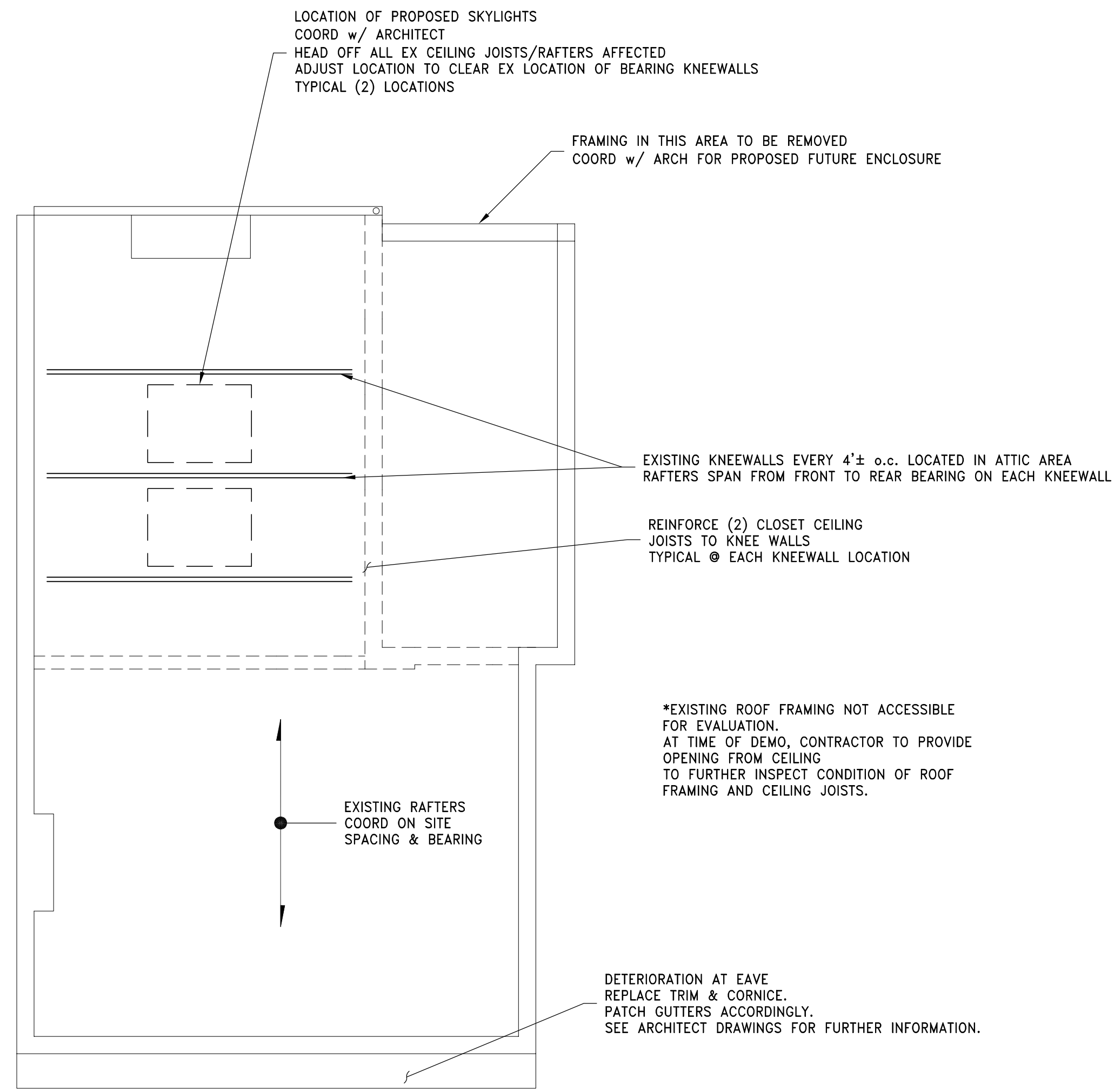
Drawing Title: BASEMENT/FOUNDATION/FIRST FLOOR FRAMING PLAN  
FIRST FLOOR/SECOND FLOOR FRAMING PLAN



Proj. No.: 19253.04  
Design Team: RJB/CAH  
Date: 09/24/2019  
Drawing No.

**S100**

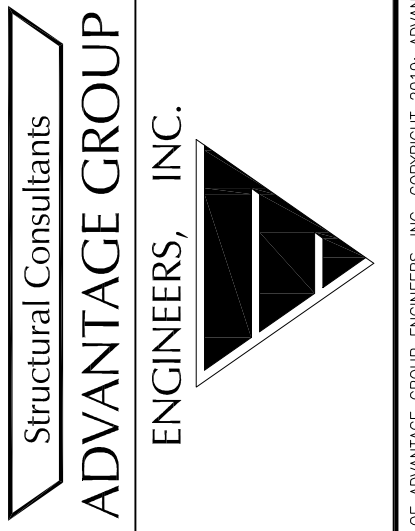




**ROOF PLAN**  
SCALE 1/4" = 1'-0"

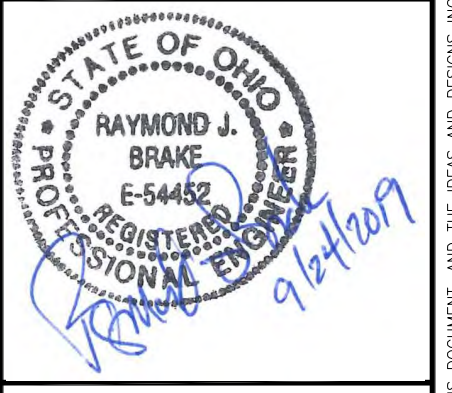


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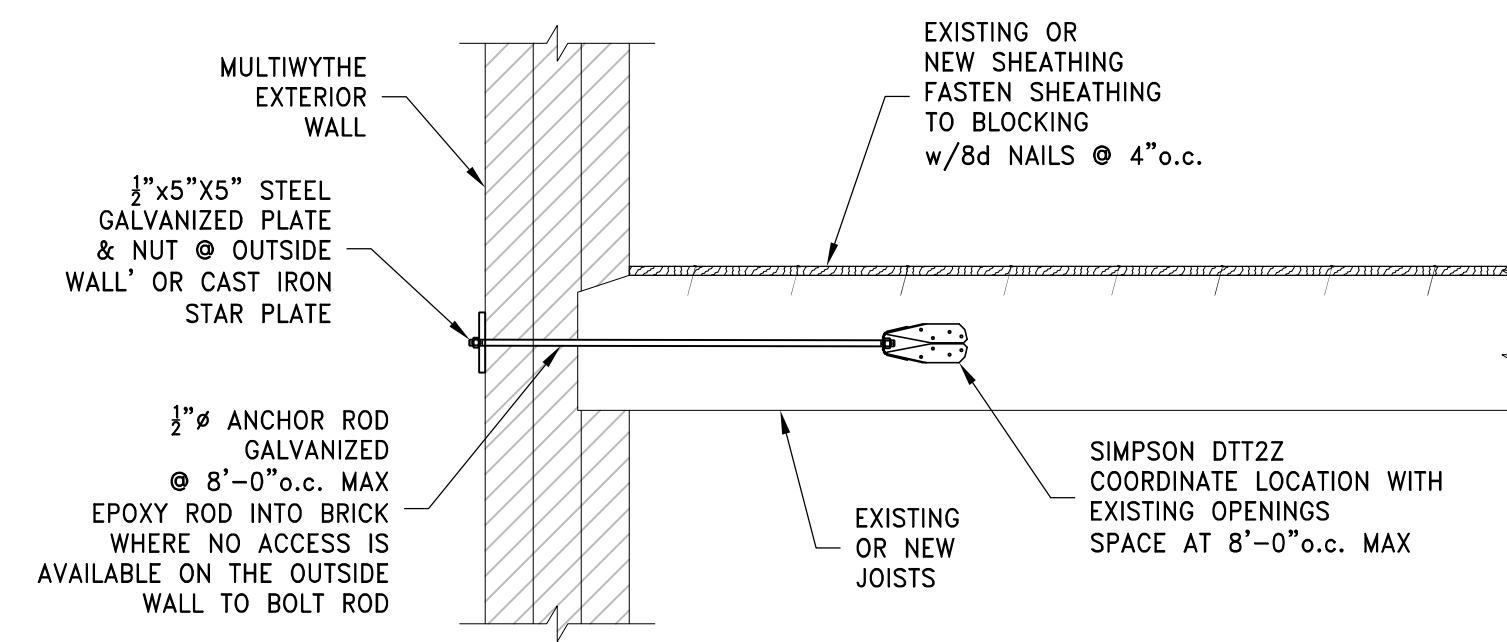
PREPARED FOR: FOLD AND FORM ARCHITECTS  
**BUILDING STABILIZATION**  
**112 CORWINE AVE**  
CINCINNATI, OH 45202  
Drawing Title: **ROOF PLAN**



Proj. No.: 19253.04  
Design Team: RJB/CAH  
Date: 09/24/2019  
Drawing No.

**S120**

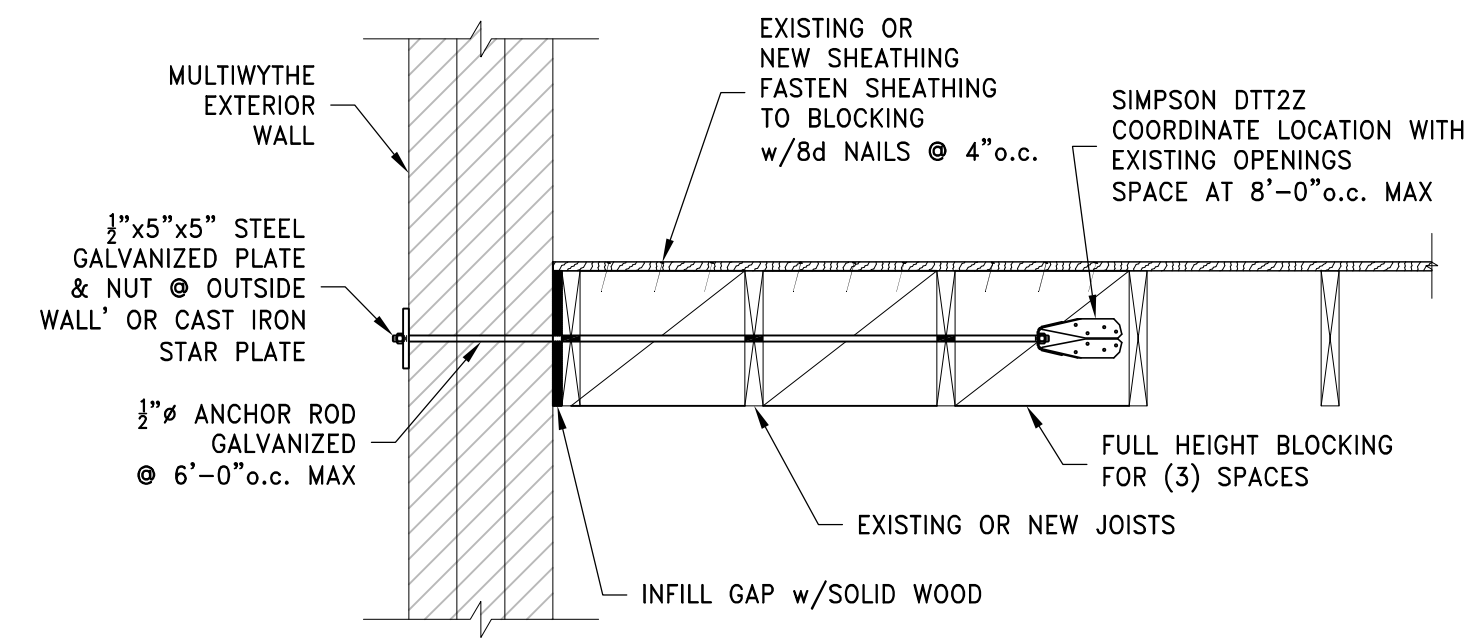
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TYPICAL WALL TIE DETAIL

SCALE 3/4" = 1'-0"

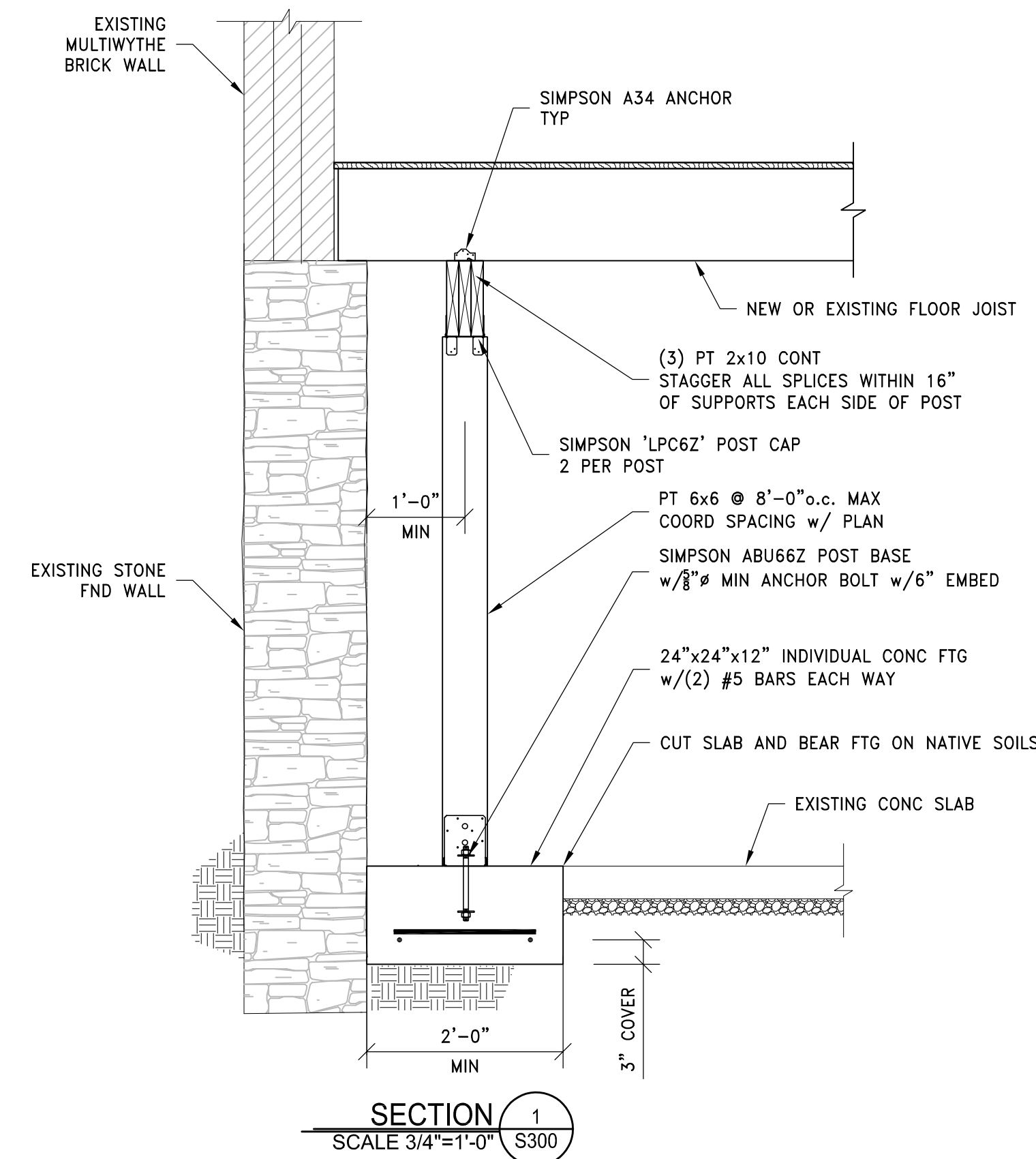
JOIST PERPENDICULAR TO WALL



TYPICAL WALL TIE DETAIL

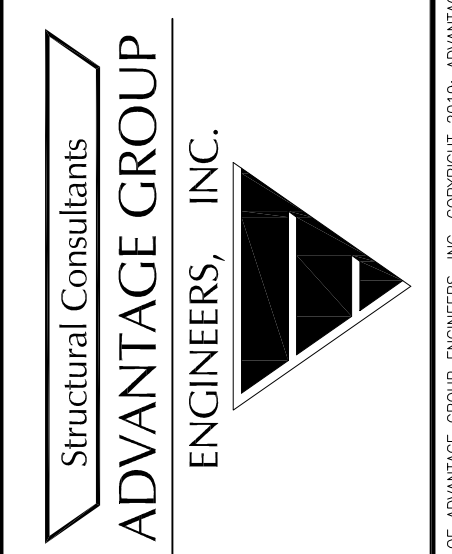
SCALE 3/4" = 1'-0"

JOIST PARALLEL TO WALL



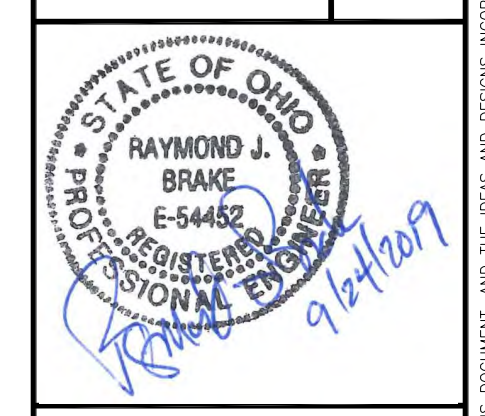
SECTION 1  
SCALE 3/4" = 1'-0" S300

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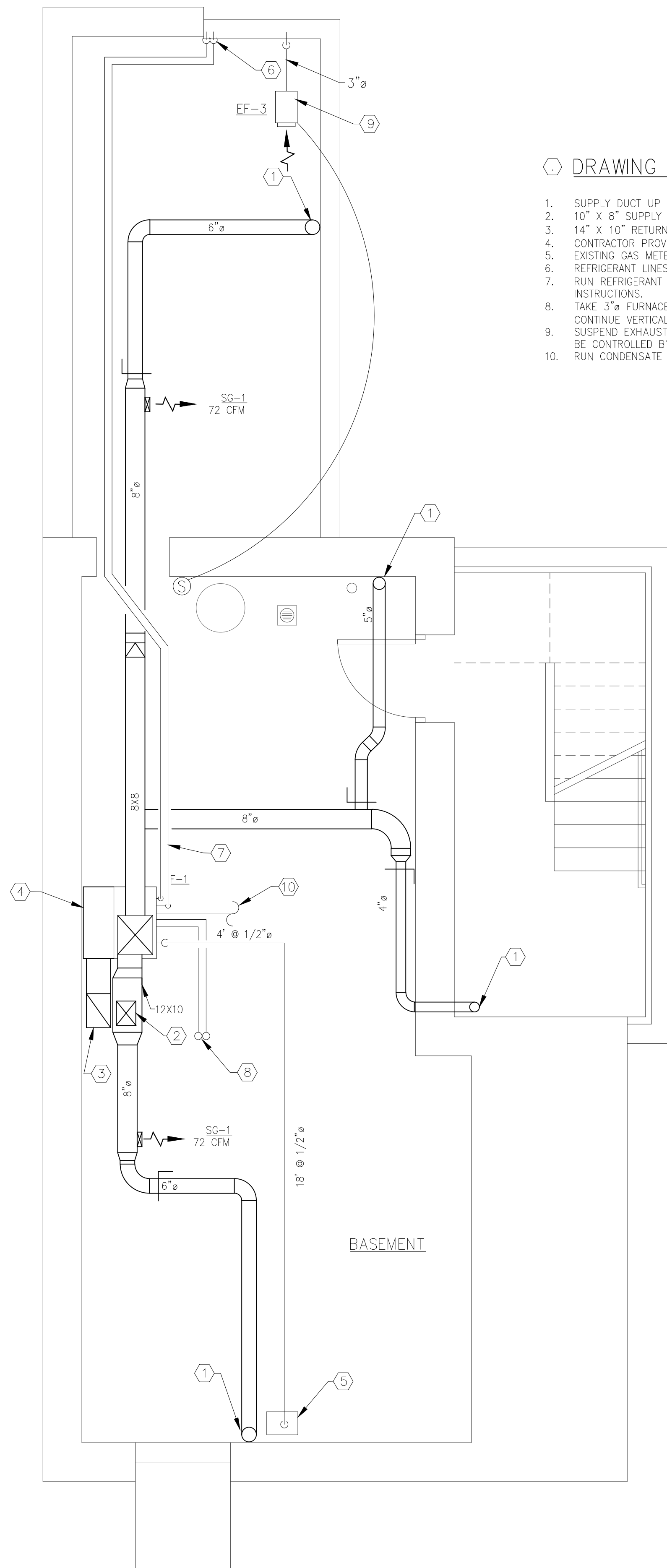
No.	Revisions/Submissions	Date:

PREPARED FOR: FOLD AND FORM ARCHITECTS  
**BUILDING STABILIZATION**  
112 CORWINE AVE  
CINCINNATI, OH 45202  
Drawing Title: SECTION DRAWINGS



Proj. No.: 19253.04  
Design Team: RJB/CAH  
Date: 09/24/2019  
Drawing No.

**S300**



**1**  
M1.01 **BASEMENT FLOOR PLAN - HVAC**  
SCALE: 3/8" = 1'-0"

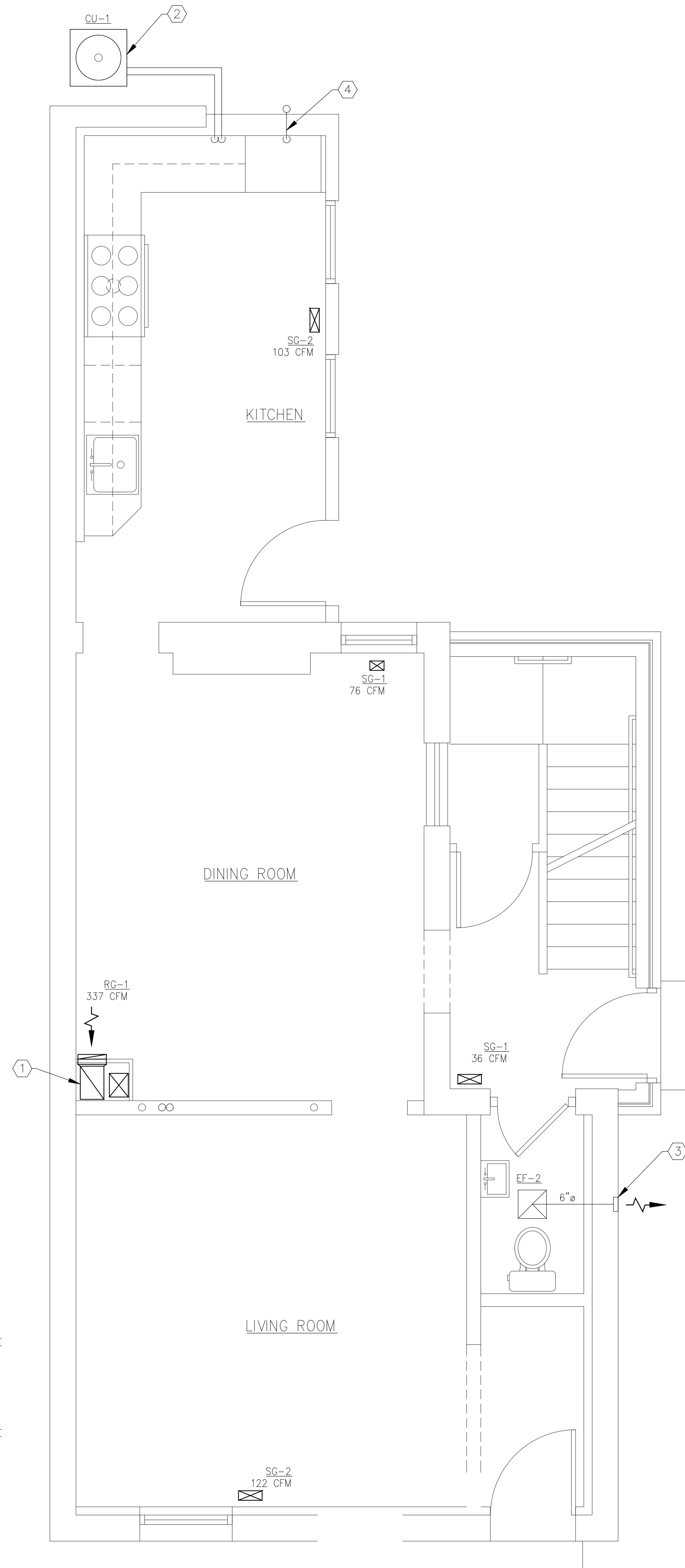
### DRAWING KEY NOTES – BASEMENT PLAN

- SUPPLY DUCT UP THROUGH CEILING TO SUPPLY GRILL ABOVE. TRANSITION AS NEEDED.
- 10" X 8" SUPPLY DUCT UP INTO MECHANICAL SHAFT ABOVE.
- 14" X 10" RETURN DUCT UP INTO MECHANICAL SHAFT ABOVE.
- CONTRACTOR PROVIDED RETURN PLENUM AND STAND ON BOTTOM OF FURNACE.
- EXISTING GAS METER. RUN GAS LINE ALONG CEILING TO NEW FURNACE.
- REFRIGERANT LINES UP THROUGH CEILING TO FLOOR ABOVE. SEE 2/M1.01 FOR CONTINUATION.
- RUN REFRIGERANT LINES ALONG CEILING TO EXTERIOR WALL. SIZE PER MANUFACTURERS INSTRUCTIONS.
- TAKE 3" FURNACE AIR INTAKE AND EXHAUST UP TO FLOOR ABOVE, INSIDE NEW INTERIOR WALL. CONTINUE VERTICAL RUN TO ROOFTOP.
- SUSPEND EXHAUST FAN FROM CEILING JOISTS. USE SPRING ISOLATION KIT. EXHAUST FAN IS TO BE CONTROLLED BY HUMIDI-STAT, SET TO 55 PERCENT.
- RUN CONDENSATE LINE TO NEAREST FLOOR DRAIN.

HVAC LEGEND	
	RECTANGULAR DUCTWORK AND SIZE
	ROUND DUCTWORK
	BALANCING DAMPER
	HVAC UNIT
	THERMOSTAT
	SUPPLY AIR DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	SUPPLY REGISTER
	RETURN GRILLE
	EXHAUST REGISTER
	NEW WORK DRAWING NOTE SYMBOL

### DRAWING KEY NOTES – FIRST FLOOR PLAN

- 14" X 10" RETURN DUCT FROM BASEMENT. RETURN GRILL THROUGH MECHANICAL SHAFT TO BE WITHIN 10" OF THE FLOOR. AFTER RETURN GRILL, REDUCE RETURN DUCT TO 10" X 8", AND CONTINUE RUN UP TO SECOND FLOOR AND THIRD FLOOR.
- MOUNT CONDENSING UNIT ON CONTRACTOR PROVIDED 3" HIGH CONCRETE PAD.
- 6" X 6" WALL CAP FLUSH WITH BUILDING EXTERIOR. WITH BACK DRAFT DAMPER AND INSECT SCREEN. COLOR TO MATCH BUILDING EXTERIOR.
- BRING 3" EXHAUST DUCT UP FROM BASEMENT TO FIRST FLOOR AND RUN HORIZONTALLY OUT EXTERIOR WALL ABOVE GRADE. INSTALL INSECT SCREEN AND BACK DRAFT DAMPER. COORDINATE WITH OWNER ON FINAL LOCATION OF OUTLET.

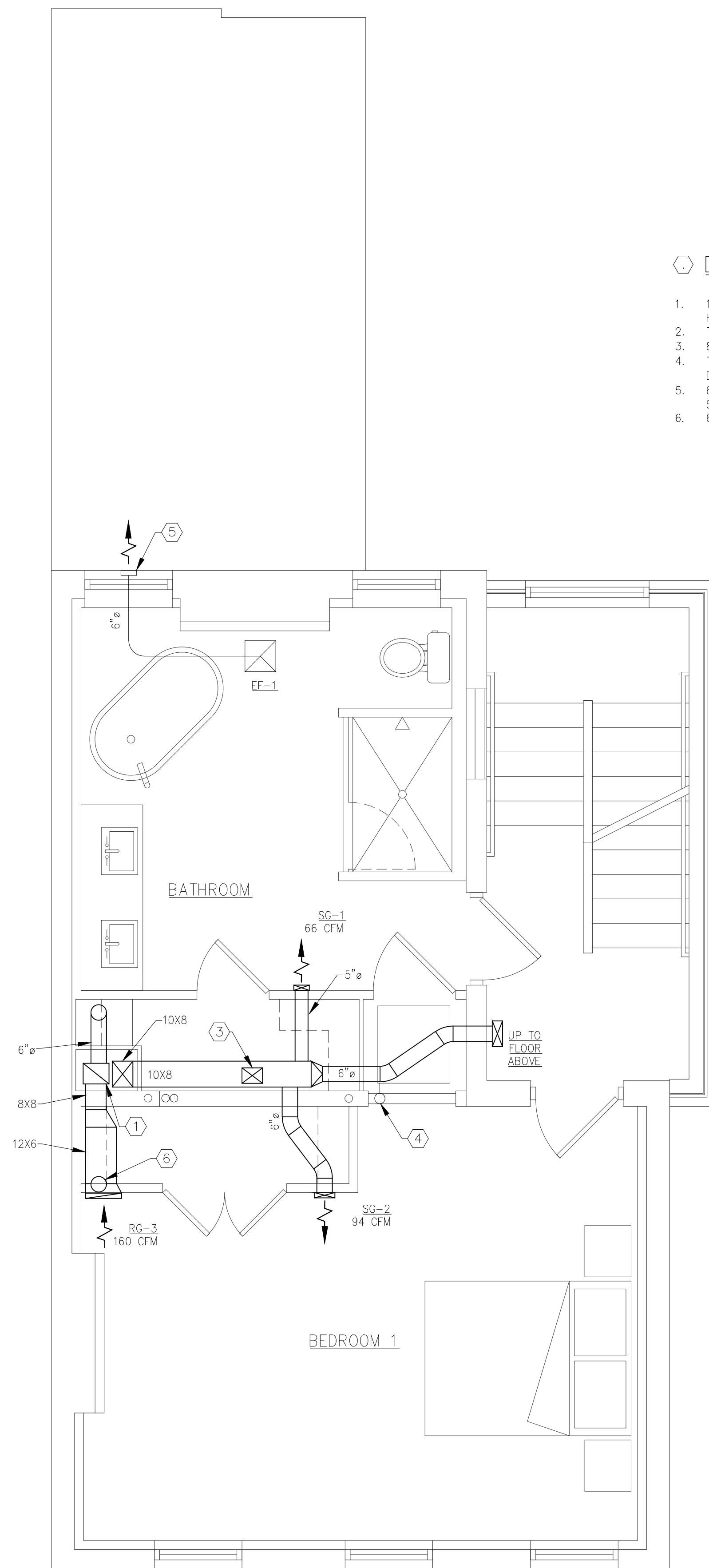


**2**  
M1.01 **FIRST FLOOR PLAN - HVAC**  
SCALE: 3/8" = 1'-0"

NO.	DESCRIPTION	DATE
-	FOR PERMIT	03-08-20

### ◇ DRAWING KEY NOTES – SECOND FLOOR PLAN

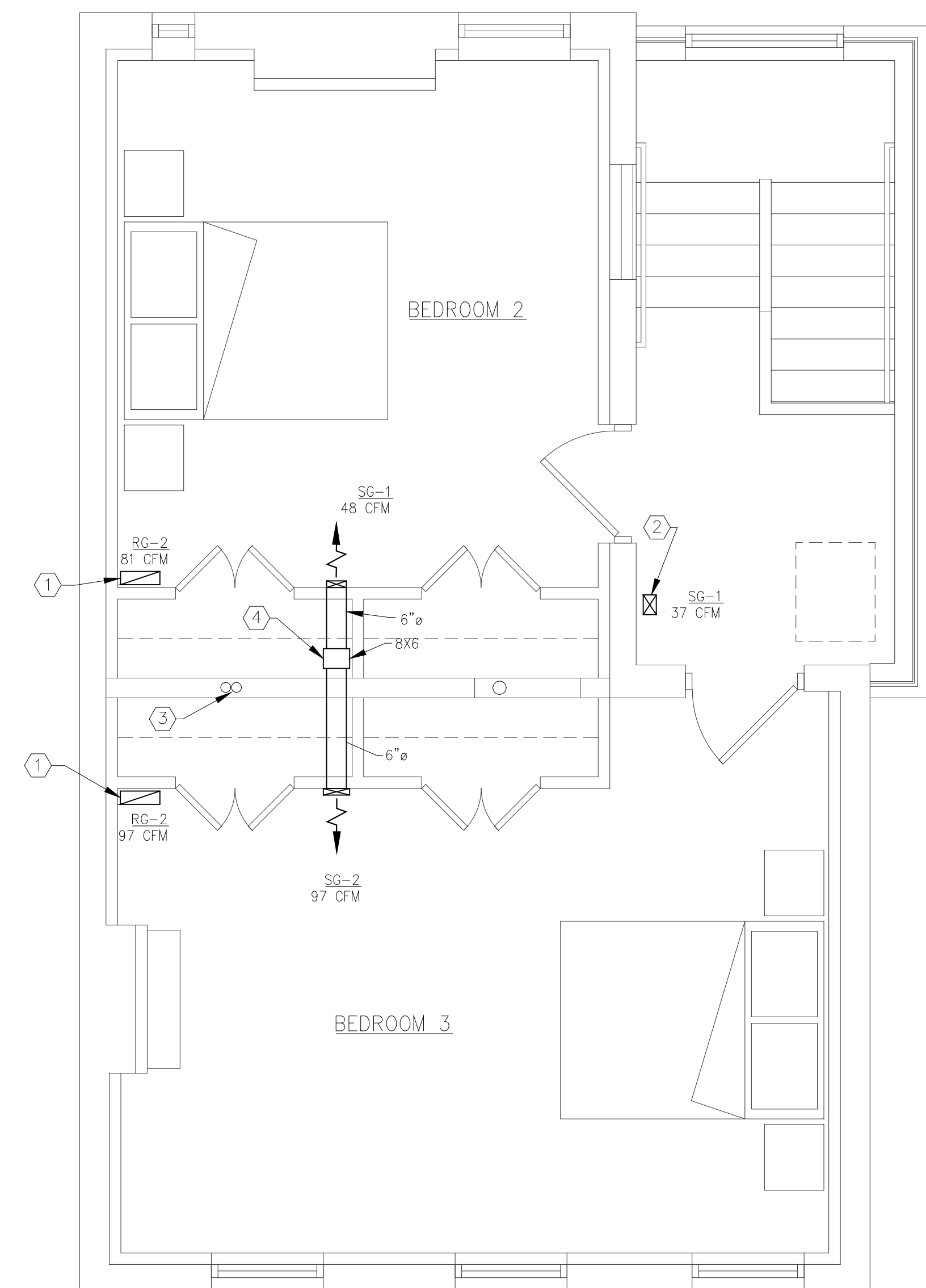
- 10" X 8" RETURN DUCT FROM FIRST FLOOR. TAKE DUCT VERTICALLY TO SECOND FLOOR CEILING HEIGHT. RUN DUCTWORK HORIZONTALLY AT TOP OF CLOSET SPACES.
- TRANSITION FROM 6" DUCT TO 12" X 4" DUCT BEFORE PENETRATING CEILING TO THIRD FLOOR.
- 8" X 6" DUCT UP TO THIRD FLOOR CLOSET SPACE.
- TAKE 4" DRYER EXHAUST DUCT INTO INTERIOR WALL, THEN RUN DUCT UP TO ROOFTOP. SEE DETAIL C/M2.01.
- 6" X 6" WALL CAP FLUSH WITH BUILDING EXTERIOR. WITH BACK DRAFT DAMPER AND INSECT SCREEN. COLOR TO MATCH BUILDING EXTERIOR.
- 6" DUCT FROM 12" X 6" RETURN DUCT, UP TO REGISTER ON FLOOR ABOVE.



**1** SECOND FLOOR PLAN - HVAC  
M1.02 SCALE: 3/8" = 1'-0"

### ◇ DRAWING KEY NOTES – THIRD FLOOR PLAN

- 12" X 4" RETURN GRILL IN THE FLOOR OF THE THIRD FLOOR. TRANSITION FROM THIS GRILL TO 6" DUCT DOWN TO SECOND FLOOR CEILING SPACE.
- SUPPLY GRILL IN FLOOR. CONNECTED TO DUCTWORK IN SECOND FLOOR CEILING SPACE.
- TAKE FURNACE AIR INTAKE AND EXHAUST UP TO ROOFTOP TO CONCENTRIC TERMINATION VENT. SEAL ROOF PENETRATION WATER TIGHT. SEE DETAIL A/M2.01.
- SUPPLY SHAFT FROM SECOND FLOOR, TO THIRD FLOOR CLOSET SPACE. BRING DUCT UP TO THIRD FLOOR CEILING AND RUN BRANCHES HORIZONTALLY TIGHT TO CEILING. CONTRACTOR TO CREATE SHAFT INSIDE CLOSET TO CONCEAL SUPPLY DUCTS. COORDINATE WITH ARCHITECT.



**2** THIRD FLOOR PLAN - HVAC  
M1.02 SCALE: 3/8" = 1'-0"

NO.	DESCRIPTION	DATE
-	FOR PERMIT	03-08-20

### FURNACE SCHEDULE

TAG	MODEL	DESCRIPTION	SUPPLY AIR CFM	O.A. CFM	COOLING MBH			SYSTEM SEER	CONNECTED COOLING COIL	GAS HEATING MBH		FURNACE EFFICIENCY	V/PH/HZ	MCA	MOCP	WEIGHT LBS	REMARKS
					TOTAL	SENSIBLE	EER			INPUT	OUTPUT						
F-1	N95ESN0601714	GAS FURNACE	747	-	-	-	-	14.0	END4X42L21	60.0	58.0	+95 AFUE	115/1/60	16.3	20	155	ABFG
CU-1	NXA424GKC10	CONDENSING UNIT	-	-	21.4	17.8	11.0	-	-	-	-	-	208/1/60	22.3	35	192	ACDE

- REMARKS:**
- ALL HVAC EQUIPMENT TO BE FIELD LABELED TO IDENTIFY WHICH AREAS OF THE BUILDING THEY SERVICE.
  - PROVIDE SIDE FILTER RACK.
  - COOLING CAPACITIES BASED ON 95° CONDENSING TEMPERATURE.
  - PROVIDE CYCLE PROTECTOR, EVAP. FREEZE THERMOSTAT, LOW PRESSURE SWITCH, LOW-AMBIENT CONTROLLER, AND STARTER.
  - PROVIDE UNIT WITH 120 VOLT RECEPTACLE.
  - 1H/1C, AUTO/MANUAL CHANGEOVER, ELECTRONIC PROGRAMMABLE, DELUXE 7-DAY THERMOSTAT. FURNISH T-STATS THAT CAN BE LOCKED THROUGH PROGRAMING TO AVOID THE NEED FOR COVERS.
  - RUN CONDENSATE LINE TO NEAREST FLOOR DRAIN. SEE DETAIL B/THIS PAGE.

### ASHRAE APARTMENT VENTILATION REQUIREMENTS

THE FRESH AIR REQUIREMENT FOR THIS PROJECT IS BASED ON OPERABLE WINDOW UNITS OF AN EXISTING BUILDING. ALL HABITABLE ROOMS HAVE ACCESS TO OUTSIDE AIR. THE VENTILATION REQUIRED IS BASED ON HAVING A MINIMUM OF 4% OPERABLE WINDOW AREA TO FLOOR AREAS. NO CHANGE OF OCCUPANCY IS OCCURRING WITH THIS REMODEL.

CONTRACTOR IS TO FIELD VERIFY THAT ALL HABITABLE ROOMS HAVE OPERABLE WINDOWS WITH AN AREA THAT IS GREATER THAN 4% OF THE FLOOR AREA OF THE SPACE.

### Living Space Outside Air Ventilation Table Code Calls for 4% or Great Operable Window Area Vs. Room Square Feet.

Floor #	Room Name	Square Foot of Room	# of Windows	Size of Window 1	# of Windows	Size of Window 2	Total Square feet of Windows	Openable Area, Sq. Ft.	% of operable window to floor area
First Floor	Kitchen	146.4	2	2'-6" X 6'-6"	0	-	32.5'	16.3'	11%
	Living Room	186.4	1	2'-6" X 6'-6"	0	-	16.25'	8.1'	4%
	Family Room	189.6	2	2'-6" X 6'-6"	0	-	32.5'	16.3'	8%
Second Floor	Bedroom 1	223.5	3	2'-6" X 6'-6"	0	-	48.75'	24.4'	11%
	Restroom 1	126	2	2'-6" X 6'-6"	0	-	32.5'	16.3'	13%
Third Floor	Bedroom 2	158.8	1	2'-6" X 6'-6"	1	9" X 6'-6"	21.1'	10.5'	7%
	Bedroom 3	221.3	3	2'-6" X 6'-6"	0	-	48.75'	24.4'	11%

**CONCLUSION**  
ALL LIVING SPACES ARE 4% OR GREATER

### EXHAUST FAN

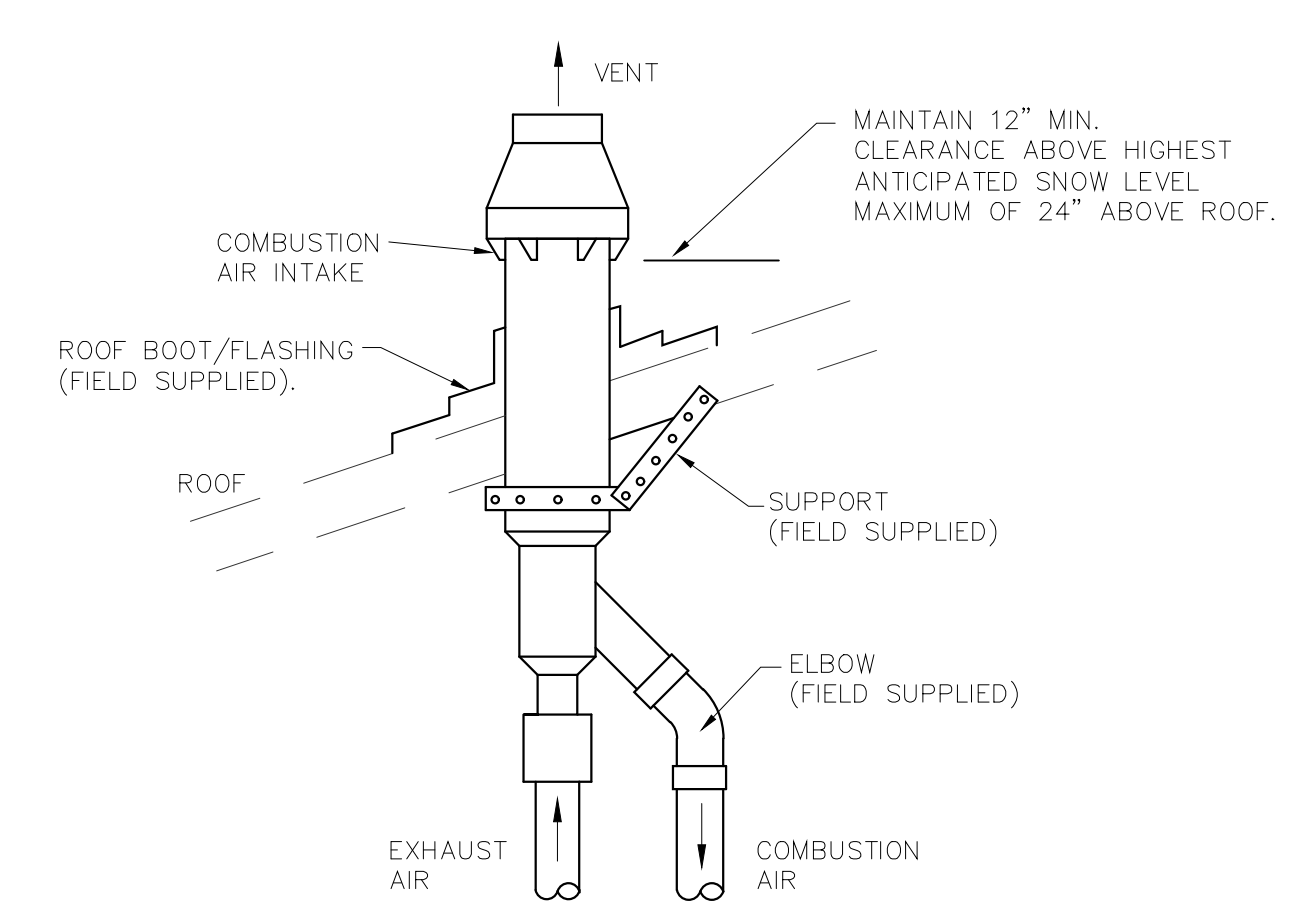
MARK	AREA SERVED	MFG	MODEL NO.	DRIVE TYPE	CFM		ESP	FAN RPM	FLA	INPUT WATTS	V/C/P	SONES	REMARKS
					(LOW)	(HIGH)							
EF-1	BATHROOMS	GREENHECK	SP-B110	DIRECT	45	110	0.1	950	1.14	80	115/60/1	0.4/1.5	AB
EF-2	BATHROOMS	GREENHECK	SP-B110	DIRECT	45	110	0.1	950	1.14	80	115/60/1	0.4/1.5	BC
EF-3	BASEMENT	GREENHECK	SQ-60-VG	DIRECT	-	63	0.125	1050	1.8	-	115/60/1	1.2	B

- REMARKS:**
- THIS FAN HAS BEEN SELECTED FOR CONTINUOUS VENTILATION AND IS TWO SPEED CAPABLE. THE FAN WILL RUN AT THE DEFINED (LOW) SPEED AS SET BY SPEED CONTROLLER AND RAMP UP TO CERTIFIED AIRFLOW RATE (HIGH) ON DEMAND. WALL SWITCH OPTION WILL ALLOW THE FAN TO RUN AT HIGH SPEED UPON DEMAND. THIS WILL SATISFY VENTILATION REQUIREMENTS FOR LEED SILVER.
  - DISCONNECT SWITCH.
  - TIED TO WALL SWITCH.

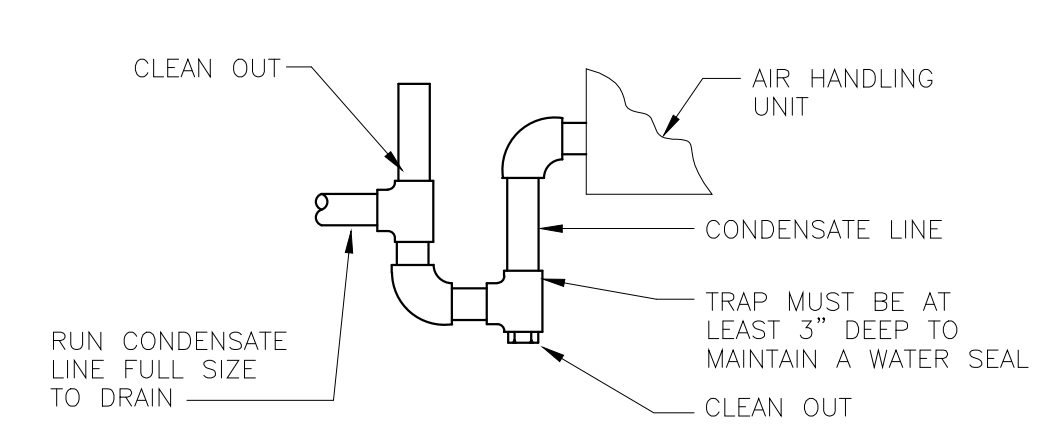
### DIFFUSERS & GRILLES SCHEDULE

TAG	MFG.	MODEL	MODULE	BORDER	NECK SIZE	REMARKS
SG-1	PRICE	620DAL	6" X 4"	SURFACE MOUNT	SAME AS DUCT	AB
SG-2	PRICE	620DAL	8" X 4"	SURFACE MOUNT	SAME AS DUCT	AB
RG-1	PRICE	630DAL	12" X 14"	SURFACE MOUNT	SAME AS DUCT	AB
RG-2	PRICE	630D	12" X 4"	SURFACE MOUNT	SAME AS DUCT	AB
RG-3	PRICE	630D	14" X 6"	SURFACE MOUNT	SAME AS DUCT	AB

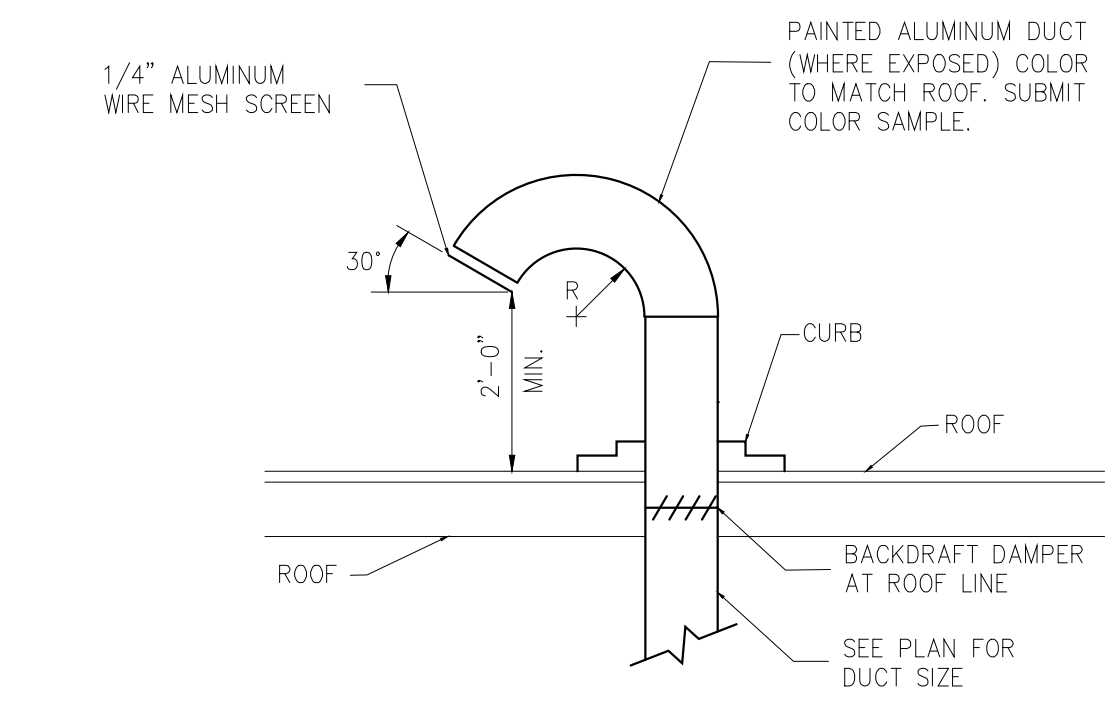
- REMARKS:**
- PROVIDE TRANSITION AS REQUIRED.
  - COLOR SHALL BE #26 WHITE.
  - PROVIDE VOLUME DAMPERS IN TAKEOFFS WHERE ACCESSIBLE. WHERE DAMPERS ARE NOT ACCESSIBLE, PROVIDE AG-75 OPPOSED BLADE DAMPER AT DIFFUSER.



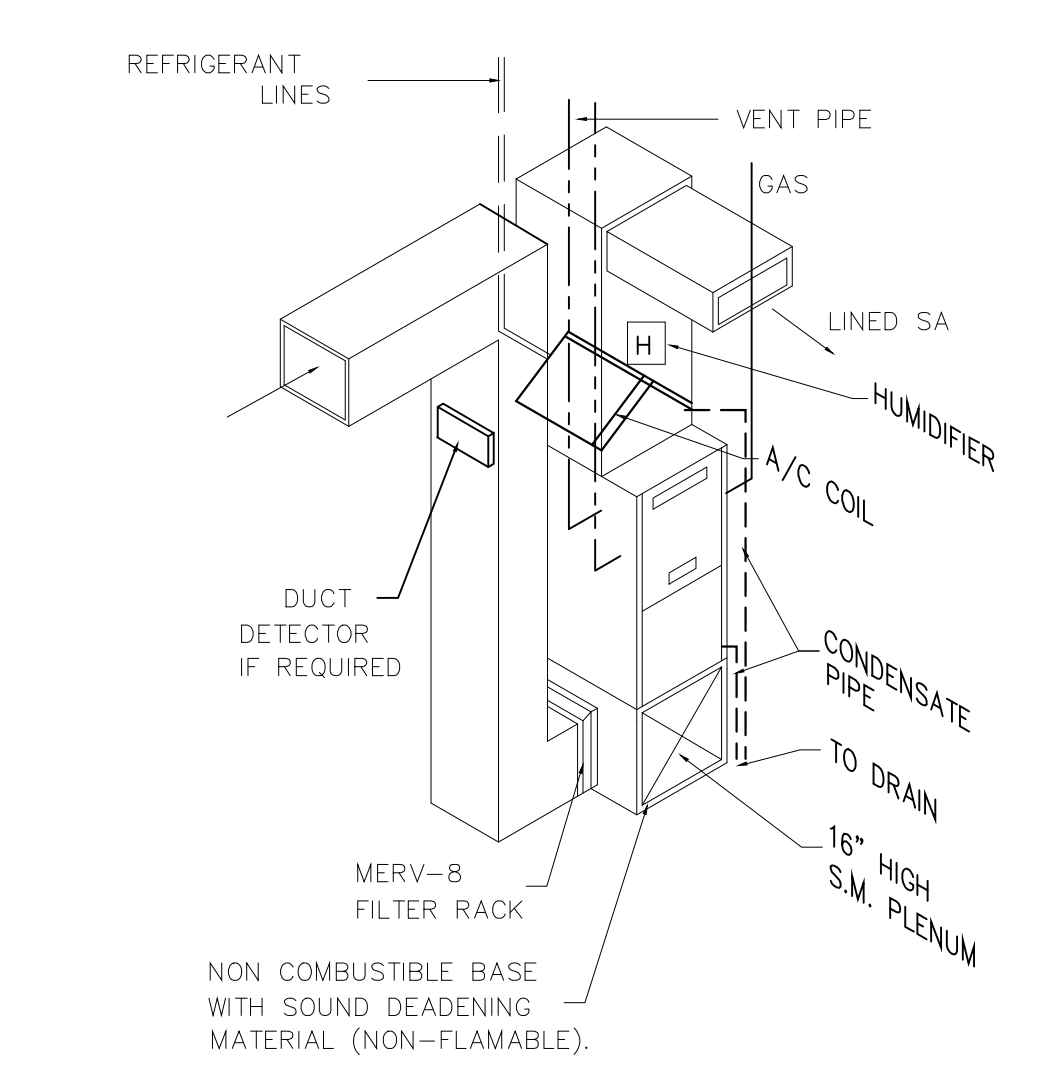
**A** CONCENTRIC TERMINAL ROOF VENT  
SEE ARCHITECTURAL DWGS. FOR ROOF SLOPE.  
NOT TO SCALE



**B** CONDENSATE DRAIN PIPING DETAIL  
NOT TO SCALE



**C** DUCT THRU ROOF  
NOT TO SCALE



**D** UPFLOW FURNACE DETAIL  
NOT TO SCALE

MECHANICAL SPECIFICATIONS

1. GENERAL

- a. MECHANICAL INSTALLATION SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL CODES.
b. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY, AND ENGINEER'S REQUIREMENTS.
c. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, LABOR, PERMITS, INSPECTIONS, FEES, QUALITY OF MATERIALS AND WORKMANSHIP AND FINAL CLEAN-UP PERTAINING TO THE MECHANICAL WORK.
d. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND SHALL LAY OUT HIS OWN WORK. HE SHALL BE RESPONSIBLE FOR ACCURACY OF THE SAME WITH RESPECT TO THE INTENT OF THESE SPECIFICATIONS. THIS CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
e. THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.
f. WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY OWNER" WHICH MEANS "FURNISHED ONLY" (INSTALLED BY CONTRACTOR), EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
g. WORK INSTALLED BY THIS CONTRACTOR WHICH INTERFERES WITH OR AFFECTS THE EXISTING STRUCTURES SHALL BE CHANGED AS DIRECTED AND ALL COSTS INCIDENT TO SUCH CHANGES SHALL BE PAID BY THIS CONTRACTOR.
h. ALL WORK OF THIS CONTRACT SHALL BE DONE NEATLY AND PROFICIENTLY AND ONLY BY MECHANICS SKILLED IN THEIR PARTICULAR CRAFT.
i. ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.
j. ALL MATERIALS SHALL BE FREE OF DEFECTS OR ERRORS WHICH WOULD RESULT IN POOR APPLICATION OR CAUSE DEFECTS IN WORKMANSHIP.
k. CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF THIS WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED AND RESTORED IN KIND, FLASH AND COUNTERFLASH AT ROOF OPENINGS.
l. ALL EQUIPMENT SHALL BE LISTED AND LABELED, UNLESS OTHERWISE APPROVED.
m. ALL WIRING SHALL MEET THE REQUIREMENTS LISTED IN THE ELECTRICAL SPECIFICATIONS. ALL CONTROL AND INTERLOCK WIRING AND CONDUIT (120V OR 24V) SHALL BE BY THE MECHANICAL CONTRACTOR.
n. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.

2. SUBSTITUTIONS

- a. CERTAIN MAKES OF MATERIALS AND EQUIPMENT ARE SPECIFIED AND DRAWINGS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHINGS AND INSTALLING THE SPECIFIED MAKE AND MODEL OR THE "EQUIVALENT" MODEL OF ANOTHER OF THE SPECIFIED MANUFACTURERS WHICH MEETS ALL THE QUALIFICATIONS OF THE SPECIFIED ITEMS.
b. "EQUIVALENT" MATERIALS AND EQUIPMENT ARE THOSE OF MANUFACTURER WHICH MEET THE SAME STANDARDS OF PERFORMANCE, HAVE EQUAL OR BETTER MATERIALS OF CONSTRUCTION, AND EQUAL OR BETTER MAINTENANCE CHARACTERISTICS. ALL EQUIVALENTS MUST FIT THE SPACE PROVIDED IN THE BUILDING STRUCTURE, WHERE THE USE OF EQUIVALENTS RESULTS IN CHANGES, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH CHANGES AND ANY COSTS RESULTING FROM THEM.
c. IF THE CONTRACTOR INTENDS TO USE EQUIPMENT OR MATERIALS NOT SPECIFIED, HE MUST RECEIVE APPROVAL FROM THE ENGINEER/ARCHITECT PRIOR TO THE AWARD OF THE CONTRACT. THIS PRIOR APPROVAL ONLY PERMITS SUBMITTAL OF A PARTICULAR MANUFACTURER'S EQUIPMENT IN GENERAL. THE SPECIFIED ITEM TO BE USED MUST AGAIN BE SUBMITTED FOR FINAL REVIEW AS SPECIFIED UNDER "SHOP DRAWINGS".

3. SHOP DRAWINGS

- a. SUBMIT TO ENGINEER/ARCHITECT THREE (3) COPIES OF CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, DIAGRAMS & SPECIFICATIONS ON ALL SPECIFIED MATERIALS & EQUIPMENT FOR REVIEW IN AMPLE TIME BEFORE MANUFACTURERS ARE AUTHORIZED TO MAKE SHIPMENT. THE INFORMATION SUBMITTED SHALL BE PREPARED AND ARRANGED IN A FORMAT WHICH WILL PERMIT EASY IDENTIFICATION AND COMPARISON BY THE ENGINEER/ ARCHITECT OF SPECIFIED EQUIPMENT. ONE COPY SHALL BE RETURNED TO THE CONTRACTOR FOLLOWING THE ENGINEER/ ARCHITECTS REVIEW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH ANY ADDITIONAL COPIES (SHOWING ARCHITECT ENGINEER STAMP AND COMMENT) AS NECESSARY FOR SUPPLIERS AND/OR BUILDING OFFICIALS.
b. THE MAKE, TYPE, AND FINISH OF ALL MATERIALS, EQUIPMENT AND APPARATUS SHALL BE APPROVED BY THE ENGINEER/ ARCHITECT IN WRITING BEFORE THE CONTRACTOR INSTALLS IT. ANY SUBSTITUTION FOR ANY SPECIFIED EQUIPMENT OR MATERIAL SHALL FIRST BE APPROVED BY THE ENGINEER/ARCHITECT IN WRITING.
c. SUBMIT TYPEWRITTEN SCHEDULE SHOWING ALL ELECTRICAL CHARACTERISTICS AND REQUIREMENTS FOR ALL ELECTRICALLY OPERATED EQUIPMENT. THE SCHEDULE SHALL BE USED BY THE ELECTRICAL CONTRACTOR FROM WHICH HE WILL PREPARE HIS WORK.
d. SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MAKE, MODEL NUMBER, DIMENSIONS, ELECTRICAL CHARACTERISTICS (RATING). SHOP DRAWINGS SHALL BEAR NAME OF PROJECT AND LOCATION.
e. CONTRACTOR SHALL KEEP AT LEAST ONE SET OF COLORED CORRECTED SHOP AND DESIGN DRAWINGS AT THE SITE. DRAWINGS SHALL BE CURRENT, DENOTING APPROVED MODIFICATIONS AND INSTALLED DEPARTURE. SUBMIT ONE SET OF "AS-BUILT" DRAWINGS TO OWNER BEFORE FINAL PAYMENT.

4. CLEANING

- a. THIS CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL ACCUMULATION OF DIRT, DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AT LEAST ONCE A WEEK, EXCEPT THAT COMBUSTIBLE MATERIALS SHALL BE REMOVED DAILY.

5. CODES

- a. ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD ENGINEERING PRACTICES. ALL WORK SHALL CONFORM TO THE OWNER'S CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THE CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. AFTER CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUE SHALL BE REIMBURSED BY THE OWNER TO THE CONTRACTOR.

6. LICENSES, PERMITS, INSPECTIONS & FEES

- a. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK.
b. FURNISH TO THE OWNER'S CONSTRUCTION MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT SUBSTANTIAL COMPLETION DATE OF PROJECT.

7. DRAWINGS

- a. DRAWINGS (PLANS, SPECIFICATIONS, AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS. IT IS NOT POSSIBLE TO INDICATE ALL DUCT AND PIPING OFFSETS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED.
b. THE LAYOUT SHOWN ON THE DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. IF ANOTHER MAKE OF EQUIPMENT IS USED WHICH REQUIRES MODIFICATION OR CHANGE OF ANY DESCRIPTION FROM THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE AS PART OF HIS WORK, FOR MAKING ALL SUCH MODIFICATIONS AND CHANGES, INCLUDING THOSE INVOLVING OTHER TRADES WITH THE COST THEREOF INCLUDED IN HIS BID. IN SUCH CASE, CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS PRIOR TO STARTING WORK SHOWING ALL SUCH MODIFICATIONS AND CHANGES. HIS PROPOSAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S CONSTRUCTION MANAGER.

8. OPERATION MANUALS

- a. ONE COPY OF EACH OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT FURNISHED ON JOB SHALL BE COLLECTED AND INSERTED IN A 3 RING BINDER AND TURNED OVER TO THE OWNER. EACH NOTEBOOK SHALL INCLUDE BUT NOT LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES APPROVED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OF PRINCIPAL ITEMS OF EQUIPMENT.

HVAC WORK

1. EQUIPMENT

- a. UPFLOW CONDENSING GAS FURNACE AS SCHEDULE. CAPACITIES SHALL BE AS LISTED. PROVIDE EACH FURNACE W/THROW AWAY FILTERS, BOTTOM PLENUM, PREWIRED CONTROL CENTER ELECTRONIC PILOT, FAN RELAY, GAS VALVE, SAFETY LIMIT, BLOWER DOOR SAFETY SWITCH, SMOKESTAT IN RETURN DUCT, FULLY INSULATED ENCASED, COOLING COIL W/TRANSITIONS AS REQUIRED. PROVIDE CONCENTRIC VENT AND COMBUSTION AIR TERMINATION KIT W/FURNACE INTERFACE KIT, INSULATED BLOWER COMPARTMENT, AFUE 95% ALL VENTS SHALL BE PAINTED TO MATCH SURROUNDING SURFACE. NO SUBSTITUTIONS ALLOWED.
b. R-410A HIGH EFFICIENCY AIR COOLED CONDENSING UNIT AS SCHEDULE. COOLING CAPACITY SHALL BE AS LISTED. NO SUBSTITUTIONS ALLOWED. ACCESSORIES: LOW AND HIGH PRESSURE SWITCHES, CRANKCASE HEATER, LOW AMBIENT O F, TIME GUARD, COLD START, HARD START FILTER/DRYER, SOLENOID VALVE, 7-DAY PROGRAMMABLE THERMOSTAT WITH LOCKING COVER, FULLY CHARGED INSULATED REFRIGERANT LINES. INSTALL CONDENSING UNIT OUTDOORS ON ELEVATED PAD.
c. EXHAUST FAN - BASIS OF DESIGN: GREENHECK OR EQUAL AS SCHEDULED. BACKDRAFT DAMPER, SLOPE ROOF OR WALL CAP WHERE SCHEDULED (PAINTED TO MATCH SURROUNDING). ALL DUCTWORK, ROOF OPENINGS AND CAPS NECESSARY TO PROVIDE A COMPLETE EXHAUST SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR. REFER TO PLANS FOR APPLICABILITY. EACH APARTMENT IS TO HAVE 1 BATHROOM EXHAUST FAN WIRED FOR CONTINUOUS EXHAUST AT LOW SPEED TO MEET LEED REQUIREMENTS. THIS FAN SHALL ALSO BE WIRED TO THE WALL SWITCH TO MANUALLY TURN THE FAN TO HIGH SPEED.
d. ALL MECHANICAL EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE AVAILABLE AT THE JOB SITE.
e. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY. VERIFICATION THAT THE MECHANICAL EQUIPMENT HAS BEEN TESTED TO THE APPROPRIATE STANDARDS MUST BE SUBMITTED.

2. DIFFUSERS, GRILLES, AND REGISTERS

- a. DIFFUSERS AND GRILLES - PRICE OR EQUAL AS SCHEDULED NC 30 OR LESS. FRAME TYPE TO MATCH CEILING LAYOUT. PROVIDE VOLUME DAMPERS IN TAKEOFFS WHERE ACCESSIBLE.
b. COORDINATE ALL AIR DEVICES WITH CEILING INSTALLATION, LIGHTING, ETC.

3. SHEET METAL DUCTWORK - LOW VELOCITY

- a. DUCTS SHALL BE GALVANIZED SHEET METAL OF STANDARD GAUGES. PROVIDE DUCT MATERIAL MEETING LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD". NONMETALLIC DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL IN ACCORDANCE WITH UL181.
b. CONSTRUCTION, INSTALLATION AND SUPPORT OF ALL DUCTWORK SHALL CONFORM TO THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD -METAL AND FLEXIBLE". SUPPORT DUCT WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET.
c. ALL DUCT ELBOWS SHALL BE EITHER FULL RADIUS OR WITH TURNING VANES. FULL RADIUS ELBOWS SHALL BE AS SHOWN IN SMACNA FIG. 2-2
d. FLEXIBLE DUCT SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1, FIVE FEET MAXIMUM LENGTH TO DIFFUSER. INSTALL SHEET METAL ELBOW AT ALL DIFFUSERS AND USE FLEXIBLE DUCT TO CONNECT ELBOW TO SUPPLY DUCT.
e. ALL JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES) MASTIC -PLUS -EMBEDDED -FABRIC SYSTEMS OR TAPES. TAPES AND MASTICS USED WITH RIGID FIBROUS GLASS DUCTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181.

- 1. COVER DUCTWORK AND KEEP DUCTS CLEAN. PROTECT ALL DUCTWORK AND EQUIPMENT FROM MOISTURE ABSORPTION.

4. DAMPERS

- a. DAMPERS WITH LOCKING DEVICE, WHERE ACCESSIBLE, SHALL BE RUSKIN MD-35, OPPOSED BLADE FOR RECTANGULAR DUCTS 12 INCHES AND ABOVE, AND MODEL MD-25 PARALLEL BLADE FOR DUCTS 10 INCHES AND BELOW, AND MODEL MDRS-25 FOR ROUND DUCTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SINGLE BLADE ROUND DAMPERS WITH LOCKING DEVICE SHALL BE IN SPIR-IN COLLARS.
b. BACKDRAFT DAMPER: RUSKIN CBD2 OR EQUAL EXTRUDED ALUMINUM COUNTER BALANCED BACKDRAFT DAMPER. SET TO OPEN AT 0.01" WC DIFFERENTIAL PRESSURE.

5. DUCT INSULATION

- a. INSULATE ALL SUPPLY AIR DUCTWORK AND DIFFUSER PLENUMS WITH GLASS FIBER INSULATION UNLESS OTHERWISE NOTED. INSULATION SHALL BE 1-1/2" THICK INSIDE CONDITION SPACE AND 3" THICK (MINIMUM INSTALLED R-8) IN UNCONDITIONED SPACE. .75 PCF. DENSITY WITH FSK TYPE JACKET ALUMINUM FOIL VAPOR BARRIER. INSULATION SHALL CONFORM TO NFPA 90A AND 90B PER ASTM E-84 FOR FLAME SPREAD AND SMOKE DEVELOPED RATING. NO INSULATION ON RETURN AIR DUCT IN CONDITION SPACE.
b. INTERNALLY INSULATE FIRST TEN FEET OF MAIN SUPPLY & RETURN OR INDICATED DUCTWORK WITH 1" THICK DUCT LINER. INSTALLED WITH ADHESIVE AND MECHANICAL FASTENERS. PROTECT EXPOSED EDGES WITH SHEET METAL EDGE FACING. CERTAIN-TEED TOUGHGUARD2 TEXTILE DUCT LINER, TYPE-200, 2 PCF DENSITY OR APPROVED EQUAL. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
c. COVERINGS AND LININGS, INCLUDING ADHESIVES WHEN USED, SHALL HAVE A FLAME SPREAD RATING NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.3.

6. CONDENSATE DRAIN PIPING

- a. INSTALL TRAP AT EVAPORATOR COIL DRAIN. EXTEND DRAIN LINE FROM COIL TRAP TO DRAIN. PIPING SHALL BE STANDARD WEIGHT, PVC PIPE AND FITTINGS AND WITH JOINTS OF PVC SOLVENT CEMENT. PROVIDE CLEANOUTS THROUGHOUT RUN AND AT TOPS OF TRAPS.
b. ANY PIPING OR STUB OUTDOORS MUST BE PAINTED TO MATCH WALL.

7. REFRIGERANT PIPING

- a. FURNISH AND INSTALL ALL REFRIGERANT PIPING TO CONNECT COILS TO CONDENSING UNIT. PIPING SHALL BE INSTALLED IN SUCH A MANNER AS TO MEET WITH THE APPROVAL OF ALL GOVERNING AUTHORITIES AND THE HEREIN MENTIONED CODES. PROVIDE SIGHT GLASS AND FILTER/DRYER, EACH SYSTEM. INSULATE SUCTION LINES.
b. ALL REFRIGERANT PIPING SHALL BE TYPE "L" SEAMLESS SOFT ACR COPPER REFRIGERANT TUBING WITH APPROVED SOLDER TYPE FITTINGS USING "STA-SILV" SILVER CONTENT 15% MIN.) TUBING SHALL BE DEHYDRATED AND SEALED. USE 100FT. MIN. COILS FOR NO JOINTS IN BUILDING EXCEPT IN MECHANICAL ROOM. MINIMUM BEND RADIUS SHALL BE 9" FOR 1-1/8" AND 3" FOR 5/8" AND SMALLER, BEND BY LEVER ONLY.

8. CONTROLS

- a. ELECTRONIC 7-DAY PROGRAMMABLE THERMOSTAT SHALL BE HONEYWELL T-7351F OR EQUAL AS SPECIFIED UNDER EQUIPMENT.
b. FURNISH AND INSTALL SMOKESTATS IN THE RETURN TO DE-ENERGIZE THE BLOWER UPON ACTIVATION. INTERCONNECT ALL AIR HANDLING UNITS.
c. FURNISH AND INSTALL ALL CONTROL TRANSFORMERS, INTERLOCKS, AND CONTROL WIRING.

9. VIBRATION ISOLATION DEVICES

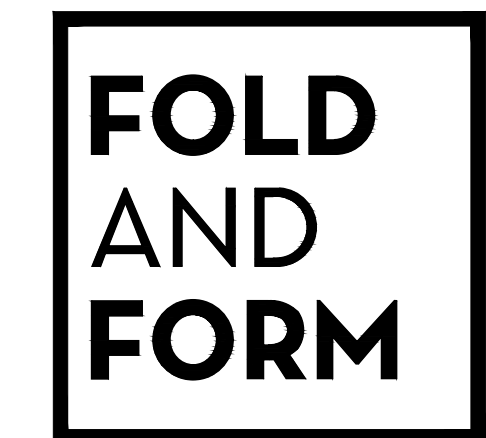
- a. VIBRATION ISOLATION DEVICES SHALL BE PROVIDED IN ALL SUPPORTS BETWEEN VIBRATING EQUIPMENT (FANS, AIR HANDLERS, ETC.) AND STRUCTURE.
b. VIBRATING EQUIPMENT HUNG FROM STRUCTURE SHALL BE ISOLATED WITH RUBBER AND SPRING DEVICES. VIBRATING EQUIPMENT SUPPORTED FROM FLOOR OR DECK SHALL BE ISOLATED WITH HOUSED SPRING MOUNT DEVICES.
c. CHECK HANGER ROD SIZE FOR ALLOWABLE LOADS AT THE ISOLATING DEVICE AND AT THE UPPER AND LOWER ATTACHMENTS TO STRUCTURES, DUCTS, EQUIPMENT, ETC.

10. TEST AND ADJUSTMENTS

- a. ALL SYSTEMS AND EQUIPMENT SHALL BE CAREFULLY ADJUSTED TO PROVIDE COMFORTABLE AND UNIFORM CONDITIONS IN EACH AND EVERY SPACE TO THE OWNER'S SATISFACTION. PROVIDE ANY REQUIRED DRIVES TO SATISFY QUANTITIES INDICATED. PROVIDE A CERTIFIED AIR BALANCE OF THE DIFFUSERS AND AIR HANDLERS.

11. AIR SYSTEM

- a. THE CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY, APPROVED BY THE ENGINEER, AND A MEMBER OF AABC OR NEBB, WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING VENTILATION AND AIR CONDITIONING SYSTEMS, TO BALANCE, ADJUST AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTION OR EXHAUST SYSTEMS AS HEREIN SPECIFIED. ALL WORK BY THIS AGENCY SHALL BE DONE UNDER THE DIRECT SUPERVISION OF A QUALIFIED HEATING AND VENTILATING ENGINEER EMPLOYED BY THIS AGENCY. ALL INSTRUMENTS USED BY THIS AGENCY SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.
b. AIR BALANCE AND TESTING SHALL NOT BEGIN UNTIL THE SYSTEM HAS BEEN COMPLETED AND IS IN FULL WORKING ORDER. THE CONTRACTOR SHALL PUT ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AND EQUIPMENT INTO FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING. THE CONTRACTOR SHALL SUBMIT WITHIN 30 DAYS AFTER RECEIPT OF CONTRACT, COPIES OF SUBMITTAL DATA FOR THE TESTING AND BALANCING OF AIR CONDITIONING, HEATING, AND VENTILATING SYSTEMS. THE AIR BALANCE AND TESTING AGENCY SHALL PROVIDE PROOF OF HAVING SUCCESSFULLY COMPLETED AT LAST FIVE PROJECTS OF SIMILAR SIZE AND SCOPE.



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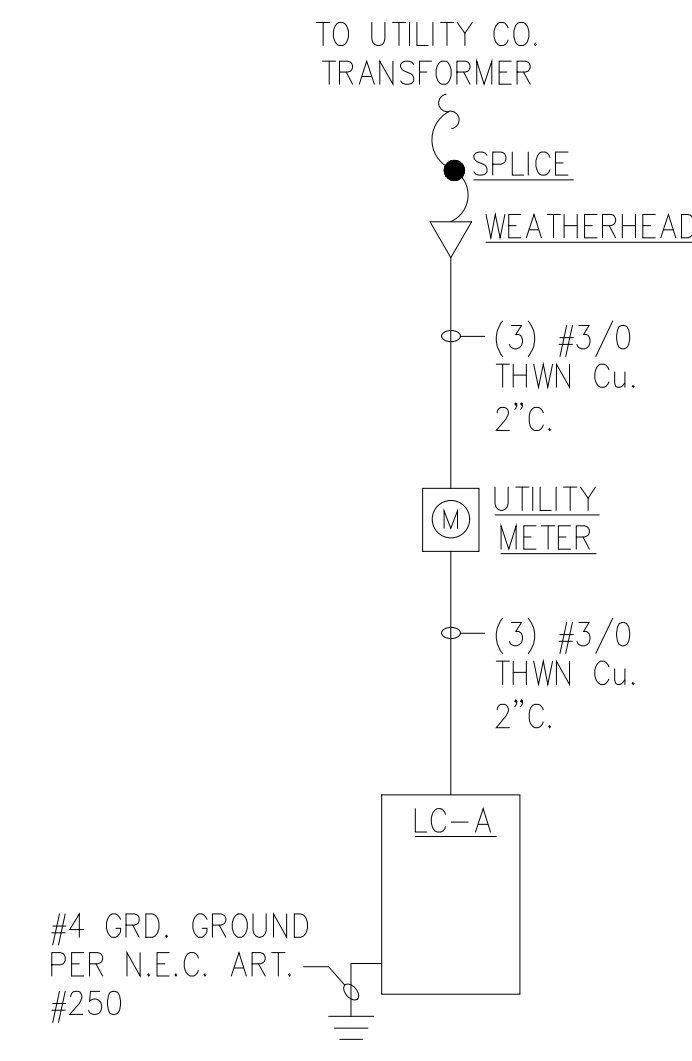
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Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: FOR PERMIT, 03-06-20

Sheet Title:
SPECIFICATIONS - HVAC

Drawn By: JR | Project No. 18008.1

M2.02



SINGLE LINE DIAGRAM

LOAD CENTER (LC-A)			
VOLTAGE: 120/240V. 1Ø 3W.		DEMAND LOAD: 26.0KW.	
MOUNTING: RECESSED		MAIN: 200AMP. MAIN LUGS	
LOAD SERVED	KW	BRK	LOAD SERVED
* SMALL APPL.	- 20	1	20 - RANGE HOOD
* SMALL APPL.	- 20	3	20 - DISHWASHER
* SMALL APPL.	- 20	5	20 - DISPOSAL
* SMALL APPL.	- 20	7	20 - MICROWAVE
* REFRIGERATOR	- 20	9	15 - SMOKE ALARMS
* RESTROOM GFCI	- 20	11	30 - WASHER/DRYER
* RESTROOM GFCI	- 20	13	
* GEN LTG & REC.F-2	- 15	15	40 - RANGE
* GEN LTG & REC	- 15	17	
* GEN LTG & REC	- 15	19	20 - LAUNDRY CIRCUIT
* GEN LTG & REC.F-3	- 15	21	20 - F-1
* GEN LTG & REC.F-1	- 15	23	35 - CU-1
* GEN LTG & REC	- 15	25	26 2P
* GEN LTG & REC	- 15	27	28 2P
* GEN LTG & REC	- 15	29	30 2P
SPACE		31	32
		33	34
		35	36
		37	38
		39	40

\*-CIRCUIT BREAKER TO BE AN ARC FAULT INTERRUPTER TYPE

ELECTRICAL LEGEND	
○	CAN TYPE FIXTURE
○	WALL MOUNTED FIXTURE
○	PORCELAIN SOCKET
□	JUNCTION BOX
⊞	WEATHERPROOF DISC SW (HEAVY DUTY ONLY)
⊞	MANUAL STARTER
\$	SINGLE POLE SWITCH
\$3	3 POLE SWITCH
⊞	DUPLEX RECEPTACLE
⊞	GFCI TYPE DUPLEX RECEPTACLE
⊞	SINGLE SPECIAL PURPOSE RECEPTACLE
(1)	LOAD CENTER CIRCUIT NUMBER
△	FIXTURE TYPE
⊞	KEY NOTE
WP	WEATHER PROOF
⊞A	120V. SMOKE ALARM WITH BATTERY BACKUP
⊞AC	COMBINATION 120V. SMOKE ALARM AND CO DETECTOR WITH BATTERY BACKUP

**GENERAL NOTES**

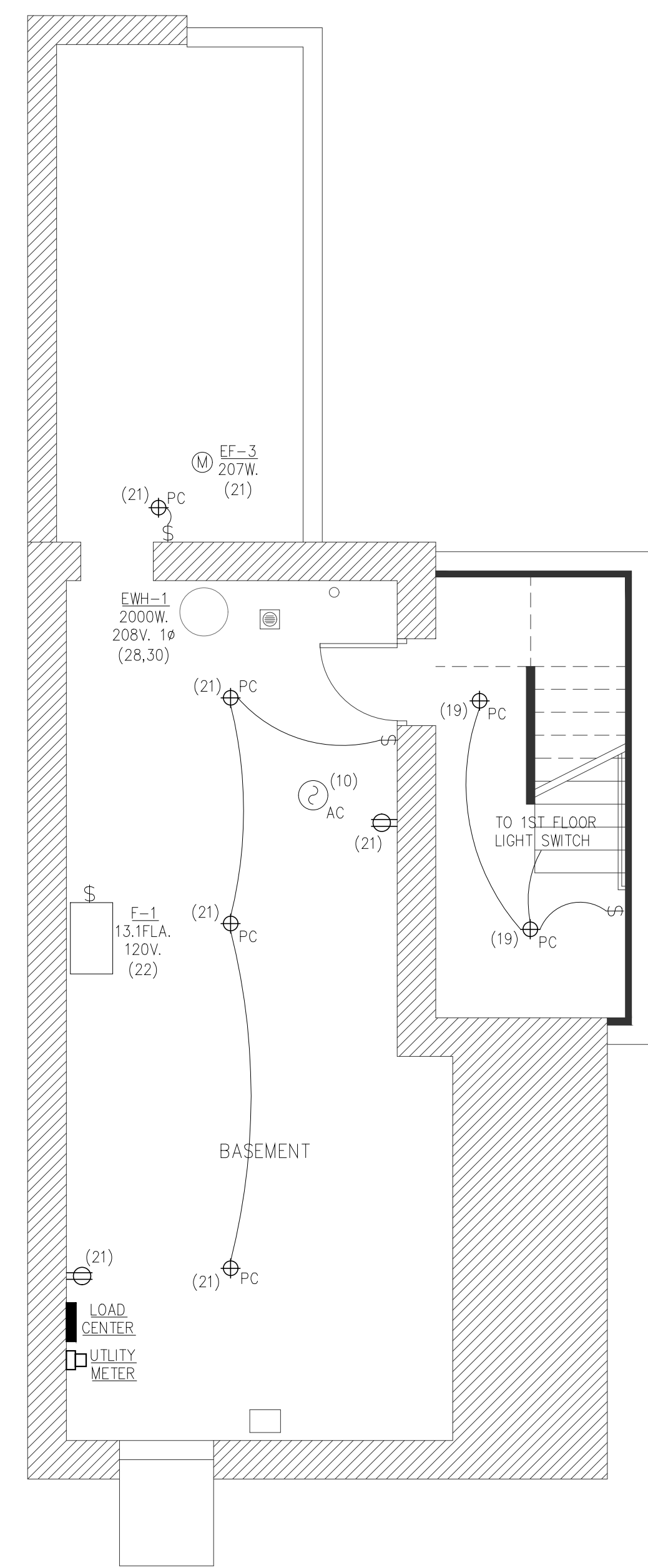
- A RUN #10 Cu. WIRE TO THE DRYERS AND STACKED WASHER/DRYERS.
- B RUN #8 Cu. WIRE TO THE RANGES.
- C THE SMOKE ALARMS IN EACH APARTMENT ARE TO BE WIRED TOGETHER, WHEN ONE IS ACTIVATED ALL SMOKE ALARMS WITHIN THE APARTMENT ARE TO GO INTO ALARM.

**DRAWING KEY NOTE**

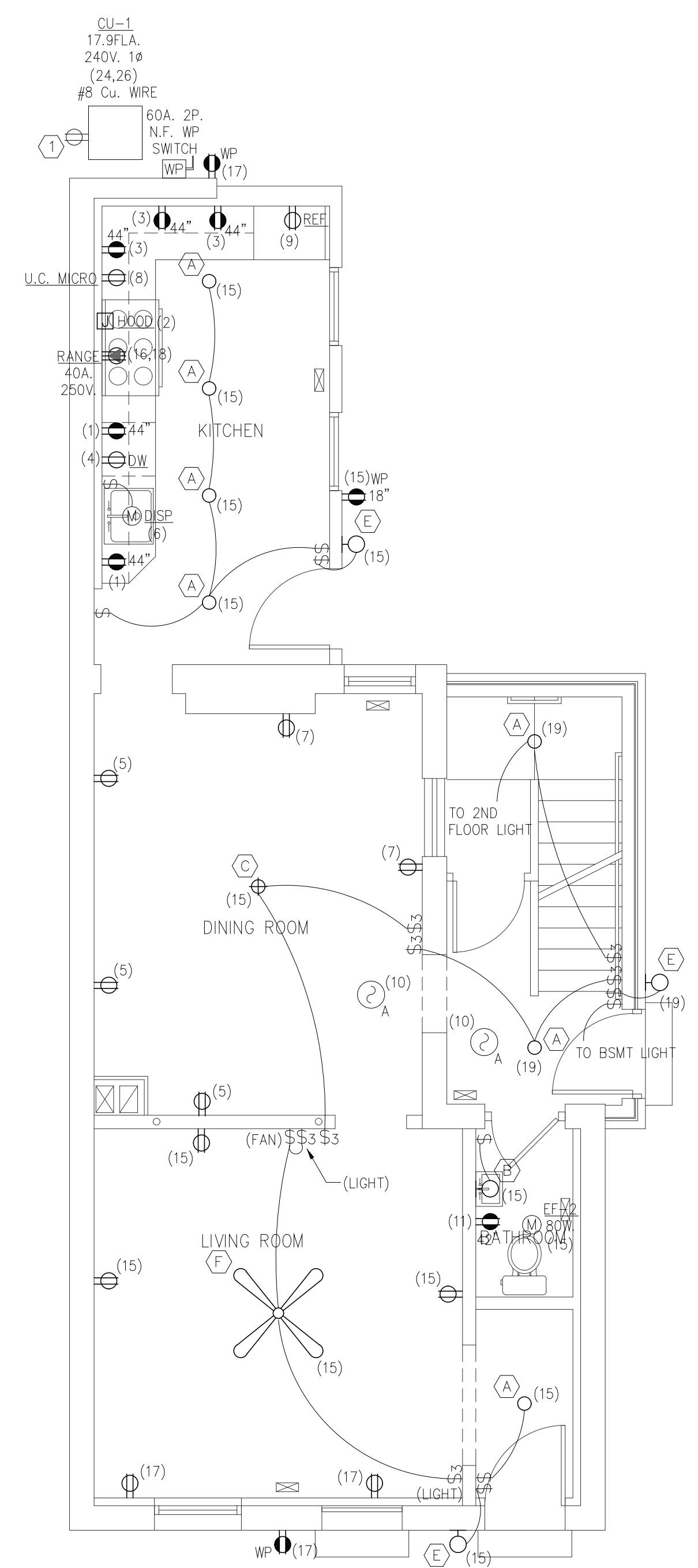
- 1 THIS DUPLEX RECEPTACLE IS FURNISH AND WIRED WITH THE CONDENSING UNIT.

**LUMINAIRE SCHEDULE**

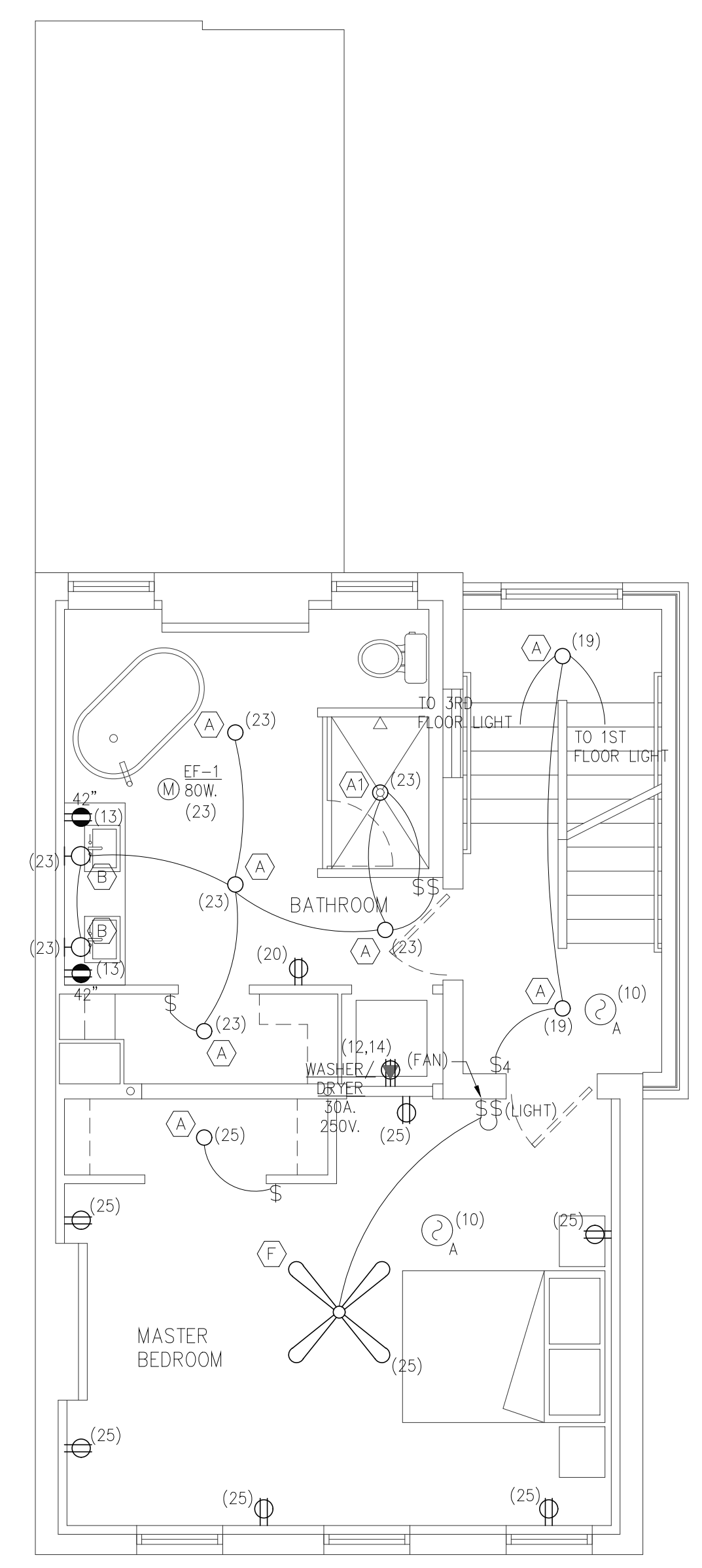
- A RECESSED LED CAN TYPE LUMINAIRE FURNISHED BY THE OWNER, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.
- A1 SAME AS TYPE-A EXCEPT WITH A LENS FOR SHOWER APPLICATIONS.
- B WALL MOUNTED RESTROOM LUMINAIRE FURNISHED BY THE OWNER, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.
- C PENDANT TYPE LUMINAIRE FURNISHED BY THE OWNER, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.
- D CEILING FAN/LIGHT COMBINATION FURNISHED BY THE OWNER, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.
- E EXTERIOR 4" LED CYLINDER TYPE LUMINAIRE FURNISHED BY THE OWNER, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.



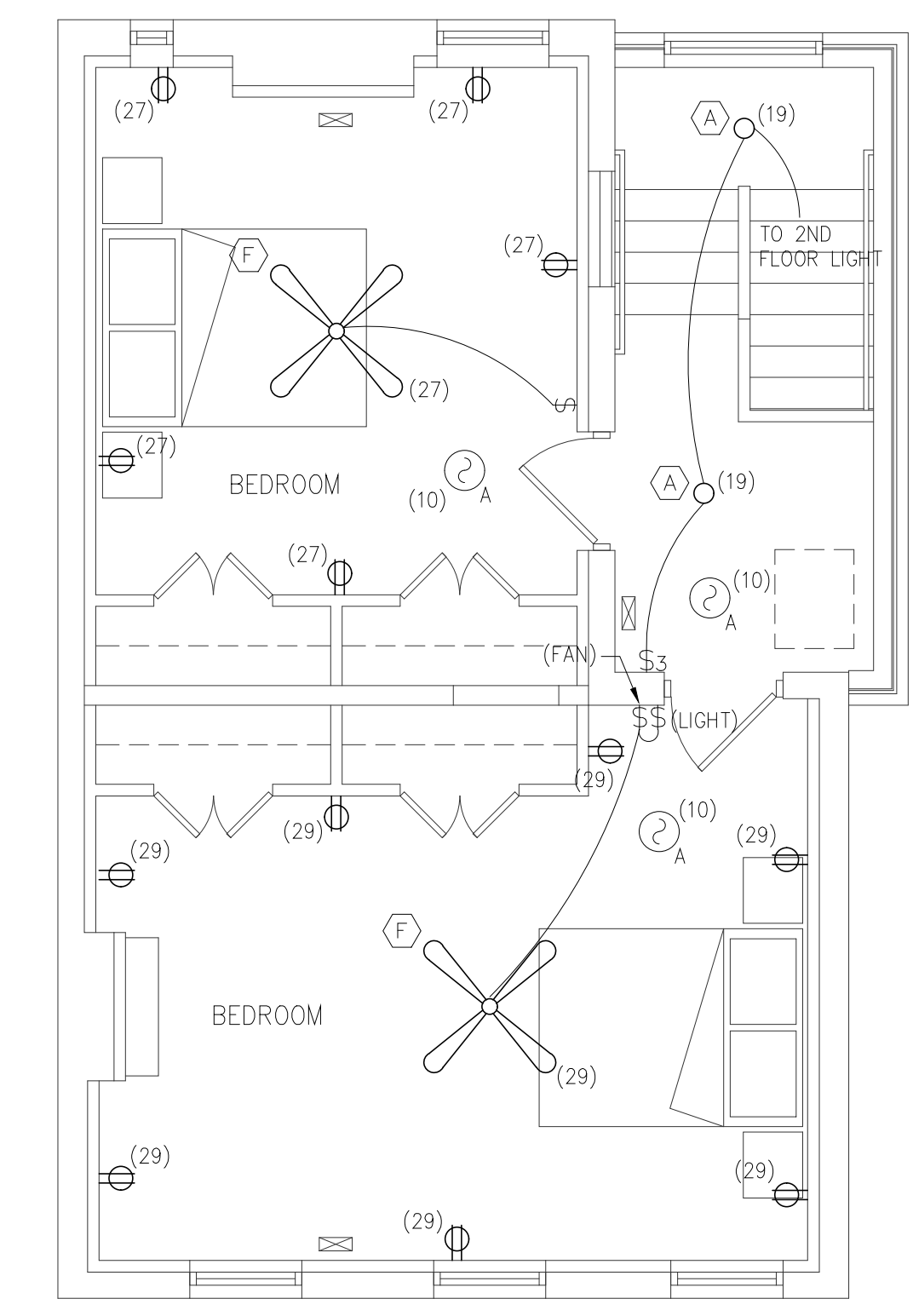
1 BASEMENT PLAN - ELECTRIC  
E1.01 SCALE: 1/4" = 1'-0"



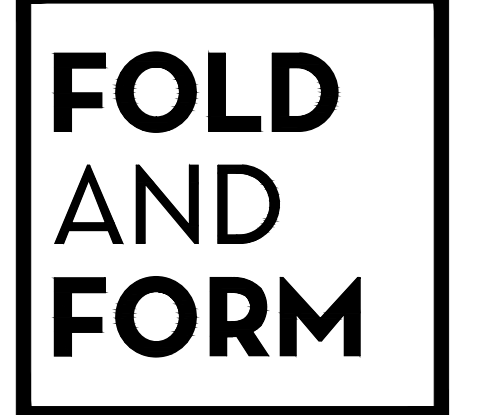
2 FIRST FLOOR PLAN - ELECTRIC  
E1.01 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN - ELECTRIC  
E1.01 SCALE: 1/4" = 1'-0"



4 THIRD FLOOR PLAN - ELECTRIC  
E1.01 SCALE: 1/4" = 1'-0"

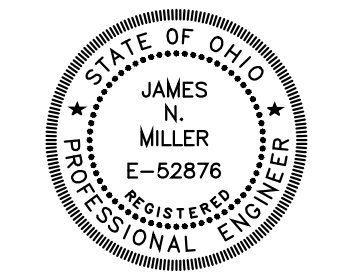


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James N. Miller

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NO.	DESCRIPTION	DATE
-	FOR PERMIT	03-06-20

Sheet Title:  
**FLOOR PLANS - ELECTRIC**  
Drawn By: TT | Project No. 18008.1

**E1.01**

1. GENERAL

A. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE.

B. A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

C. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION. SCHEDULE OF ALL POWER OUTAGES MUST BE APPROVED BY THE OWNER PRIOR TO THE BEGINNING OF ANY WORK.

2. WORK INCLUDED

A. THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL THE MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- 1. INSTALLATION OF LIGHTING FIXTURES
- 2. WIRING DEVICES
- 3. BRANCH CIRCUITING
- 4. GROUNDING
- 5. CONNECTION OF HVAC EQUIPMENT
- 6. TEMPORARY ELECTRICAL WIRING
- 7. INSTALLATION OF NEW SERVICE

3. SUBMITTALS

A. THE ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- 1. LOAD CENTERS AND CIRCUIT BREAKERS
- 2. DISCONNECT SWITCHES
- 3. WIRING DEVICES
- 4. LIGHT FIXTURES

B. ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS.

4. PROJECT RECORD DRAWINGS

A. DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

5. PERMITS

A. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND ELECTRICAL INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF HIS WORK.

6. INSPECTION OF CONDITIONS

A. PRIOR TO ALL WORK, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE.

B. VERIFY THAT ELECTRICAL INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS AND THE ORIGINAL DESIGN.

C. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE ELECTRICAL ENGINEER. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

D. PRIOR TO SUBMISSION OF BID THIS CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS WORK.

7. PREPARATION

A. COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

B. WHERE LIGHT FIXTURE AND OTHER ELECTRICAL ITEMS ARE SHOWN IN CONFLICT WITH LOCATIONS OF STRUCTURAL MEMBERS AND MECHANICAL OR OTHER EQUIPMENT, FURNISH AND INSTALL ALL REQUIRED SUPPORTS AND WIRING TO CLEAR THE ENCROACHMENT.

C. VERIFY ALL EQUIPMENT LOCATIONS, SWITCHES, RECEPTACLES, LIGHTING FIXTURES, ETC., IN FIELD. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF ANY OUTLET OR FIXTURE FOR A DISTANCE OF 10 FT. IN ANY DIRECTION FROM DRAWING LOCATION, BEFORE THE WORK IS ACTUALLY ROUGHED IN, AT NO EXTRA CHARGE.

8. GROUNDING

A. ALL WIRE FOR GROUNDING PURPOSE SHALL BE COPPER, OR COPPER CLAD STEEL AS REQUIRED FOR TYPE AND SIZES INDICATED ON DRAWINGS, AND SHALL BE STRANDED.

B. BUILDING ELECTRODE GROUND RODS SHALL BE 10'-0" LONG X 3/4" DIAMETER (MINIMUM DIMENSIONS). GROUND RODS SHALL BE STEEL WITH A MOLECULARLY BONDED OUTER LAYER OF ELECTROLYTICALLY APPLIED COPPER JACKET OF GALVANIZED STEEL AS REQUIRED. ALL GROUND RODS SHALL BE TESTED WITH PROPER TEST EQUIPMENT FOR ROD TO EARTH RESISTANCE BEFORE CONNECTING GROUND WIRE.

C. METAL RACEWAYS MAY NOT BE USED FOR EQUIPMENT GROUNDING CONDUCTOR.

D. PROPERLY GROUND ALL MOTORS, TRANSFORMERS, EQUIPMENT, CONDUITS, SWITCH GEAR, ETC., IN COMPLIANCE WITH THE LATEST EDITION OF THE NEC AND AS INDICATED ON DRAWINGS.

E. PROVIDE BURNDY TYPE GAR GROUND CONNECTOR FOR CONNECTION AT WATER MAINS, PROVIDE EXOTHERMIC TYPE WELD CONNECTIONS AT ALL CONNECTIONS TO BUILDING STEEL AND OTHER RODS.

F. GROUND ALL LIGHT FIXTURES BY INSTALLING A SEPARATE GREEN GROUND WIRE IN ANY FLEXIBLE CONDUIT BETWEEN OUTLET BOX AND FIXTURE.

9. WIRING METHOD

A. METAL CLAD CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING ABOVE CEILING OR CONCEALED IN WALLS WHERE IT IS NOT SUBJECT TO DAMAGE.

B. EXPOSED INTERIOR BRANCH CIRCUIT WIRING SUBJECT TO DAMAGE SHALL BE INSTALLED IN EMT.

C. ALL METAL CLAD CABLE SHALL BE INSTALLED PER ARTICLE #330 OF THE N.E.C.

10. ELECTRICAL RACEWAYS

A. INTERIOR CONDUIT SHALL BE OF SUFFICIENT SIZE AND INSTALLED SO THAT THE REQUIRED NUMBER OF CONDUCTORS CAN BE INSERTED OR REMOVED WITHOUT INJURY TO, OR EXCESSIVE STRAIN UPON, THE INSULATION. THE MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED.

B. CONDUITS SHALL BE RUN CONTINUOUS FROM OUTLET TO OUTLET AND SHALL BE FASTENED TO ALL BOXES AND CABINETS WITH DOUBLE LOCKOUTS, TO PROVIDE CONTINUITY OF GROUND, AND A BUSHING. THE FULL NUMBER OF THREADS MUST PROJECT BEYOND LOCKOUT IN BOXES AND CABINETS TO ALLOW THE BUSHING TO BUTT UP TIGHT AGAINST THE END OF THE CONDUIT.

C. CONDUIT RUN EXPOSED SHALL RUN PARALLEL, OR PERPENDICULAR TO WALLS, CEILING, OR PRINCIPAL FRAMING MEMBERS. IT IS REQUIRED THAT ALL CONDUIT BE INSTALLED TO REFLECT NEAT, CAREFUL WORKMANSHIP THROUGHOUT THE JOB. CONDUIT WHICH HAS BEEN CRUSHED, DAMAGED, OR DEFORMED IN ANY WAY SHALL NOT BE INSTALLED IN THE JOB. CONDUIT SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST TROUBLE FROM COLLECTION OF TRAPPED CONDENSATE, AND ALL RUNS OF CONDUIT SHALL BE FREE OF SUCH TRAPS WHEREVER POSSIBLE.

D. CONDUITS SHALL BE INSTALLED A MINIMUM OF 12" FROM STEAM OR HOT WATER PIPING IN PARALLEL RUNS, AT LEAST 6" FROM CROSS RUNS AND AT LEAST 3" FROM COLD WATER PIPING. CONDUITS SHALL NOT BE SECURED TO OTHER PIPING OR OTHER PIPING SUPPORTS.

E. ALL CONDUIT HANGERS AND SUPPORTS SHALL BE RIGIDLY FASTENED TO THE BUILDING STRUCTURE. NO CONDUIT SHALL BE SUPPORTED FROM DUCTWORK, PIPING, OR CEILING GRID SYSTEMS.

F. PROVIDE FIRE SEALS WHEREVER CONDUIT PENETRATES FIRE WALLS, CEILING OR RATED FLOOR SLABS.

G. RIGID STEEL CONDUIT SHALL BE USED FOR ALL CONDUIT RUNS INSTALLED IN CONCRETE SLABS, IN ALL POURED CONCRETE CONSTRUCTION AND ALL APPLICATIONS INSIDE BUILDING REQUIRING 2" OR LARGER IN SIZE. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT ON 1" TO AND INCLUDING 2", AND 10 FEET FOR CONDUITS 2-1/2" OR LARGER.

H. RIGID CONDUIT (ALUMINUM) SHALL NOT BE INSTALLED IN POURED CONCRETE. ALUMINUM CONDUIT MAY BE USED FOR SWITCH LEGS AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILING, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 2".

I. ELECTRICAL METALLIC TUBING (THIN WALL) MAY BE USED FOR SWITCH LEGS (EXCEPT IN POURED CONCRETE WALLS) AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILING, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 2".

J. PLASTIC CONDUIT (PVC)- PLASTIC CONDUIT MAY BE USED FOR UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING AND BELOW FLOOR SLAB. UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING SHALL BE A MINIMUM OF 2'-6" BELOW GRADE ENCASED IN CONCRETE. CONDUIT RUN BELOW FLOOR SLAB SHALL BE A MINIMUM OF 12" BELOW FLOOR SLAB.

K. FLEXIBLE CONDUIT SHALL BE USED BETWEEN OUTLET BOXES IN HUNG OR FURRED CEILING AND RECESSED LIGHTING FIXTURES. FLEXIBLE CONDUIT SHALL NOT EXCEED 6 FEET IN LENGTH.

L. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS OR DEVICES WHICH DO OR MAY VIBRATE. LIQUID TIGHT FLEXIBLE CONDUIT SHALL NOT EXCEED 3 FEET IN LENGTH.

M. PROVIDE SEALING BUSHINGS IN ALL UNDERGROUND CONDUITS AS REQUIRED TO PREVENT THE ENTRY OF MOISTURE INTO ELECTRICAL EQUIPMENT.

N. MINIMUM SIZE CONDUIT SHALL BE 3/4" TRADE SIZE, UNLESS OTHERWISE NOTED.

O. PROVIDE CONDUIT EXPANSION FITTINGS WHERE CONDUIT CROSSES A BUILDING EXPANSION JOINT, AND IN ALL STRAIGHT CONDUIT RUNS 200 FEET OR LONGER.

11. CONDUCTORS, WIRE AND CONNECTORS

A. ALL CONDUCTORS SHALL BE NEW, NEC GRADE COPPER AND FREE FROM IMPERFECTIONS AND SHALL BE TYPE THWN/THHN EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS.

B. FIXTURE WIRE CONFORMING TO NEC REQUIREMENTS SHALL BE USED IN ALL LIGHTING FIXTURES AND FROM LIGHTING FIXTURE TO FIRST JUNCTION OR OUTLET BOX.

C. NO CONDUCTOR SMALLER THAN NO. 12 AWG SHALL BE USED UNLESS OTHERWISE INDICATED. IN GENERAL, CONDUCTORS SMALLER THAN NO. 12 WILL BE PERMITTED ONLY FOR COMMUNICATION, SIGNAL, OR CONTROL CIRCUITS. WIRE NO. 10 AND SMALLER SHALL BE SOLID CONDUCTORS. WIRE NO. 8 AND LARGER SHALL BE STRANDED. STRANDED CONDUCTORS SMALLER THAN NO. 8 MAY BE USED ONLY IF "STA-KON" OR EQUAL COMPRESSION LUGS ARE USED FOR ALL TERMINATIONS.

D. ELECTRICAL ENERGY CONSUMING DEVICES SUCH AS LIGHTING FIXTURES INDICATED BY LOWER CASE LETTERS, OR OTHER READILY IDENTIFIED SYMBOLS ON THE DRAWINGS, ARE CONTROLLED BY CORRESPONDINGLY MARKED SWITCHES AND PANEL BOARDS.

E. CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET, NO SPLICES SHALL BE PERMITTED EXCEPT AT OUTLETS. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH NEC.

F. USE NO WIRE SMALLER THAN NO. 12 AWG, RATED AT 600 VOLTS, FOR POWER AND LIGHTING CIRCUITS AND NO SMALLER THAN NO. 14 FOR CONTROL WIRING. BRANCH CIRCUIT CONDUCTORS FOR 20 AMPERE, 120 VOLT CIRCUITS SHALL BE NO. 12 AWG, WITH CONDUCTOR FROM PANEL BOARD TO THE FIRST OUTLET AS FOLLOWS:

0 - 75 FEET-----	#12 AWG
75 -150 FEET-----	#10 AWG
150-250 FEET-----	# 8 AWG
250-350 FEET-----	# 6 AWG

G. ALL JOINTS AND SPLICES SHALL BE MADE MECHANICALLY AND ELECTRICALLY SECURE. ALL SPLICES AND JOINTS SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, PROPERLY INSTALLED.

12. OUTLET BOXES AND FITTINGS

A. OUTLET BOXES SHALL BE NEC GAUGE STEEL, GALVANIZED, OF AMPLE SIZE TO ACCOMMODATE WIRE, SWITCHES, RECEPTACLES, OR OTHER DEVICES MOUNTED IN THE BOX WITHOUT CROWDING. USE GANG BOXES WHERE MORE THAN ONE DEVICE IS TO BE INSTALLED AT THE SAME LOCATION.

B. OUTLET BOXES FOR LIGHTING FIXTURES SHALL HAVE 3/8" FIXTURE STUD WHERE REQUIRED. CEILING OUTLET BOXES SHALL BE 4" OCTAGONAL, 2-1/8" DEEP FOR FURRED PLASTER AND EXPOSED WORK, AND 3" DEEP FOR CONCRETE WORK. ALL BOXES FOR CONCRETE WORK SHALL BE OF TYPE ESPECIALLY DESIGNED FOR INSTALLATION IN CONCRETE.

C. OUTLET BOXES FOR SWITCHES, RECEPTACLES, TELEPHONE, OR OTHER DEVICES RECESSED IN WALLS SHALL BE 4" SQUARE BOXES WITH EXTENSION RINGS AND PLASTER COVERS WHERE REQUIRED TO BRING BOX FLUSH WITH WALL. USE OF COVER PLATE AS TENSION OR RIGIDITY DEVICE WILL NOT BE PERMITTED.

D. PROVIDE OUTLET BOX ACCESSORIES AS REQUIRED FOR EACH INSTALLATION, INCLUDING MOUNTING BRACKETS, WALLBOARD HANGERS, EXTENSION RINGS, FIXTURE STUDS, CABLE CLAMPS, AND METAL STRAPS FOR SUPPORTING OUTLET BOXES, COMPATIBLE WITH OUTLET BOXES BEING USED AND MEETING REQUIREMENTS OF INDIVIDUAL WIRING SITUATIONS.

E. JUNCTION AND PULL BOXES SHALL BE OF NEC GAUGE STEEL, GALVANIZED, AND OF SUFFICIENT SIZE TO ACCOMMODATE THE CONDUCTORS SERVED WITHOUT CROWDING. BOXES SHALL BE EQUIPPED WITH SCREWED OR HINGED COVERS AS CONDITIONS REQUIRE. PULL BOXES (NOT SHOWN ON THE CONTRACT DRAWINGS) SHALL BE INSTALLED AS REQUIRED TO FACILITATE PULLING OF CONDUCTORS ON LONG RUNS. PULL BOXES LOCATED IN FLOORS SHALL BE FLUSH WITH FINISHED FLOOR, AND OF CAST WROUGHT IRON, ALUMINUM, OR BRONZE WITH GASKETED, WATERPROOF COVER. CONDUIT ENTRANCES SHALL BE THREADED.

F. PROVIDE CORROSION RESISTANT CAST METAL WEATHERPROOF OUTLET WIRING BOXES, OF THE TYPE, SHAPE, AND SIZE REQUIRED FOR EACH APPLICATION, WITH THREADED CONDUIT ENDS, CAST METAL FACE PLATE WITH SPRING-HINGE WATERPROOF CAP, SUITABLE CONFIGURED FOR EACH APPLICATION, INCLUDING FACE PLATE GASKET AND CORROSION PROOF FASTENERS.

G. PROVIDE WATERPROOF OUTLETS FOR INTERIOR AND EXTERIOR LOCATIONS EXPOSED TO WEATHER OR SUBJECT TO FREQUENT WASHING.

H. SECURE BOXES RIGIDLY TO THE SUBSTRATE UPON WHICH THEY ARE BEING MOUNTED, OR SOLIDLY EMBED BOXES IN CONCRETE OR MASONRY.

I. PROVIDE CORROSION RESISTANT PUNCHED-STEEL BOX KNOCKOUT CLOSURES, CONDUIT LOCK NUTS, AND MALLEABLE IRON CONDUIT BUSHINGS OF THE TYPE AND SIZE TO SUIT EACH RESPECTIVE USE AND INSULATION.

13. WIRING DEVICES

A. DUPLEX RECEPTACLES SHALL BE 20 AMP., 125 VOLT, 3 WIRE GROUNDING TYPE. PROVIDE SMOOTH THERMOPLASTIC COVER PLATE AND MATCHING SCREWS, COLOR BY THE ARCHITECT. APPROVED PRODUCTS: HUBBELL NO. 5362-I, LEVITON NO. 5362-I, COOPER WIRING DEVICES, BRYANT OR SLATER EQUAL, HUBBELL 18 OR EQUAL COVER PLATE.

B. WEATHERPROOF RECEPTACLES SHALL BE DUPLEX, 20 AMP., 125 VOLT, GROUND FAULT 3 WIRE GROUNDING TYPE WITH WEATHERPROOF COVER. APPROVED PRODUCTS: HUBBELL NO. 075362-I, LEVITON NO. 075362-I WITH COVER PLATE.

C. WALL SWITCHES SHALL BE 20 AMP., 120-277 VOLT, QUIET, HIGH CAPACITY, TOGGLE TYPE, SINGLE POLE SWITCHES - APPROVED PRODUCTS ARE SLATER NO. 720-AG-IV, COOPER WIRING, BRYANT, HUBBELL, LEVITON, THREE-WAY SWITCHES - APPROVED PRODUCTS ARE SLATER NO. 724-AG-IV, COOPER WIRING DEVICES, BRYANT, HUBBELL, LEVITON.

D. WALL PLATES FOR SWITCHES, TELEPHONE OUTLETS AND OTHER SPECIAL OUTLETS SHALL MATCH THE WALL PLATES PREVIOUSLY SPECIFIED WITH THE RECEPTACLES. ALL PLATES IN EACH ROOM SHALL MATCH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. APPROVED PRODUCTS: HUBBELL, BRYANT, SLATER, COOPER WIRING DEVICES, LEVITON.

E. WEATHER-PROOF WALL PLATES SHALL BE NEMA 3R RATED. COVERS SHALL BE GASKETED AND SHALL HAVE THE MEANS TO BE LATCHED AND HOLD SECURELY WHILE ELECTRIC CORDS ARE IN USE, THUS MAINTAINING THE NEMA 3R RATING AT ALL TIMES. APPROVED PRODUCTS: HUBBELL CAT. #WPBM, BRYANT, SLATER, COOPER WIRING DEVICES, LEVITON.

F. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, SINGLE THROW DISCONNECT SWITCHES, ENCLOSURE SHALL BE NEMA 1 INDOOR AND NEMA 3R (RAIN TIGHT) WHERE THEY ARE REQUIRED TO BE WEATHERPROOF. THE AMPERE RATING, FUSIBLE OR NOT FUSIBLE AND VOLTAGE CHARACTERISTICS SHALL BE AS SHOWN ON THE CONTRACT DRAWINGS AND/OR AS REQUIRED BY THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE. APPROVED PRODUCTS: SQUARE D COMPANY, GENERAL ELECTRIC ITE AND CUTLER HAMMER.

G. INSTALLATION OF WIRING DEVICES: OUTLET HEIGHTS GIVEN BELOW, OR AS SHOWN ON DRAWINGS, ARE TO THE CENTER OF THE OUTLET BOX. IN UNPLASTERED MASONRY WALLS WHERE OUTLETS ARE NOT DIMENSIONED, ADJUST HEIGHT TO THE NEXT HIGHER COURSE, AND ADJUST LOCATION TO THE NEAREST CENTER OF THE MASONRY UNIT.

- 1. CONVENIENCE OUTLETS - OFFICE AREAS: 18" A.F.F., UNLESS OTHERWISE NOTED ON DRAWING.
- 2. WALL SWITCH OUTLETS SHALL BE 4'-0" A.F.F. AND INSTALLED ON THE LOCK SIDE OF THE DOOR.

H. TESTING: TEST WIRING DEVICES TO ENSURE ELECTRICAL CONTINUITY OF GROUNDING CONNECTIONS, AND AFTER ENERGIZING CIRCUITRY, TO DEMONSTRATE COMPLIANCE WITH REQUIREMENTS.

14. LOAD CENTER

A. FURNISH AND INSTALL A LOAD CENTER AS SHOWN ON THE DRAWINGS. LOAD CENTER SHALL BE DEAD FRONT EQUIPPED WITH THERMAL MAGNETIC MOLDED CASE CIRCUIT BREAKERS, OF FRAME AND TRIP RATINGS AS SHOWN ON THE PANEL BOARDS SCHEDULE. LOAD CENTER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST NEMA STANDARDS AND SHALL BE LISTED BY UL AND BEAR UL LABEL.

B. LOAD CENTER, MAIN BUSS, MAIN LUGS, AND/OR MAIN BREAKER SHALL BE RATED AS NOTED ON DOOR FACE OF THE LOAD CENTER CABINET. CURRENT DENSITY SHALL BE IN ACCORDANCE WITH UL REQUIREMENTS. BUSS MOUNTING FOR CIRCUIT BREAKERS SHALL BE BOLTED CONNECTIONS AND ACCOMMODATE ANY COMBINATION OF CIRCUIT BREAKER UNITS WITHOUT FURTHER MODIFICATIONS. THE COMPLETE LOAD CENTER, INCLUDING MAIN CIRCUIT BREAKER, BUSS AND LUGS, BRANCH CIRCUIT BREAKERS, AND CONNECTION SHALL BE PROPERLY DESIGNED AND UL LISTED TO WITHSTAND THE EFFECT OF THE AVAILABLE REQUIRED SHORT CIRCUIT CURRENT. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH LOCAL UTILITY COMPANY AND SPECIFY AIC RATINGS ON SHOP DRAWINGS ACCORDINGLY.

C. MATERIALS: LOAD CENTER SHALL BE MOUNTED IN CODE GAUGE GALVANIZED STEEL CABINETS, HAVING HINGED DOOR. EACH DOOR SHALL BE EQUIPPED WITH A LATCH AND LOCK. FURNISH TWO KEYS WITH THE LOCK.

D. FOR DETAILS CONCERNING THE NUMBER AND SIZE OF CIRCUIT BREAKERS, SIZE OF MAINS, SIZE AND LOCATION OF LUGS, AND WHETHER SURFACE OR FLUSH MOUNTED, SEE THE LOAD CENTER SCHEDULE ON THE CONTRACT DRAWINGS.

E. CABINET SHALL BE SIZED TO PROVIDE WIRING GUTTERS AT SIDES, TOP AND BOTTOM TO ACCOMMODATE THE NECESSARY CONDUCTORS WITHOUT CROWDING.

F. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ON THE INSIDE OF THE DOOR FACE OF THE LOAD CENTER CABINET, AN ACCURATE TYPEWRITTEN CIRCUIT DIRECTORY PROTECTED BY GLASS OR CLEAR PLASTIC. HANDWRITTEN OR HAND PRINTED DIRECTORIES WILL NOT BE ACCEPTED. THE CONTRACTOR IS INSTRUCTED THAT THE FINAL TYPED DIRECTORY SHALL BE MADE AFTER THE PERMANENT ROOM NUMBERS ARE INSTALLED ON THE DOORS, AND THE DIRECTORIES SHALL LIST THESE NUMBERS RATHER THAN THE ROOM NUMBERS USED ON THE CONSTRUCTION DRAWINGS.

G. ANCHOR ENCLOSURE FIRMLY TO WALLS AND STRUCTURAL SURFACES, ENSURING THAT THEY ARE PERMANENTLY AND MECHANICALLY SECURED.

J. INSTALL ALL LOAD CENTER WITH THE TOP 6'-6" ABOVE FINISHED FLOOR.

K. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL PROPER CIRCUIT BREAKER TYPES PER APPLICATION (GFCI, HACR, AFCI, HID, SWITCH RATED, ETC.) VERIFY EXACT LOAD TYPE WITH DRAWINGS.

L. LOAD CENTER (120/240 VOLT, 1 PHASE, 3 WIRE) - SHALL BE FACTORY ASSEMBLED, BOLTED CIRCUIT BREAKER TYPE, FOR 120/240 VOLT, 1 PHASE, 3 WIRE SERVICE, CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF NEC AND NEMA STANDARDS. APPROVED PRODUCTS: SQUARE "D" Co. TYPE "OO", GENERAL ELECTRIC, ITE OR CUTLER HAMMER

15. LIGHTING FIXTURES

A. PROVIDE LIGHTING FIXTURES OF THE SIZE, TYPE, AND RATING INDICATED ON THE DRAWINGS; COMPLETE WITH, BUT NOT NECESSARILY LIMITED TO, LAMPS, LAMP HOLDERS, REFLECTORS, DRIVERS, WIRING AND MOUNTING HARDWARE.

B. FURNISH AND INSTALL ALL NECESSARY MOUNTING HARDWARE AND SUPPORTING CHANNEL AS REQUIRED TO SUPPORT FIXTURES FROM BUILDING STRUCTURE.

16. ELECTRIC SERVICE

A. PROVIDE NEW 120/240 VOLT, 1 PHASE, 3 WIRE ELECTRICAL SERVICE, AS SHOWN ON CONTRACT DOCUMENTS.

B. MAKE ALL NECESSARY ARRANGEMENTS WITH UTILITY COMPANY AS REQUIRED FOR INSTALLATION OF NEW SERVICE AND EQUIPMENT.

17. TEMPORARY ELECTRICAL SERVICE

A. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY LIGHTING AND POWER FOR GENERAL USE RECEPTACLES REQUIRED FOR ALL TRADES DURING CONSTRUCTION.

B. TEMPORARY SERVICE SHALL BE SUPPLIED FROM EXISTING BUILDING FACILITIES.

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Sheet Title: ELECTRIC SPECIFICATIONS

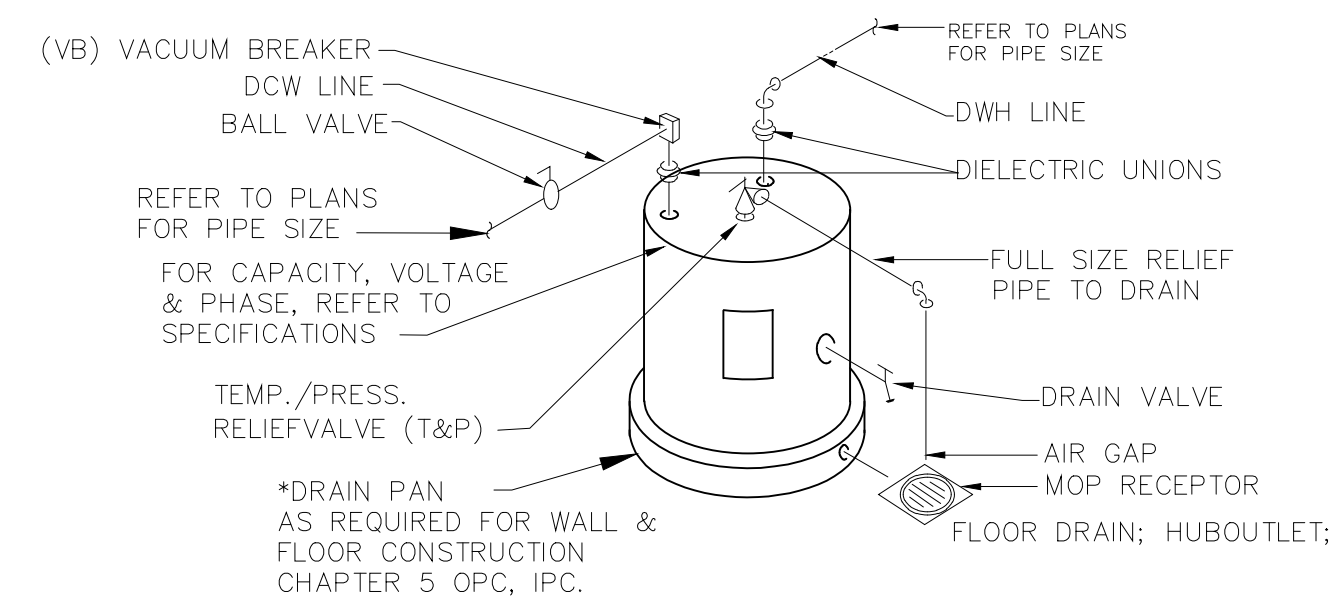
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### GENERAL NOTES

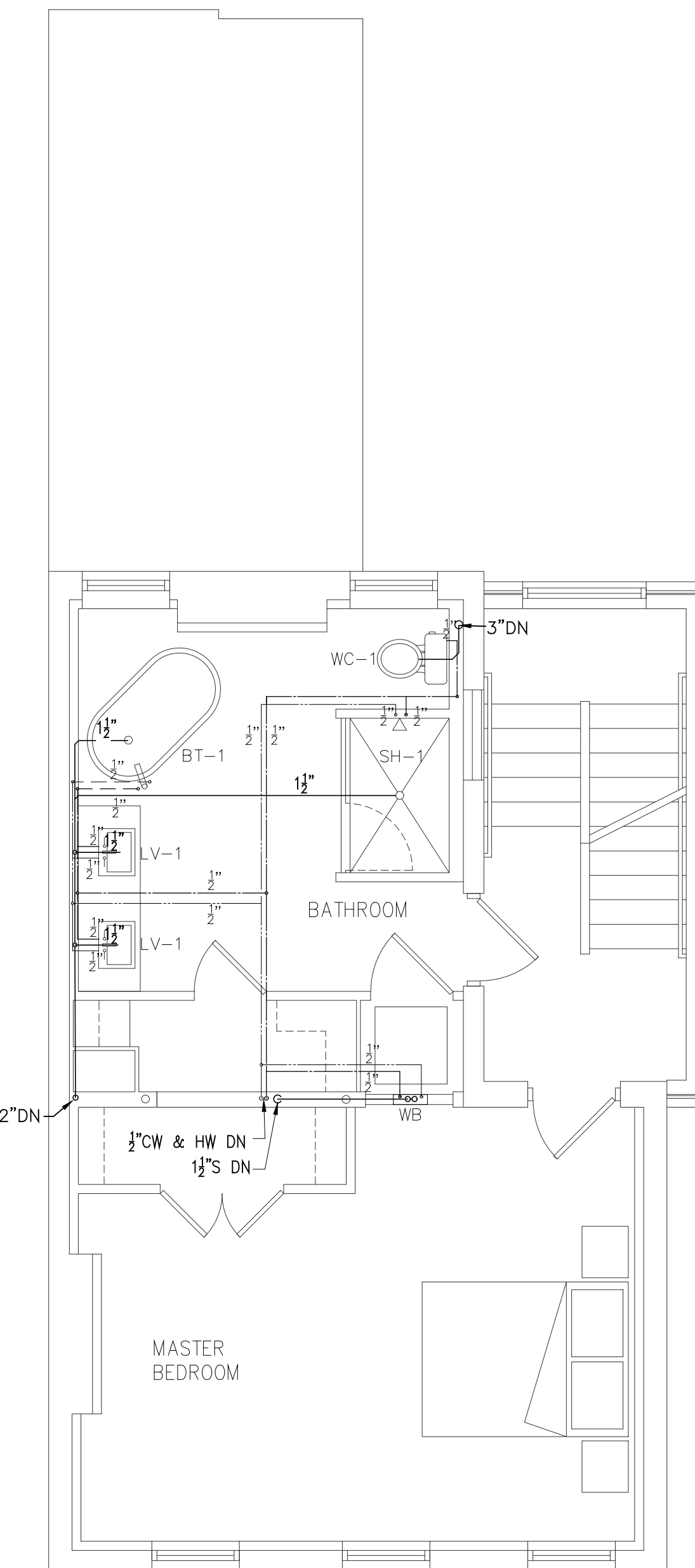
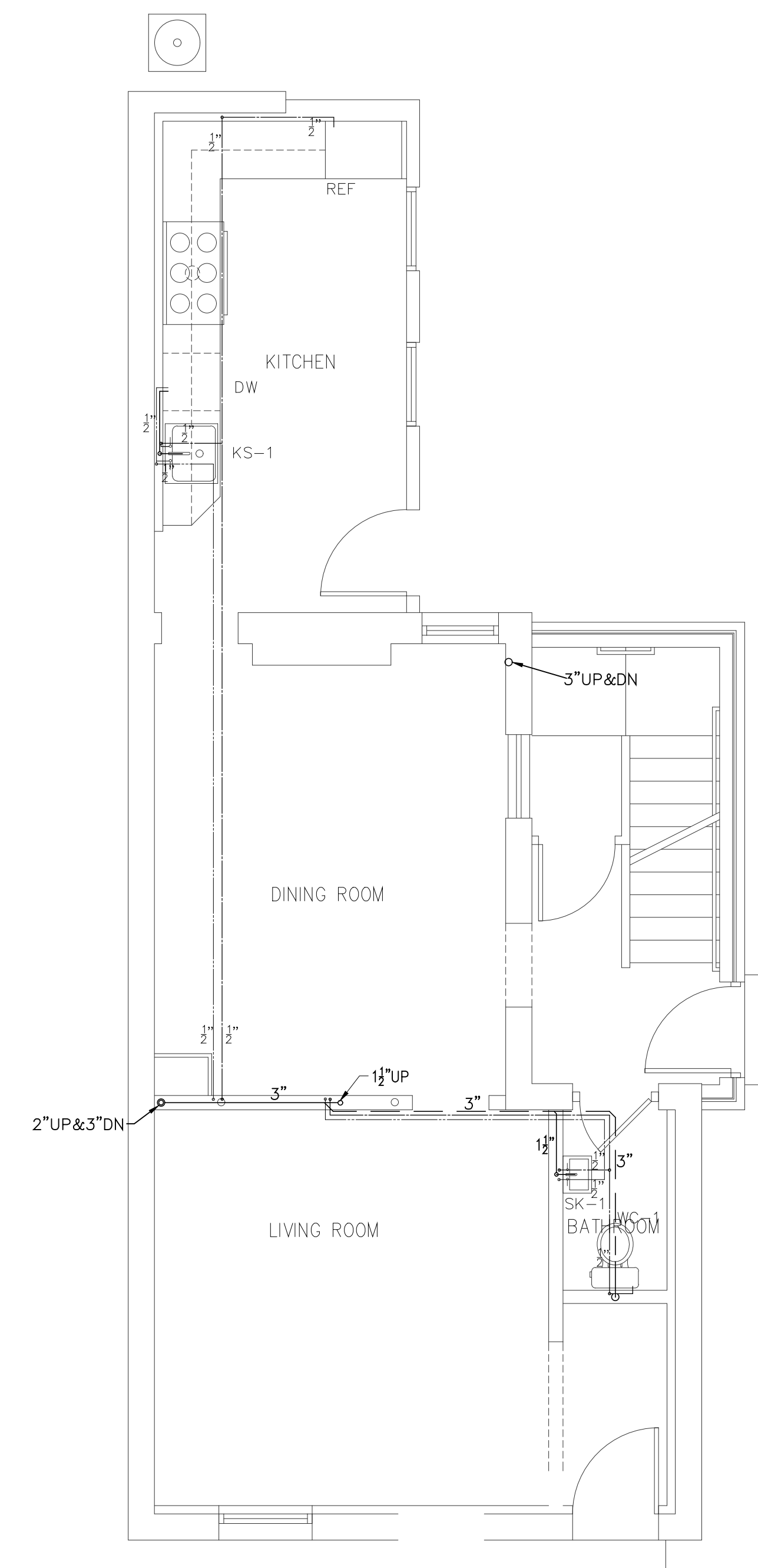
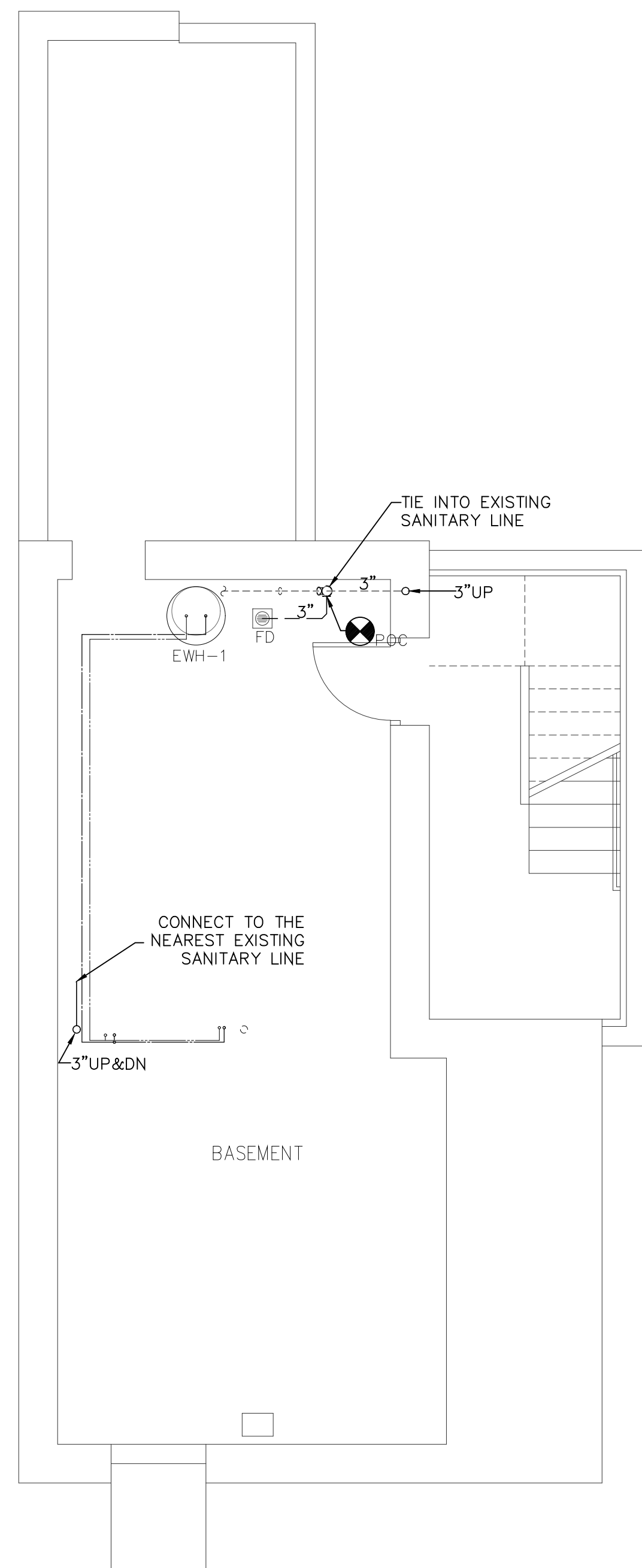
- FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.
- DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PILASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.
- DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
- WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
- NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.
- OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.
- PLUMBING CONTRACTOR SHALL REMOVE/REPLACE FLOOR AS NEEDED FOR NEW SANITARY PIPING.



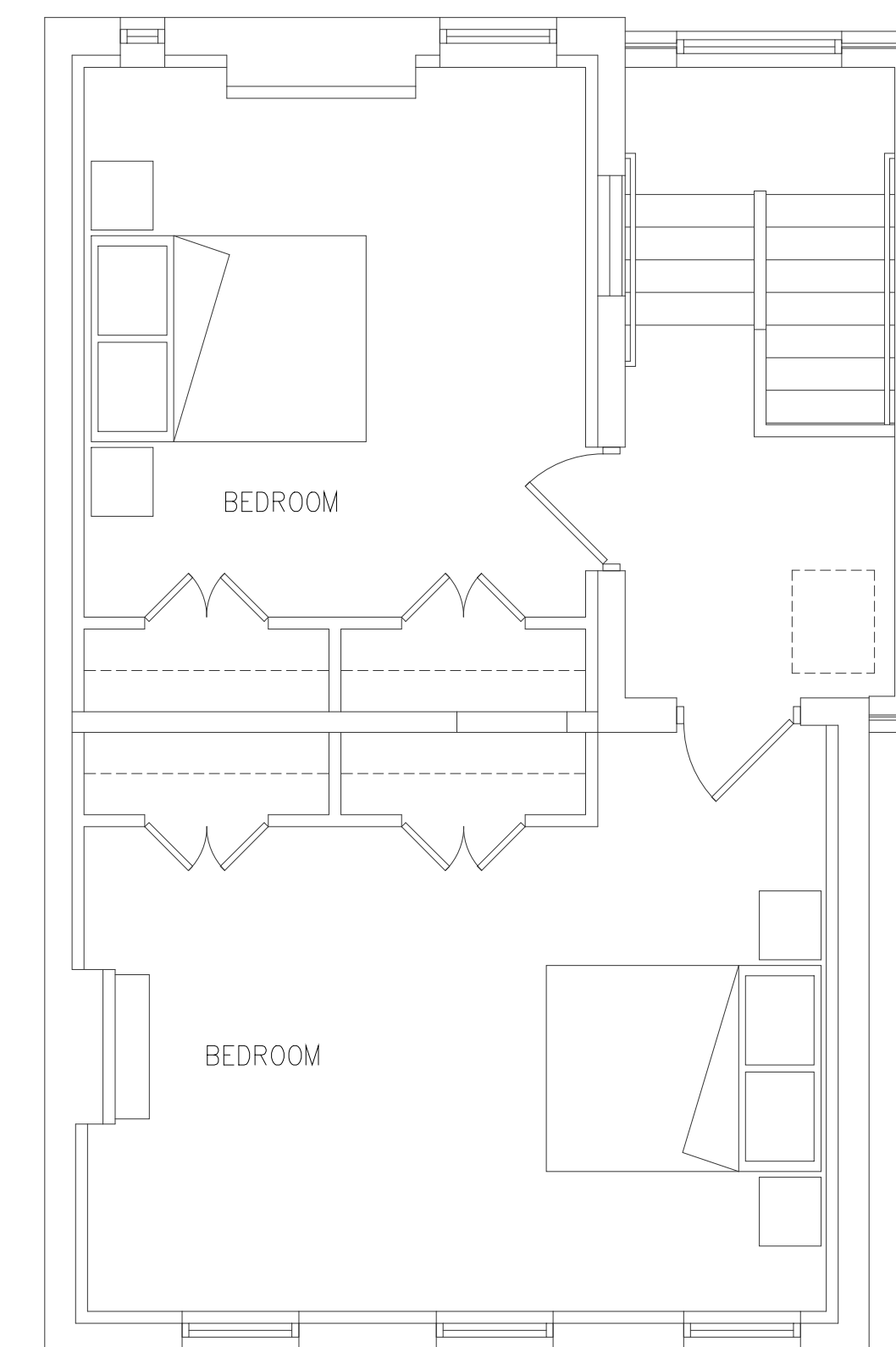
**5 ELECTRIC WATER HEATER DETAIL**  
 P1.01 NOT TO SCALE

### GENERAL NOTES

- REMOVE ALL EXISTING CAST IRON SANITARY PIPING AND REPLACE WITH NEW PVC PIPING.



NO PLUMBING WORK ON THIRD FLOOR



**1 BASEMENT PLAN - PLUMBING**  
 P1.01 SCALE: 1/4" = 1'-0"

**2 FIRST FLOOR PLAN - PLUMBING**  
 P1.01 SCALE: 1/4" = 1'-0"

**3 SECOND FLOOR PLAN - PLUMBING**  
 P1.01

**4 THIRD FLOOR PLAN - BEDROOMS**  
 P1.01 SCALE: 1/4" = 1'-0"

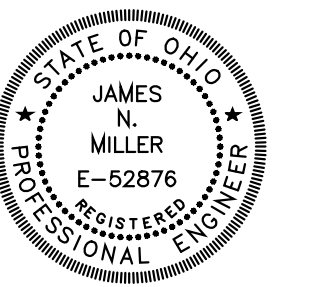
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PLUMBING FIXTURE SCHEDULE					
MARK	ROOM LOCATION	FIXTURE TYPE	MANUFACTURE	MODEL NUMBER	NOTES
BT-1	2ND FLR	BATHTUB	KOHLER	K24001 SUNSTRUCK	60"x34" STRAIGHT SHROUD, FREESTANDING BATH TUB, ACRYLIC MATERIAL, COLOR WHITE, ACCOMMODATES DECK MOUNT FAUCETS
		VALVE TRIM KIT	KOHLER	K-T99761-4CP HONESTY	SINGLE HANDLE SHOWER TRIM WITH ARM FLANGE, TUB SPOUT AND KOHLER MODEL "K-10277" DIVERTER VALVE, POLISHED CHROME
KS-1	1ST FLR	KITCHEN SINK	ELKAY	DCR252210 CELEBRITY	SINGLE BOWL KITCHEN SINK - 4 FAUCET HOLES, STAINLESS STEEL, DELTA MODEL #400 FAUCET, 8" CENTER SET WITH SPRAY PROVIDE POP UP DRAIN, STRAINER, SUPPLIES & TRAP. GARBAGE DISPOSAL EQUAL TO WHIRLPOOL GOLD GC10-0-DXE, 1/3HP, 115V, 26 OUNCE CHAMBER CAPACITY WITH POWER CORD. ADA.
WB-1	2ND FLR	LAUNDRY BOX	GUY GRAY	FR12	LESS SINGLE LEVER SHUT OFF, PROVIDE WITH KEENEY MODEL '2354S2' TIMEOUT VALVE AND THREADED BRASS CONNECTOR
WC-1	1ST FLR 2ND FLR	WATER CLOSET	AMERICAN STANDARD	215BA.104 CADET PRO	CADET RIGHT HEIGHT ROUND FRONT TOILET, TWO PIECE TOILET VITREOUS CHINA, 1.28GPF, COLOR WHITE
		TOILET SEAT	AMERICAN STANDARD	52598.65C	EASY LIFT AND CLEAN ROUND FRONT SEAT AND COVER WITH SLOW CLOSE LIFT AND CLEAN HINGES, COLOR WHITE
LV-1	2ND FLR	LAVATORY	AMERICAN STANDARD	0643.008	STUDIO DROP IN SINK, VITREOUS CHINA, 21 1/2"x17 1/2"x6 1/2". FAUCET HOLES ON 8" CENTERS.
		FAUCET	KOHLER	K-15241	CORALAIS FAUCET - TWO-HANDLE CENTERSET SINK FAUCET WITH POP-UP DRAIN - POLISHED CHROME CP
SH-1	2ND FLR	SHOWER BASE	KOHLER	K-9996	GROOVE ALCOVE BASE- 60"x42"x4 3/8", CENTER BACK DRAIN LOCATON
		SHOWER TRIM	KOHLER	K-T10276	FORTE RITE-TEMP PRESSURE-BALANCING SHOW TRIM SET. POLISHED CHROME
SK-1	1ST FLR	LAVATORY	AMERICAN STANDARD	0373.027	PENLYN - 18"x15 3/8" WALL-HUNG SINK, VIREOUS CHINA, FRONT OVERFLOW, FAUCET LEDGE
		FAUCET	AMERICAN STANDARD	7385.000	CENTERSET FAUCET, SINGLE CONROL LAVATORY FAUCT. MEAL LEVER HANDLE, POLISHED CHROME
EWH-1	BASEMENT LEVEL	ELECTRIC WATER HEATER	STATE	PCE 82 20RTA	STATE PATRIOT 80 GAL. ELECTRIC WATER HEATER, GLASS LINED TANK. 59 3/8" HEIGHT x 24" DIAMETER. 2 ELEMENTS, 2000 WATTS, 208V/1P
FD	BASEMENT LEVEL	FLOOR DRAIN	J.R. SMITH		FLOOR DRAIN - DUCO CAST IRON BODY AND FLASHING COLLAR , CAST IRON BAR GRATE EQUAL TO J.R. SMITH FIG. 2110 SERIES.

APARTMENT - PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	SAN	VENT	CW	HW
WC-1	WATER CLOSET	3"	2"	1/2"	-
BT-1	BATHTUB	1 1/2"	1 1/2"	1/2"	1/2"
L-1	DROP IN SINK	1 1/2"	1 1/2"	1/2"	1/2"
SK-1	WALL MOUNTED SINK	1 1/2"	1 1/2"	1/2"	1/2"
SH-1	SHOWER BASE & TRIM	1 1/2"	1 1/2"	1/2"	1/2"
KS-1	SINGLE BOWL KITCHEN SINK	1 1/2"	1 1/2"	1/2"	1/2"
EWH-1	STATE ELECTERIC WATER HEATER	-	-	3/4"	3/4"
FD	FLOOR DRAIN	3"	-	-	-

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**PLUMBING SPECIFICATIONS**  
Drawn By: DW | Project No. 18008.1

**P2.01**

## PLUMBING LEGEND

---	SAN	SANITARY PIPING
---	W	UNDERGROUND WATER PIPING
---	CW	DOMESTIC COLD WATER PIPING
---	HW	DOMESTIC HOT WATER PIPING
---	HWR	HOT WATER RETURN PIPING
---	140 HW	140° HOT WATER PIPING
---	G	GAS PIPING
---	V	VENT PIPING
---	ST	STORM DRAINAGE PIPING
FHW		FROSTPROOF WALL HYDRANT
HB		HOSE BIBB
		SHUT-OFF VALVE
		PRESSURE REGULATING VALVE
FCO	o	FLOOR CLEAN OUT
WCO	+	WALL CLEAN OUT
GCO	o	GRADE CLEAN OUT
EFD	o	EXIST. FLOOR DRAIN
FD	o	FLOOR DRAIN
HD	o	HUB DRAIN
RD	o	ROOF DRAIN
SD	o	SECONDARY (OVERFLOW) ROOF DRAIN
VTR	o	VENT THRU ROOF
(B)		DRAWING NOTE SYMBOL
POC		POINT OF CONNECT TO EXISTING
POR		POINT OF REMOVAL
RBPFP		REDUCED PRESSURE BACKFLOW PREVENTER
EWH		ELECTRIC WATER HEATER

## PLUMBING SPECIFICATIONS

1. GENERAL
    - a. MECHANICAL INSTALLATION SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL CODES.
    - b. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY, AND ENGINEER'S REQUIREMENTS.
    - c. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, LABOR, PERMITS, INSPECTIONS, FEES, QUALITY OF MATERIALS AND WORKMANSHIP AND FINAL CLEAN-UP PERTAINING TO THE MECHANICAL WORK.
    - d. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND SHALL LAY OUT HIS OWN WORK. HE SHALL BE RESPONSIBLE FOR ACCURACY OF THE SAME WITH RESPECT TO THE INTENT OF THESE SPECIFICATIONS. THIS CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
    - e. THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.
    - f. WORK INSTALLED BY THIS CONTRACTOR WHICH INTERFERES WITH OR AFFECTS THE EXISTING STRUCTURES SHALL BE CHANGED AS DIRECTED AND ALL COSTS INCIDENT TO SUCH CHANGES SHALL BE PAID BY THIS CONTRACTOR.
    - g. ALL WORK OF THIS CONTRACT SHALL BE DONE NEATLY AND PROFICIENTLY AND ONLY BY MECHANICS SKILLED IN THEIR PARTICULAR CRAFT.
    - h. ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.
    - i. ALL MATERIALS SHALL BE FREE OF DEFECTS OR ERRORS WHICH WOULD RESULT IN POOR APPLICATION OR CAUSE DEFECTS IN WORKMANSHIP.
    - j. CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF THIS WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED AND RESTORED IN KIND. FLASH AND COUNTER FLASH AT ROOF OPENINGS.
    - k. ALL EQUIPMENT SHALL BE LISTED AND LABELED, UNLESS OTHERWISE APPROVED.
    - l. ALL WIRING SHALL MEET THE REQUIREMENTS LISTED IN THE ELECTRICAL SPECIFICATIONS. ALL CONTROL AND INTERLOCK WIRING AND CONDUIT (120V OR 24V) SHALL BE BY THE MECHANICAL CONTRACTOR.
    - m. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.
  2. SUBSTITUTIONS
    - a. CERTAIN MAKES OF MATERIALS AND EQUIPMENT ARE SPECIFIED AND DRAWINGS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHINGS AND INSTALLING THE SPECIFIED MAKE AND MODEL OR THE "EQUIVALENT" MODEL OF ANOTHER OF THE SPECIFIED MANUFACTURERS WHICH MEETS ALL THE QUALIFICATIONS OF THE SPECIFIED ITEMS.
    - b. "EQUIVALENT" MATERIALS AND EQUIPMENT ARE THOSE OF MANUFACTURER WHICH MEET THE SAME STANDARDS OF PERFORMANCE, HAVE EQUAL OR BETTER MATERIALS OF CONSTRUCTION, AND EQUAL OR BETTER MAINTENANCE CHARACTERISTICS. ALL EQUIVALENTS MUST FIT THE SPACE PROVIDED IN THE BUILDING STRUCTURE. WHERE THE USE OF EQUIVALENTS RESULTS IN CHANGES, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH CHANGES AND ANY COSTS RESULTING FROM THEM.
    - c. IF THE CONTRACTOR INTENDS TO USE EQUIPMENT OR MATERIALS NOT SPECIFIED, HE MUST RECEIVE APPROVAL FROM THE ENGINEER/ARCHITECT PRIOR TO THE AWARD OF THE CONTRACT. THIS PRIOR APPROVAL ONLY PERMITS SUBMITTAL OF A PARTICULAR MANUFACTURER'S EQUIPMENT IN GENERAL, THE SPECIFIED ITEM TO BE USED MUST AGAIN BE SUBMITTED FOR FINAL REVIEW AS SPECIFIED UNDER "SHOP DRAWINGS"
  3. SHOP DRAWINGS
    - a. SUBMIT TO ENGINEER/ARCHITECT THREE (3) COPIES OF CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, DIAGRAMS & SPECIFICATIONS ON ALL SPECIFIED MATERIALS & EQUIPMENT FOR REVIEW IN AMPLE TIME BEFORE MANUFACTURERS ARE AUTHORIZED TO MAKE SHIPMENT. THE INFORMATION SUBMITTED SHALL BE PREPARED AND ARRANGED IN A FORMAT WHICH WILL PERMIT EASY IDENTIFICATION AND COMPARISON BY THE ENGINEER/ ARCHITECT OF SPECIFIED EQUIPMENT. ONE COPY SHALL BE RETURNED TO THE CONTRACTOR FOLLOWING THE ENGINEER/ ARCHITECTS REVIEW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH ANY ADDITIONAL COPIES (SHOWING ARCHITECT ENGINEER STAMP AND COMMENT) AS NECESSARY FOR SUPPLIERS AND/OR BUILDING OFFICIALS.
    - b. THE MAKE, TYPE, AND FINISH OF ALL MATERIALS, EQUIPMENT AND APPARATUS SHALL BE APPROVED BY THE ENGINEER/ ARCHITECT IN WRITING BEFORE THE CONTRACTOR INSTALLS IT. ANY SUBSTITUTION FOR ANY SPECIFIED EQUIPMENT OR MATERIAL SHALL FIRST BE APPROVED BY THE ENGINEER/ARCHITECT IN WRITING.
    - c. SUBMIT TYPEWRITTEN SCHEDULE SHOWING ALL ELECTRICAL CHARACTERISTICS AND REQUIREMENTS FOR ALL ELECTRICALLY OPERATED EQUIPMENT. THE SCHEDULE SHALL BE USED BY THE ELECTRICAL CONTRACTOR FROM WHICH HE WILL PREPARE HIS WORK.
    - d. SHOP DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MAKE, MODEL NUMBER, DIMENSIONS, ELECTRICAL CHARACTERISTICS (RATING). SHOP DRAWINGS SHALL BEAR NAME OF PROJECT AND LOCATION.
    - e. CONTRACTOR SHALL KEEP AT LEAST ONE SET OF COLORED CORRECTED SHOP AND DESIGN DRAWINGS AT THE SITE. DRAWINGS SHALL BE CURRENT, DENOTING APPROVED MODIFICATIONS AND INSTALLED DEPARTURE. SUBMIT ONE SET OF "AS-BUILT" DRAWINGS TO OWNER BEFORE FINAL PAYMENT.
  4. CLEANING
    - a. THIS CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL ACCUMULATION OF DIRT, DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AT LEAST ONCE A WEEK, EXCEPT THAT COMBUSTIBLE MATERIALS SHALL BE REMOVED DAILY.
- \*\*\*\*\*
- PLUMBING WORK
1. PLUMBING FIXTURES
    - a. SCHEDULE ON DRAWING.
  2. DRAINS, PIPING AND PLATES
    - a. FLOOR DRAIN FD: ZURN Z415BZ, DURA COATED CAST IRON BODY W/BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP & ADJUSTABLE COLLAR WITH SEEPAGE SLOTS, AND TYPE BZ POLISHED NICKEL BRONZE, LIGHT DUTY, LEVELING STRAINER. SEE DRAWING FOR OUTLET SIZE.
    - b. CLEANOUTS – AS MANUFACTURED BY JAY R. SMITH.
      - (1) FINISH FLOOR: MODEL 4020-X WITH POLISHED NICKEL BRONZE COVER.
      - (2) WALL:MODEL 4530 CLEANOUT TEE WITH FACE-OF-WALL COVER AND SCREW.
      - (3) FINISH GRADE: SMITH MODEL 4250 WITH CONCRETE RING INSTALL CLEANOUTS AT ALL 90 DEGREE TURNS IN SANITARY PIPING AND WHERE SHOWN ON DRAWINGS.
    - c. PIPE INSULATION – ARMAFLEX 3/4" THICK FOR ALL COLD AND HOT WATER PIPING. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
    - d. COLD AND HOT WATER PIPING – ABOVE GROUND, TYPE "L" COPPER, HARD TEMPER TUBING, SOLDER FITTINGS TO MATCH. UNDER GROUND, TYPE "K" COPPER, SOFT TEMPER TUBING, SOLDER FITTINGS TO MATCH. USE DIELECTRIC FITTINGS FOR DISSIMILAR METAL CONNECTIONS. USE "BRIDGIT" OR EQUAL LEAD-FREE SOLDER (ASTM B32-89).
    - e. COLD AND HOT WATER PIPING – ACCEPTABLE ALTERNATE TO COPPER INDICATED AT "d" ABOVE.
 

ABOVE GROUND, PEX PIPING AND FITTINGS. PEX DISTRIBUTION SYSTEM: ASTM F 877, SDR 9 TUBING. FITTINGS FOR PEX TUBE: ASTM F 1807, METAL-INSERT TYPE WITH COPPER OR STAINLESS STEEL CRIMP RINGS AND MATCHING PEX TUBE DIMENSIONS. MANIFOLD – MULTIPLE-OUTLET, PLASTIC OR CORROSION-RESISTANT-METAL ASSEMBLY COMPLYING WITH ASTM F 877; WITH PLASTIC OR CORROSION-RESISTANT-METAL VALVE FOR EACH OUTLET.
    - f. SERVICE VALVES – USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES. PROVIDE SHUTOFF VALVES AT EACH FIXTURE.
    - g. FLASHING AND SEALING – ALL VENTS PASSING THROUGH ROOF SHALL BE FLASHED AND SEALED. PROVIDE FLASHING AND COUNTER FLASHING FOR A WEATHERTIGHT SEAL. PAINT ALL EXPOSED MATERIAL TO MATCH ROOF.
    - h. SANITARY AND VENT LINE – LINE SHALL BE HUBLESS, SCHEDULE 40 PVC PLASTIC PIPE: ASTM D 1785. PVC PLASTIC FITTINGS: ASTM D 2466.
    - i. ESCUTCHEON PLATES – INSTALLED ONE PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS.
    - j. HANGERS AND SUPPORTS – HANGERS FOR ALL PIPING SHALL BE CLEVIS OR SPLIT RING TYPE. GALVANIZED STEEL WITH PROVISIONS FOR VERTICAL ADJUSTMENT. HANGERS SUPPORTING COPPER TUBING SHALL BE COPPER PLATED STEEL, BRASS, OR BRONZE. WHEN STEEL HANGERS ARE USED, WRAP COPPER TUBING WITH PLASTIC INSULATING TAPE AT POINT OF CONTACT WITH HANGER, OR HYDRA-ZORB CUSHION CLAMPS WITH UNISTRUT CHANNELS.
    - k. WATER HAMMER ARRESTERS – INSTALL ABOVE LAY IN CEILING AT INLETS TO QUICK CLOSING VALVES (WATER CLOSETS, URINALS) AND ACCORDING TO MANUFACTURES RECOMMENDATIONS. SMITH #5005.
    - l. STORM SEWER PIPING – ALL EXTERIOR STORM SEWER LINES SHALL BE PVC ASTM D-3034 WITH SDR-35 GASKETS WHERE CODE PERMITS. OR EXTRA STRENGTH CONCRETE PIPE, ASTM C-14, WITH FLEXIBLE RUBBER JOINT GASKET, ASTM C-443. PROVIDE PVC ADAPTER RECTANGULAR TO ROUND CAULKED LEAK PROOF.
  3. WALL HYDRANT FWH:
    - a. ANTI-SIPHON FROSTPROOF WALL HYDRANT. WOODFORD MODEL B65 SERIES WITH VACUUM BREAKER, WITH SINGLE CHECK HOSE CONNECTION, WALL BOX TPE, AUTOMATIC DRAINING. SEE DWG SCHEDULE.
  4. CONCRETE WORK
    - a. N/A

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

APPLICATION #: COA20200036/ ZH20200126  
APPLICANT: Arcx Studio LLC  
OWNER: 5920 Hamilton Ave LLC- CHURC  
ADDRESS: **5906 Hamilton Av**  
PARCELS: 233-0004-0016  
ZONING: T5MS  
OVERLAYS: College Hill Historic District  
COMMUNITY: College Hill  
REPORT DATE: August 24, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

**Nature of the Request**

The applicant seeks a Certificate of Appropriateness for side/rear addition and a demo and rebuild of a rear addition.

**Zoning Relief Required**

1. 1703 2.08 (I): Dwellings are only permitted on the first floor if behind another permitted use. Residential is located on the first floor not behind another use and a locational variance is required.
2. 1703 2.08 (E): Buildings are to be built at a zero-lot line setback. With the demolition, the building will have a max 25.5 ft setback on the north with a 4 ft setback on the south. A variance is required to have the Built to Line to match the historic set back.
3. 1703 2.08 (M): Buildings are to have either a building or a fence/wall the entire street build to line. No fence is proposed and variance to permit no fence is required.

**Existing Conditions**

The subject property is an existing brick 3 story Second French Empire mixed use building with a non-contributing addition on the front of the building. As is evidenced by the Sanborn Maps the date of construction of the one-story addition is from the late 1940's-1950. The one-story addition is a zero-set back condition that follows the angle of the street. The original building was set parallel to Cedar Ave. The RuthEllen Building was built with two stores on the first floor and flats/apartments above.

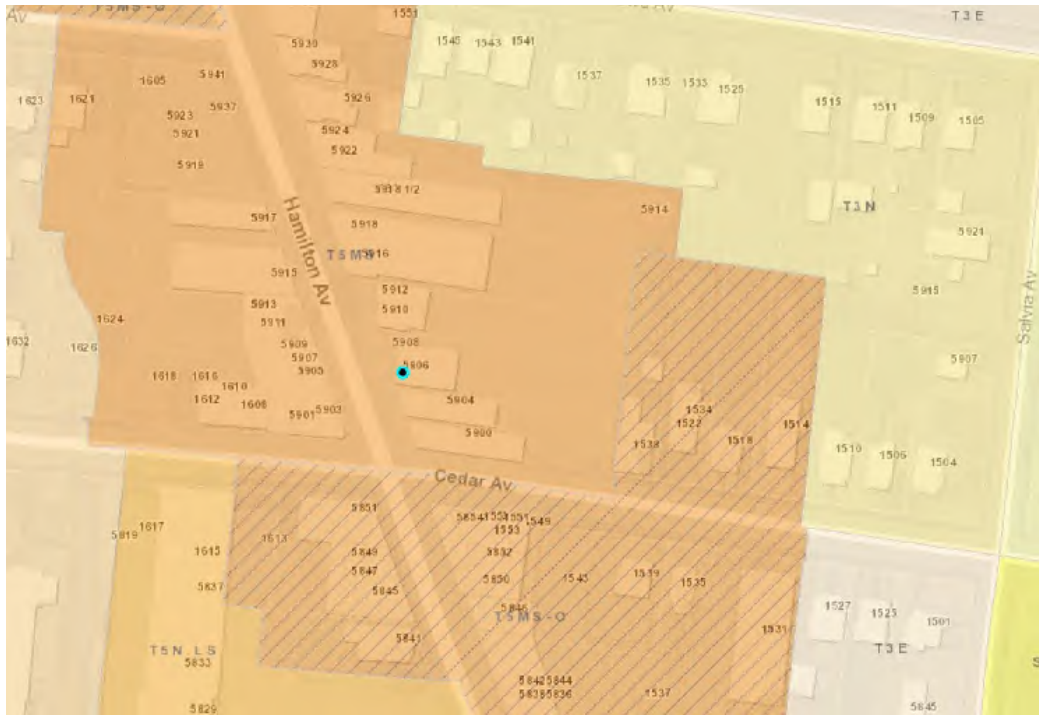


Figure 1: Cagis Map of 5906 Hamilton Av.



Figure 2: 5906 Hamilton Ave. Image from Google Street views

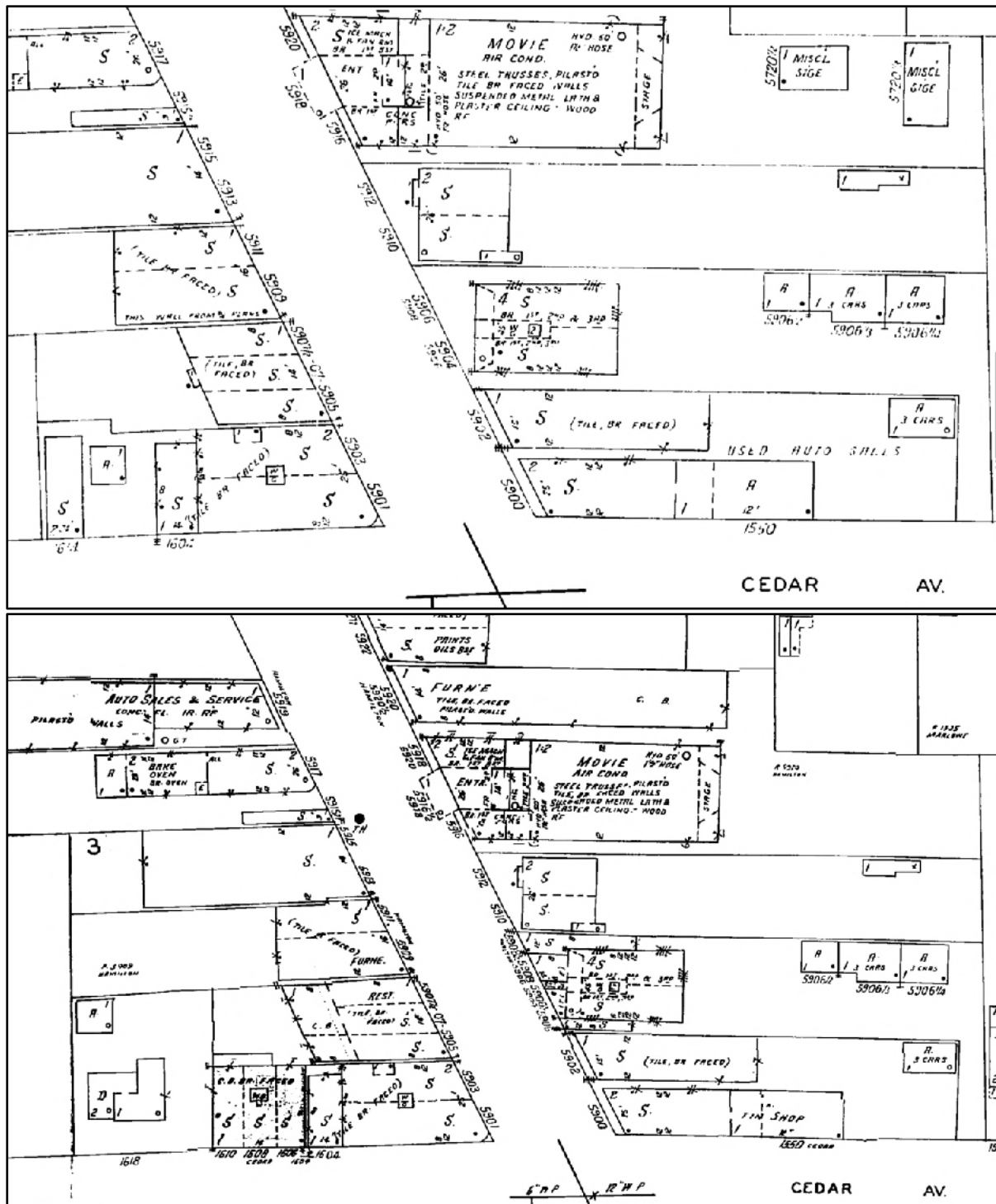


Figure 3: Top 1937 Sanborn Map; Bottom 1950 Sanborn Map

### **Proposed Conditions**

The applicant is proposing to renovate the building into a multi-family building. They are proposing to demolish the one-story addition, restore the front of the building, including the historic storefront. The work includes work at the front of the lot to include paving and landscaping.

**Previous Reviews:** N/A.

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

Zoning District: [9](#) T5MS  
HCB authority: [Section 1435-05-4](#)  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

### **Zoning Review**

As the proposal is changing an existing condition and is creating a setback, even if it's the historically accurate setback, a variance for the setback is required. Also a zoning variance is required to put residential on the first floor rather than a commercial use and to not have a fence either at the zero setback or connecting the adjacent buildings.

### **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 remove a non-contributing and compatible building from a historic building and will return the street to the historic condition at this site. While it does create a setback that is not parallel to the street this condition is also seen on the property to the north. A fence is unnecessary and would impede movement to the ramps for the units.*

- (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 as they have not studied every type of use allowed under the zoning code. The proposed use, multi-family dwelling structure is desired within the neighborhood. The applicants are not proposing to alter the historic condition of a storefront so a the building form and frontage will remain consistent with the street and the historic condition of the building.*

## Standards for Variances per Section 1445-05-4

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

*The strict application of the code would be contrary to the historic setback of the property and would require unsympathetic alterations to either remain or be rebuilt.*

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

*The setback is similar to the property to the north and they are requesting a similar condition. The use of the property is not consistent with the uses along the street as it is a commercial district.*

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

1. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is T5MS. The proposed use of the subject property does not conform to the zoning as is asking for residential use on the first floor at the front of the building.*
2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*Staff is of the opinion the proposed work does substantially conform to the guidelines for the College Hill Historic District (Refer to Certificate of Appropriateness review below)*
3. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*College Hill Land Use Plan does encourage mid-density development among the Business District.*
4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Parking is available behind the building in an existing parking lot. Substantially Increased traffic is not anticipated and the current system and lot are adequate for the proposed use.*

5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*NA*
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*The applicant is providing some landscaping at the front to provide for a pedestrian oriented experience and a break from pavement at the front of the building*
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable at this time.*
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed use as a multi-family residential development along Hamilton Avenue is an appropriate use for a commercial district as it is a more intense use. It is also an appropriate use to provide residents as clients for neighboring businesses.*
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*None*
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are not any anticipated any adverse effects to the extent of access to fire, police or other public services.*
11. **Blight.** The elimination or avoidance of blight.  
*The current property is a vacant building that is in need of rehabilitation. It is not considered blight but it is reusing an underused property that is not supporting the urban pedestrian fabric.*
12. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value of the subject parcels.*
13. **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 apartment complex and the laundry.*

**Certificate of Appropriateness Review:**

A COA is required for the proposed demolitions and façade changes.

**Comments on Applicable Guidelines**

All the changes substantially conform to the College Hill Historic District Conservation Guidelines.

## **Applicable Guidelines**

### **Demolition**

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

The addition was building between 1937-1950 on front of a building that is from the later 1890's. The original building is a Second Empire Building with red brick and the addition is an art deco style yellow brick addition. While the addition does create a street presence it detracts from the original building. Its removal will create a setback but on an angled street this setback is varied, and a pedestrian environment is still proposed with a plaza like setting with pavers and vegetation.

### **Storefronts**

*The basic elements, which give the storefront character, shall be retained and repaired. These include, original window height, original piers, original lintels, doorways, proportions of openings, decorative work, original sill height, transoms.*

*Piers or columns that divide the storefront into bays, and lintels or cornices, which separate the storefront from the upper floors, should not be covered or removed. Windows should not be filled in. Sill height should be maintained. Original transoms, window configuration, doors, and ornamentation should be retained, repaired or replicated. Where no original materials or detailing remains new work should be compatible with the original character of the building.*

The original storefront has been removed but the steel pilasters and frame are still intact. This will be restored, and a new storefront system will be installed. The design of the storefront maintains the historic elements of a storefront and is an appropriate design for the building and the district.

### **Other Considerations:**

**Prehearing Results:** A prehearing was held on August 26, 2020

**Comments Provided to Staff:** 2 letters of support have been submitted for the project, both for the demolition and for the residential use.

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

- A. 1703 2.08 (I): **Approve a locational variance** to allow for a dwelling on the first floor at the front of the building.
- B. 1703 2.08 (E): **Approve a front set back variance of 25.4 ft on the north and 4 ft of the south** to allow the building to have its historic setback.
- C. 1703 2.08 (M): Approve a variance to allow no fence either at the zero-lot line setback or between buildings.

B. **FINDING:** The Board makes this determination per Section 1435-05-54:

- 1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
- 2. The requested setback is asking for the historic condition of the property.
- 3. The residential use will support neighboring commercial businesses and is an appropriate use within a commercial district.

**II. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 5906 Hamilton Ave demolition of a front addition and a new storefront design per plans by Arcx Studios dated 7/30/20.

- 1. Building permits must be issued within 2 years of or the COA will expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

- 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
- 2. The front one-story building was built out of the period of significance and detracts from the original Second Empire mixed use building.



ARCX STUDIO

1616 Vine St  
Cincinnati, OH 45202

513 832 1302  
www.arcx.studio

City of Cincinnati  
Historic Conservation Board  
11 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

RE: Historic Conservation Board review submission for the Ruthellen Building located at 5906-08 Hamilton Avenue, Cincinnati OH 45224

To Whom It May Concern,

Please find here applications and supporting documentation for request to demolish a one-story addition to a four-story building in the College Hill Historic District.

We are seeking to be included on Board's September 14<sup>th</sup>, 2020 agenda. Documentation for review includes:

- 1) Adjudication/ Denial Letter
- 2) Historic Conservation Board Application Checklist
- 3) Certificate of Appropriateness
- 4) Zoning Hearing Application Form
- 5) Application Fee Authorization form
- 6) Digital submission of following checklist items:
  - a. Exhibit A- Letter/ Narrative Statement of Intent
  - b. Exhibit B- Verification of Property Ownership
  - c. Exhibit C- List of Witnesses
  - d. Exhibit D- Demolition Case Sheet
  - e. Exhibit E- Statement of Post Demolition Plans
  - f. Exhibit F- College Hill Community Plan Excerpt
  - g. Exhibit G- Letter of Support- Shakers
  - h. Exhibit H- Letter of Support- College Hill Forum
  - i. Exhibit J- Drawings

Please let us know if any additional documentation is required.

Respectfully,

Ernie Palmer, AIA  
Arcx Studio, Inc.  
513-832-1302/ ernie@arcx.studio

**ADJUDICATION/DENIAL LETTER**

Date: July 17, 2020

Location: 5906-08 Hamilton Ave

Request: Demolition and façade changes

Zoning District: T5MS/College Hill Historic District, College Hill Urban Design Overlay

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

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

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

1. 1703 2.08 (I): Dwellings are only permitted on the first floor if behind another permitted use. Residential is located on the first floor not behind another use and a locational variance is required.

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

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

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

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

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

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

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

### Section 1. SUBJECT PROPERTY

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

### Section 2. APPLICANT

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

### Section 3. OWNER

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

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

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

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

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

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

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

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

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

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

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

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

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

Zoning Hearing Examiner  
Application for Zoning Relief  
Ruthellen Building, 5906-08 Hamilton

Section 6 Summary:

- 1) Request approval to remove an inappropriate addition inconsistent with the function and vernacular of the original structure. The one-story Hamilton Ave facing, brown brick/ black trim art deco addition detracts from the red brick Italianate design of the four-story building it is attached to.

Intent is to remove the addition and restore the original storefront windows. This change is beneficial in that it will provide a single design aesthetic, provide a small green space relief at building entrance and provide direct exterior access from parking in rear of the building to the front main building entrance via side alleys.

- 2) Request relief from the zero frontal ROW setback zoning provision. The original building front was not parallel or directly up against the ROW. The adjacent historic building to the north has a similar angled setback.

The restored building front location will place the historic facade an average of 11ft from the ROW. The change is beneficial in that it will provide a pedestrian friendly green space, enable a small buffer between the sidewalk and first floor living spaces and provide a small transition space for residents between the sidewalk and front door.

- 3) Request approval to return structure to original footprint with no frontal commercial component.

Hamilton Ave originally had a variety of commercial frontage mixed with residential. This change will be beneficial in that eliminating commercial square footage on the first floor and making it exclusively residential will add population density to the business district in line with the community plan and aid in long term business district success.

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE**

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

**AND**

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
  - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**
  - b. how the project meets either of the following conditions:
    - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**
    - ii. 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.



ARCX STUDIO

1616 Vine St  
Cincinnati, OH 45202

513 832 1302  
www.arcx.studio

## EXHIBIT A

City of Cincinnati  
Historic Conservation Board  
11 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

RE: Letter/ Narrative of Intent for the Ruthellen Building- 5906-08 Hamilton Avenue,  
Cincinnati, OH 45224

To Whom It May Concern,

The intent of this project is to bring a residential component back to this commercially active street. It will further facilitate pedestrian traffic and increase community presence during and after normal business hours.

The project presented here is for the demolition of a one-story addition on the Hamilton Ave (front) side of the building. The brown brick/ black trim art deco addition is not coordinated with and detracts from the red brick Italianate design of the four-story building it is attached to (see attached photo). The remaining building's exterior will be renovated back to its original appearance. The interior will be renovated for residential use (apartments). The original structure was built in early 1920's and the first floor expansion added circa 1955.

This project is in the positive interest of the community and is aligned with the College Hill Community Plan (Exhibit F). Please find included two letters of support for the adjacent neighbors (Exhibits G and H).

Respectfully,

Ernie Palmer, AIA  
Principal  
Arcx Studio, Inc.



ARCX STUDIO

Ruthellen- Hamilton Ave View



EXHIBIT B


Verification of Property Ownership

## 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 TO SEARCH LIST Property 1 of 2

Parcel ID	Address	Index Order	Tax Year
233-0004-0016-00	5904 HAMILTON AVE	Parcel Number	2019 Payable 2020

Property Information		
<b>Tax District</b> 001 - CINTL CORP-CINTL CSD <b>School District</b> CINCINNATI CSD		<b>Images/Sketches</b> 
<b>Appraisal Area</b> 05100 - COLLEGE HILL <a href="#">Sales</a>	<b>Land Use</b> 420 - SM DETACHED RET (UNDER 10)	
<b>Owner Name and Address</b> 5920 HAMILTON LLC 1551 MARLOWL AVE CINCINNATI OH 45224 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> 5920 HAMILTON LLC 1551 MARLOWL AVE CINCINNATI OH 45224 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 74,110	<b>Effective Tax Rate</b> 96.465895	<b>Total Tax</b> \$15,595.77
<b>Property Description</b> HAMILTON AVE 61.80 X 252.54 TRR PT ITS 1 14 S F CARYS 2ND SUB		

Appraisal/Sales Summary	
Year Built	1000
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	11/3/2017
Last Sale Amount	\$0
Conveyance Number	156111
Deed Type	WF Warranty Deed (FX)
Deed Number	
# of Parcels Sold	/
Acreage	0.340

Tax/Credit/Value Summary	
Board of Revision	YFS(94)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	129,740
CAUV Value	0
Market Improvement Value	81,990
Market Total Value	211,730
III Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$3,587.95</b>
Tax as % of Total Value	0.000%

Notes

**I Want To...**

- [Start a New Search](#)
- [Email the Auditor](#)
- [View the Online Help](#)
- [Auditor's Home](#)

---

**View:**

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

---

**Print:**

- [Current Page](#)
- [Property Report](#)

**5920 HAMILTON LLC**

**ASSIGNMENT OF MEMBERSHIP INTEREST**

I hereby sell, transfer and assign all of my Membership Interest of 5920 HAMILTON LLC, an Ohio limited liability company, to College Hill Community Urban Redevelopment Corporation, an Ohio non profit corporation, effective as of this 28<sup>th</sup> day of October, 2017.

Christian Ministries, Inc., an Ohio  
non profit corporation

By: Tull COM

Its: PASTOR - ADMINISTRATOR

## EXHIBIT C

Zoning Hearing Examiner Application  
Witness List  
Ruthellen Building, 5906-08 Hamilton

- 1) Seth Walsh- College Hill Community Urban Redevelopment Corp (Owner Representative)
- 2) Tony Thompson- College Hill Community Urban Redevelopment Corp (Owner Representative)
- 3) Ernie Palmer- Arcx Studio (Architect/ Consultant)
- 4) Katie Conner- Arcx Studio (Architect/ Consultant)

## EXHIBIT D

Zoning Hearing Examiner Application  
Demolition Case Sheet  
Ruthellen Building, 5906-08 Hamilton

### Section 1:

5920 Hamilton LLC (CHCURC) is seeking approval to remove an inappropriate addition inconsistent with the function and vernacular of the original structure. The brown brick/black trim art deco addition is not coordinated with and detracts from the red brick Italianate design of the four-story building it is attached to. The original structure was built in early 1920's and the addition added circa 1955.

- a. The original front building façade remains intact behind the addition minus the storefront window framing and glass. The cast iron column cladding is still present and appears in good shape. Removing the addition up to the pre-existing facade appears feasible. Some brick patching/ repair will be required where the addition's roof membrane is flashed into the older building.
- b. The demolition will return the buildings angled orientation to the street back to its original condition. This matches the current condition of the adjacent building at 5910 Hamilton Ave. A zoning relief for this condition is requested.

### Section 2: N/A

## EXHIBIT E

Zoning Hearing Examiner Application  
Post Demolition Plan  
Ruthellen Building, 5906-08 Hamilton

After completion of demolition the building will be stabilized and prepared for renovation work. The exposed storefront openings will be temporarily infilled with plywood. Other openings leaving building interior exposed to environment will be patched. Site work will include infill of the addition's foundation with structural fill and graded to prevent ponding.

EXHIBIT F  
COLLEGE HILL COMMUNITY PLAN EXCERPT  
VII THE LAND USE PLAN

A. INTRODUCTION

The College Hill Land Use Plan is shown on the map on the following page. It is the end result of two and one-half years of meetings with the College Hill Forum Long Range Planning Committee. The Plan map shows the land use configuration recommended by The City Planning Commission Community Planning Team and the College Hill Forum. The following chapters give greater detail on the various subject areas covered by the Plan. It also recommends implementation actions and gives the reasoning behind the Plan.

B. THE LAND USE PLAN IN CONTEXT

In comparing The Land Use Plan with existing land use (Map IV-1) and the verbal description of the character of College Hill, it can be seen that the Plan reinforces and enhances the existing character of the community. It builds on the amenities the community currently possesses.

The vast majority of the residential areas are to remain low density, with higher density housing to be clustered around the business district and along the major transportation arteries.

College Hill's strong business districts are to remain basically within their present boundaries, discouraging strip commercial development along the arteries.

The hillsides along the southern edge of the community are to remain open space, for the benefit and enjoyment not only of College Hill residents but of persons residing outside the community who may be able to see them from their own communities or pass through them on their way to work or shop. College Hill's hillsides are a regional asset.

In the area of recreation, where the land allocation is presently inadequate, land is to be added to the current stock.

EXHIBIT G

July 29, 2020

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

Dear Ms. Johnson,

This letter is in support of the College Hill Community Urban Redevelopment Corporation's ("CHCURC") request to remove the front of the Ruth Ellen Flats Building (5904 Hamilton Avenue) to restore it to the its historic front.

As the owner of Shakers located at 5900 Hamilton Avenue, the removal of the front façade of the Ruth Ellen Flats Building and restoring it to its historic exterior will be impactful and continue the positive transformation of our business district. Ultimately transforming the Ruth Ellen Flats back into an all residential building will increase traffic to my business and the surrounding businesses.

I appreciate all of your support of College Hill over the years. I look forward to continue seeing the transformation of our business district in the coming years.

Sincerely,

JR Collins  
Owner  
Shakers

A handwritten signature in blue ink, appearing to read "JR Collins", written in a cursive style.



P.O. Box 24160, Cincinnati, OH, 45224 – 513-607-9672

July 29, 2020

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

Dear Ms. Johnson,

This letter is in support of the College Hill Community Urban Redevelopment Corporation's ("CHCURC") request to remove the front of the Ruth Ellen Flats Building (5904 Hamilton Avenue) to restore it to the its historic front.

As the President of the College Hill Forum, I have heard numerous times over the years requests from the community to have the front removed and the original exterior restored on the building. Doing so, especially in the year of COVID-19, will be a positive transformation of our business district and continue to show that the College Hill Business District is being revitalized.

I appreciate all your support of College Hill over the years. I look forward to continuing seeing the transformation of our business district in the coming years.

Sincerely,

A handwritten signature in black ink that reads "Phyllis Slusher". The signature is written in a cursive style with a long, sweeping underline.

Phyllis Slusher  
President  
College Hill Forum

EXHIBIT J  
 RUTH ELLEN RENOVATION  
 5906-5908 HAMILTON AVE  
 CINCINNATI, OH 45224



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
 1616 VINE STREET  
 CINCINNATI, OH 45202  
 513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
 CINCINNATI, OH 45224

**SHEET NAME**

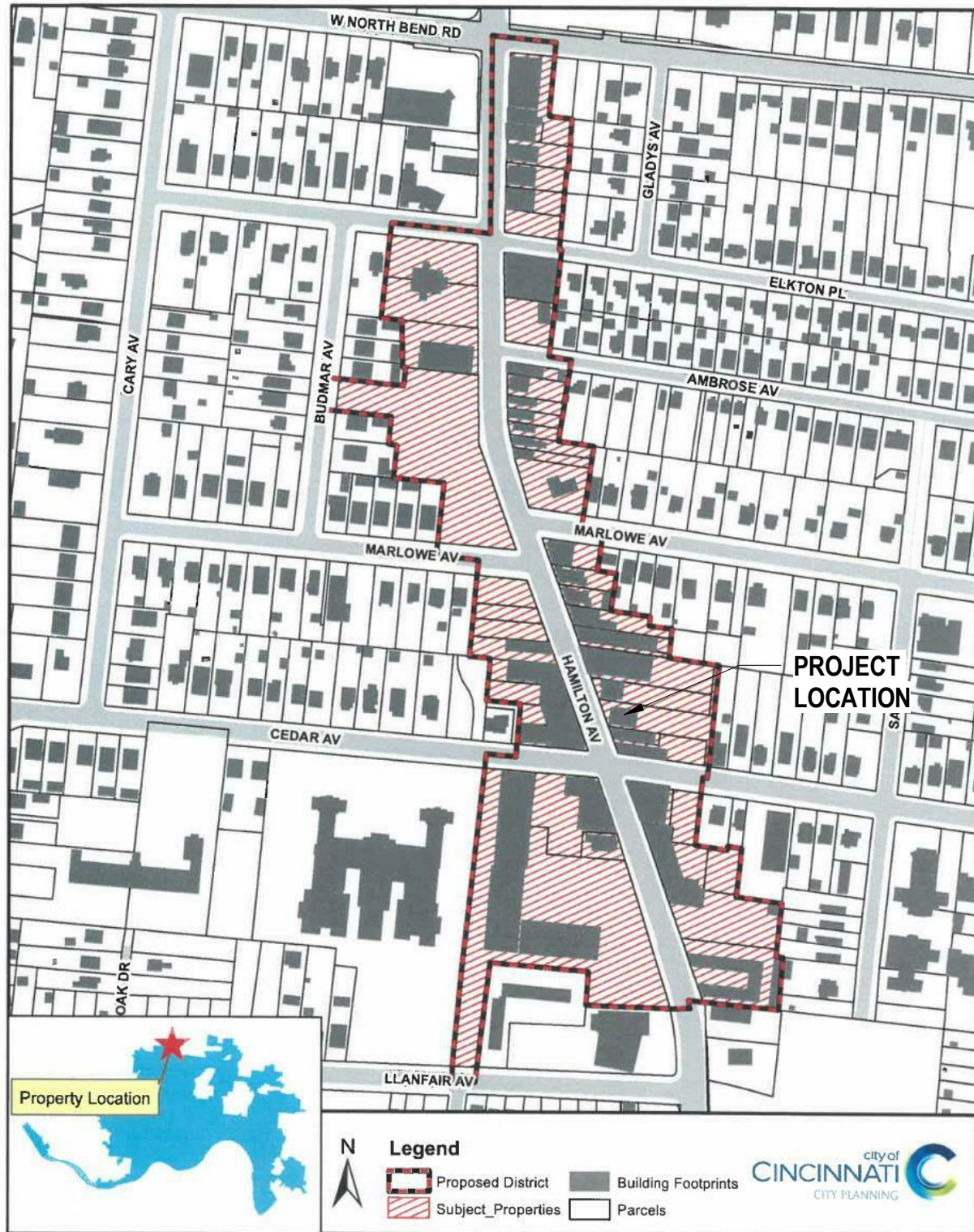
COVER SHEET & SHEET INDEX

**SHEET NO.**

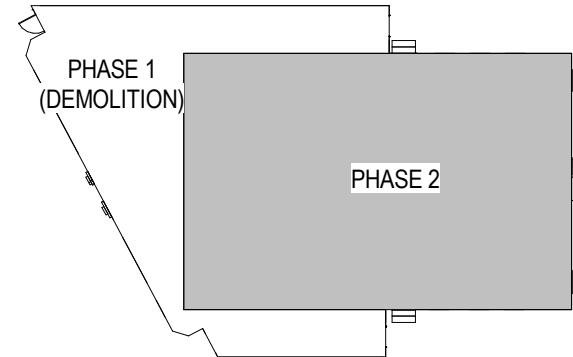
**CV001**

Exhibit B

**College Hill Mid-Business Historic District**



**PHASING KEY PLAN**



SHEET INDEX - HISTORIC CONSERVATION BOARD REVIEW

SHEET NO.	SHEET NAME
CV001	COVER SHEET & SHEET INDEX
CV002	SURVEY
EX000	PHASE 1 - PROPOSED DEMOLITION
EX001	PHASE 1 - PROPOSED DEMOLITION
EX002	PHASE 1 - PROPOSED DEMOLITION
EX003	PHASE 2 - PROPOSED DEMOLITION
EX004	PHASE 2 - PROPOSED DEMOLITION
EX005	PHASE 2 - PROPOSED DEMOLITION
EX006	PHASE 2 - PROPOSED DEMOLITION
EX007	PHASE 2 - PROPOSED DEMOLITION
EX008	EXISTING ROOF PLAN
EX009	EXISTING ELEVATIONS
EX010	EXISTING FACADE PHOTOS
SD010	PROPOSED SITE PLAN
SD100	PROPOSED FLOOR PLAN - BASEMENT
SD101	PROPOSED FLOOR PLAN - FIRST FLOOR
SD102	PROPOSED FLOOR PLAN - SECOND FLOOR
SD103	PROPOSED FLOOR PLAN - THIRD FLOOR
SD104	PROPOSED FLOOR PLAN - ATTIC
SD400	PROPOSED ELEVATIONS
SD401	PROPOSED ELEVATIONS
SD402	PROPOSED ELEVATIONS
SD403	PROPOSED ELEVATIONS
SD500	PERSPECTIVE VIEW

**LOCATION MAP**



000075



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

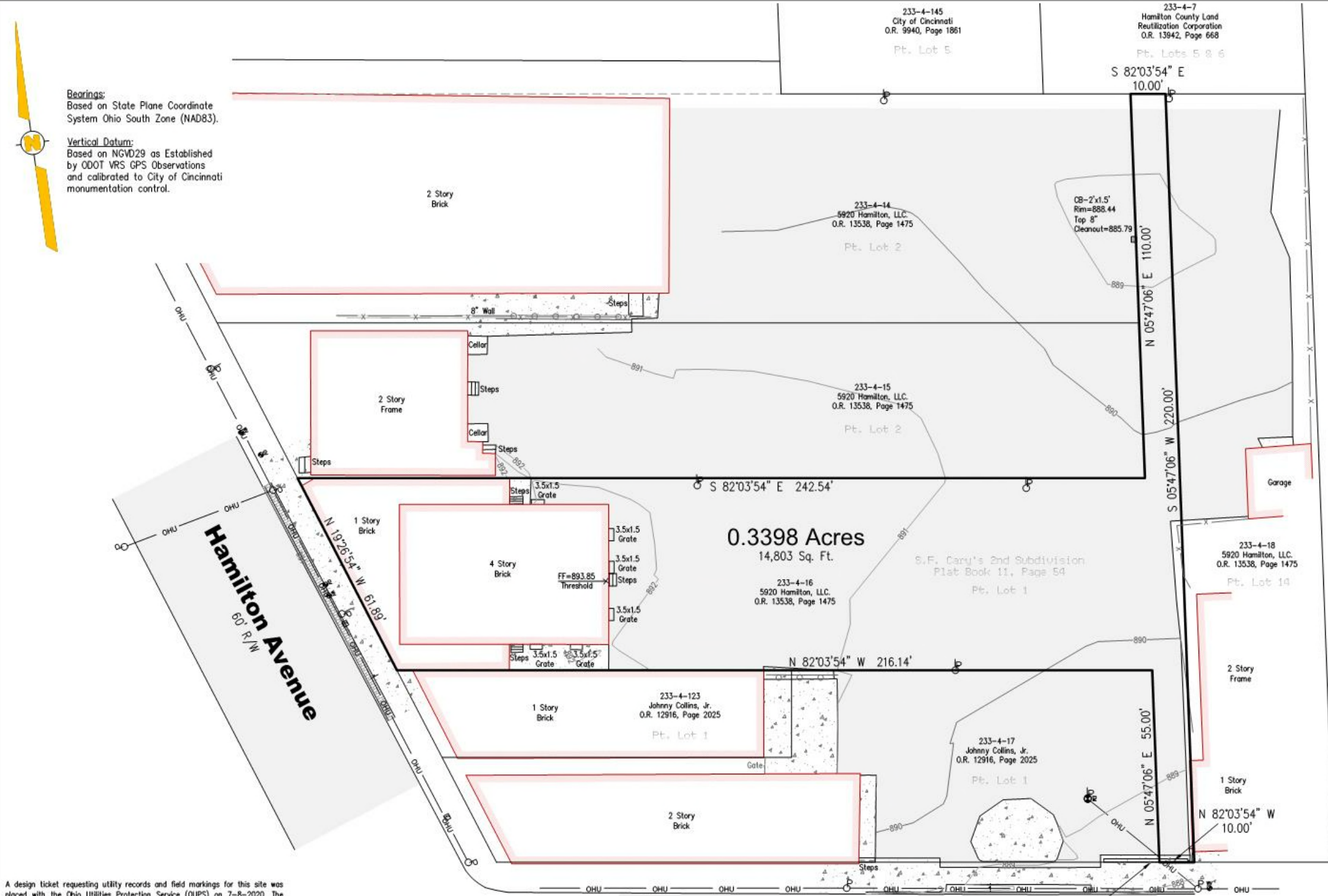
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

SURVEY

**SHEET NO.**

**CV002**



**LEGEND**

- These standard symbols will be found in the drawing.
- CATCH BASIN
  - SANITARY MANHOLE
  - WATER VALVE
  - GAS VALVE
  - ELECTRIC BOX
  - ELECTRIC METER
  - POWER POLE
  - LIGHT POLE
  - SIGN
  - OVERHEAD UTILITY
  - FENCE
  - OVERHANG
  - GUARDRAIL
  - BUILDING
  - ASPHALT
  - CONCRETE
  - WALL
  - PAVERS

**OCCUPATION**  
As Shown On Plat

**Notes**

**Topographic Survey**  
Survey Type

**Evans Engineering**  
Hamilton Avenue  
Job Name

**City of Cincinnati**  
Hamilton County, Ohio  
Site Location

**YTC** | **GJB** | **1" = 20'**  
Drawn By | Checked By | Drawing Scale

**07/09/2020** | **20105**  
Issue Date | Project Number

A design ticket requesting utility records and field markings for this site was placed with the Ohio Utilities Protection Service (OUPS) on 7-8-2020. The location of markings which were present at the time of the field survey and provided in response to the OUPS request are denoted as such. Underground utilities noted as being per record are shown based on our interpretation of the records that were provided by the Utility Companies who responded to the OUPS request for records. Berding Surveying cannot verify the accuracy of the records provided.



**CAUTION**  
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.  
OHIO UTILITIES PROTECTION SERVICES  
CALL: 8-1-1 OR TOLL FREE: 1-800-362-2764

Note: This is not a boundary survey. Boundary shown per deed and best fit to buildings and streets.



000076

Revisions

**Berding Surveying**  
GPS Surveying • 3D Laser Scanning  
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com  
513.831.6761 fax | 513.831.5505 tel  
Copyright © 2020 G. J. Berding Surveying, Inc. All rights reserved.

**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
 1616 VINE STREET  
 CINCINNATI, OH 45202  
 513.832.1302

**ARCX PROJECT NO.**

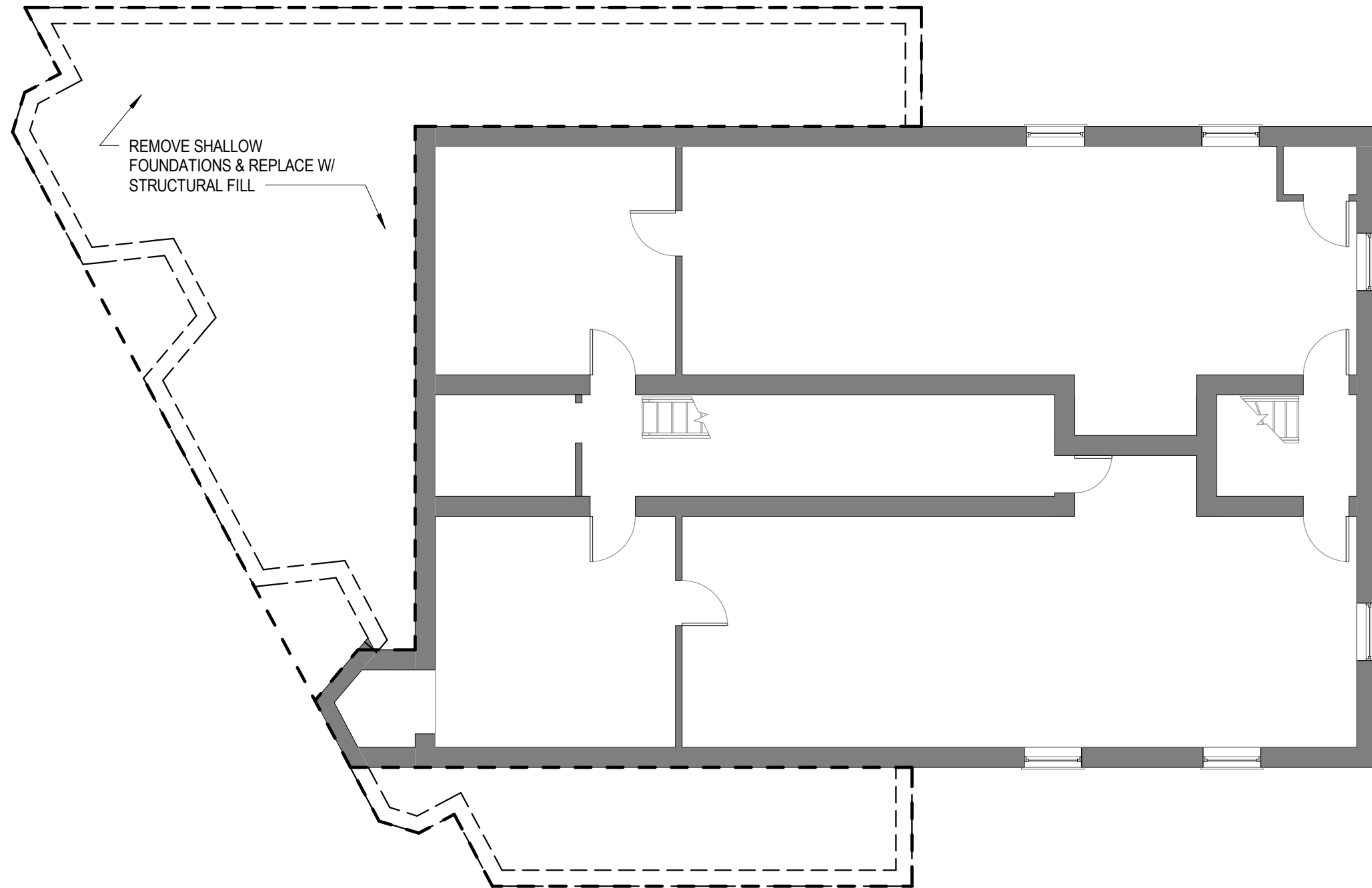
2009

**DATE**

07-30-2020

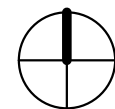
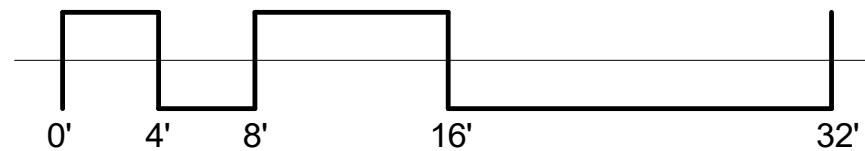
**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
 CINCINNATI, OH 45224



**1** PHASE 1 - PROPOSED DEMOLITION BASEMENT  
 1/8" = 1'-0"

000077



**SHEET NAME**

PHASE 1 - PROPOSED  
 DEMOLITION

**SHEET NO.**

**EX000**

**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

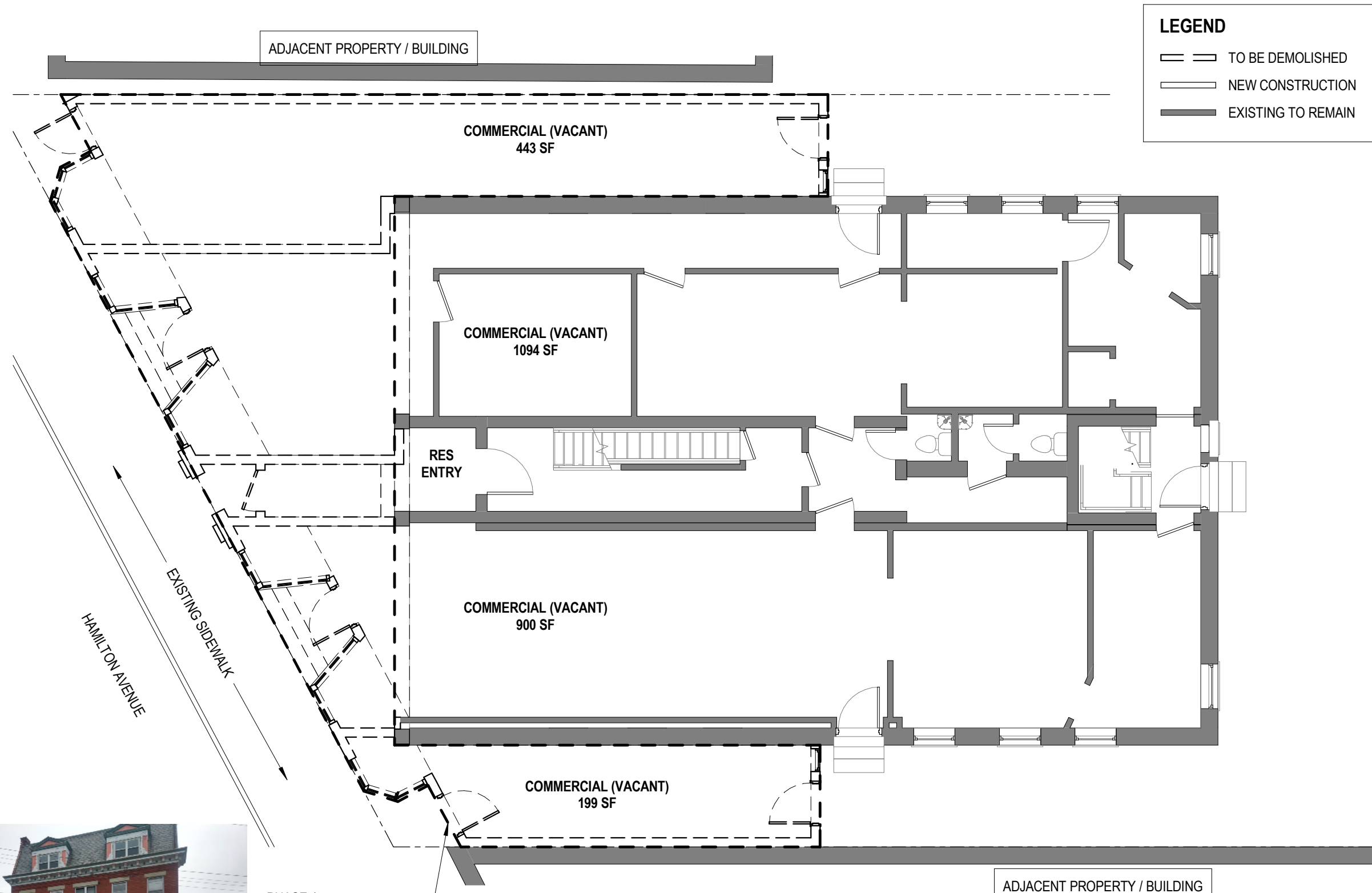
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PHASE 1 - PROPOSED  
DEMOLITION

**SHEET NO.**

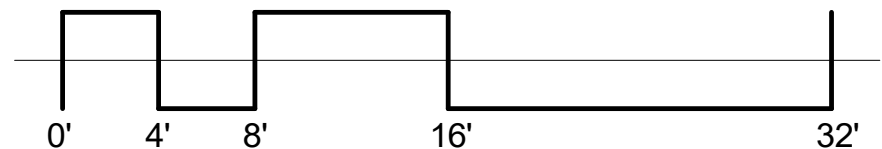
**EX001**



PHASE 1  
SCOPE OF DEMOLITION

**1** PHASE 1 - PROPOSED DEMOLITION FIRST FLOOR  
1/8" = 1'-0"

000078



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

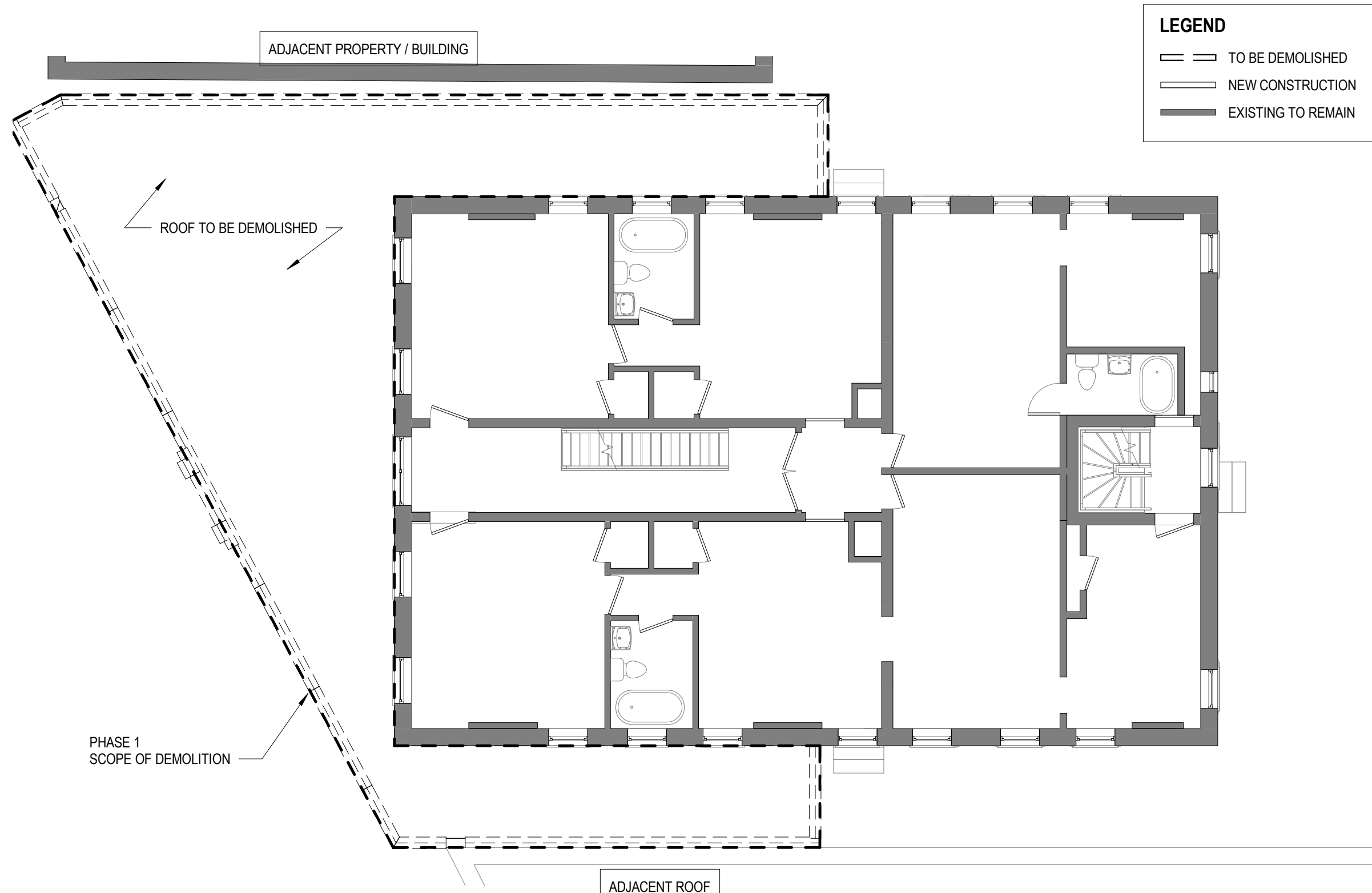
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PHASE 1 - PROPOSED  
DEMOLITION

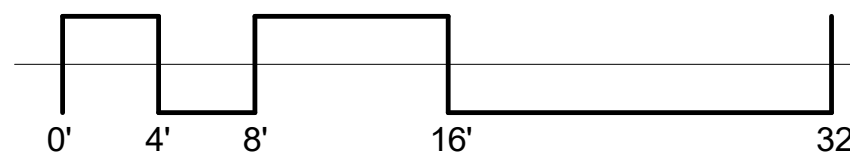
**SHEET NO.**

**EX002**



**1** DEMOLITION PLAN - SECOND FLOOR  
1/8" = 1'-0"

000079



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224




**SHEET NAME**

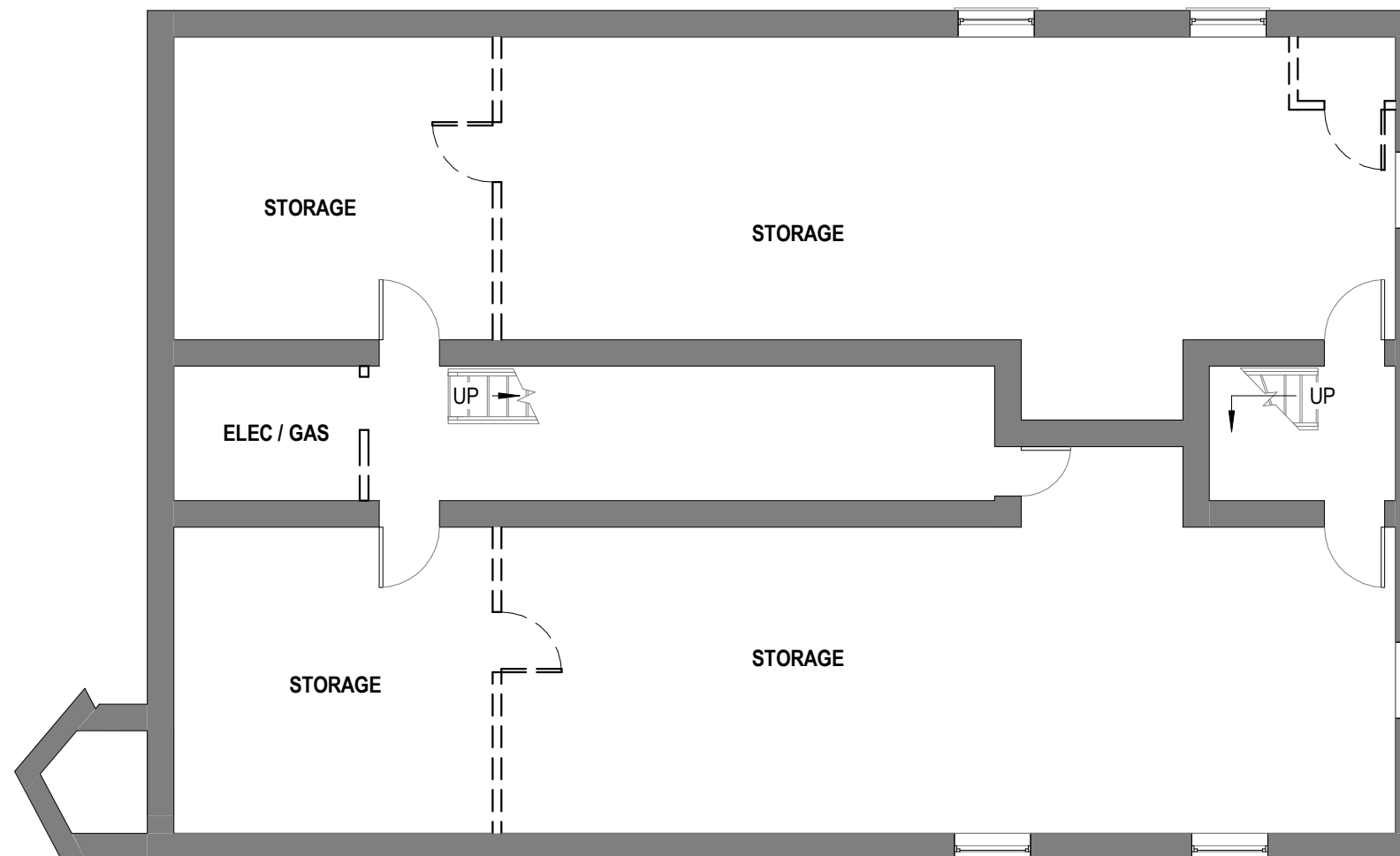
PHASE 2 - PROPOSED  
DEMOLITION

**SHEET NO.**

**EX003**

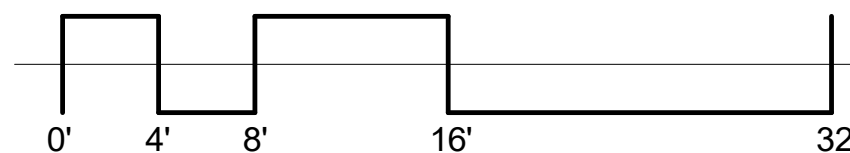
**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



**1** PHASE 2 - PROPOSED DEMOLITION PLAN BASEMENT  
1/8" = 1'-0"

000080



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

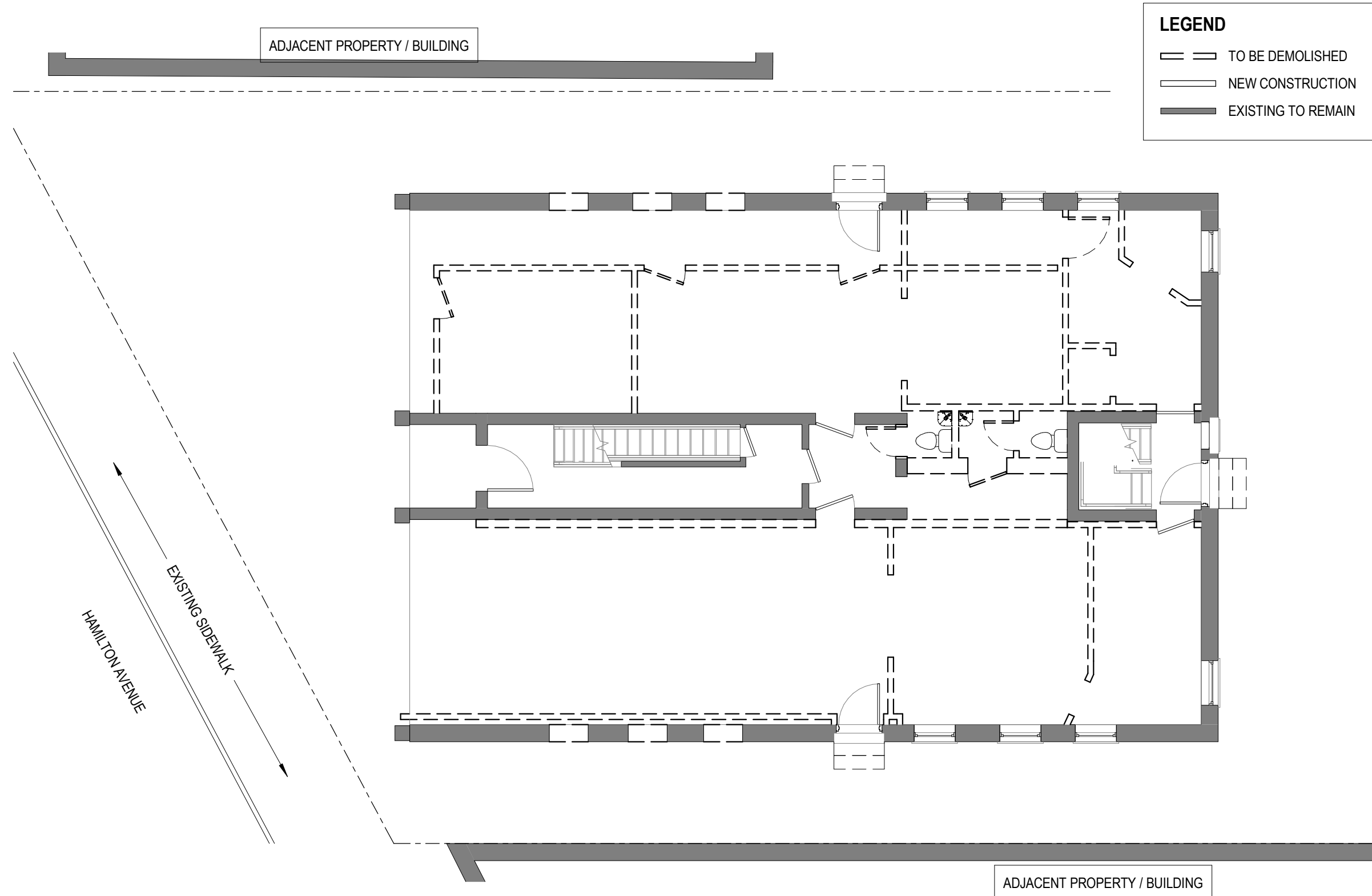
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PHASE 2 - PROPOSED  
DEMOLITION

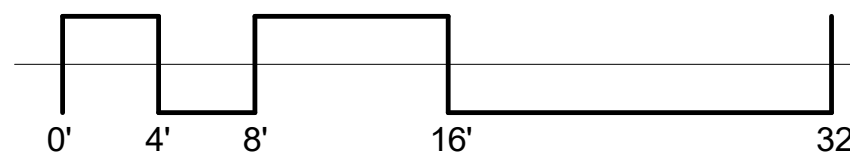
**SHEET NO.**

**EX004**



**1** PHASE 2 - PROPOSED DEMOLITION PLAN FIRST FLOOR  
1/8" = 1'-0"

000081



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224




**SHEET NAME**

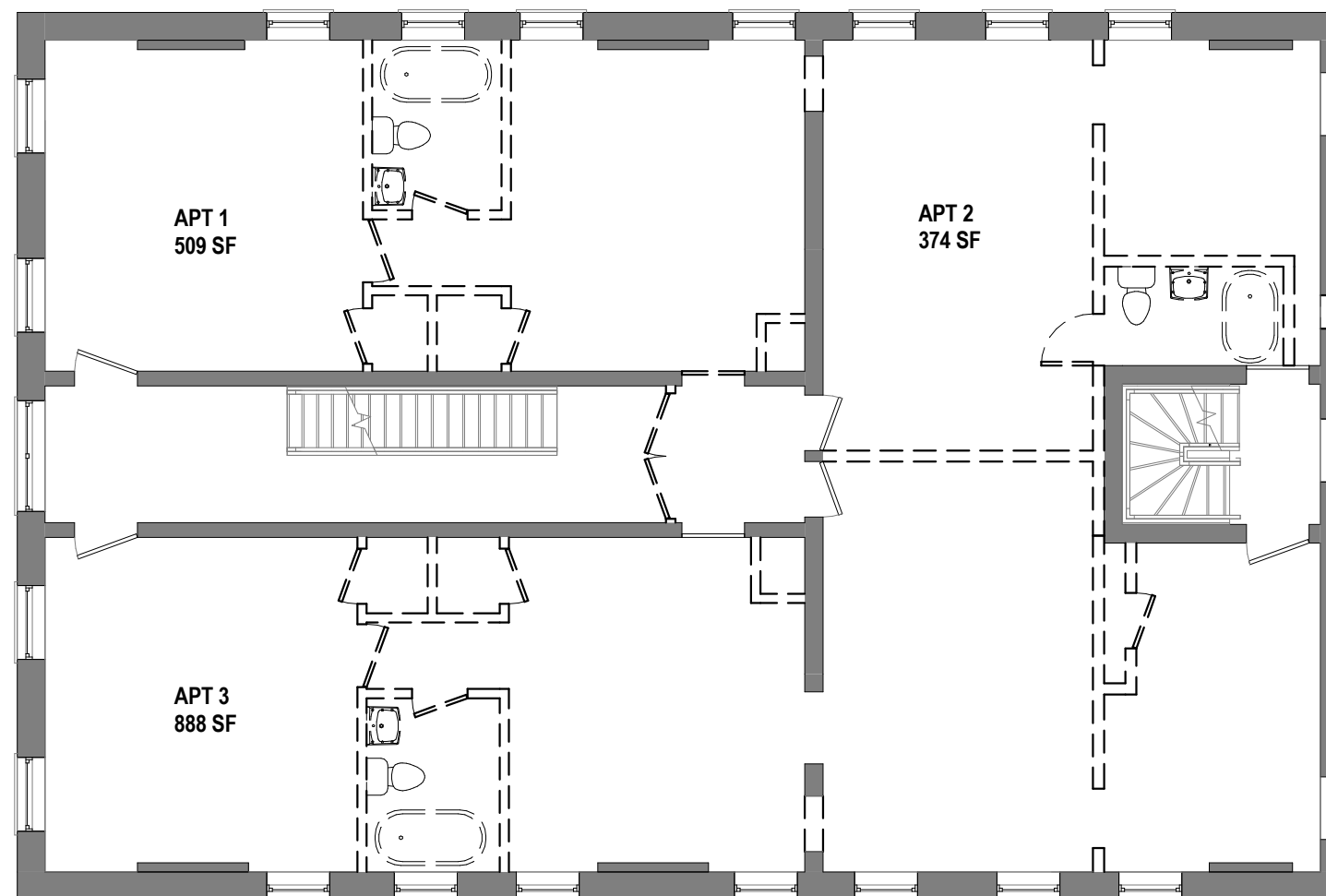
PHASE 2 - PROPOSED  
DEMOLITION

**SHEET NO.**

**EX005**

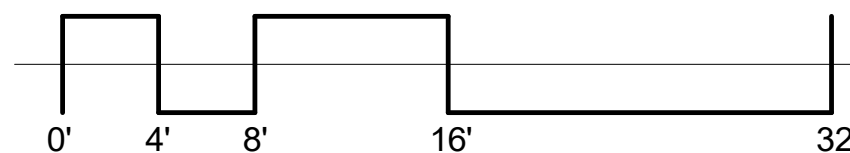
**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



**1** PHASE 2 PROPOSED DEMOLITION PLAN SECOND FLOOR  
1/8" = 1'-0"

000082



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224




**SHEET NAME**

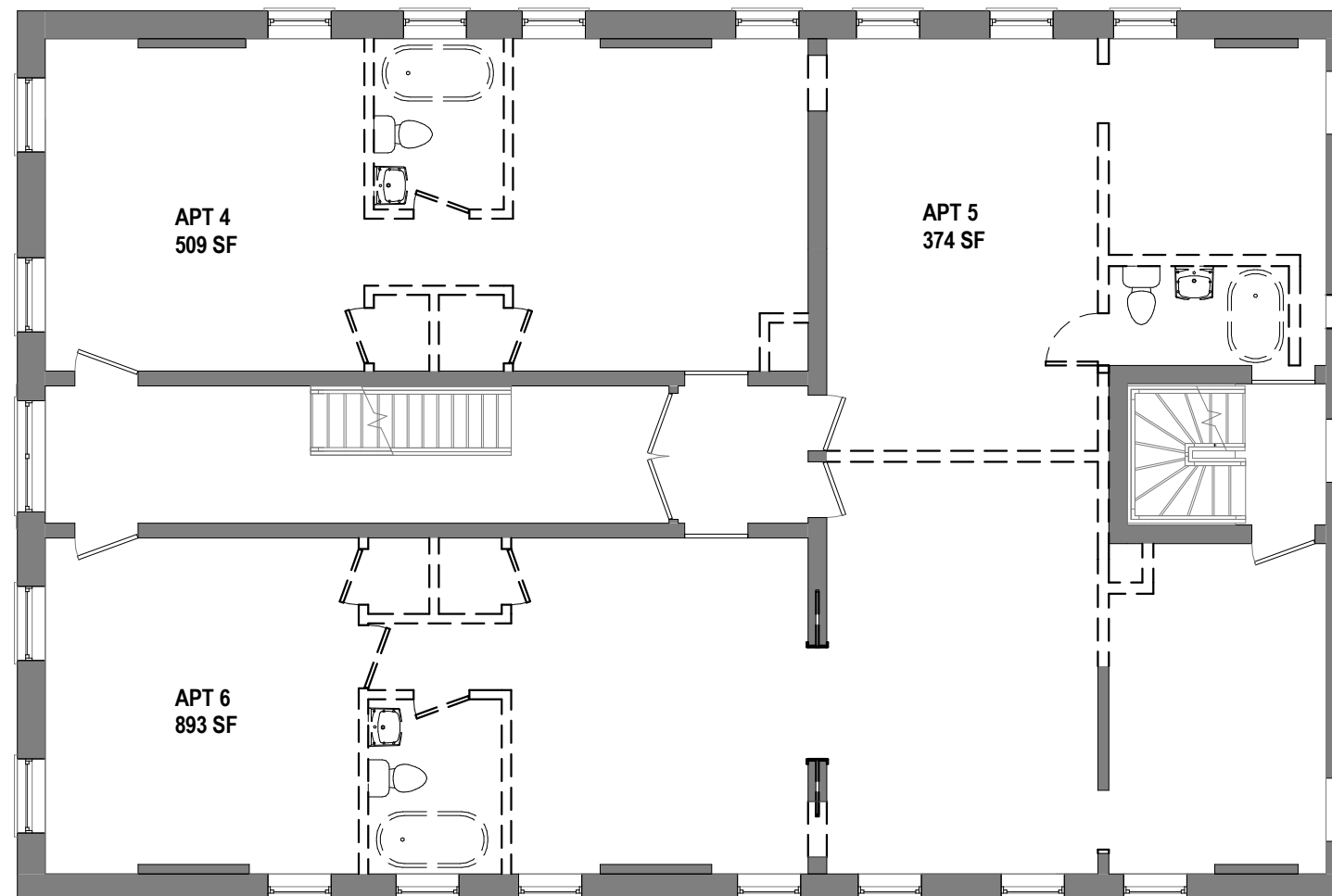
PHASE 2 - PROPOSED  
DEMOLITION

**SHEET NO.**

**EX006**

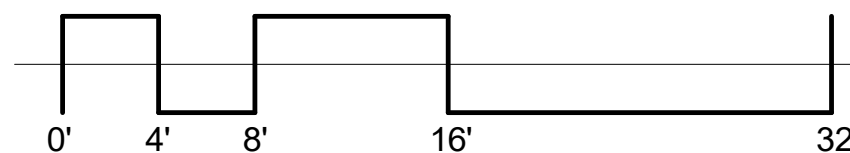
**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



**1** PHASE 2 PROPOSED DEMOLITION PLAN THIRD FLOOR  
1/8" = 1'-0"

000083



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224




**SHEET NAME**

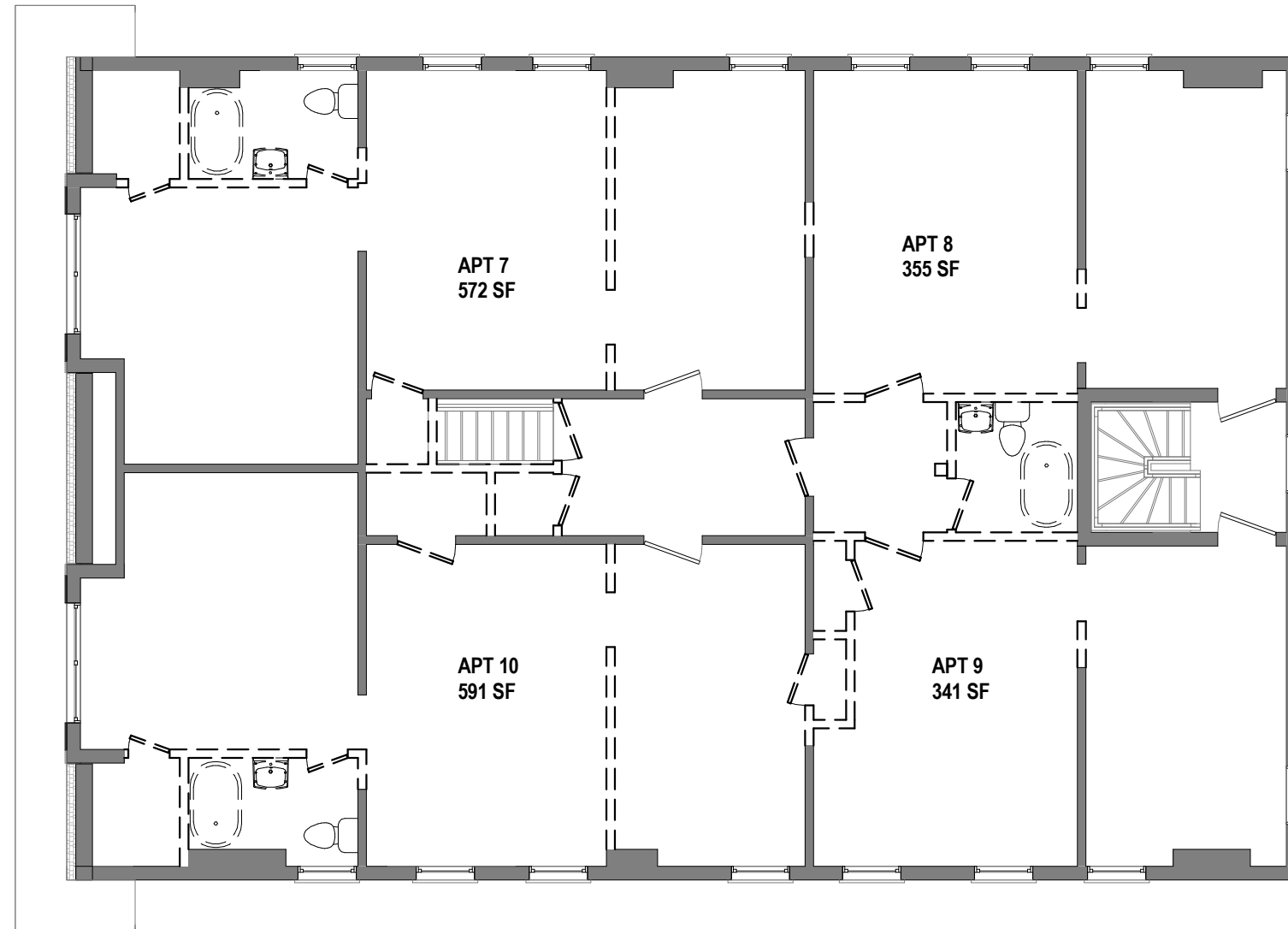
PHASE 2 - PROPOSED  
DEMOLITION

**SHEET NO.**

**EX007**

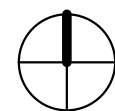
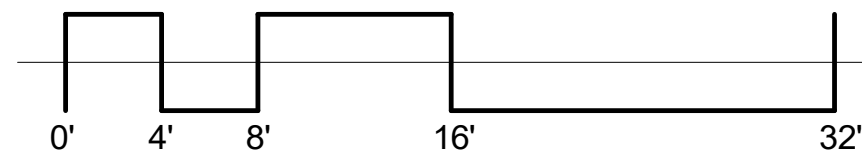
**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



**1 PHASE 2 PROPOSED DEMOLITION PLAN ATTIC**  
1/8" = 1'-0"

000084



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
 1616 VINE STREET  
 CINCINNATI, OH 45202  
 513.832.1302

**ARCX PROJECT NO.**

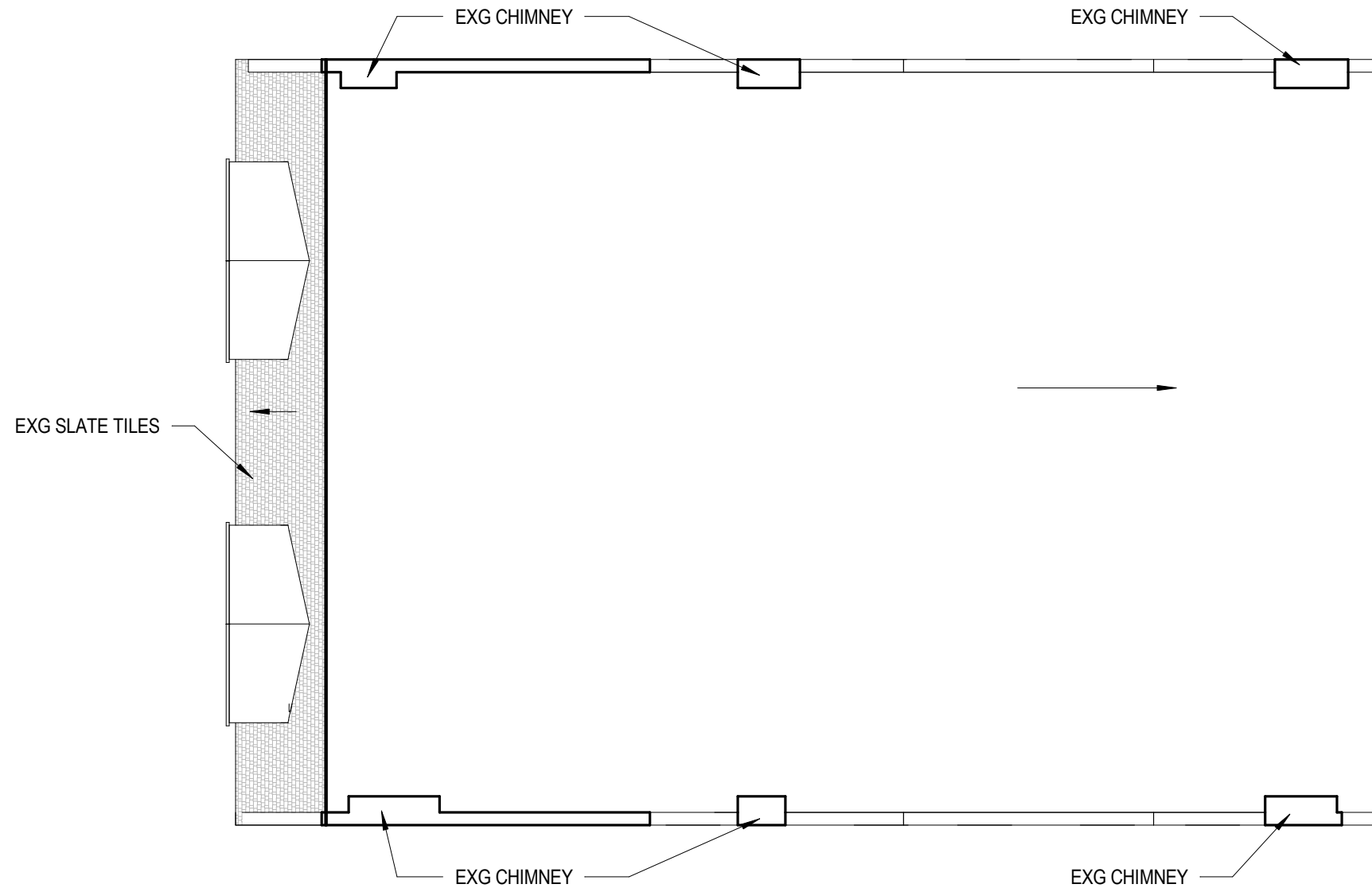
2009

**DATE**

07-30-2020

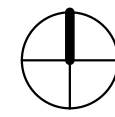
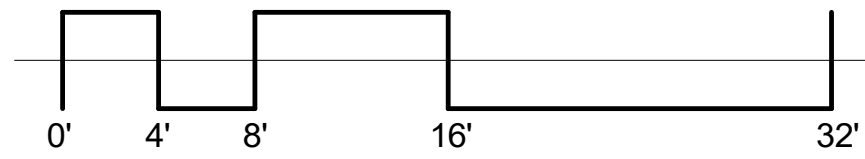
**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
 CINCINNATI, OH 45224



**1** EXISTING ROOF PLAN  
 1/8" = 1'-0"

000085



**SHEET NAME**

EXISTING ROOF PLAN

**SHEET NO.**

**EX008**

**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

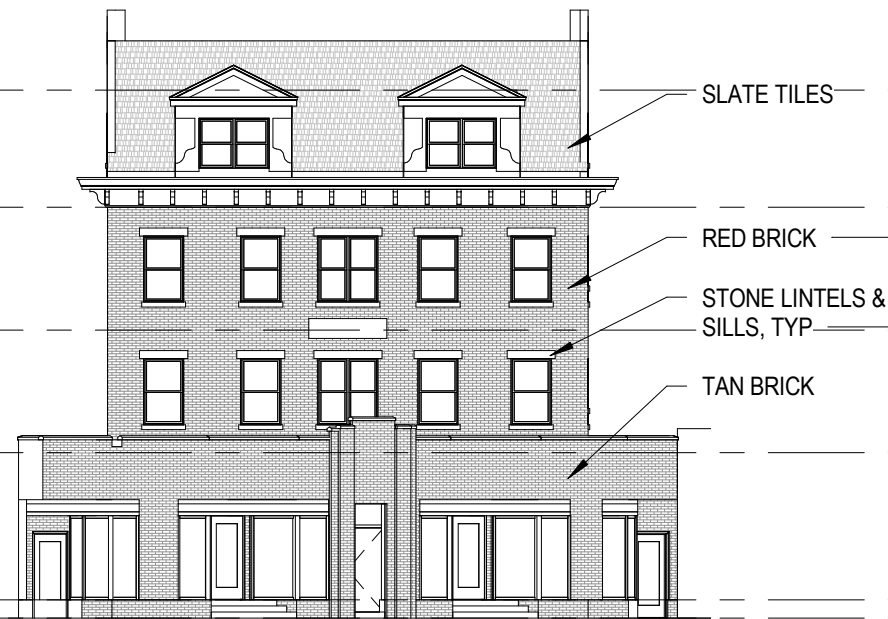
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

EXISTING ELEVATIONS

**SHEET NO.**

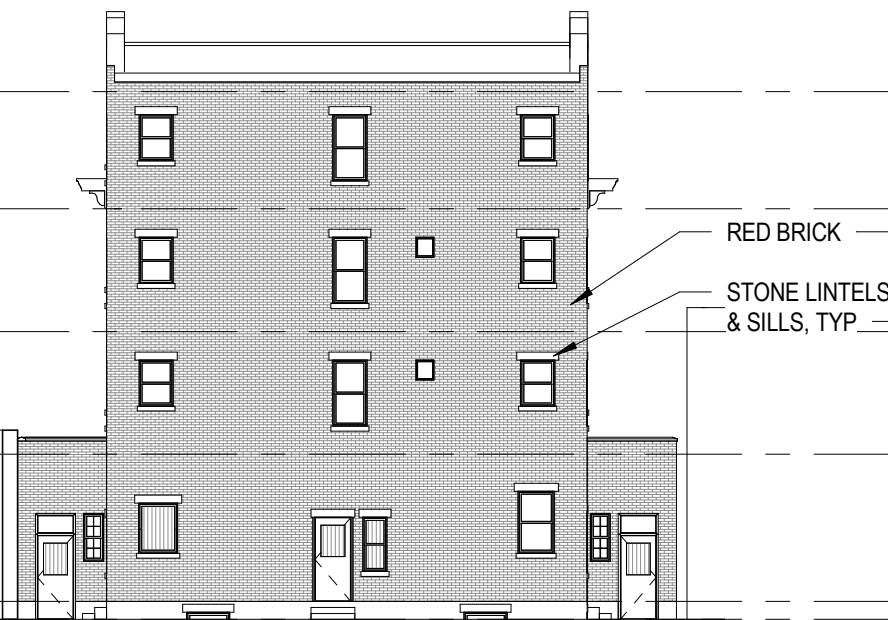
**EX009**



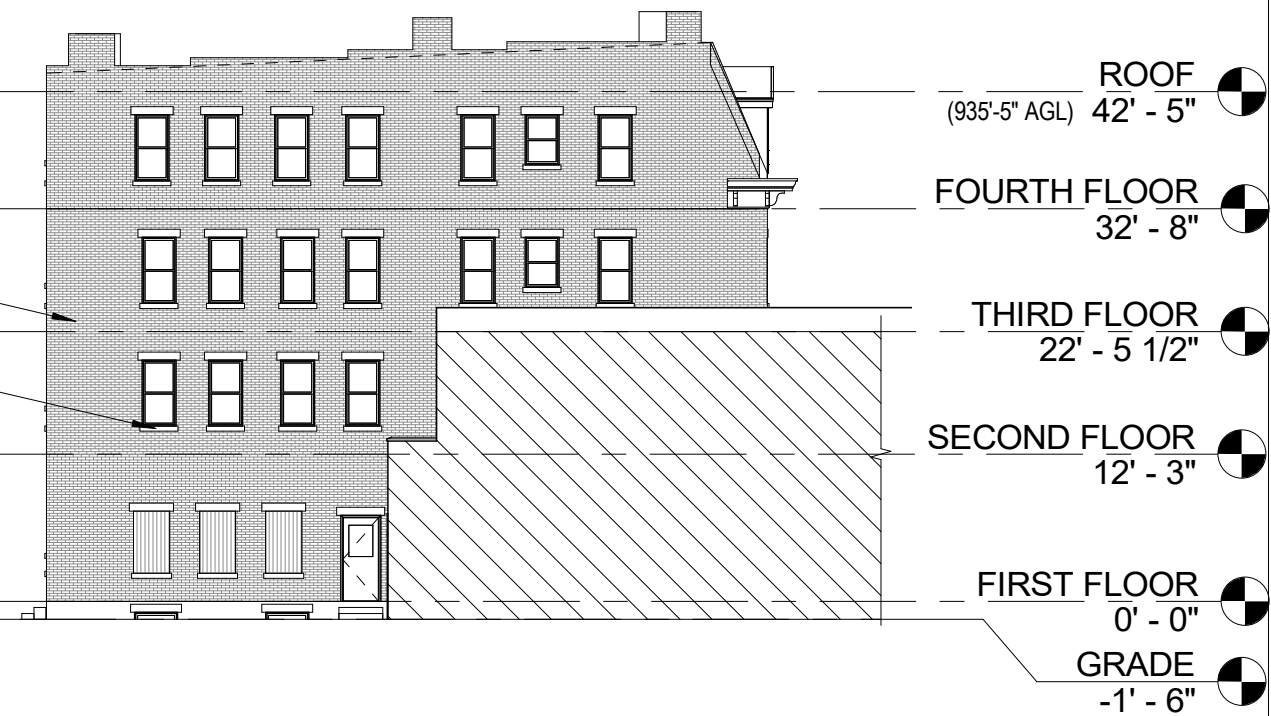
**1** EXISTING WEST FACADE - FRONT  
1/16" = 1'-0"



**2** EXISTING SOUTH FACADE - SIDE  
1/16" = 1'-0"

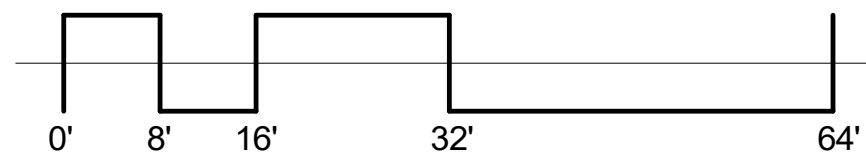


**3** EXISTING EAST FACADE - REAR  
1/16" = 1'-0"



**4** EXISTING NORTH FACADE - SIDE  
1/16" = 1'-0"

000086



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224**SHEET NAME**

EXISTING FACADE PHOTOS

**SHEET NO.****EX010****1** WEST - FRONT FACADE**2** SOUTH - SIDE FACADE**3** EAST - REAR FACADE**4** NORTH - SIDE FACADE**5** STREET VIEW LOOKING SOUTH ON HAMILTON AVE**6** STREET VIEW LOOKING NORTH ON HAMILTON AVE

**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

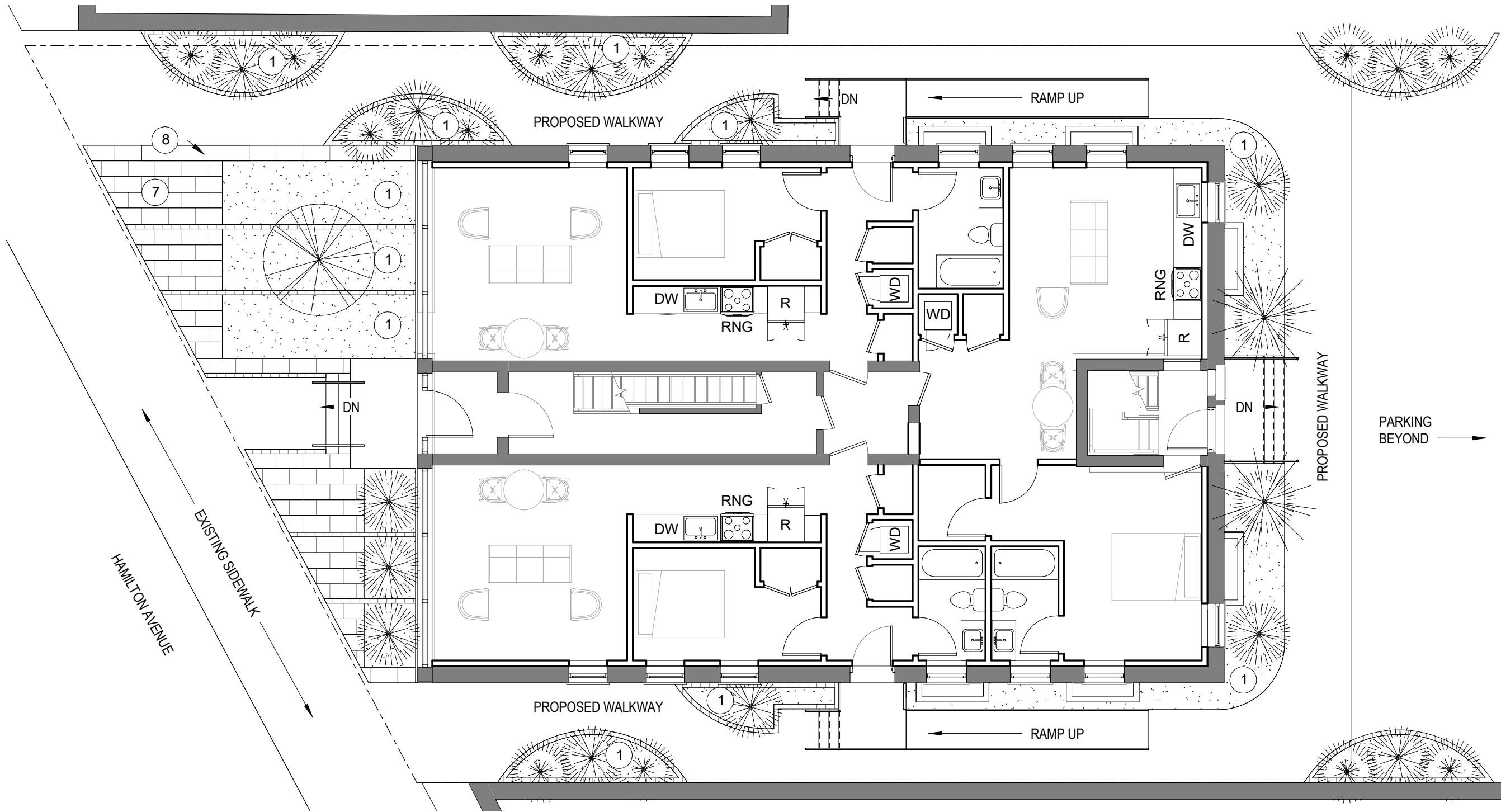
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED SITE PLAN

**SHEET NO.**

**SD010**

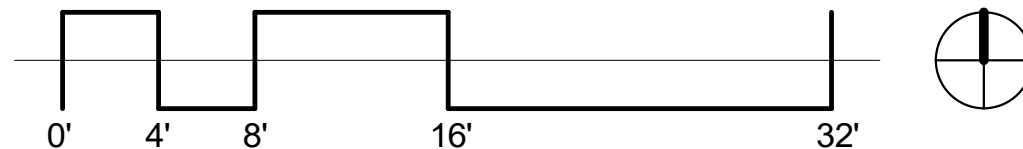


**SCHEMATIC NOTES**

1	VEGETATION
2	NEW CONC STAIR / RAILINGS
3	NEW MAILBOX
4	NEW ALUMINUM GLASS STOREFRONT SYSTEM
5	FULL LENGTH PRIVACY CURTAINS ON TRACK
6	NEW WINDOW OPENING
7	DECORATIVE PAVERS
8	BENCH

**1 PROPOSED SITE PLAN**  
1/8" = 1'-0"

000088



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224




**SHEET NAME**

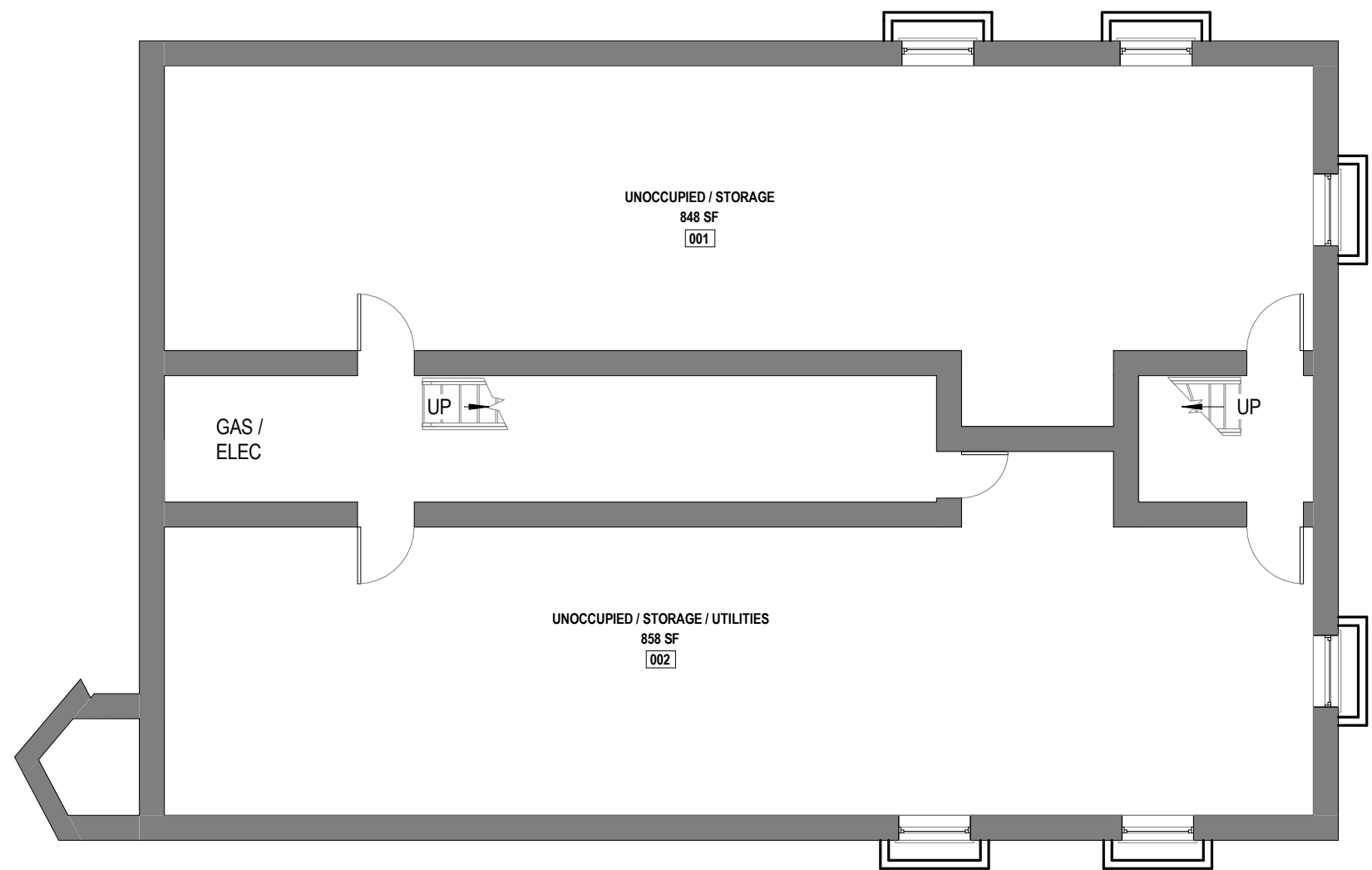
PROPOSED FLOOR PLAN -  
BASEMENT

**SHEET NO.**

**SD100**

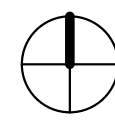
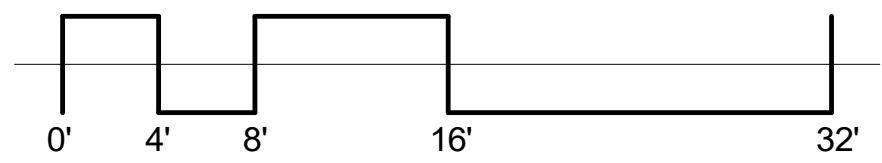
**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN



**1** PROPOSED FLOOR PLAN - BASEMENT  
1/8" = 1'-0"

000089



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

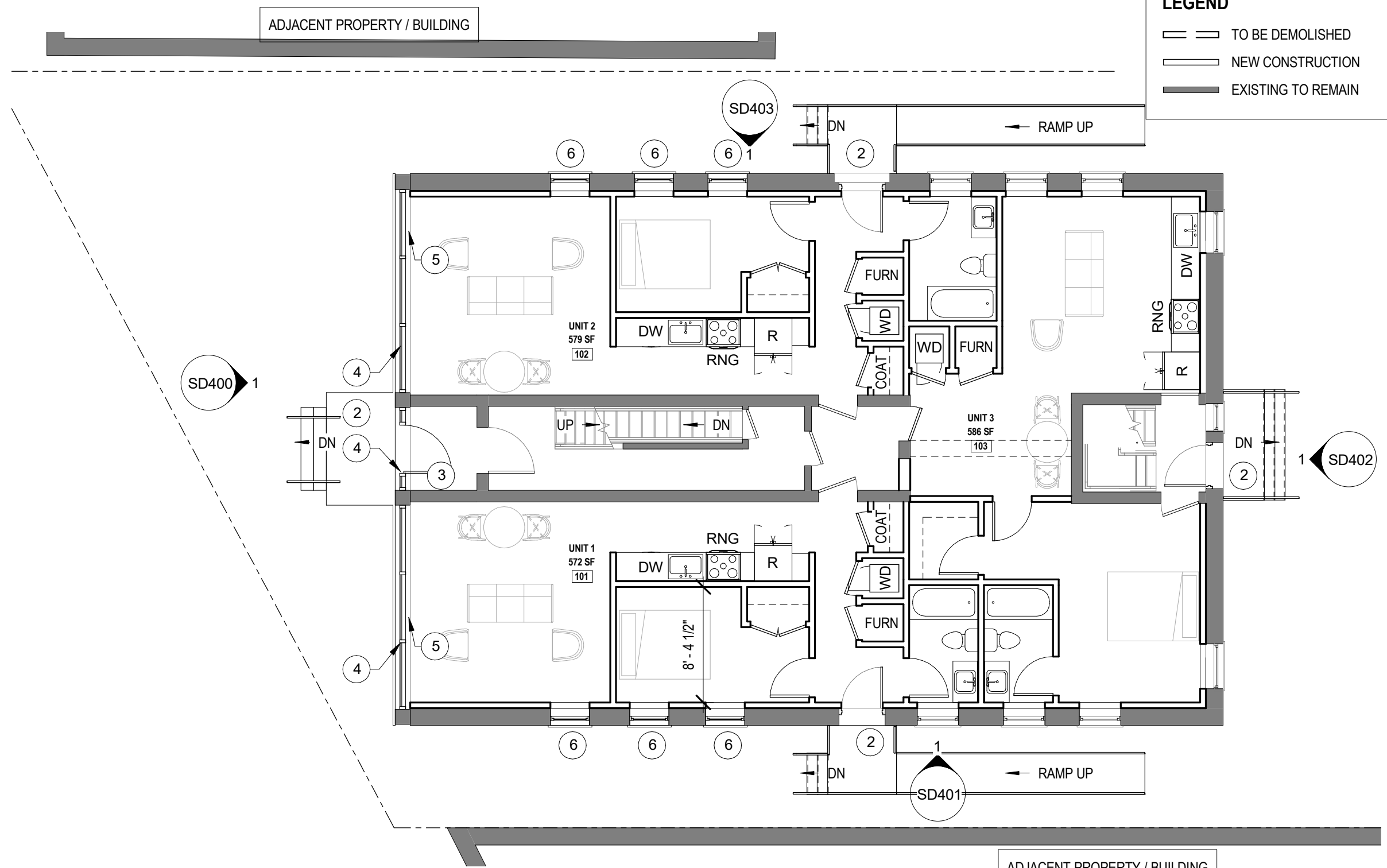
PROPOSED FLOOR PLAN - FIRST FLOOR

**SHEET NO.**

**SD101**

**LEGEND**

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

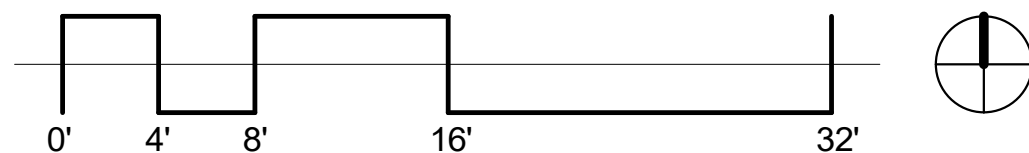


**SCHEMATIC NOTES**

1	VEGETATION
2	NEW CONC STAIR / RAILINGS
3	NEW MAILBOX
4	NEW ALUMINUM GLASS STOREFRONT SYSTEM
5	FULL LENGTH PRIVACY CURTAINS ON TRACK
6	NEW WINDOW OPENING
7	DECORATIVE PAVERS
8	BENCH

**1** PROPOSED FLOOR PLAN - FIRST FLOOR  
1/8" = 1'-0"

000090



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED FLOOR PLAN -  
SECOND FLOOR

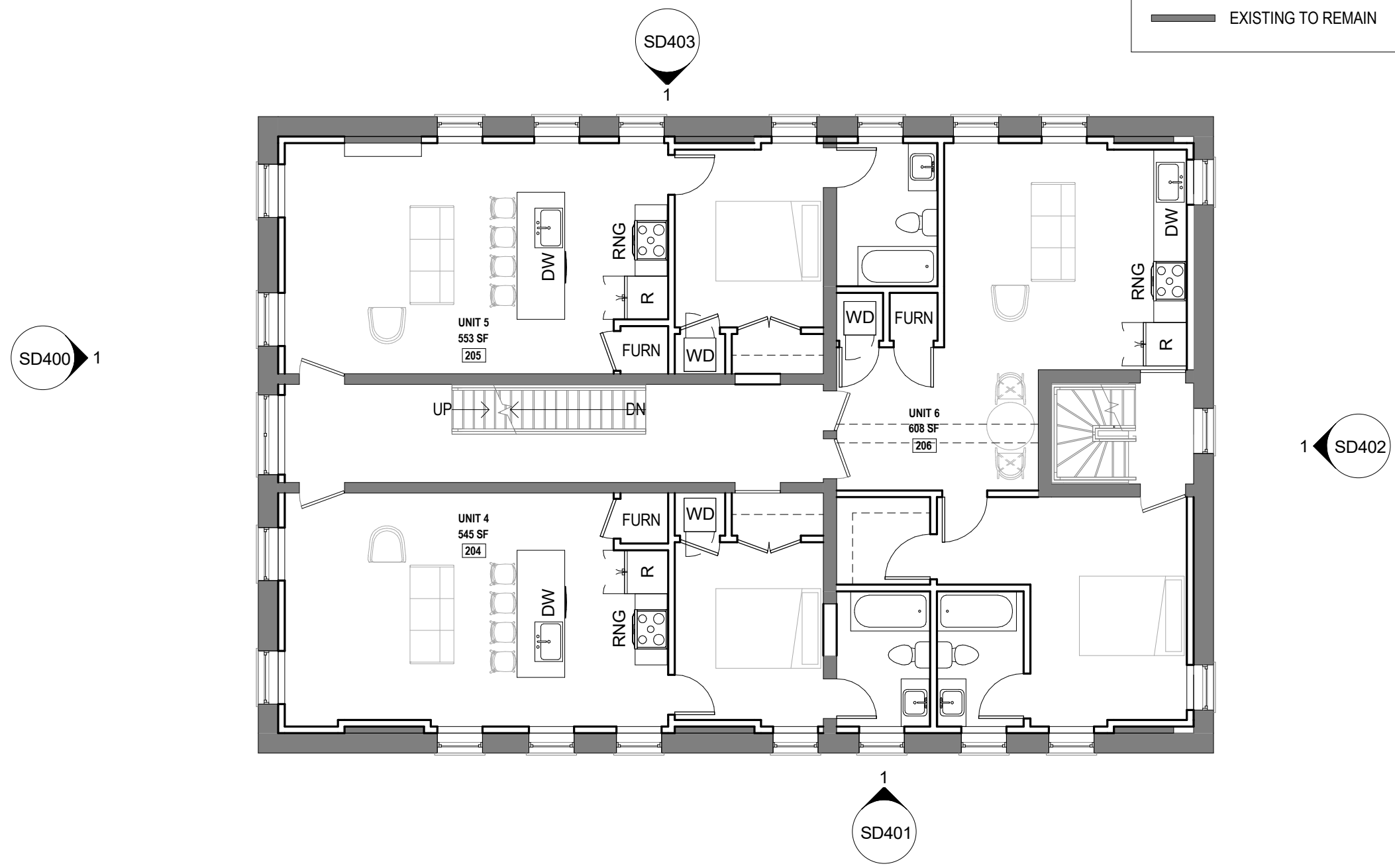
**SHEET NO.**

**SD102**

**LEGEND**

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

ADJACENT PROPERTY / BUILDING

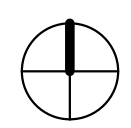
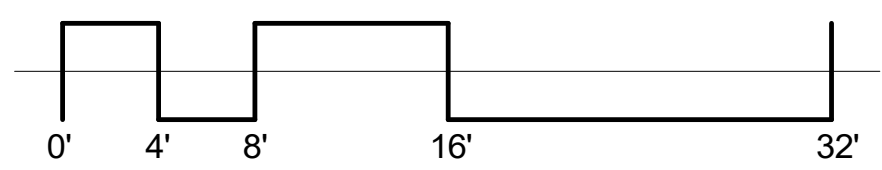


**SCHEMATIC NOTES**

1	VEGETATION
2	NEW CONC STAIR / RAILINGS
3	NEW MAILBOX
4	NEW ALUMINUM GLASS STOREFRONT SYSTEM
5	FULL LENGTH PRIVACY CURTAINS ON TRACK
6	NEW WINDOW OPENING
7	DECORATIVE PAVERS
8	BENCH

**1** PROPOSED FLOOR - SECOND FLOOR  
1/8" = 1'-0"

000091



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224





**SHEET NAME**

PROPOSED FLOOR PLAN -  
THIRD FLOOR

**SHEET NO.**

**SD103**

**LEGEND**

-   TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN

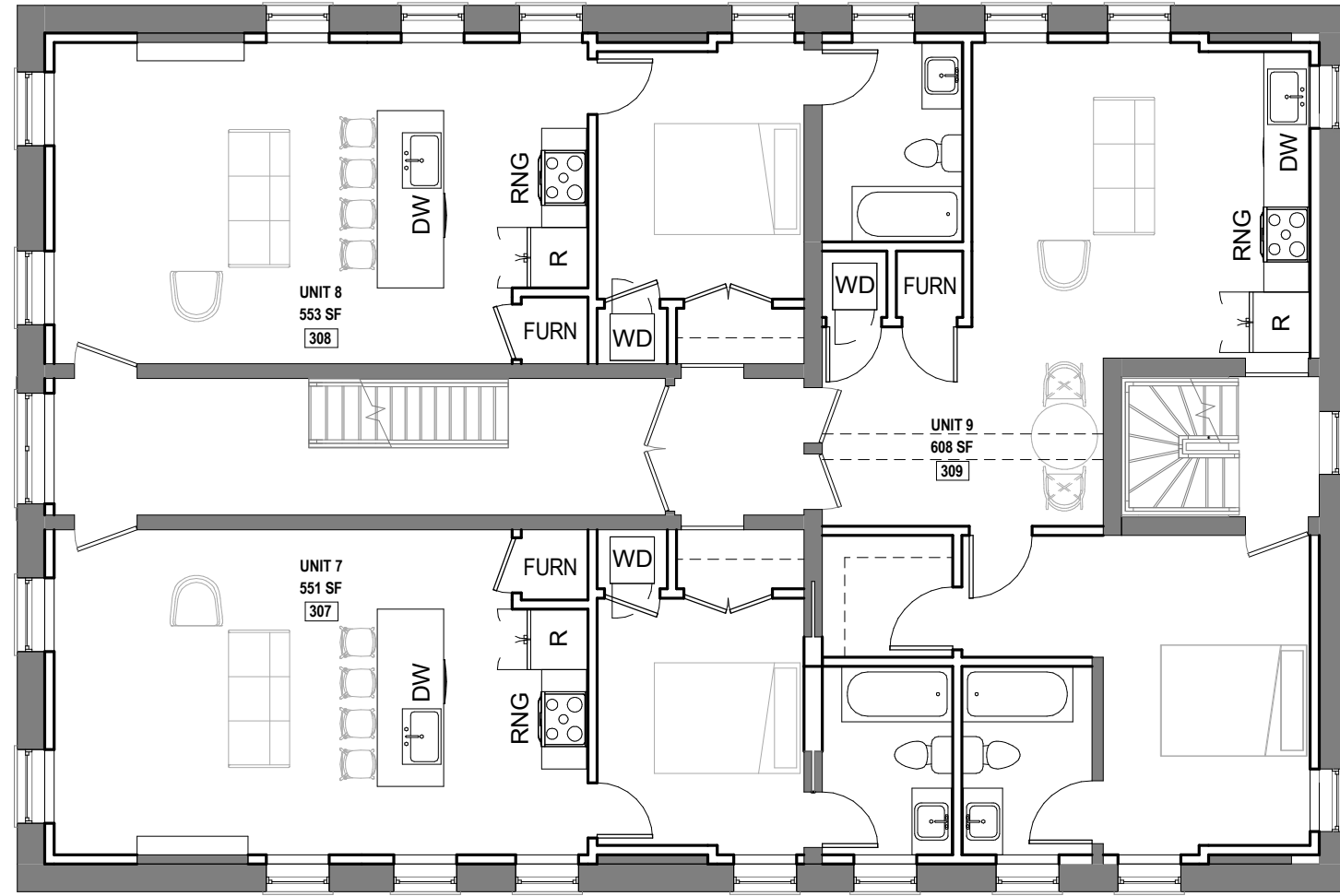


SD403  
1

SD400  
1

SD402  
1

SD401  
1

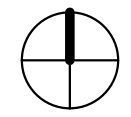
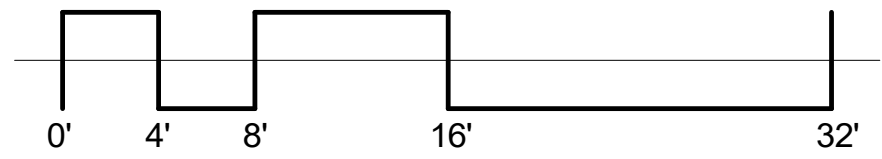


**SCHEMATIC NOTES**

1	VEGETATION
2	NEW CONC STAIR / RAILINGS
3	NEW MAILBOX
4	NEW ALUMINUM GLASS STOREFRONT SYSTEM
5	FULL LENGTH PRIVACY CURTAINS ON TRACK
6	NEW WINDOW OPENING
7	DECORATIVE PAVERS
8	BENCH

**1** **PROPOSED FLOOR PLAN - THIRD FLOOR**  
1/8" = 1'-0"

000092



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

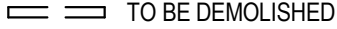


**SHEET NAME**

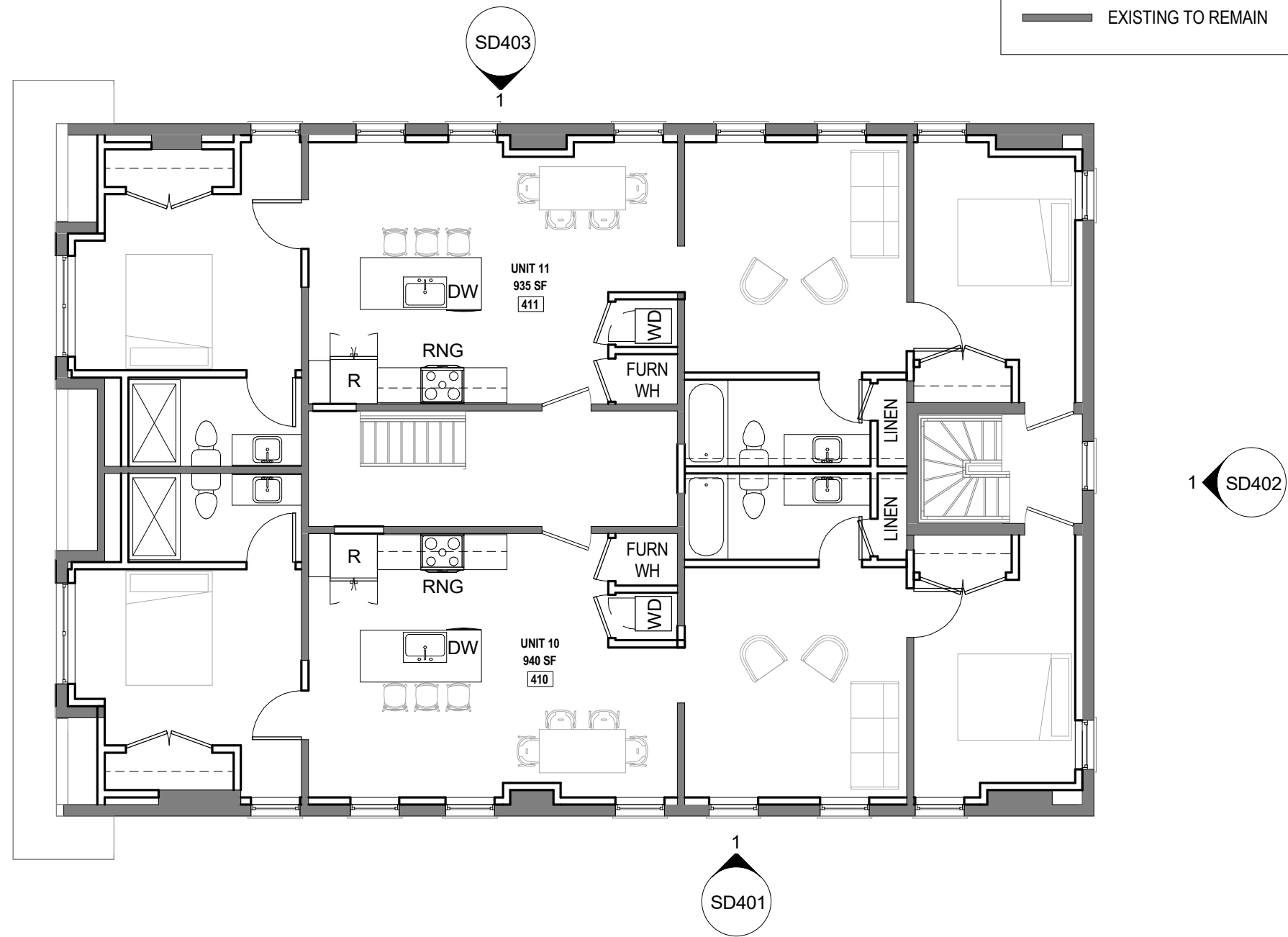
PROPOSED FLOOR PLAN - ATTIC

**SHEET NO.**

**SD104**

**LEGEND**

-  TO BE DEMOLISHED
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN

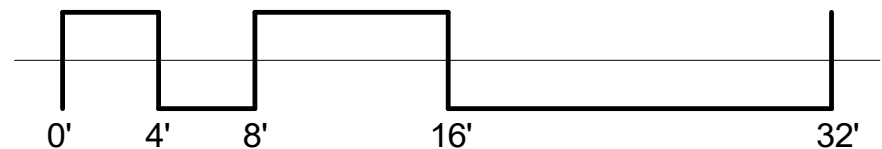


**SCHEMATIC NOTES**

1	VEGETATION
2	NEW CONC STAIR / RAILINGS
3	NEW MAILBOX
4	NEW ALUMINUM GLASS STOREFRONT SYSTEM
5	FULL LENGTH PRIVACY CURTAINS ON TRACK
6	NEW WINDOW OPENING
7	DECORATIVE PAVERS
8	BENCH

**1** PROPOSED FLOOR PLAN - ATTIC  
1/8" = 1'-0"

000093



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED ELEVATIONS

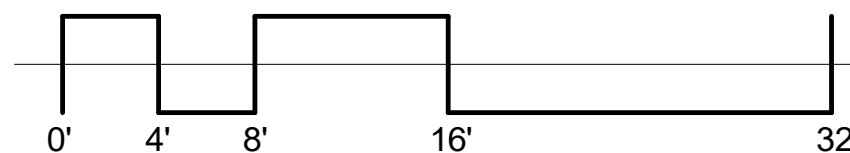
**SHEET NO.**

**SD400**



**1** PROPOSED WEST FACADE - FRONT  
1/8" = 1'-0"

000094



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED ELEVATIONS

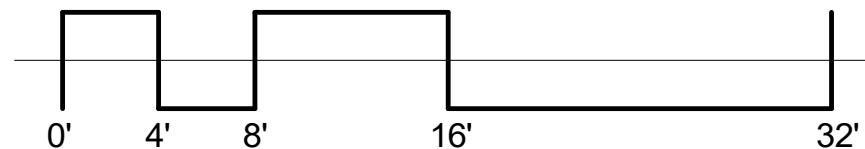
**SHEET NO.**

**SD401**



**1** PROPOSED SOUTH FACADE - SIDE  
1/8" = 1'-0"

000095



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

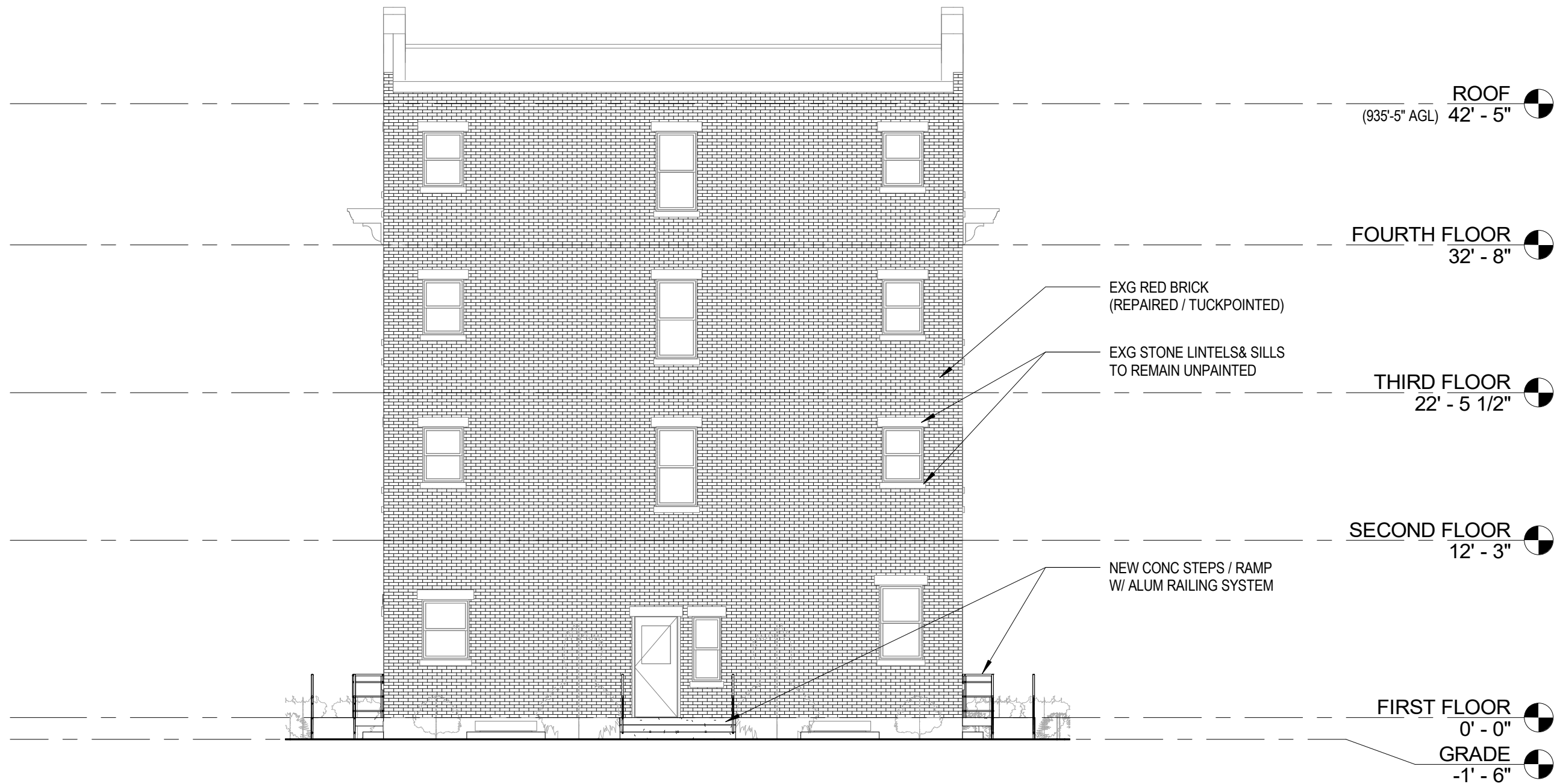
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED ELEVATIONS

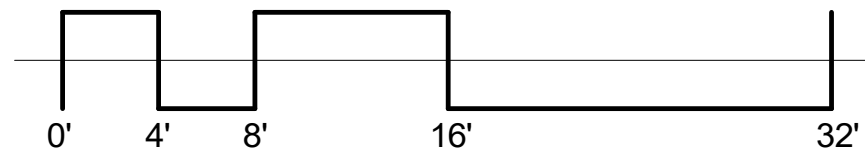
**SHEET NO.**

**SD402**



**1** PROPOSED EAST FACADE - REAR  
1/8" = 1'-0"

000096



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302

**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**

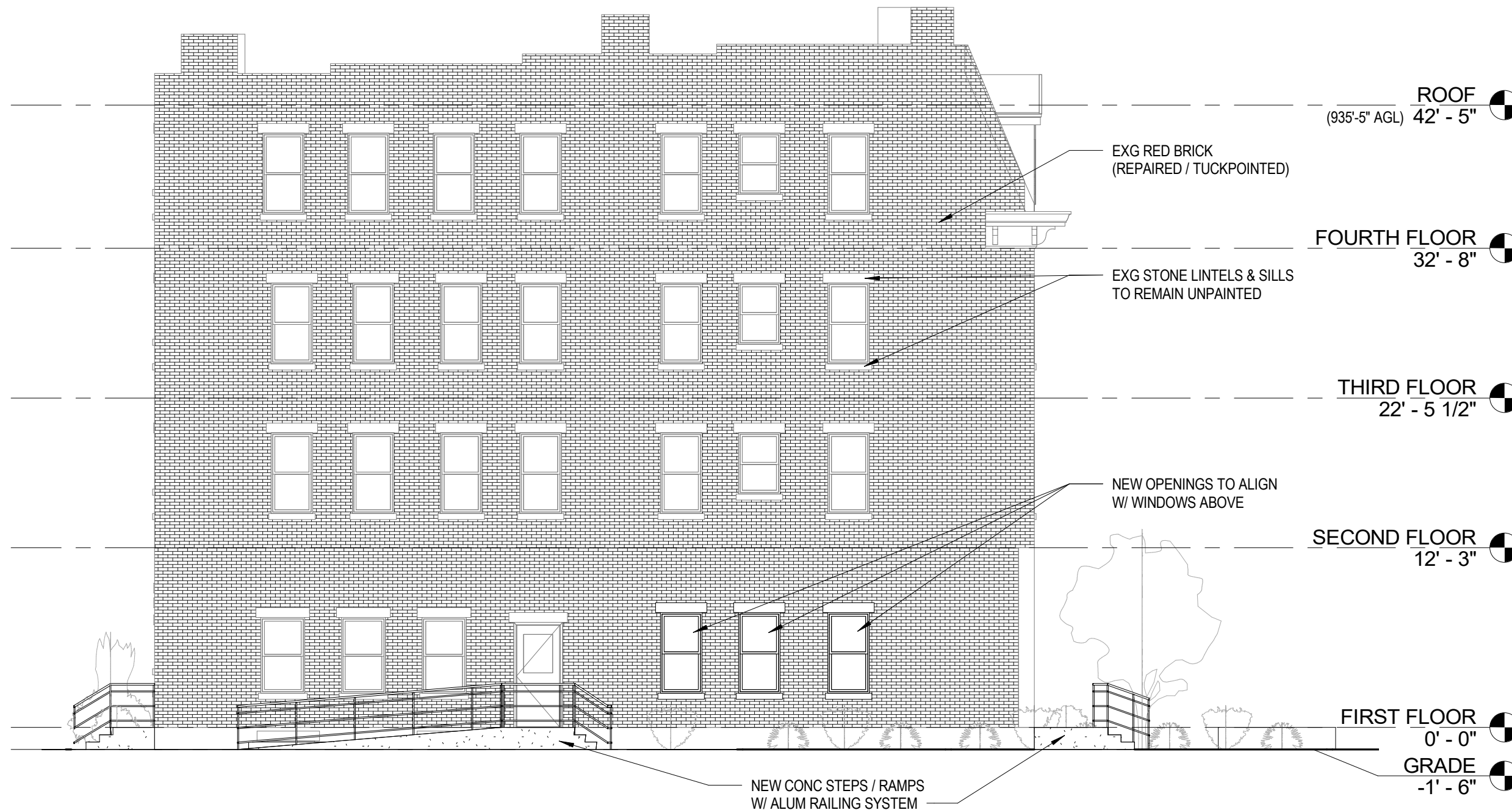
5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224

**SHEET NAME**

PROPOSED ELEVATIONS

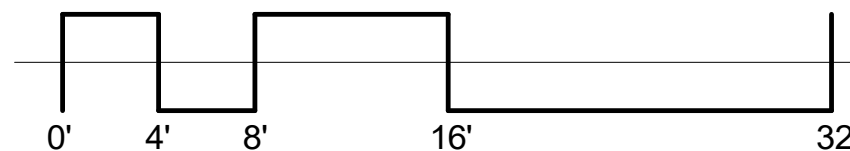
**SHEET NO.**

**SD403**



**1** PROPOSED NORTH FACADE - SIDE  
1/8" = 1'-0"

000097



**ARCHITECT**

ARCX STUDIO

FIRM.18314012  
1616 VINE STREET  
CINCINNATI, OH 45202  
513.832.1302**ARCX PROJECT NO.**

2009

**DATE**

07-30-2020

**RUTH ELLEN RENOVATION**5906-5908 HAMILTON AVENUE  
CINCINNATI, OH 45224**1** FRONT VIEW FROM HAMILTON AVENUE**SHEET NAME**

PERSPECTIVE VIEW

**SHEET NO.****SD500**

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

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APPLICATION #: COA20200034  
APPLICANT: Mark Bruggeman  
OWNER: City of Cincinnati/Mark Bruggeman  
ADDRESS: **120 W Elder Street**  
PARCELS: 009400080438  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 14, 2017, updated September 1, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Update**

The applicant has updated their design and is proposing to keep the entire roof structure of the dormer.

The applicant has also provided an updated narrative that shows other roof decks and other instances where a dormer has been removed for a roof deck within the direct vicinity which are visible from either a street or a public park.

The applicant has also provided pictures to the roof deck from multiple vantages from around the market and surrounding streets. These pictures show that there is limited visibility to the roof from Pleasant Street.

Staff continues to recommend approval of this request as the dormer is being retained and the roof deck is not highly visible from the primary façade.

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for a roof top deck at the front of the property. There is no zoning relief required for this request.

**Existing Conditions:**

The property at 120 W Elder Street is on the north side of Elder Street near the intersection of the pedestrian way of Findlay market in the Over-the-Rhine Historic District. The building is a three story brick Italianate building that has commercial on the first floor and is currently vacant above. The building is currently owned by the City of Cincinnati and a subdivision has been approved for an air lot to divide the commercial space from the stories above.



Figure 1: Context map of 120 W Elder Street. Map provided by CAGIS.



Figures Pictures of 120 W Elder provided by applicant.

### **Proposed Conditions**

The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of the upper two stories and attic level with the addition of a roof top deck on the south part (front part) of the roof.

Exterior work includes:

- New inset rooftop decks on the front roof slope with a railing set on the inside to be hidden from street view. The proposal includes keeping the dormer so as to keep the view from Elder Street the same.
- New historically appropriate windows.

**Previous Reviews:** No local reviews have occurred for this property.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	Residential
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of Appropriateness; Standard of Review

**Zoning Review**

The subject property is currently a mixed use building and will remain a mixed use building.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the construction of the roof deck and changes to windows on a property in the Over-the-Rhine Historic District.

Based on the Conservation Guidelines outlined below, staff feels the proposed deck is generally appropriate in the Over-the-Rhine Historic District and substantially conforms to the applicable conservation guidelines.

**Applicable Guidelines**

REHABILITATION

2. DOOR AND WINDOW OPENINGS: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

*Many of the existing windows are missing or are in poor conditions. The project will include replacing the windows with aluminum-clad wood windows that will fit the historic openings and be installed at the historic depth and match the configuration of the historic windows.*

## SITE IMPROVEMENTS

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

*The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level. The existing buildings have gently sloping roofs with a parapet. The deck will be inset into the attic floor space on the front of the roof.*

*The applicants are also keeping the dormer and have designed it into the deck as a unique element similar to what was approved at the adjacent property at 118 W Elder. This is maintaining an architectural element that while not original, is an historic element. Changes to buildings overtime can gain significance and this is an example of a non-original architectural element that is part of the historic fabric of the building.*

### **Other Considerations:**

**Prehearing Results:** The applicant was present

**Comments Provided to Staff:** As of 9/3/2020

This does not include letters submitted for the first submission

- 1) 1 letter of opposition from the Community Council
- 2) 7 letters of support for the project from residents and property owners in the neighborhood and from Corp at Findlay Market.

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

## I. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness at 120 W Elder Street per plans submitted by TLPM, LLC Architect with their application dated 1/15/2019
  - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
1. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - b. The roof deck is not highly visible from the street and is designed such that it is keeping the dormer which is an important architectural roof feature.



Over-the-Rhine Community Council  
P.O. Box 662  
Cincinnati OH 45201

August 28, 2020

This is a letter regarding the proposed subdivision of the City-owned property and sale of the air lot at 120 W. Elder Street to Mark Bruggeman.

This proposal was reviewed and passed by our council's Economic Development and Housing Committee in early July. The issue then came before our full Membership for a decision on August 24, 2020.

After much discussion our membership voted to oppose the proposed subdivision and sale of this City owned property. The opposition was based on the project proposal by the developer due to historic concerns and lack of affordable housing.

We appreciate mark Bruggeman meeting with our community council and hearing our concerns.

Regards,

A handwritten signature in cursive script, appearing to read "Maurice Wagoner".

Maurice Wagoner  
President, Over-the-Rhine Community Housing

## Johnson, Beth

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**From:** Kevin Hassey <kevinhassey1@gmail.com>  
**Sent:** Tuesday, September 1, 2020 9:16 AM  
**To:** Johnson, Beth  
**Subject:** [External Email] Fwd: 120 W elder - public input for both HCB and CPC

### External Email Communication

Beth, typo in your email address..my bad....resending.

K

----- Forwarded message -----

**From:** kevin hassey <[kevinhassey1@gmail.com](mailto:kevinhassey1@gmail.com)>  
**Date:** Tue, Sep 1, 2020 at 9:12 AM  
**Subject:** 120 W elder - public input for both HCB and CPC  
**To:** <[ryan.dyson@cincinnati-oh.gov](mailto:ryan.dyson@cincinnati-oh.gov)>, <[beth-johnson@cincinnati-oh.gov](mailto:beth-johnson@cincinnati-oh.gov)>

Dear Beth and Ryan,

Please include my comments below as public input at HCB and CPC for the project at 120 W Elder.

Dear HCB and CPC,

I am the owner of 126 W Elder. I am writing to show my support for the project being proposed at 120 W Elder as submitted with a 6' setback of the historic dormer.

This is an incredibly difficult building to be developed. I have heard some say that it can't be done. There is no access currently to the upper floors. The space constraints are such that it needs to be a single family home. It takes the passion of someone like Mark to figure out a solution where others have not. Mark is a highly cost conscious developer and will bring as affordable as possible a unit to the market. I also hear that his was the only credible response to an RFP for the building.

The market needs development. As a building owner, I see it busy on Fridays and Saturday but way less so during the week. There is also something about visitors looking up and seeing a vibrant occupied home vs an abandoned space. I believe that if this opportunity passes us by, the building will be unoccupied for many more decades, in addition to the decades that it has already been vacant.

I strongly support Mark's proposal.

Kevin Hassey  
Owner  
126 W elder St

## Johnson, Beth

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**From:** Matt Jacob <mattjjacob@gmail.com>  
**Sent:** Monday, August 31, 2020 10:06 PM  
**To:** Dyson, Ryan; Johnson, Beth  
**Cc:** Mark Bruggeman  
**Subject:** [External Email] RE: 120 W. Elder - public input for both HCB and CPC

### External Email Communication

Dear Beth & Ryan,

Please include my comments below as public input at HCB & CPC for the project at 120 W Elder:

Dear HCB & CPC,

I'm writing to show my support for the proposed project at 120 W Elder at Findlay Market above Silverglades Deli as submitted with a 6' setback of the historic dormer as part of their roof deck.

As a small developer in OTR that looked at this same property when it was part of the preferred developer agreement with 3CDC, I personally thought that this property was undevelopable given the lack of access from below, the difficult existing layouts, and the additional costs to bring this building up to modern code (fire suppression). I'm glad that Mark has found a way to bring it back to life despite these challenges.

It's important to the market and surrounding community that these market-facing properties have life in them once again. The city's stewardship of this property has been a liability on the city's books for decades and it is imperative that it goes back into private hands to start generating positive income, sales, and property tax revenue again in order to make up for the years it sat idle. After years of RFPs and waiting for perfect developers to find ways around this building's unique constraints, Mark is the best one to carry this project to completion given his experience with similar market-facing properties and their challenges.

While I (and I think many in the OTR community) prefer when projects can re-establish their historic density, affordability, and retain their full character, some buildings like this will never come back to life without taking modern demands into account (such as modern building codes and amenities). I think this building fits this need for compromise and I support Mark's efforts to bring it back to life as proposed.

Thanks,

Matt Jacob

--

**Matt Jacob**

513-675-4978  
MattJacob@Gmail.com

Aug 27, 2020

To: Ryan Dyson, Cincinnati DCED [Ryan.Dyson@cincinnati-oh.gov](mailto:Ryan.Dyson@cincinnati-oh.gov)

Proj.: **120 W. Elder**

Re: public input for both Historic Conservation Board and City Planning Commission  
(for submission by 9/4/20)

I'm writing in support of the 120 W. Elder single family development as proposed.

I have worked alongside the Developer of this project, Mark Bruggeman, for nearly three years.

He has proven to be caring, compassionate, communicative, and very fair when it comes to the historic renovation work he performs.

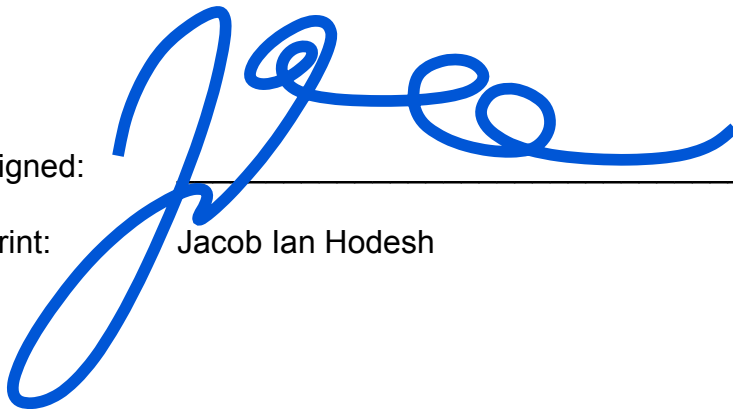
Mark is the right person to develop the project located at 120 W. Elder street.

He is a huge supporter of Findlay Market, and its growth. He takes the time to know his neighbors in the Market District. He knows the vendors in the area. He has a good working relationship with Findlay Market staff.

He knows the ins-and-outs of building (and rebuilding) in the Market district.

I support Mark and the work he does.

Signed:



08/27/2020

Print:

Jacob Ian Hodesh



September 1, 2020

To: Ryan Dyson, Cincinnati DCED      Ryan.Dyson@cincinnati-oh.gov

Proj.: 120 W. Elder

Re: public input for both Historic Conservation Board and City Planning Commission

I'm writing in support of the 120 W. Elder single family development as proposed.

As President and CEO of the Corporation for Findlay Market, I have been directly involved in the process of the city selling above floor airlots on 9 buildings on Findlay Market. This approach was developed to allow the City and Findlay Market to maintain control of the half of the storefronts surrounding the market. I believe this is the correct approach to ensure the future commercial operation of Findlay Market is viable, and to honor it's legacy as supportive of small business food-related retail.

However, this approach adds complication and cost to the development of the parcels above the first floor. As a result, these above floor properties have remained vacant longer than some of the properties further away from market. It requires a developer with a passion for the market, a willingness to wade through the complicated process, and willing to take a large financial risk. I believe Mark Bruggeman is the right person for this project. Mark has demonstrated this with developments on Pleasant street south of market, and at 111/113 W. Elder. He has been a great partner to the market already and believes deeply in the potential in the Findlay Market district.

These complications also require trade-offs. The Corporation for Findlay Market believes deeply in a mixed income neighborhood. In fact, the market requires mixed income in the surrounding neighborhood to remain successful as a fresh food market. However, CFFM also believes that not every project in the neighborhood lends itself to affordable housing, and I believe this project is one of those that would be very challenging to achieve affordability.

Signed:

Joe Hansbauer – President and CEO, Corporation for Findlay Market.

Aug 27, 2020

To: Ryan Dyson, Cincinnati DCED [Ryan.Dyson@cincinnati-oh.gov](mailto:Ryan.Dyson@cincinnati-oh.gov)

Proj.: **120 W. Elder**

Re: public input for both Historic Conservation Board and City Planning Commission  
(for submission by 9/4/20)

I'm writing in support of the 120 W. Elder single family development as proposed.

Building timeline:

- 1965 last residential occupancy
- 1997 property transferred to City of Cincinnati
- 2105 upper floors offered by city in the Findlay Market Preferred Developer Agreement
- 2019 DCED RFP award to developer as a single family with roof deck
- 2020 project received OTR Community Council Economic Development and Housing Committee approval, subsequently tabled by OTRCC Board, subsequently rejected by OTRCC in split vote due to 'lack of affordable housing' and 'modification of dormer'

The proposed project consists of two 1,160sf floors and attic above mercantile space. Due to the nature of Findlay Market residential projects, the alteration will require extensive repair (development of access and interior stairwell, sprinkler, 4 story fire escape, structural repair, and new utility infrastructure distributed up through mercantile space), estimated at 400k not inclusive of purchase price. The ground floor remains as city property, separate from this development.

The developer has proposed to pay the city above its appraised value and also independently finance the project with no city subsidy. The project will apply for the Residential CRA 10yr real estate tax abatement and a 2yr HERS energy credit, all capped at 275k. As an air lot split with no control of the city-owned ground floor parcel, the project is not eligible for LEED increased tax abatements, SHPO historic tax credits, nor low income tax credits.

The project will be developed as a speculative 3-bedroom home for sale, if not occupied by the owner/ design-builder. A roof deck is proposed behind the cornice, consistent with the RFP award and inclusive of dormer modification to allow deck passage. The dormer modification will remain consistent with prior HCB dormer approvals and is subject to rehearing. The developer is of the professional opinion that a 2-4 unit multifamily rental project is not feasible due to A) the building's limited floor area and access and B) its increased construction costs without any offsetting subsidies.

As an interested community member, I support the project as appropriate economic development for the Findlay Market neighborhood as proposed.

Signed: \_\_\_\_\_

Print: Mark Roberto

## Johnson, Beth

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**From:** Dyson, Ryan  
**Sent:** Thursday, September 3, 2020 12:01 PM  
**To:** johnwalter@cinci.rr.com  
**Cc:** #COUNCIL; Cranley, Mayor; CityManagerEmail; Johnson, Beth  
**Subject:** RE: [External Email] 120 W. Elder (in support of single family development as proposed) to HCB and CPC

Thank you, John. I will forward your letter to Planning Dept for inclusion in this item's packet for City Planning Commission. Also forwarding to Beth Johnson for inclusion with Historic Conservation Board submission.

Thanks,

Ryan Dyson | Development Officer  
Department of Community and Economic Development  
Two Centennial Plaza | 805 Central Avenue, Suite 700 | Cincinnati, OH 45202  
(O) 513-352-1965 | (F) 513-352-6257



The 2020 Census is open! It's EASY, SAFE and IMPORTANT.  
Complete the Census at [my2020Census.gov](https://my2020Census.gov)

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**From:** johnwalter@cinci.rr.com <johnwalter@cinci.rr.com>  
**Sent:** Thursday, September 3, 2020 11:47 AM  
**To:** Dyson, Ryan <Ryan.Dyson@cincinnati-oh.gov>  
**Cc:** #COUNCIL <#COUNCIL@cincinnati-oh.gov>; Cranley, Mayor <mayor.cranley@cincinnati-oh.gov>; CityManagerEmail <CityManager@cincinnati-oh.gov>  
**Subject:** [External Email] 120 W. Elder (in support of single family development as proposed) to HCB and CPC

### External Email Communication

Historic Conservation Board and Cincinnati Planning Commission,

I am writing in support of the 120 W. Elder single family development as proposed, for the following reasons:

- The developer Mark Bruggeman has proved by his past and current on-going renovations in the Findlay Market area that he has the expertise, resources and heart to pull off this very expensive, technical and logistically complex renovation. As research for this letter of support I asked Mr. Bruggeman for an in-person tour of his ongoing renovation at 111 West Elder. The five condos that I viewed are of amazing quality and creativity and will bring much needed 24/7 vibrancy to Findlay Market.
- Based on the Economic Development Department's presentation to the OTRCC, they did their due diligence over a significant amount of time in selecting Mr. Bruggeman's proposal.

- The developer has proposed to pay the city above its appraised value and also to independently finance the project with no city subsidy.
- The developer is activating the upper floors that have been dormant for 50 years, of a focal Findlay Market building. The Market has a robust “good weather” weekend customer base, but in my observation is crying out for a weekday/weeknight customer base that in a sustainable sense, must come from new development within walking distance of the Market.
- In my opinion, to command the price point to cover the high renovation costs, a roof deck is an absolute necessity, since it is the only practical option for outdoor space. Also in my opinion, the impact of very minor dormer modification on the ability of the public to enjoy the historical significance of Findlay Market is minute, if not totally insignificant. Minor dormer modification is a very small price to pay for the benefit to Findlay Market of activating this dormant space, bringing vibrancy to the Market.
- Mr. Bruggeman put forth a very significant effort in engaging the OTRCC, which I serve as a trustee. My following comments are my own personal comments and observations, not representing the OTRCC BOT. My unofficial count is Mr. Bruggeman attended 4 virtual OTRCC meetings, all of which were long and drawn out. At the August membership meeting, a last minute motion turned a vote for approval into a vote for disapproval, which had to feel like a punch in the gut to this gentleman. The attached zoom link of the August 24<sup>th</sup> OTRCC general membership meeting contains the presentation, discussion and vote on the 120 W. Elder project. The flip from approval to disapproval happened in the 1:25 to 1:33 timeframe, in what I consider to be an extremely bias display against market rate housing, that led to the letter of opposition from the OTRCC.  
<https://www.facebook.com/watch/?v=712953899562301&extid=gXvqvlqoq77V5kEp>

Thank you for your consideration,

John Walter  
Klotter Properties  
524 Conroy Street  
Cincinnati, Ohio 45214  
513-519-9551

## Johnson, Beth

---

**From:** Dyson, Ryan  
**Sent:** Thursday, September 3, 2020 5:30 PM  
**To:** John Wulsin  
**Cc:** Mark Bruggeman; Johnson, Beth  
**Subject:** RE: [External Email] support for 120 W Elder

Thanks, John. I'll forward this on to Planning Dept to be included with this item's packet for Planning Commission.

Ryan Dyson | Development Officer  
Department of Community and Economic Development  
(O) 513-352-1965 | (C) 614-949-2225

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**From:** John Wulsin <jwulsin@gmail.com>  
**Sent:** Thursday, September 3, 2020 5:26 PM  
**To:** Johnson, Beth <beth.johnson@cincinnati-oh.gov>; Dyson, Ryan <Ryan.Dyson@cincinnati-oh.gov>  
**Cc:** Mark Bruggeman <mbruggeman@tipmlc.com>  
**Subject:** [External Email] support for 120 W Elder

### External Email Communication

Beth and Ryan,

I'm writing to indicate my support for the rehabilitation of 120 W Elder. Any project that brings a vacant building back to life should be celebrated, and Mark has demonstrated his ability to sensitively renovate historic buildings in the Findlay Market area (including a project that we partnered together on at 51 E Clifton Ave).

I understand there is some concern regarding the dormers. I'm not an architect, but I do love the historic fabric of OTR. My feeling in this particular case is that Mark's treatment is a sensitive, reasonable balance to ensure as much of the historic fabric is maintained, while still being cognizant of the modern needs for outdoor space. Because of the space constraints of this property, the only option for outdoor space is through a roof deck of some kind and I think Mark's design is a good approach. I support this project and hope the City will support this effort to bring a vacant building back to the benefit of the community.

Sincerely,  
John Wulsin

Aug 18, 2020

To: Beth Johnson, City of Cincinnati Urban Conservator  
 Cc:

Proj.: **120 W. Elder**  
 Re: C of A Addendum for Historic Conservation Board Review

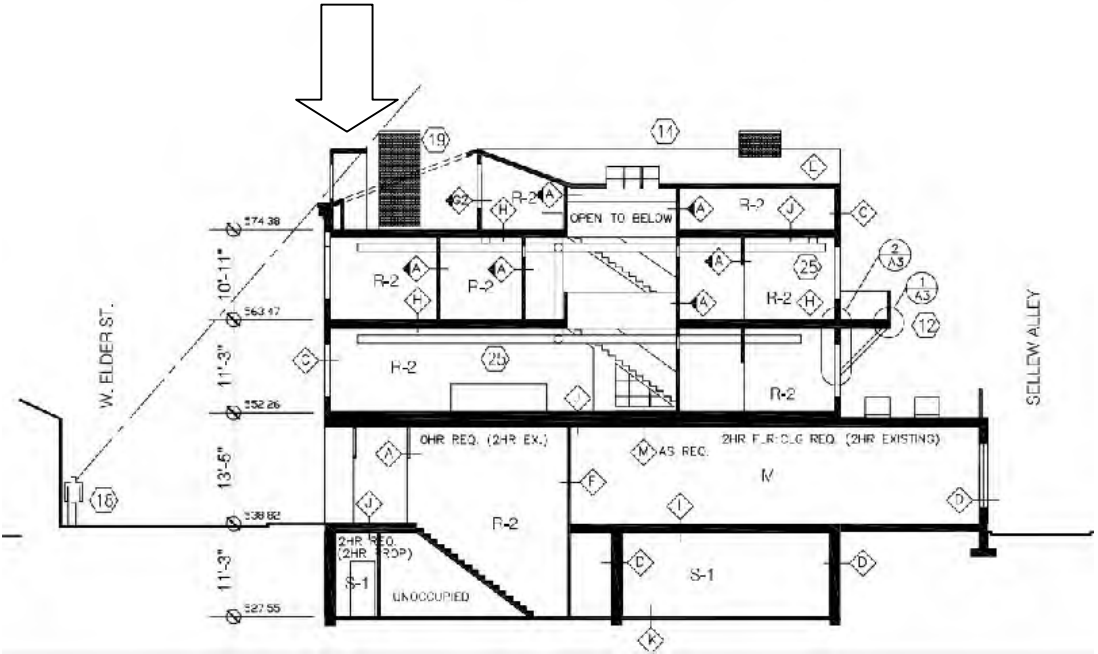
- Index: A) PROJECT STATUS  
 B) PROJECT BACKGROUND  
 C) 120 ELDER DORMER VIEWPOINTS  
 D) MODIFIED DORMER DESIGN

PROJECT STATUS

This project is currently under review by the Historic Conservation Board for a Certificate of Appropriateness under the following timeline:

- 6/8/20 submission of application
- 7/29/20 prehearing (with subsequent staff recommendation)
- 8/17/20 Board hearing (subsequently tabled for addendum)
- 9/14/20 proposed Board hearing

At issue and precluding any Board meeting approval was the proposed dormer alteration at the behind-cornice deck. As previously submitted, the dormer front façade and the forward 3LF of side facades would be maintained for streetscape view while the rear dormer portion and its roof would be removed, as indicated here:



Based on meeting commentary, the Board was concerned that the dormer reconfiguration would negatively impact the public's perception of the building as a period structure. The project's review was tabled for submission of further documentation (i.e. this addendum, submitted for review at the 9/14/20 Board hearing).

### PROJECT BACKGROUND

120 Elder is a mixed use structure with active mercantile tenants occupying the basement and ground floor, one of the last 3CDC Preferred Development Agreement buildings remaining for renovation. An air lot split is required to separate the upper two floors plus attic space as a separate parcel.

The nature of these on-Market buildings is that in 2002 additional Market shop space was created in the W. Elder St. buildings, the upper floors were assessed as having limited value, access was removed, and their residential interiors were gutted. As such, the current project to restore residential use (vacant since 1965) requires minimum \$300k capital just to renovate the structure as a single family house (includes structural repair, creation of a fire barrier stairwell, new fire escape, full utilities up through active merchant space, etc.). Additionally, the Building Dept. uniquely defines these structures as abandoned, necessitating an additional \$90k sprinkler and monitoring system.

The project is proposed as speculative residential with sufficient amenities to revitalize the building's position in the neighborhood, as well as hopefully return investment. A roof deck overlooking the Market is proposed and, although bisected by the reconfigured dormer, it would hope to add value while still largely preserving the dormer appearance from the street.

Recent behind-cornice roof decks on/around the Market, all approved by the Historic Conservation Board, have included 1703 Pleasant, 1610 Pleasant, 1608 Pleasant (deck visible from the street), 111 W. Elder (on the Market), 1826 Race, and 1804 Race. The adjacent project at 118 Pleasant (on the Market)) includes a roof deck with a truncated dormer modification to open up deck space, a detail identical to this project.

Furthermore, additional roof deck projects (20 Findlay and 1800 Race (on the Market)) were approved allowing full dormer removals despite the outsized visual prominence they hold/held respectively from Findlay Park and the Market itself.

In more general consideration, façade and roof design around the Market has often accommodated modern living requirements, including the hvac units and solar panels atop the Market building itself, viewable from both the surrounding upper stories and the streetscape.

### 120 ELDER DORMER VIEWPOINTS

Views of 120 W. Elder dormer were taken from street level public vantage points around/on the Market in accordance with HCB guidelines (as opposed to upper floor private views). In the same vein, a 50mm lens was utilized to approximate normal human vision as opposed to a telephoto lens which may exaggerate the dormer's influence on the street. (Public comment photos are included and labeled below.)

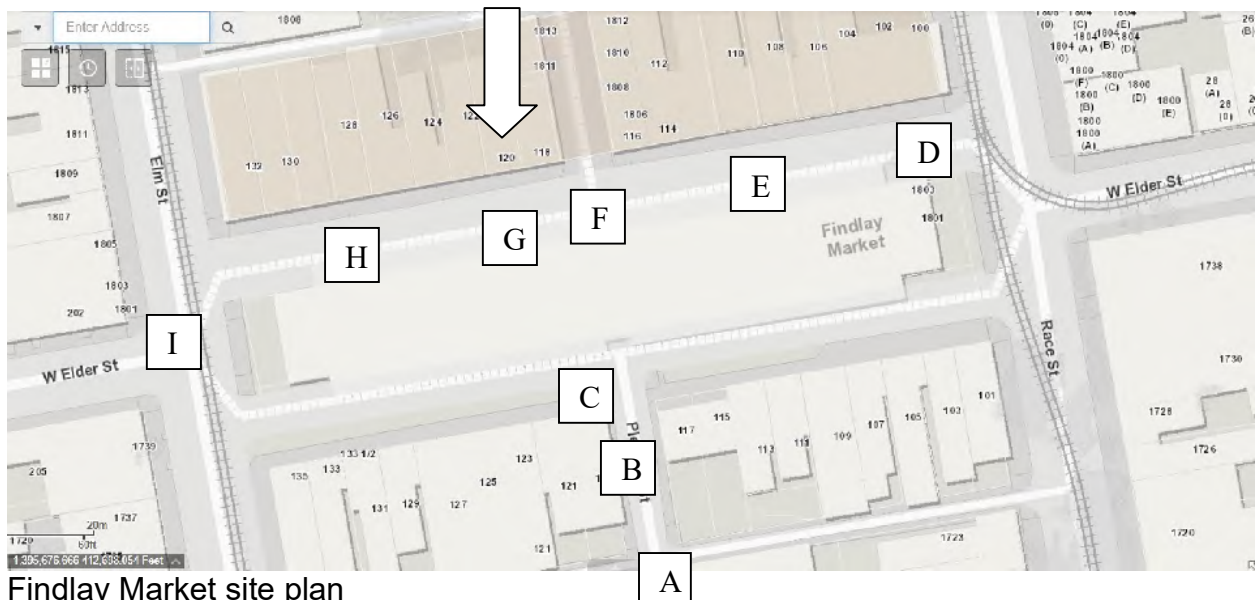
In general, the subject dormer is most visible from the south and west Market building entries. Per Corporation for Findlay Market stereoscopic camera tracking, the Market building received 1,459,278 unique visitors in 2019. Of those visitors, 12.91% arrived through the Pleasant St. south door and 17.45% arrived via Elm St. entrance per CFFM:

2019 YEAR-TO-DATE TOTALS BY DOOR

	In	Out	% of Total
Door 1 NorthWest	48,008	45,741	3.30%
Door 2 NW mid	73,969	95,599	5.97%
Door 3 North Main	420,742	335,216	26.61%
Door 4 NE Mid	73,254	94,999	5.92%
Door 5 NorthEast	28,271	40,483	2.42%
Door 6 East Main	183,845	154,817	11.92%
Door 7 SouthEast	19,637	22,503	1.48%
Door 8 SE Mid	50,568	62,293	3.97%
<b>Door 9 South Main</b>	<b>197,784</b>	<b>169,015</b>	<b>12.91%</b>
Door 10 SW Mid	52,186	76,218	4.52%
Door 11 SouthWest	54,136	45,750	3.52%
<b>Door 12 West Main</b>	<b>256,878</b>	<b>238,762</b>	<b>17.45%</b>
Totals	1,459,278	1,381,396	100.00%

Additional public comment at the Board meeting indicated that the State Historic Preservation Office has specifically denied some dormer alterations. This project however will not apply for, nor benefit from, historic tax credits and is not required to meet SHPO standards. As such, a better standard of approval may be the HCB's own precedent regarding Market area project approvals, including both modified and even fully eliminated dormers (per above referenced projects.)

Following photos were taken at lettered viewpoints as referenced on site plan (with the 120 Elder dormer focal point indicated by arrow):



Findlay Market site plan

The subject 120 W. Elder dormer remains indicated by arrow when visible (50mm lens utilized except as noted) from the Market streetscape per the following photos:



A1/ Pleasant St. at Glass Alley, east sidewalk



A2/ Pleasant St. at Glass Alley, west sidewalk (dormer not visible)



B1/ Pleasant St. north of Glass Alley, east sidewalk



B2/ Pleasant St. north of Glass Alley, east sidewalk (note: telephoto lens)



B3/ Pleasant St. at Glass Alley, west sidewalk (dormer not visible)



C1/ Pleasant St. at Market entry (dormer not visible, as typical along W. Elder St. (south))



D1/ Race St. just north of Market entry, west sidewalk (dormer not visible)



E1/ W. Elder St. (north) between Race St. and Pleasant St.



F1/ W. Elder St. (north) at Pleasant St.



G1/ W. Elder St. (north) west of Pleasant St.



H1/ W. Elder St. (north) between Pleasant St. and Elm St.



H2/ W. Elder St. (north) between Pleasant St. and Elm St. (1800 Race St. in background)



11/ W. Elder St. (north) at Elm St. entry (note: telephoto lens)

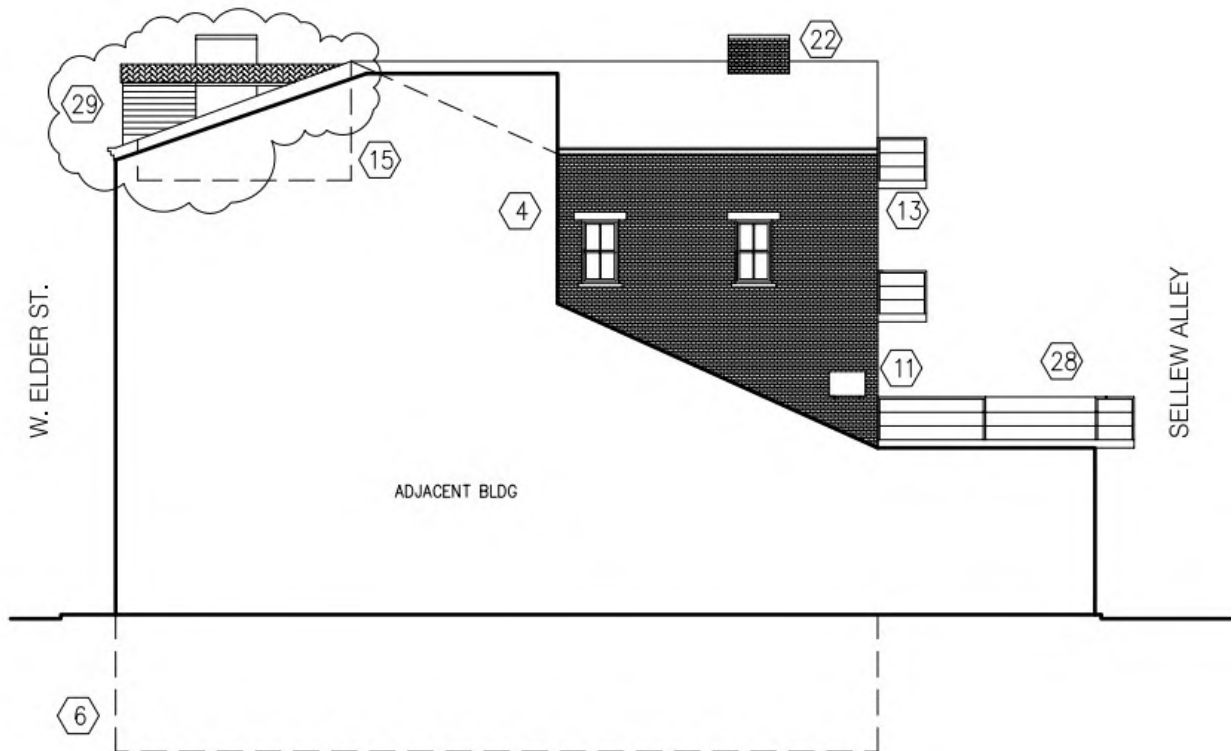
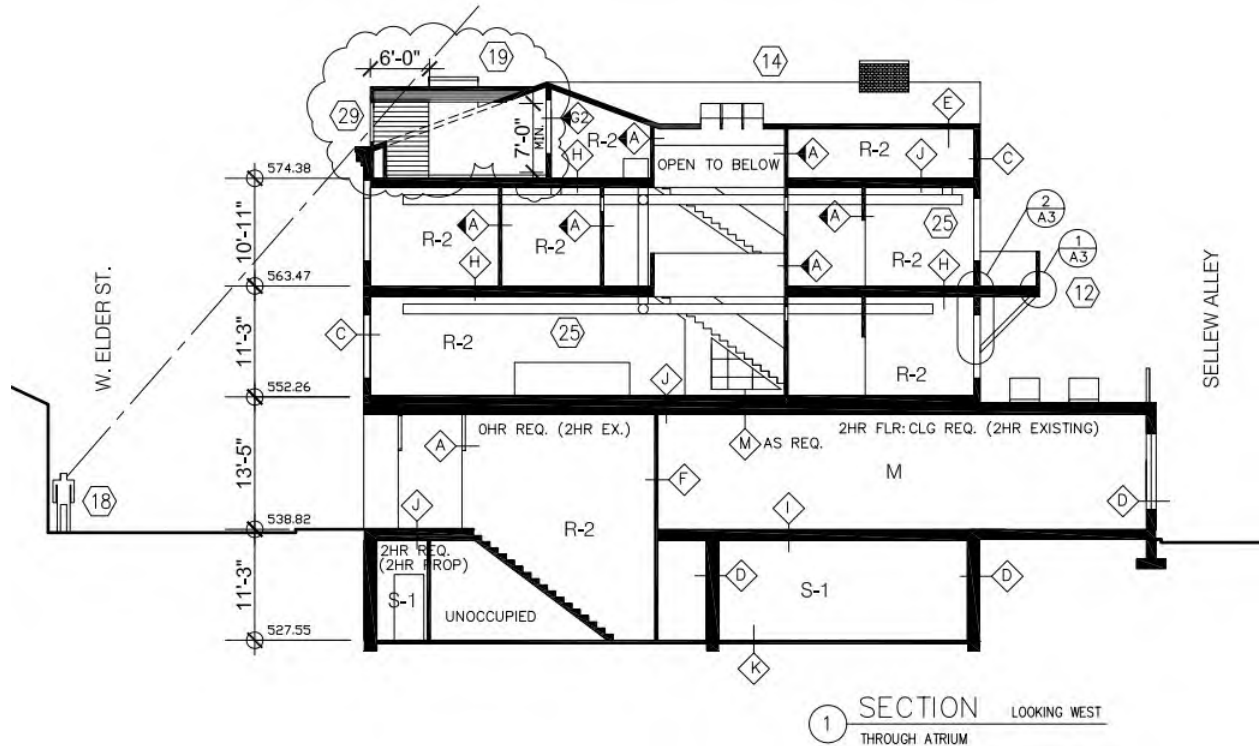


12/ W. Elder St. (north) at Elm St. entry

### MODIFIED DORMER DESIGN

Regarding the initial application for this dormer modification, consideration was given to maintaining front and side views of the dormer from the Market. An understanding of HCB approvals of similar projects (including modified dormers as well as demolished dormers) was also considered prior to formal submission for Historic Conservation review. The prehearing review subsequently resulted with staff level approval.

The HCB board meeting review, of course, did not concur with the aforesaid preliminary approval of the initial design. Rather than contest the findings, this application proposes a redesign of the dormer modification to maintain further expanded side facades (from prior 3 LF to now 6 LF of maintained exposure each side) and preservation of the dormer roof as well, as shown here:



With this redesign, a large part of the visible area of the dormer remains intact excepting a minimum 7'-0" h. opening underneath the dormer to allow for north-south passage on the deck. Additionally, this proposal will significantly maintain private views from upper stories around the Market (including the applicant's) with the dormer roof intact.

As additional note, I've provided design/build as a sole proprietor architect on 11 North of Liberty projects to date. I hopefully understand but definitely appreciate the various levels of both community and municipal review of the myriad planning, zoning, neighborhood economic, building plan, and historic detail necessary to preserve and develop these buildings. It's not particularly an easy stress-free process, but ultimately it serves to bring strong buildings back to life into an increasingly vibrant neighborhood (one of the country's great neighborhoods at that).

Thanks to the Board for allowing this project's resubmittal, and I look forward to its next presentation opportunity.

Regards,

Mark Bruggeman RA, principal  
3724 East St., Cincinnati, OH 45227  
T 513.315.1788 / F 513.271.9906  
[mbruggeman@TlpmLLC.com](mailto:mbruggeman@TlpmLLC.com)

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

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APPLICATION #: ZH20200102/COA20200032  
APPLICANT: Berardi+ Partners  
OWNER: Urban Sites/CMHA  
ADDRESS: **528 E 12<sup>th</sup> Street**  
PARCELS: 075-0003-0132, 0133, 1034  
ZONING: CC-P  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Pendleton  
REPORT DATE: July 27, 2020, updated August 25, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Updated Proposal**

At the August 17, 2020 Historic Conservation Board the Zoning Relief listed below was approved and the Certificate of Appropriateness was tabled with direction from the HCB for the applicants to address

1. the windows on the front of the building. The windows were not in keeping with the context and were too much of a divergence from the individual punched openings found on the rest of the street.
2. The cornice line was too similar across the building.

The applicants have addressed both of the issues with the following

1. The window pattern has changed to individual punched opening across the façade creating a fenestration that is similar to those found on the buildings along E 12<sup>th</sup> Street. This also allowed the mechanical vents to be included in the rhythm set by the individual punched openings.
2. The cornice line was slightly varied in height to create a slight undulation between different sections that are more similar to the typical building widths of the street.

Other changes include

- 1) The middle section was broken down into more sections to provide a more contextual rhythm.
- 2) The applicants have provided a couple of options for the base. One option has the commercial type strong base continue over the entire façade, where as the second provides a bit more differentiation the middle than the sections on the ends with a more residential base provided with a minimal base. Staff sees both of these options as contextual.

**Details of Zoning Relief Required:- APPROVED ON 8/17/2020**

1. Sec. 1423-13: Required Buffer Yard: A required 10 foot buffer with a 6 foot fence is required for a side and rear yard between a CC-P and an RM 1.2 district. A zero foot buffer is proposed on the west side property line. **A 10 foot numerical variance is required for side and a variance to not require the fence at both the rear and side is required.**
2. Sec. 1409-09: Land Use Regulations- Density. In the CC-P new construction allows 1 unit per 700 sf. 33 units are proposed at 404 sf land area per unit. **A variance of 14 units/296 sf of land area per unit is required.**
3. Sec. 1409-19: Articulated Building Façade. Applicant is permitted to have 147 sf and the proposal is for 332sf. **A numeric variance of 185 sf is required.**

**Nature of Request:**

The applicant is requesting three variances and a Certificate of Appropriateness for construction of a new 4 story mixed use building with a small commercial laundry space and 33 residential units. This is a project is a Low-Income Housing Tax Credit project that is economically connected to the project at 600 E 12<sup>th</sup> Street.

**Existing Conditions:**

The existing property is currently 3 parcels which have a one story non-contributing and a surface parking lot. There are currently 2 existing curb cuts along the street. The property has a 4 story contributing building to the west, 4 and 4 ½ story contributing buildings to the north, a 2-story contributing building to the east and a non-contributing building and surface parking lot to the south.

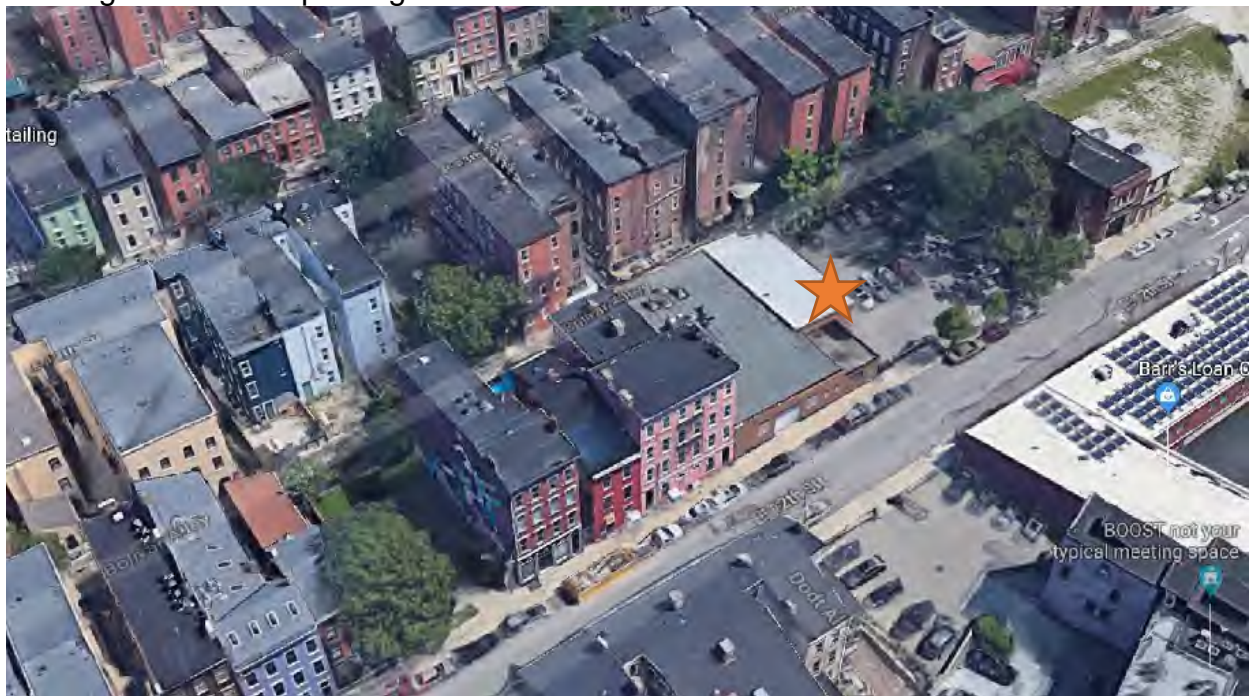


Figure 1: Birdseye view of 528 E 12<sup>th</sup> Street. Pictures provided by Google Street Views.

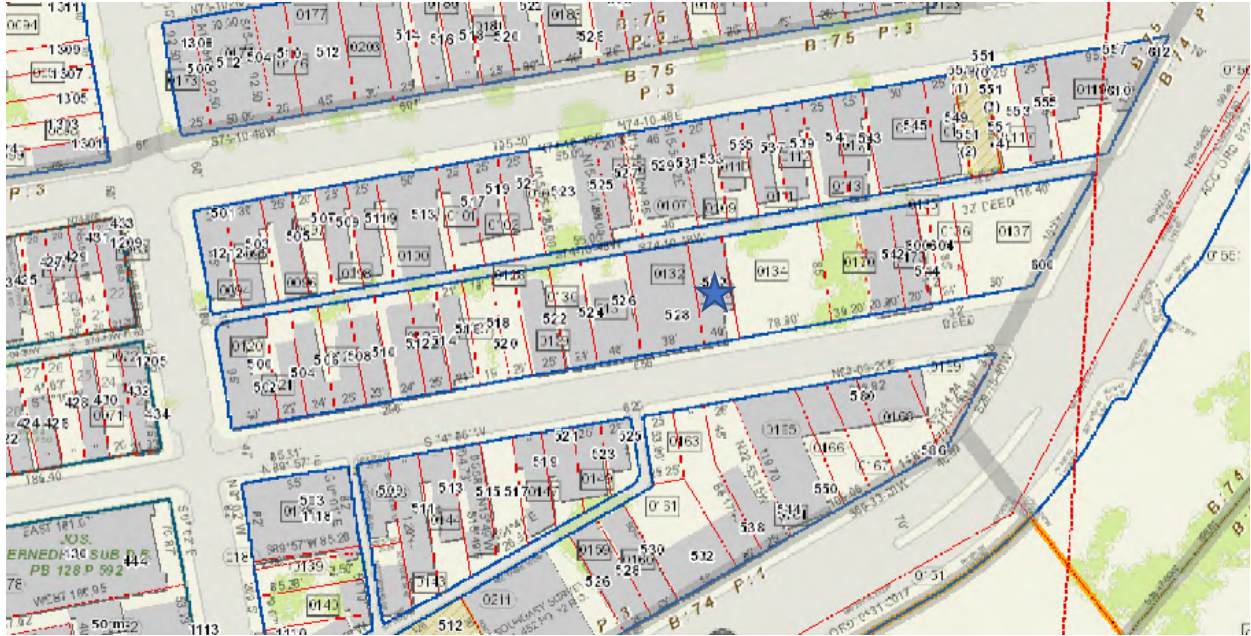


Figure 2: Map of 528 E 12<sup>th</sup> Street. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal at 528 E 12<sup>th</sup> Street

1. Construct a new 4-story, 33 unit residential building with a commercial laundry facility on the first floor with 6 rear parking.
2. The first floor will have 2 portions that are setback from the street. One will be the main entrance.
3. The building will be clad in brick as a main material with cement fiber board as a secondary material

**Previous Review:**

- An application for a 5 story 56 mixed use building was denied in 2018.
- The Zoning Relief associated with this application was approved on August 17, 2020

**Applicable Zoning Code Sections:**

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

**Zoning Analysis:-** This section has been removed as the Zoning Relief was approved on 8/17/2020. Nothing in the project has changed to affect the approved Zoning Relief.

## **Certificate of Appropriateness Review**

### **DEMOLITION**

While the project is not-listed as a non-contributing building in the OTR Historic District Guidelines, staff believes this was in over-sight. The guidelines used the list of non-contributing structures that was listed in the National Register nomination for OTR; however the local district expanded the boundaries to match the streets and neighborhood boundaries whereas the National Register district carves out non-contributing buildings along the edges.



### *National Register Historic District Boundary*

Staff is supportive of the demolition of a non-contributing building only if a new building is approved for this site. Staff will condition that the demolition building permit will not be issued until a building permit for the shell of the building that matched HCB approved plans is also issued.

### **NEW CONSTRUCTION**

The Over the Rhine Historic Conservation Design Guidelines gives direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when

looking at appropriate infill design is the block that the parcel is on and especially adjacent properties.

## **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 partially vacant lot and is used as a surface parking lot. The other portion is a non-contributing building.*

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 and through the applicant's narrative they explain how they used the existing buildings to inform their design.*

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. One element that staff considers, especially in review of overall massing and height, is the programmatic elements that the applicant is including on the site and the feasibility of making the project work.*

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.

*There is a distinguishable well-defined base that is created through a use of a stone veneer, a lintel at the entrance portion and a slight different rhythm that the middle of the building.*

*In one option a more minimal base is provided on some of the sections. As this is a residential building, a commercial storefront type base with a very distinguishable floor is not required. A minimal base of just the foundation is contextual.*

**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 of the building is defined by punched individual windows openings with a vent as one of the openings. They are lined up in a vertical format to create a strong vertical emphasis. Along 12<sup>th</sup> Street there are mostly single punched openings on the buildings. There are changes of plane provided through the recess of portions of the building to create masses that are more similar to the normal width of the street.*

*The windows were staffs biggest concern in the previous design and the COA decision was tabled with similar concerns by the HCB. The applicants have adjust the design of the building to take this into consideration.*

**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 a simple top, however is defined on cornice massing. The height of the top is slightly varied between the different sections and the cornice details also changes between sections to provide slight differentiation rather than a singular height or mass appearance.*

**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 wider (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.

1. *The openings were the biggest concern that staff and the HCB had about the design. The applicants have changed the openings to be single punched openings along the façade.*
2. *The windows and door openings are set in a vertical columns and horizontal bands.*
3. *While not double hung, the windows do have a division.*

**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

*While this is a mostly residential area, there is a small commercial space on the ground floor for a commercial laundry that would be accessible to the public and not*

*just the residents. The lobby area and area by the commercial laundry is setback from the street to provide a covered entrance. These areas do have large storefront glass. The east portion of the building has windows and door openings that are similar to the openings of the residential areas above.*

**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 approximately a zero-lot line setback on the sides and front with a few articulated areas at the ground to provide a recessed entry and well as to help provide a rhythm and break along the façade.*

*At the setback entrance, the edge is still defined by columns.*

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

*The building has two portions that are setback from the brick portions to create a vertical division that breaks up the façade into a rhythm that is more compatible to the street.*

*While there are slight recesses at both the entrance and these vertical subdivisions they are shallow setbacks that still create the feeling of a solid wall along the street.*

**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 as a whole is wider than it is tall, the design incorporated vertical emphasis through the alignment of the windows and vertical divisions at the recesses.*

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

*The building is 4 stories and is a similar height as the building directly to the west. The building to the east is a 2 story building, but it is the anomaly on the street. The a majority of buildings along 12<sup>th</sup> Street are 3-4 stories tall.*

**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 Cementous board as a secondary material at the recesses.*
- 2. The red brick provides a similarity of color to the traditional brick color on the street.*
- 3. The base is a sandstone veneer which is an appropriate material for a base.*

### **Other Considerations:**

**Prehearing Results:** Virtual Pre-hearing was held on July 15.

Staff received 15 letters regarding the project with the first submission. Those letters can be viewed online at the packet for August 17, 2020. <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/august-17-2020-staff-report-and-attachments/>

As of 9/03/20 no additional letters have been submitted.

### **Recommendation:**

#### **I. CERTIFICATE OF APPROPRIATENESS**

- A. APPROVE** the application for demolition of a noncontributing structure and a Certificate of Appropriateness for a multi-family mixed use building at 528 E 12<sup>th</sup>

Street per plans submitted by Berardi Partners dated 08/26/2020 with the following conditions

1. Demolition permits shall not be issued prior to the issuance of no less than a Foundation-only building permit.
2. Existing curb cuts to the property shall be removed.
3. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.
2. The building is a similar height to adjacent buildings.
3. The applicant has broken up the building façade with different design elements to create a consistent rhythm and strong vertical emphasis.

August 31, 2020

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

**Subject: 528 East 12th Street, Cincinnati, Ohio 45202  
Front Elevation Revisions**

Dear Ms. Johnson,

Below please find a brief summary of revisions to the renderings for the 528 East 12<sup>th</sup> Street project, based on the Historic Conservation Board Meeting and comments from August 17, 2020

- There are two design options represented in the renderings provided. The difference is the base material at the ground floor in the center third of the building.
  - The first design option shows the ground floor façade as stone veneer to match the previously submitted elevations at all brick portions of façade.
  - The second design option shows the ground floor façade as brick on either side of the center dark brick portion of building. In these locations only, brick runs from ground level to top of fourth floor.

Summary of design changes:

- The south façade has been segmented vertically to read as townhomes to try to closely replicate the existing facades along East 12<sup>th</sup> Street while implementing the materials previously proposed.
- The previously presented 2, 3 and 4 window groupings have been removed and one single hung window provided to provide the punched opening look and rhythm that match or are similar to the buildings on East 12<sup>th</sup> Street currently.
- All doors and railings at dwelling units have been removed and replaced with single hung windows, spaced evenly or as the interior spaces allow to replicate the rhythm of the other East 12<sup>th</sup> Street facades.
- All windows have been separated and narrowed to emphasize verticality on the façade.
- Headers and sills have been added to windows in brick and stone facades to again try and compliment the look and feel of the existing facades along East 12<sup>th</sup> Street.
- All portions of façade have better defined “top” of building by raising and lowering the top of the building as well as providing a strong “cap” to the top of each portion of the building.

Should you have questions or need additional information, please feel free to contact me directly at (614) 221-1110.

Sincerely,

Joe Youst, Director of Operations/Project Executive  
Berardi+ Partners

**DRAWING INDEX - BUILDING 2**

- 1A COVER SHEET / DESIGN OPTION 1 AXONOMETRIC
- 1B DESIGN OPTION 2 AXONOMETRIC
- 2A CONTEXT PERSPECTIVE
- 2B CONTEXT PERSPECTIVE
- 3 SOUTH ELEVATIONS
- 4 SOUTH ELEVATIONS
- 5A EXTERIOR RENDERINGS
- 5B EXTERIOR RENDERINGS

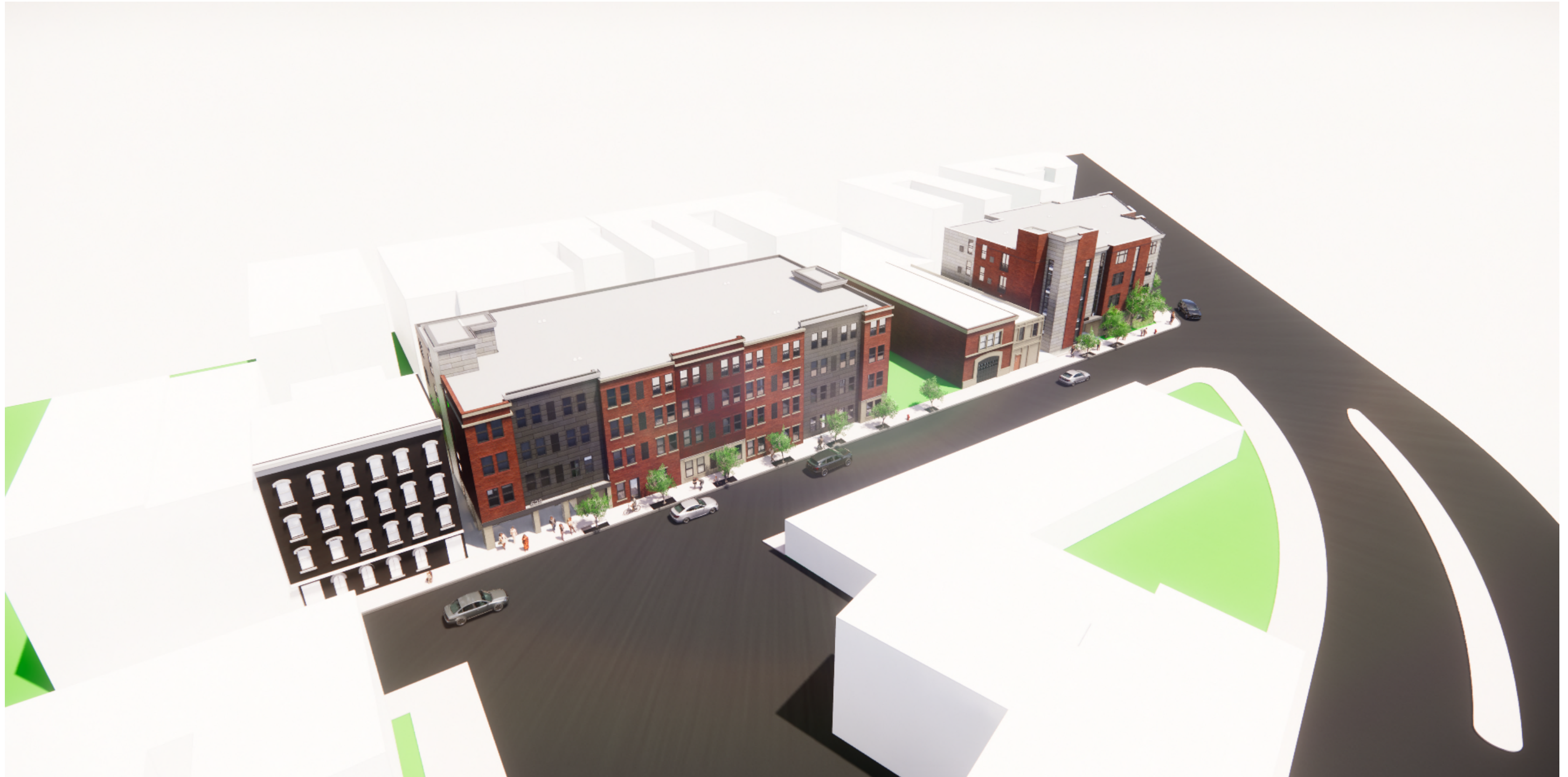


AXONOMETRIC  
528 EAST 12TH ST.  
DESIGN OPTION 1

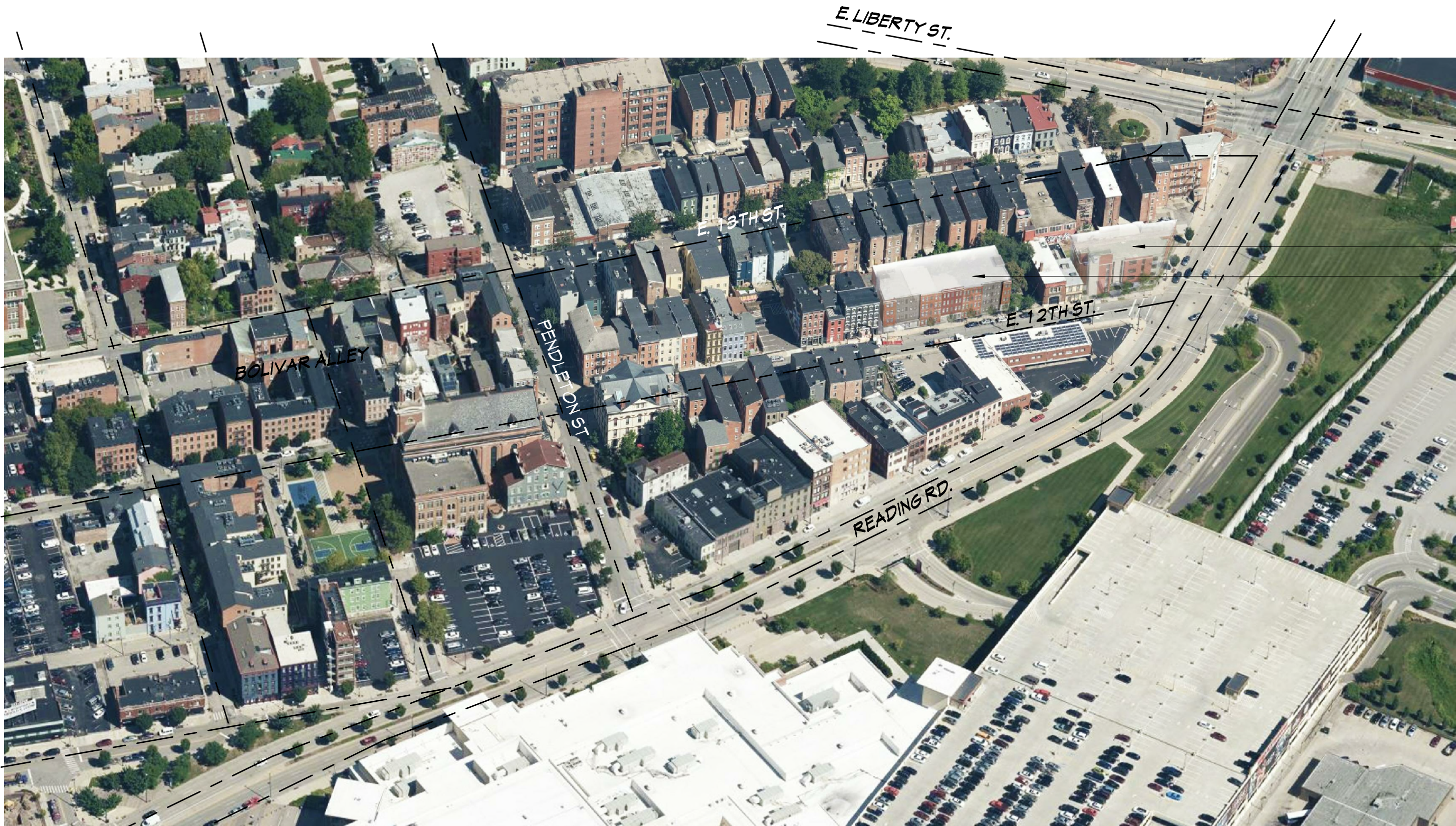
1A

**BERARDI+**

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 [berardipartners.com](http://berardipartners.com)



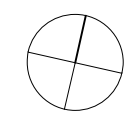
AXONOMETRIC  
528 EAST 12TH ST.  
DESIGN OPTION 2



**BUILDING 1**  
600 E. 12TH ST.  
**BUILDING 2**  
528 E. 12TH ST.

**BUILDING TWO**  
CONTEXT AERIAL VIEW  
\*DESIGN OPTION 2 SHOWN ONLY

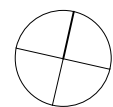
**2A**





BUILDING TWO  
 CONTEXT AERIAL VIEW  
 \*DESIGN OPTION 2 SHOWN ONLY

2B





**BUILDING TWO**  
**SOUTH ELEVATION**  
 528 EAST 12TH ST.  
 DESIGN OPTION 1



**BUILDING TWO**  
**SOUTH ELEVATION**  
 528 EAST 12TH ST.  
 DESIGN OPTION 2



**BUILDING TWO SOUTH ELEVATION**  
528 EAST 12TH ST. DESIGN OPTION 1



**BUILDING TWO SOUTH ELEVATION**  
528 EAST 12TH ST. DESIGN OPTION 2



**BUILDING TWO**  
SOUTH ELEVATION  
528 EAST 12TH ST.  
DESIGN OPTION 1

5A

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**BUILDING TWO**  
SOUTH ELEVATION  
528 EAST 12TH ST.  
DESIGN OPTION 2

**5B**