

HISTORIC CONSERVATION BOARD AGENDA

Monday, April 11, 2022, at 3:00 pm

This hearing will be conducted through a virtual/remote platform.

Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

CONSENT ITEMS

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- | | | |
|----------------|----------------|---|
| Item 1. | 118 FINDLAY ST | The applicant requests a Certificate of Appropriateness to rehabilitate a mixed-use structure, including connector addition, storefront modifications, roof alterations, new wall openings and new windows in the Over-The-Rhine Historic District. Additionally, the applicant requests zoning relief related to density.

Applicant: PLATTE ARCHITECTURE
Owner: YUKON INVESTMENTS LLC

Staff Report: BETH JOHNSON |
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| Item 2. | 1720 ELM ST | The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including storefront and window modifications, roof alterations and demolition of secondary rear structure in the Over-The-Rhine Street Historic District.

Applicant: PLATTE ARCHITECTURE
Owner: YUKON INVESTMENTS LLC

Staff Report: BETH JOHNSON |
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| Item 3. | 116 W ELDER ST | The applicant requests a Certificate of Appropriateness to rehabilitate a mixed-use structure, including storefront modifications, roof alterations, window replacement in the Over-The-Rhine Historic District. Additionally, the applicant requests zoning relief related to density.

Applicant: PLATTE ARCHITECTURE
Owner: NASSAU AVENUE INVESTMENTS

Staff Report: BETH JOHNSON |
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| Item 4. | 1338 MAIN ST | The applicant requests a Certificate of Appropriateness to rehabilitate a 4-story mixed-use structure, including restoration and replacement of windows, new storefront and new rear fence in the Over-The-Rhine Historic District. Additionally, the applicant requests zoning relief related to density.

Applicant: TANGENT ARCHITECTURAL GROUP
Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON |
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DISCUSSION ITEMS

Item 5. 2334 ASHLAND AV The applicant requests a Certificate of Appropriateness to construct a single-story addition which includes an extension of the front porch and a new patio area with stairs located in Uplands Historic District.

Applicant: ALICE EMMONS

Owner: BREWER BARBARA G

Staff Report: BETH JOHNSON

Item 6. 2724 WOODBURN AV The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure into a full-service restaurant, including a second-floor addition, two outdoor seating areas and the addition of a new storefront in the Woodburn Ave NBD Historic District. Additionally, the applicant requests zoning relief related to an outdoor area with entertainment and parking.

Applicant: NEWBAR DESIGN GROUP, LLC

Owner: WOODBURN SOUTH LLC

Staff Report: DOUG OWEN

OTHER BUSINESS

ADJOURN

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20220025/COA2022005
APPLICANT: Platte Architecture and Design
OWNER: Yukon Investments LLC
ADDRESS: **118 Findlay St**
PARCELS: 096-0006-0055
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 7, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for rehabilitation of the building including a demolition of a non-contributing addition, a small addition, and a density variance.

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Numerical Variance** Existing buildings are permitted to have 1 unit per 500sf of lot area/unit. The lot size is 2500sf. The property is permitted to have 5 units. The last known occupancy was 6 units. The request is for a unit count of 8 at 312.5 sf of lot area/unit.

Existing Conditions

The subject property is located on the north side of Findlay Market at the corner of Pleasant St and Findlay St across from the Findlay Market Parking lot. The building is a 3.5 story mixed use painted brick Italianate building designed with a storefront at the first floor and residential above.

Proposed Conditions

The applicant is proposing a rehabilitation of the property with the following elements:

- Restore the storefront condition with an appropriate storefront for commercial use.
- Small connector addition
- New windows and select new openings for windows
- Demolition of an addition on the west elevation at the 2nd and 3rd floors.
- Create 8 residential units

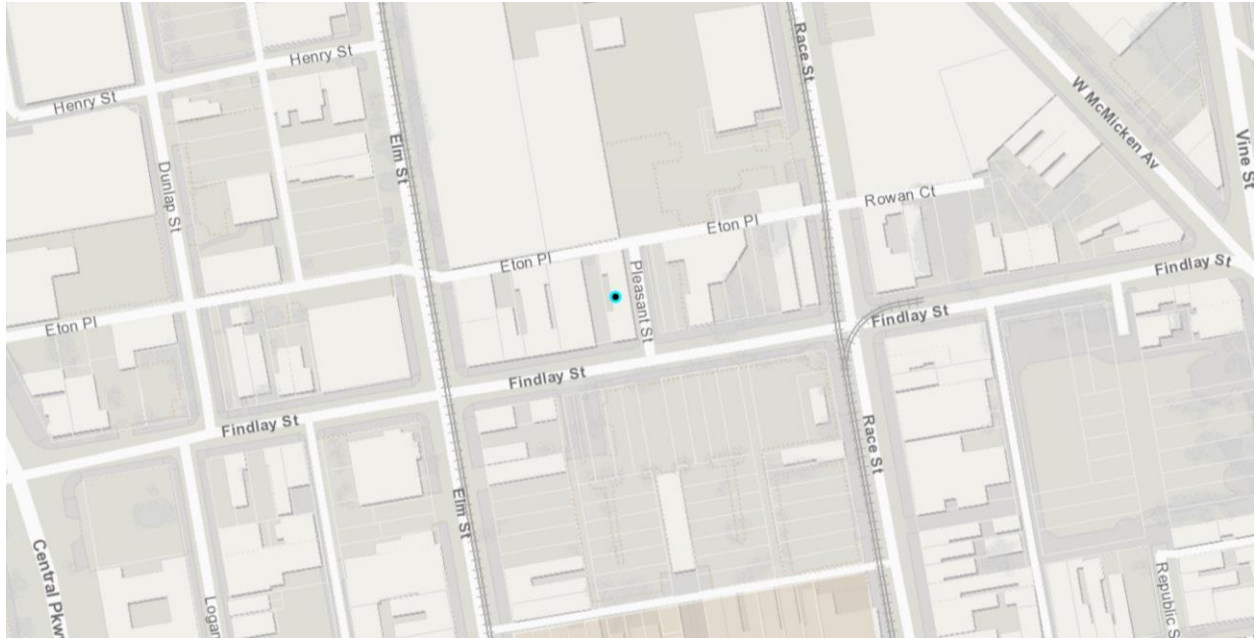


Figure 1. Location of 118 Findlay Street. Image from CAGIS.



Figure 2. Street view of 118 Findlay Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

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

Zoning Review

The project is adding livable space on the fourth floor and adding 2 extra units to the previously established 6 units in the building. The building already has 2 staircases in the building to provide the required egress. This additional living space increases the density on the property requiring a variance to allow 2 extra unit for a total of 8 units. The project proposes 3 units each on the second and third floor and a 2 on the attic floor.

Standards for Variances per Section 1435-05-4

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

The building is a historic building, and the use of the 4th floor adds additional living space and revenue to support the rehabilitation of the building.

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

A denial of the density variance would not result in the deprivation of all economically viable use.

Standards for Variances per Section 1445-05-4

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

The property is in an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved since 2016 in the district have a range from a density as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The proposal is for a density of 312.5 sf of lot area/unit

General Standards; Public Interest

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

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

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

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

The project is within Over-the-Rhine Historic District. The demolition, addition and exterior rehabilitation meet the guidelines for the district. The project is also receiving Historic Tax Credits and meets the Secretary of the Interior's Standards for Rehabilitation, which the OTR Historic Conservation Guidelines are based on.

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

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

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

The building was originally built as a mixed-use building with commercial on the first floor and residential above. Parking is no longer required due to the Urban Parking Overlay District.

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

The proposed density is at 312.5 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in mixed use districts since 2017 are below:

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

The property is large enough that all trash for the units will be able to be accommodated onsite.

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

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

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

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

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

There will be temporary jobs during construction.

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

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

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

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

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

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

Certificate of Appropriateness Review:

DEMOLITION

Below are the Demolition Guidelines, as outlined in the Conservation Guidelines, with Staff analysis.

Demolition of existing buildings shall not be permitted unless one of the following conditions exists- Below is the applicable guidelines

4) The demolition request is for an inappropriate addition, or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB

The demolition is for non-contributing additions for the property. They are 2 small bay type additions that are frame with a metal siding. They were poorly built and are not part of the historic fabric of the building.

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 addition on the west side of the building is a small addition that connects the front and rear of the building. It is basically an infill wall that extends along the first floor. It is a simple brick clad addition. It does not overwhelm the property and is not highly visible from the street

REHABILITATION

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.

The proposed windows and new window openings are appropriate. The windows are historically appropriate in size, profile, material and shape. The new openings are placed in appropriate locations on the side of the building. These openings are required for additional light and egress for units per building code. These changes have been approved the SHPO for Historic Tax Credits.

Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The new storefront system is using the existing/historic openings and is providing an historically appropriate design with the basic components of a storefront with the knee wall, transom, and large glass windows.

Other Considerations:

Prehearing Results: A pre-hearing was not held due to technical issues.

Comments Provided to Staff: NA

Consistency with *Plan Cincinnati (2012)*:

"Sustain" Initiative Area "Preserve our built history."

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. **Section 1409-09 –APPROVE – Numerical Variance** to allow an 8-residential-unit building at 312.5 sf of lot area/dwelling unit per plans for 118 Findlay St submitted by Platte Architecture and Design dated 2/25/2022.

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

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

2. The density variance is similar to other density variances approved for existing buildings within the neighborhood.
3. The density will not materially alter the demand for parking or the ability to manage utilities and services, including trash for the project.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for changes to 118 Findlay Street per plans by Platte Architecture and Design dated 2/25/2022 including a demolition of a non-contributing addition, addition, new windows and window openings, and a storefront.

1. The building permit must be issued within 2 years, or the COA shall expire.
2. Any changes to the approved plans that are required for the Historic Tax Credit approval can be approved at staff level.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
2. The existing addition is a non-contributing addition and in poor condition.
3. The new addition is small, not highly visible and does not overwhelm the historic building.
4. The project is a Historic Tax Credit project.

ADJUDICATION/DENIAL LETTER

Date: February 8, 2022

Location: 118 Findlay St

Request: Zoning Relief and COA

Zoning District: CC-P/ OTR Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 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. 1421409-09: Density. Existing buildings are permitted to have 1 unit per 500sf of lot area/unit. The lot size is 2500sf. The property is permitted to have 5 units. The last known occupancy was 6 units and the requested unit count is **9 at 277sf of lot area/unit. A Density 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 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

Office Use Only

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 118 Findlay Street
Hamilton Co. Parcel ID No.: 096-0006-0055-00 Zoning District: CC-P
Historic District: Over-The-Rhine Overlay District: _____

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

Name: Platte Architecture & Design
Contact Person (if legal entity): Samantha Offringa
Address: 1810 Campbell Alley, Suite 300
City: Cincinnati State: OH Zip Code: 45202
Phone: 317-694-3723 E-mail: Sam@plattedesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Yukon Investments, LLC
Contact Person (if legal entity): Joe Bodkin
Address: 1826 Race Street
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-240-1205 E-mail: jbodkin@modelgroup.net

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☒ Demolition

Provide a very brief summary of the project:

Rehabilitation of existing building, first floor previously used as commercial, upper floors previously used for residential. New turn-key commercial. Eight (8) new residential units on the second through fourth floors. Basement to remain unoccupied. Historic windows to be retained with some new windows.

ZONING RELIEF ☒ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

Existing buildings are permitted to have 1 unit per 500 SF of lot area/unit. The lot size is 2500 SF. The property is permitted to have 5 units. The last known occupancy was 6 units and the requested unit count is 8 units at 312.5 SF of lot are/unit. A Density Variance is 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: Samantha Offringa Date: 2.24.2022

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

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

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

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

Demolition and/or Economic Hardship Case Sheet

Documentation for the Demolition and/or an Economic Hardship Claim 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 or proposes work that is not substantially compatible with the Historic Conservation Guidelines on 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.



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 118 Findlay COMMUNITY _____
PARCEL ID(S) 094-0008-0276-00 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) Over-The-Rhine
☐ Non-Residential Project ☒ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Samantha Offringa
ADDRESS 1810 Campbell Alley, Suite 300 CITY Cincinnati STATE OH ZIP 45202
EMAIL sam@plattedesign.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-871-1850 X1007

Section 3. OWNER

NAME Yukon Investments, LLC CONTACT PERSON (if legal entity) Joe Bodkin
ADDRESS 1826 Race Street CITY Cincinnati STATE OH ZIP 45202
EMAIL jbodkin@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-240-1205

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)

Rehabilitation of existing building, first floor previously used as commercial, upper floors previously used for residential. New turn-key commercial. Eight (8) new residential units on the second through fourth floors. Basement to remain unoccupied. Historic windows to be retained with some new windows.

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

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

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

Print Name Samantha Offringa Signature Samantha Offringa Date 02 / 23 / 2022

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
	Zoning Hearing Examiner application.
	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
	Written statement required in Section 6 of application.
	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <u>existing and proposed</u> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
	Other documents or information you intend to introduce at the hearing on this application.
	A non-refundable application fee - a check made payable to "City of Cincinnati." • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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

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.

Dusty Rhodes, Hamilton County Auditor

generated on 2/22/2022 10:36:31 AM EST

Property Report

Parcel ID

096-0006-0055-00

Address

118 FINDLAY ST

Index Order

Parcel Number

Tax Year

2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	Auditor Land Use
		401 - APARTMENT, 4-19 UNITS
Owner Name and Address	Tax Bill Mail Address	
YUKON INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	YUKON INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value	Effective Tax Rate	Total Tax
20,710	88.991088	\$1,875.65
Property Description		
118 FINDLAY ST 5 X 100 LOT 9 FINDLAY & GARRARDS SQ H		

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	1/11/2021
Last Sale Amount	\$550,000
Conveyance Number	255133
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.058

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	8,440
CAUV Value	0
Market Improvement Value	50,750
Market Total Value	59,190
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$954.15
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	401 APARTMENT, 4-19 UNITS	8,816	1875

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	2,348	10	1
Section 2	352 Multiple Res (Low Rise)	6,468	10	3

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$50.26	\$50.26	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$36.04	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$19.67	B

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	255133	550,000	1/11/2021	2414 MORGAN DEVELOPMENT LLC 2414 MORGAN DEVELOPMENT LLC	YUKON INVESTMENTS LLC YUKON INVESTMENTS LLC
2012	40149	165,000	9/17/2012	FAITH FELLOWSHIP MINISTRIES INTERNATIONAL INC	2414 MORGAN DEVELOPMENT LLC

Transfer History

2005	43948	180,000	9/23/2005	SIGN OF THE CROSS HOUSING INC SIGN OF THE CROSS HOUSING	FAITH FELLOWSHIP MINISTRIES INTERNATIONAL INC
2002	0	0	8/30/2002	INDEPENDENT HOUSING	SIGN OF THE CROSS HOUSING INC
1990	0	0	1/1/1990	INDEPENDENT HOUSING SER	INDEPENDENT HOUSING
1982	0	0	3/1/1982	SEE OWNERSHIP CARD	INDEPENDENT HOUSING SER

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	8,440	50,750	59,190	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	6,750	40,600	47,350	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	8,080	24,440	32,520	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	8,000	34,850	42,850	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	6,120	30,700	36,820	0	120 Reappraisal, Update or Annual Equalization
2005	10/10/2005	6,000	30,100	36,100	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	6,000	76,600	82,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	5,600	71,100	76,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,100	60,400	65,500	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	YUKON INVESTMENTS LLC	Full Rate	109.200000
Tax Bill Mail Address	YUKON INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202	Effective Rate	88.991088
		Non Business Credit	0.087234
		Owner Occupancy Credit	0.021808
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	2,950
Improvements	17,760
Total	20,710

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$1,130.77		\$1,130.77	
Credit			\$209.27		\$209.27	
Subtotal			\$921.50		\$921.50	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$921.50	\$0.00	\$921.50	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$921.50		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$921.50	
Special Assess Paid	\$0.00		\$32.65		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$954.15		\$921.50	
Total Paid	\$0.00		\$954.15		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$921.50	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$32.65	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$32.65		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2022	1 - 2021	\$0.00	\$954.15	\$0.00	\$0.00

Payment Information for Current And Prior Year

6/21/2021	2 - 2020	\$0.00	\$0.00	\$922.53	\$0.00
2/5/2021	1 - 2020	\$0.00	\$955.18	\$0.00	\$0.00
5/29/2020	2 - 2019	\$0.00	\$914.84	\$799.22	\$0.00
6/17/2019	2 - 2018	\$0.00	\$0.00	\$799.63	\$0.00
1/31/2019	1 - 2018	\$2,553.02	\$832.07	\$0.00	\$0.00
3/20/2017	2 - 2016	\$1,202.36	\$572.20	\$0.00	\$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org
or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	8,440	Land	2,950	Full Tax Rate (mills)	109.200000
Building	50,750	Building	17,760	Reduction Factor	0.185064
Total	59,190	Total	20,710	Effective Tax Rate (mills)	88.991088
				Non Business Credit	0.087234
				Owner Occupancy Credit	0.021808

Tax Calculations

Half Year Tax Distributions

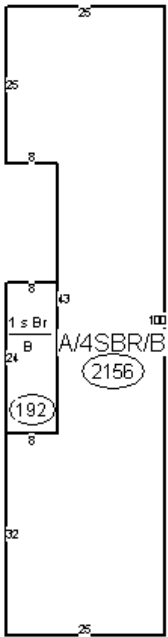
Gross Real Estate Tax	\$2,261.54	School District	\$585.88
- Reduction Amount	\$418.54	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$118.77
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$23.41
Half Year Real Taxes	\$921.50	Public Library	\$19.04
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$3.20
+ Current Assessment	\$32.65	HLTH/Hospital Care-Indigent	\$25.61
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$21.91
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$38.86
Semi Annual Net	\$954.15	Park District	\$19.56
		Crime Information Center	\$2.85
		Children Services	\$43.39
		Senior Services	\$14.80
		Zoological Park	\$4.22

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

Related Names

Name	Relationship	Status
YUKON INVESTMENTS LLC	Parcel Owner	Current

PLATTE

architecture + design

1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829

February 25, 2022

Historic Conservation Board
Attn Beth Johnson, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness and Application for Zoning Relief – Historic Building located at 118 Findlay Street.

To Whom It May Concern:

The proposed rehabilitation at 118 Findlay Street seeks to meet the Historic Conservation Guidelines and the standards for requested zoning relief.

Project Description

The proposed project will make improvements and modifications to the building to accommodate new commercial space on the first floor and eight (8) residential units on the second through fourth floors. The basement will remain unoccupied. The building is a 3.5-story brick Italianate that faces both Findlay and Pleasant Streets, constructed c. 1875. A portion of this structure is a small 1-story addition on the west side of the building. The primary building is 4-bays wide with a bar-shaped footprint. There is a narrow west courtyard facing the adjacent empty lot.

Remaining window sashes are as follows: 2-over-2 on the south façade; 6-over-6 on the east and north façades; remaining windows on the west and courtyard facades are 1-over-1 or are missing. Two-lite and three-lite sash remain at the attic level on the south, east and north façades.

Two sections of 20th century metal fire escape are affixed to the east elevation. There are ground floor entrances on the South, East and courtyard elevations. There are also fire-escape doors in modified window openings on the east façade at the second and third floors. At the south façade storefront, there is a contemporary entry door. Remnant wood bulkhead walls and double entrance doors remain behind contemporary stucco cladding. The masonry, sills, lintels and cornice are painted on all elevations.

Proposed Alterations

The main proposed alterations to the exterior include a small connector addition, storefront modifications, roof alterations, and new modified wall openings to accommodate new windows. Some previously infilled window openings on the inset elevations will be reopened.

Addition: The west courtyard is currently partially occupied by a one-story masonry addition that connects the front and center commercial spaces. This project proposes extending that one-story addition to further connect to the rear commercial space. This will also include a new accessible entrance for the commercial space. This addition faces the adjacent vacant lot and will not affect the streetscape.

Openings: Existing openings will be generally retained. Several exterior wall openings will be modified to accommodate new windows. Refer to floor plan for specific window type locations. Historic elements of the storefront system will be retained and repaired except for the windows and doors which will be new.

Roof alterations: The existing membrane roof will be replaced, and new rooftop mechanical equipment and exhaust vents will be placed on the roof and kept set back to minimize visibility from surrounding properties.

Other: The masonry walls will be gently cleaned, repaired, and repointed as needed according to the HCB guidelines. The building will be repainted.

Demolition Case

On the west elevation, the two toilet room additions on floors 2-3 within the inset portion of the west facade which faces a vacant lot will be removed. These additions are not original. It is unclear when they were added, but they are wood framed, with pressed-metal cladding, and in poor condition. The demolition is for inappropriate addition or a non-significant portion of the building and will not adversely affect the streetscape. The openings that were created in the original masonry wall for these additions will be partially infilled to become windows that match adjacent windows in height.

Density – Variance: Summary of reasons why relief should be granted

We are requesting relief in the form of a density variance. The development regulations in this district would allow for only 5 units. We are proposing 8 units. A reduction in apartment units could jeopardize funding for the project. As we will demonstrate, 5 units doesn't work financially, nor does it meet the needs of the city for the highest and best use of the site. It is financially and practically necessary, and historically appropriate, to request increased density for this project.

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

- a) *Zoning*: The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity.
- a) *Guidelines*: The proposed project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.
- a) *Plans*: The proposed project conforms to the OTR Comprehensive plan as an addition of mixed-use space that supports walkability and activates the street.
- a) *Traffic*: The site is accessed via existing infrastructure. Findlay Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system.
- b) *Buffering*: N/A
- c) *Landscaping*: N/A
- d) *Hours of Operation*: N/A
- a) *Neighborhood Compatibility*: The proposed mixed-use development of commercial space with residential units above is compatible with the neighborhood. The proposed design seeks to be compatible with the OTR historic guidelines as well.
- b) *Proposed Zoning Amendments*: N/A
- a) *Adverse Effects*: This proposed project will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, improvement of the street façade, all contribute in a positive way. Density is in line with other surrounding properties.
- a) *Blight*: The building is currently unoccupied. Putting an empty building into active use is a benefit to the neighborhood.

- b) *Economic Benefits*: The proposed project will increase the property value of this site.
- a) *Job Creation*: The proposed development will create temporary construction jobs and later will create permanent jobs in the commercial spaces and in property management and maintenance of the apartments.
- a) *Tax Valuation*: Property taxes will increase with the proposed development of this project, and more so due to increased density of units.
- a) *Private Benefits*: The owner is seeking an economic benefit in the development of this property and wishes to ensure economic success through the request for increased density.
- a) *Public Benefits*: The proposed project will make available more apartments to meet the ongoing demand in the neighborhood. The project will bring additional commercial use to this side of the street, increasing walkability and amenities in the vicinity. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition.

The proposed project meets the following conditions, as outlined in the Cincinnati Municipal Code 1445-15:

- a) *The strict application of the Code is unreasonable and would result in practical difficulties*: Compelling the owner of the building to limit the number of units will significantly impact their return on investment. There is a strong demand for housing units in OTR and the number of units proposed is in line with the make-up of the neighborhood.
- a) *Neighboring properties enjoy a high unit density*: A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

Comparison Properties in Zoning District CC-P whose unit density ratios exceed 1/500 SF:

Address	Lot SF	# of Units	SF / Unit	Permitted # of Units*
1808 Race Street	2508	6	418	5
1812 Race Street	2280	6	380	4
1814 Race Street	2270	6	378	4
1834 Race Street	2600	6	433	5
1900/1902 Race Street	4500	14	321	9
1810 Elm Street	3607	13	277	7
1830 Elm Street	2270	5	454	4
1936 Race Street	3923	9	436	7
1401 Walnut	4767	11	433	9
1518 Race	4500	15	300	9
1405 Republic	4125	13	317	8
31 W 13th Street	4660	17	274	9

Witnesses: The proposed project will be represented by the following persons:

- Jason Chamlee (jchamlee@modelgroup.net), Owner Representative, Model Group
- Joe Bodkin (jbodkin@modelgroup.net) – Owner Representative, Model Group
- Samantha Offringa (sam@plattedesign.com) – PM, Platte Architecture & Design
- Michelle Rush (michelle@plattedesign.com) – Job Captain, Platte Architecture & Design
- Melissa Reddy (melissa@plattedesign.com) – Job Captain, Platte Architecture & Design

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Offringa', written in a cursive style.

Samantha Offringa
Architect

118 FINDLAY STREET

CINCINNATI, OH 45202

FINDLAY EXCHANGE RENOVATION

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING.

THE CURRENT BUILDING WAS MOST RECENTLY LISTED AS A COMMUNITY HOUSE. THE PROPOSED WORK INCLUDES A FIRST FLOOR COMMERCIAL SPACE AND 8 APARTMENTS ON FLOORS 2-4.

- A SMALL ONE-STORY ADDITION IS PROPOSED TO CONNECT THE FRONT COMMERCIAL SPACE TO THE REAR SPACE ON THE FIRST FLOOR.
- TWO NON-ORIGINAL WOOD-FRAMED TOILET ROOM ADDITIONS WILL BE REMOVED FROM FLOORS 2-3 ON THE EAST ELEVATION, AND THE MASONRY WALL BEHIND WILL BE REBUILT.
- HISTORIC WINDOWS ARE TO BE RETAINED OR REPLICATED ON THE SOUTH, EAST AND NORTH FACADES. WINDOWS WILL BE REPLACED ON THE WEST AND COURTYARD FACADES.
- TWO EXISTING FIRE ESCAPES WILL BE REMOVED AND NON-ORIGINAL EXIT DOOR OPENINGS RETURNED TO WINDOWS.
- STOREFRONT WILL BE REBUILT WITHIN REMAINING HISTORIC STOREFRONT BAYS.
- NEW ROOF ACCESS HATCH WILL BE INSTALLED ON THE ROOF, AND MECHANICAL EQUIPMENT WILL BE PLACED ON THE ROOF.

FIRE PROTECTION

DESIGN/BUILDING
CONTRACTOR TBD UNDER
SEPARATE COVER

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER

MARQUE ENGINEERING
2230 PARK AVENUE, SUITE 100
CINCINNATI, OH 45206
(513) 457-7131

CIVIL ENGINEER

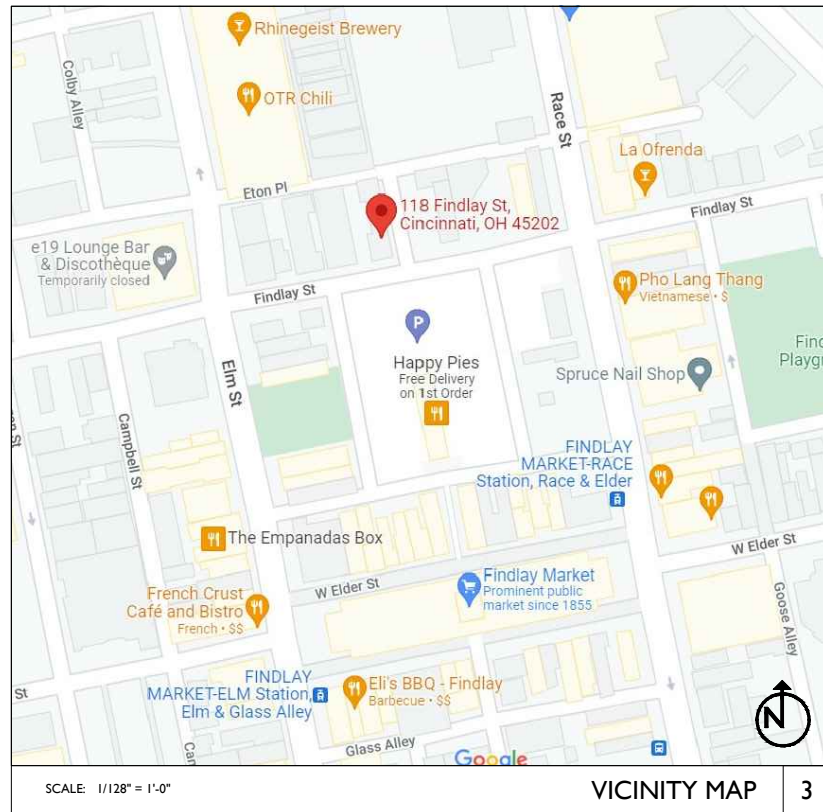
GENESIS DESIGN, LLC.
3439 WELLSTON PLACE
CINCINNATI, OH 45208
(513) 703-2889

ARCHITECT

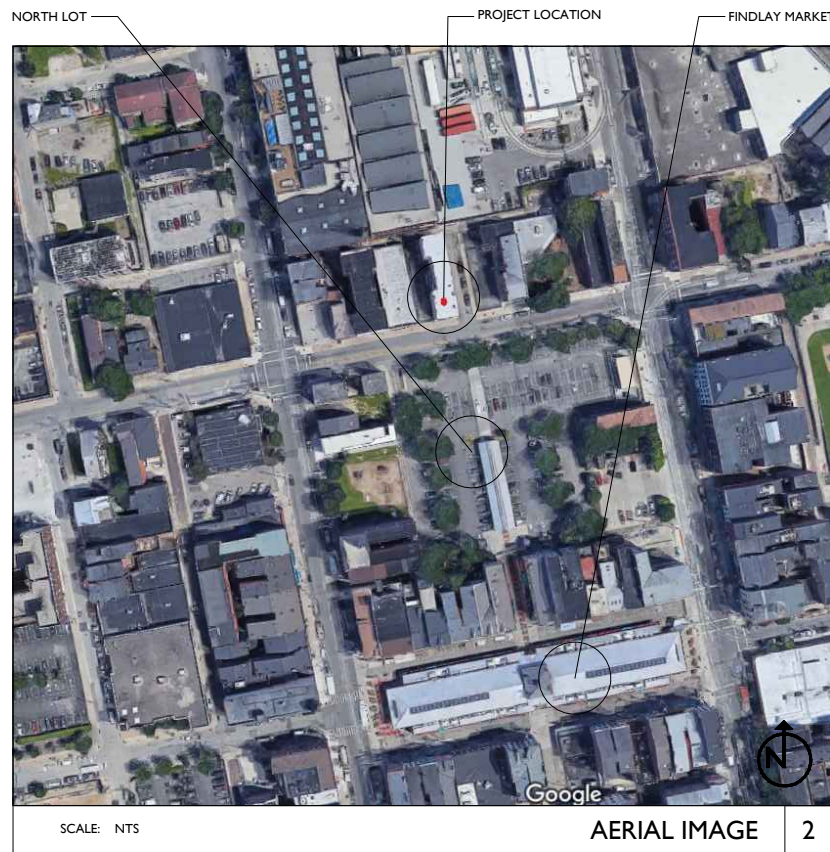
PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

DEVELOPER

MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-0048



VICINITY MAP 3



AERIAL IMAGE 2

DRAWING INDEX	
ARCHITECTURAL DRAWINGS	
SHEET #	SHEET TITLE
A0.00	COVER + INDEX
A0.10	ARCHITECTURAL SITE PLAN
A1.00	EXISTING + DEMOLITION BASEMENT PLAN
A1.01	EXISTING + DEMOLITION FIRST FLOOR PLAN
A1.02	EXISTING + DEMOLITION SECOND FLOOR PLAN
A1.03	EXISTING + DEMOLITION THIRD FLOOR PLAN
A1.04	EXISTING + DEMOLITION FOURTH FLOOR PLAN
A1.05	EXISTING + DEMOLITION ROOF PLAN
A1.10	PROPOSED BASEMENT PLAN
A1.11	PROPOSED FIRST FLOOR PLAN
A1.12	PROPOSED SECOND FLOOR PLAN
A1.13	PROPOSED THIRD FLOOR PLAN
A1.14	PROPOSED FOURTH FLOOR PLAN
A1.15	PROPOSED ROOF PLAN
A2.01	EXISTING + DEMOLITION EAST ELEVATION
A2.02	EXISTING + DEMOLITION SOUTH + COURTYARD ELEVATION
A2.03	EXISTING + DEMOLITION WEST ELEVATION
A2.04	EXISTING + DEMOLITION NORTH + COURTYARD ELEVATION
A2.11	PROPOSED EAST ELEVATION
A2.12	PROPOSED SOUTH + COURTYARD ELEVATION
A2.13	PROPOSED WEST ELEVATION
A2.14	PROPOSED NORTH + COURTYARD ELEVATION

TYPICAL ABBREVIATIONS				TYPICAL SYMBOLS	
ADJ.	ADJACENT	EXG	EXISTING	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR	N.I.S.	NOT IN SCOPE
ALT	ALTERNATE	FDC	FIRE DEPARTMENT CONNECTION	N.T.S.	NOT TO SCALE
ALUM	ALUMINUM	FDN	FOUNDATION	OBC	OHIO BUILDING CODE
APPROX	APPROXIMATELY	F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER
APT	APARTMENT	F.F.E.	FINISH FLOOR ELEVATION	OPNG	OPENING
BD	BOARD	FLR	FLOOR	OPP	OPPOSITE
BLDG	BUILDING	FTG	FOOTING	O'	OVER
C.L.	CENTER LINE	G.C.	GENERAL	PLWD	PLYWOOD
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	PLUMB	PLUMBING
CLG	CLEAR DIMENSION	HR	HOUR	PT.	PRESSURE TREATED
CLR	CONCRETE	HORIZ	HORIZONTAL	RCP	REFLECTED CEILING PLAN
C.M.U.	MASONRY UNIT	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	REQ	REQUIRED
COL	COLUMN	INCL	INCLUDING	REV	REVISED/REVISION
CONC	CONCRETE	INFO	INFORMATION	R.O.	ROUGH OPENING
CONT	CONTINUOUS/CONTINUED	INSUL	INSULATED/INSULATING	R.O.W.	RIGHT OF WAY
CONTR	CONTRACTOR	INT	INTERIOR	SECT	SECTION
DIAG	DIAGONAL	LL	LIVE LOAD	SIM	SIMILAR
DIA or Ø	DIAMETER	MATL	MATERIAL	SF	SQUARE FEET
DIM(S)	DIMENSION(S)	MECH	MECHANICAL	SPEC	SPECIFICATION
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MEP	MECHANICAL, ELECTRICAL & PLUMBING	STRUCT	STRUCTURAL
D.L.	DEAD LOAD	MIN	MINIMUM	T.O.	TOP OF
DTL(S)	DETAIL(S)	MANUF	MANUFACTURER	T&G	TONGUE & GROOVE
DWG(S)	DRAWING(S)	N/A	NOT APPLICABLE	TYP	TYPICAL
EA	EACH			U.N.O.	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL			V.B.	VAPOR BARRIER
ELEV(S)	ELEVATION(S)			VERT	VERTICAL
EJ	EXPANSION JOINT			W/F	WITH FIELD
EQ	EQUAL			W/O	WITHOUT
				WD	WOOD



STREET VIEW 1

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KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
02.25.2022 - HCB SUBMISSION

Revisions

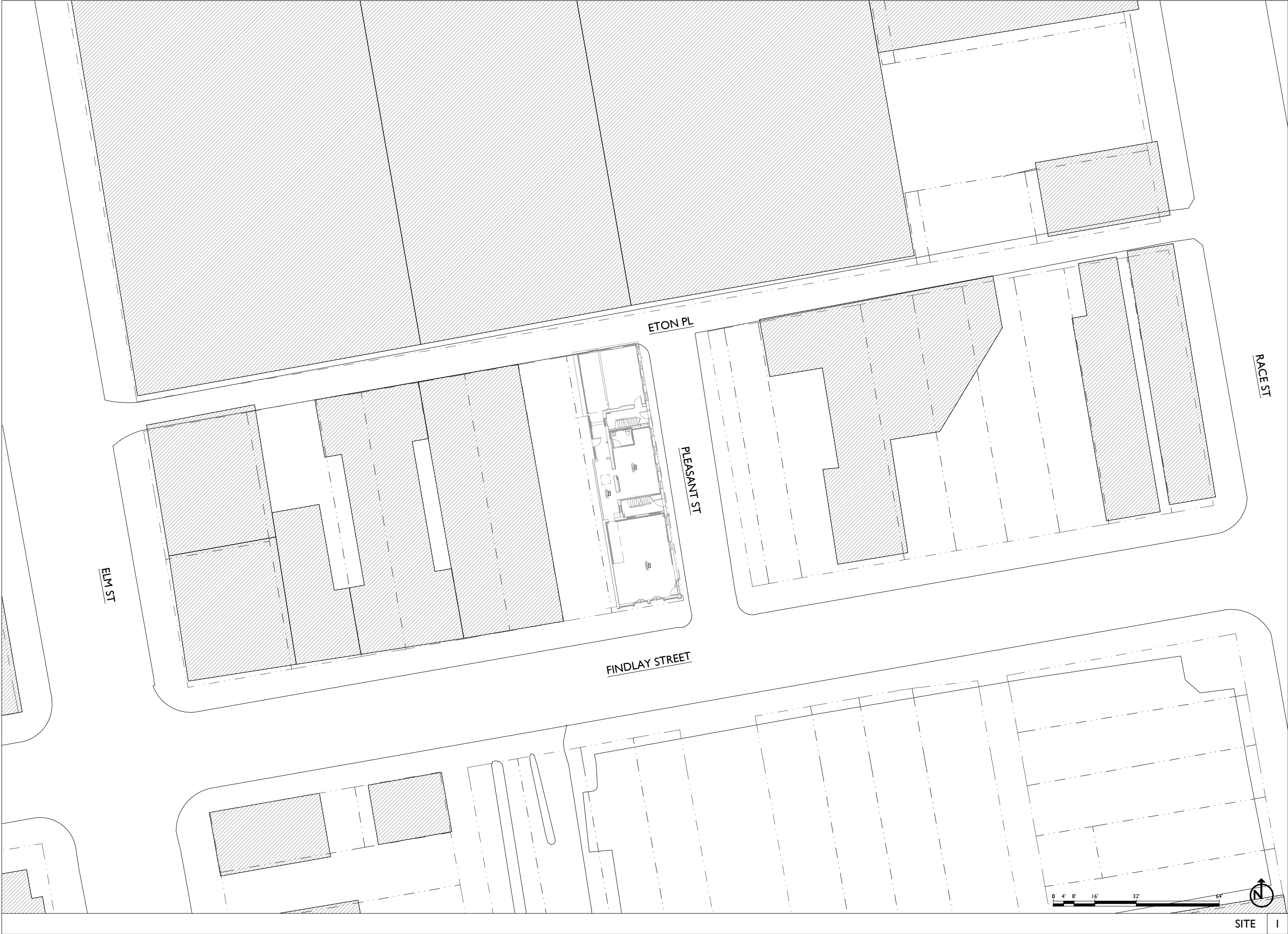
Design Team:
MR, TB, SO, MR
Drawn by:
MR, TB

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
FINDLAY EXCHANGE
118 FINDLAY STREET
118 FINDLAY ST
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A0.00



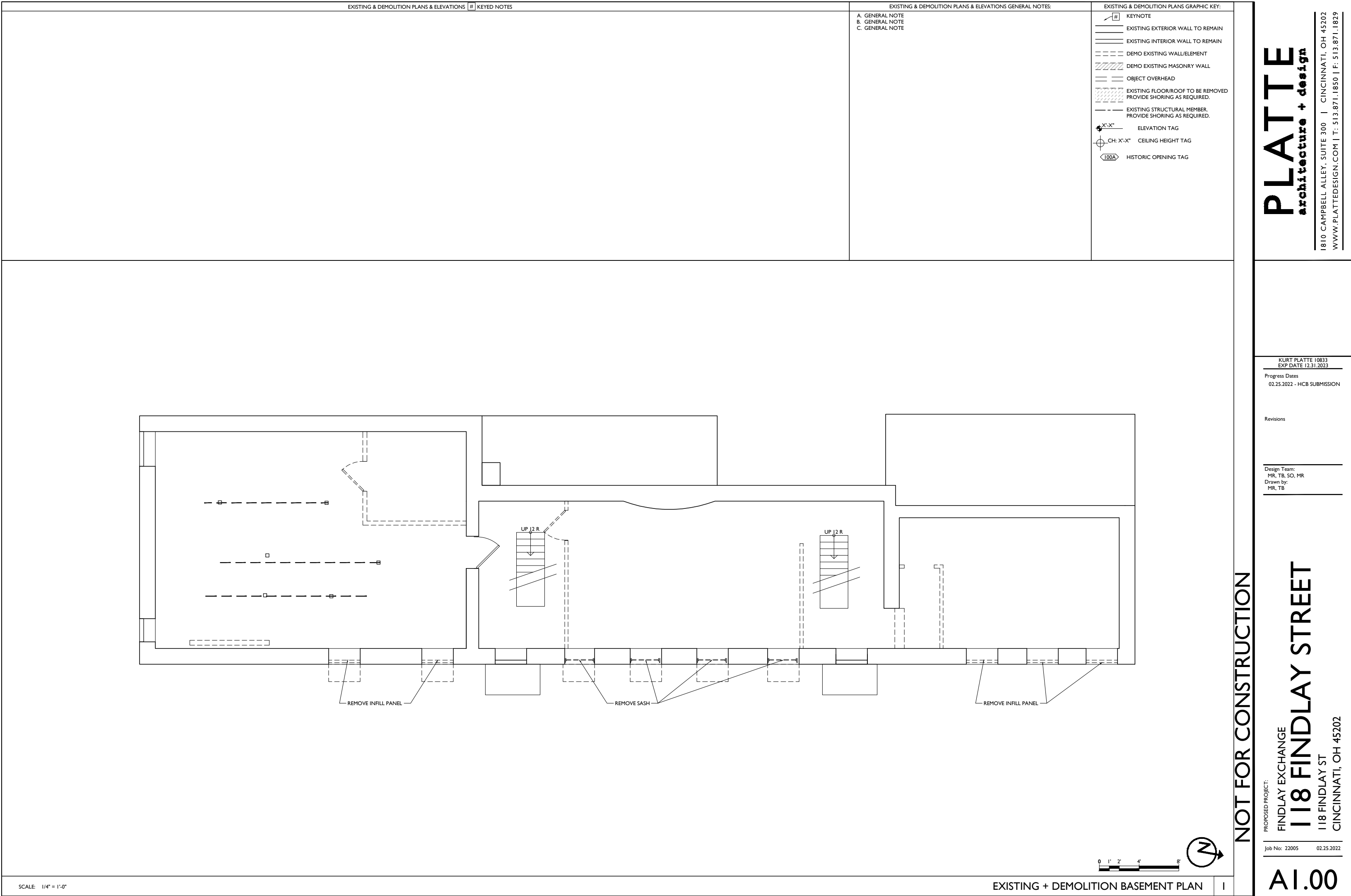
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A0.10

Revisions
Design Team: MR, TB, SO, MR Drawn by: MR, TB
Progress Dates 02.25.2022 - HCB SUBMISSION
KURT PLATTE 10833 EXP DATE 12.31.2023



 ELEVATION TAG
 CH: X'-X" CEILING HEIGHT TAG
 100A HISTORIC OPENING TAG

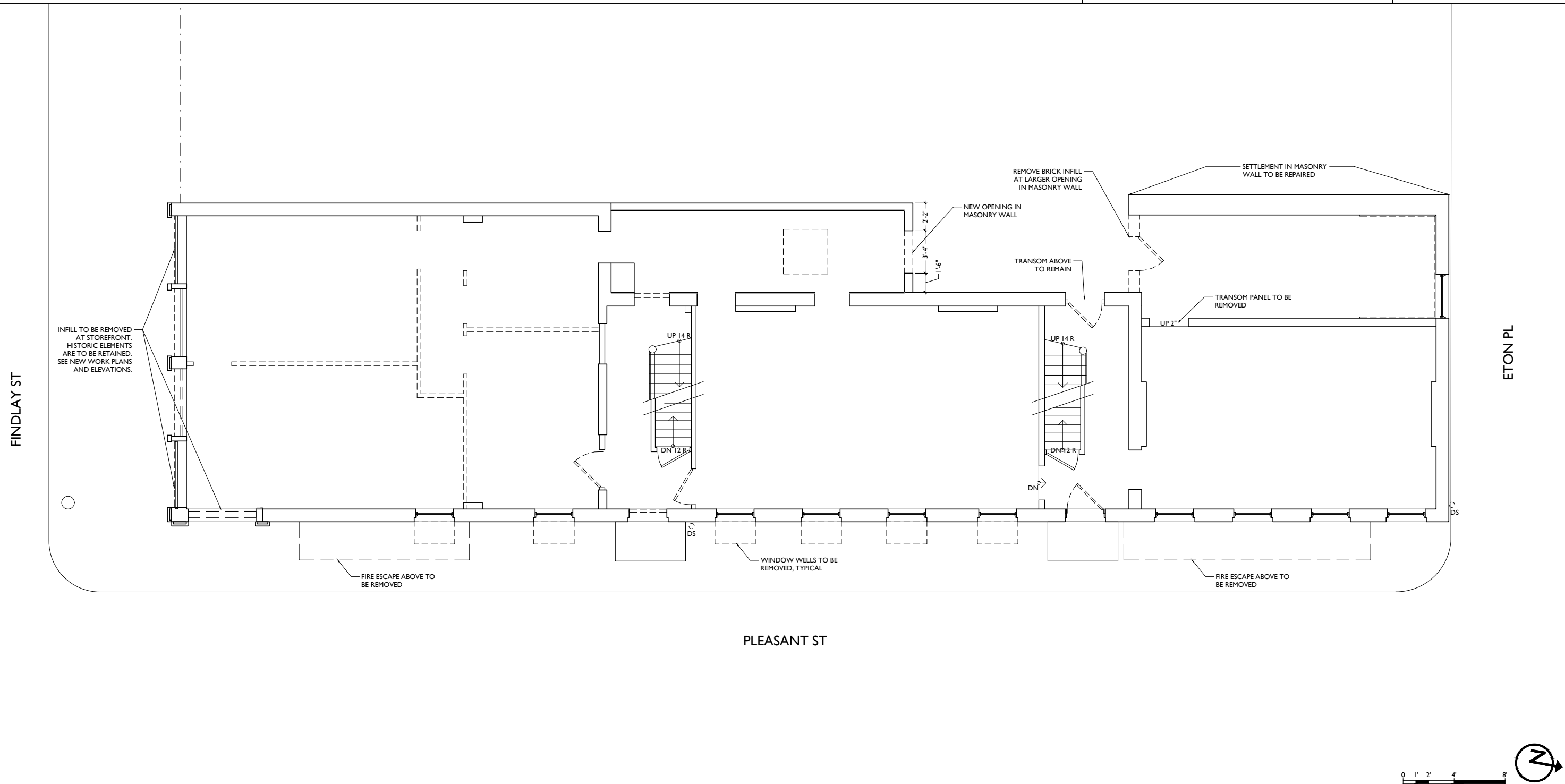
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Design Team:
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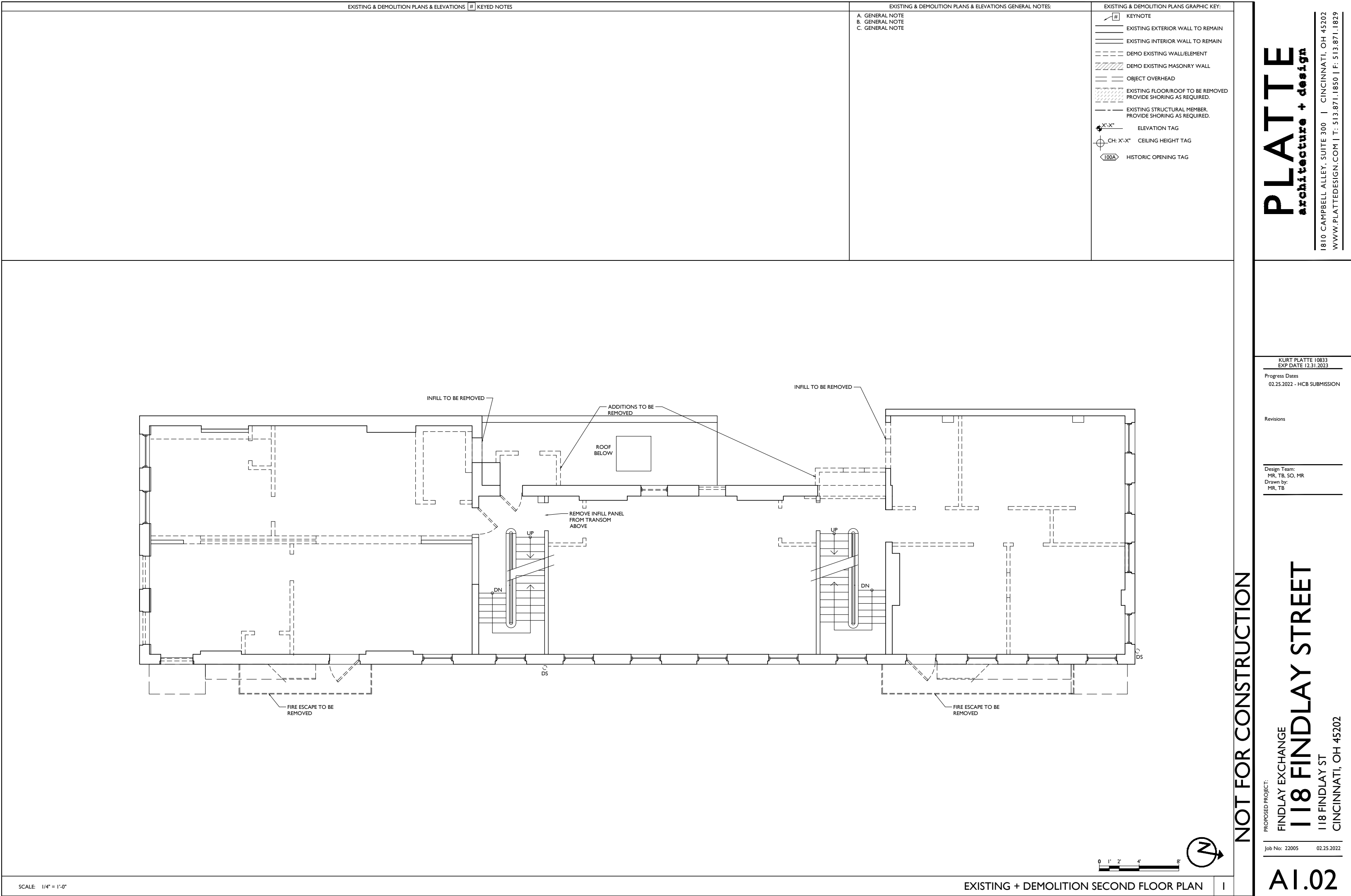
Job No: 22005 02.25.2022

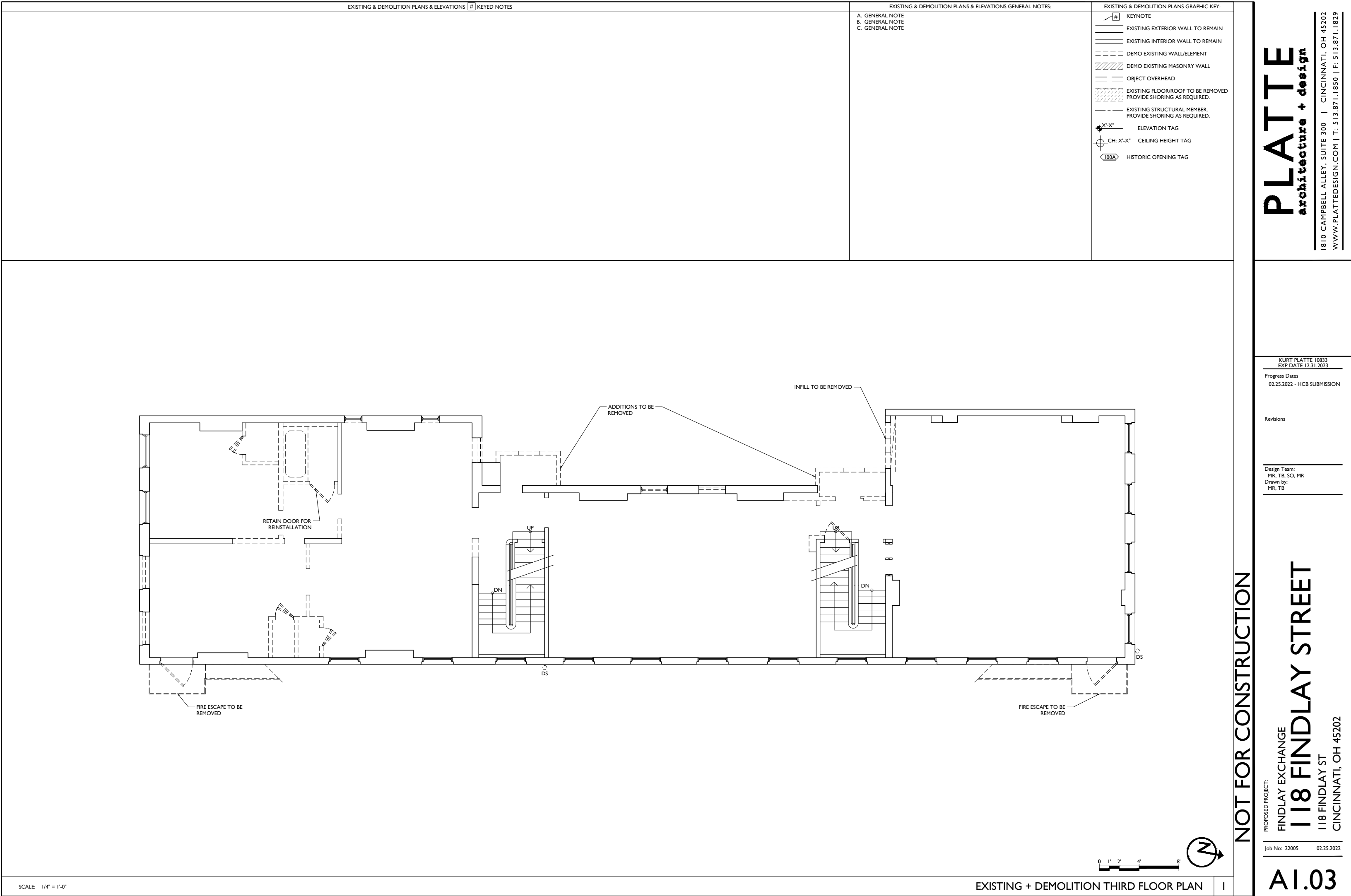
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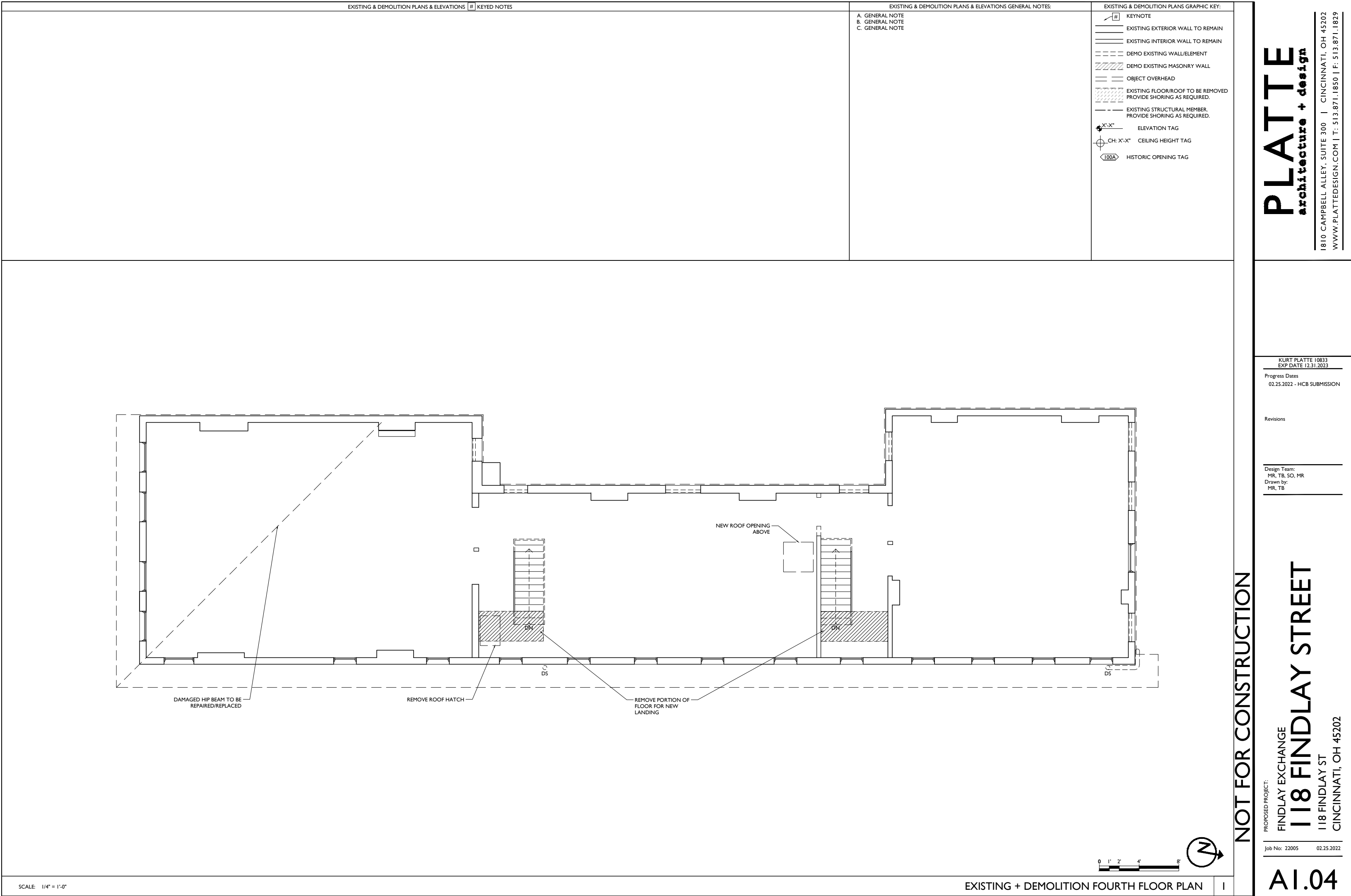
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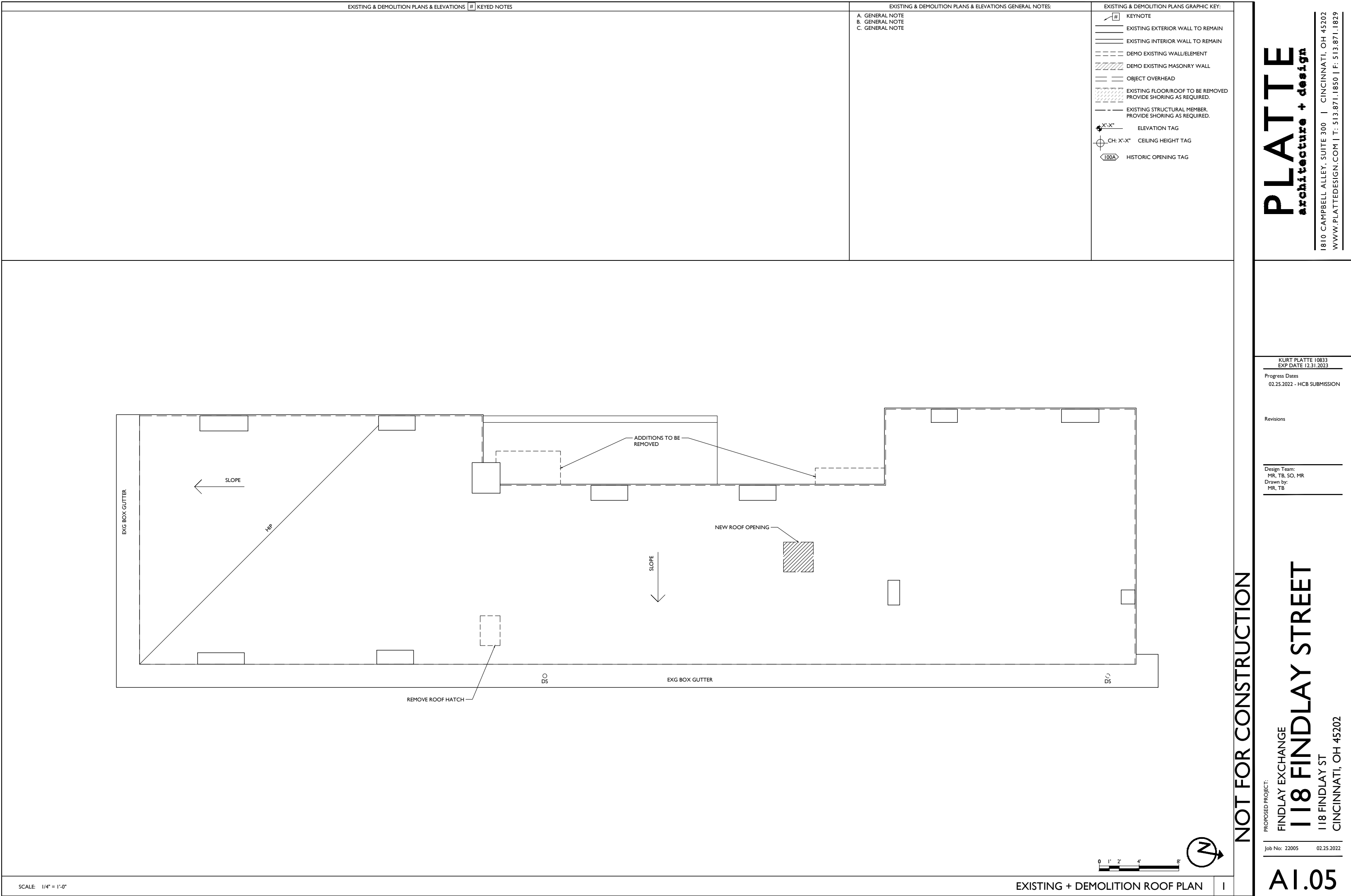


EXISTING + DEMOLITION FIRST FLOOR PLAN









	PARTITION TYPE: SEE SHEET A6.00
	KEYNOTE
	EXISTING EXTERIOR/BEARING WALL
	EXISTING INTERIOR WALL
	NEW PARTITION WALL
	NEW MASONRY WALL
	OBJECT OVERHEAD
	1-HR FIRE RATING: SEE SHEET A6.00
	2-HR FIRE RATING: SEE SHEET A6.00
	NEW FLOOR & FRAMING TO MATCH ADJACENT: SEE STRUCT DWGS
	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES & A6.01
	DOOR TAG. SEE SCHEDULE: A6.20
	WINDOW DESIGNATION. SEE A6.30
	STOREFRONT DESIGNATION. SEE A6.10
	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	EMERGENCY EGRESS EXIT
	OPENING CONTAINS SAFETY GLAZING
	ELEVATION TAG

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AI.10



PROPOSED BASEMENT PLAN

	PARTITION TYPE: SEE SHEET A6.00
	KEYNOTE
	EXISTING EXTERIOR/BEARING WALL
	EXISTING INTERIOR WALL
	NEW PARTITION WALL
	NEW MASONRY WALL
	OBJECT OVERHEAD
	1-HR FIRE RATING: SEE SHEET A6.00
	2-HR FIRE RATING: SEE KEYNOTES A6.00
	NEW FLOOR & FRAMING TO MATCH ADJACENT - SEE STRUCT DWGS
	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES & A6.00
	DOOR TAG. SEE SCHEDULE A6.20
	WINDOW DESIGNATION. SEE A6.30
	STOREFRONT DESIGNATION. SEE A6.10
	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	EMERGENCY EGRESS EXIT
	OPENING CONTAINS SAFETY GLAZING
	ELEVATION TAG



PROPOSED FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
FINDLAY EXCHANGE
118 FIND
118 FINDLAY ST
CINCINNATI, OH 45201

Job No: 22005 02.25.2022

Al.II

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
02.25.2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
MR, TB

PROPOSED PROJECT:
FINDLAY EXCHANGE
118 FINDLAY
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- | | |
|---|---|
|  | PARTITION TYPE: SEE SHEET A6.00 |
|  | KEYNOTE |
|  | EXISTING EXTERIOR/BEARING WALL |
|  | EXISTING INTERIOR WALL |
|  | NEW PARTITION WALL |
|  | NEW MASONRY WALL |
|  | OBJECT OVERHEAD |
|  | 1-HR FIRE RATING: SEE SHEET A6.00 |
|  | 2-HR FIRE RATING: SEE SHEET A6.00 |
|  | NEW FLOOR & FRAMING TO MATCH ADJACENT - SEE STRUCT D/WGS |
|  | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01 |
|  | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE - SEE A6.00 |
|  | DOOR TAG. SEE SCHEDULE A6.20 |
|  | WINDOW DESIGNATION. SEE A6.30 |
|  | STOREFRONT DESIGNATION. SEE A6.10 |
|  | NEW STRUCTURAL MEMBERS - SEE STRUCT D/WGS (FR= FIRE RATING) |
|  | EMERGENCY EGRESS EXIT |
|  | OPENING CONTAINS SAFETY GLAZING |
|  | ELEVATION TAG |



1

- | | |
|---|---|
|  | PARTITION TYPE: SEE SHEET A6.00 |
|  | KEYNOTE |
|  | EXISTING EXTERIOR/BEARING WALL |
|  | EXISTING INTERIOR WALL |
|  | NEW PARTITION WALL |
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|  | DOOR TAG. SEE SCHEDULE A6.20 |
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|  | STOREFRONT DESIGNATION. SEE A6.10 |
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|  | EMERGENCY EGRESS EXIT |
|  | OPENING CONTAINS SAFETY GLAZING |
|  | ELEVATION TAG |



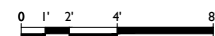
PROPOSED THIRD FLOOR PLAN

AI.13

Design Team:
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Drawn by:
MR, TB

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- | | |
|---|--|
|  | PARTITION TYPE: SEE SHEET A6.00 |
|  | KEYNOTE |
|  | EXISTING EXTERIOR/BEARING WALL |
|  | EXISTING INTERIOR WALL |
|  | NEW PARTITION WALL |
|  | NEW MASONRY WALL |
|  | OBJECT OVERHEAD |
|  | 1-HR FIRE RATING: SEE SHEET A6.00 |
|  | 2-HR FIRE RATING: SEE SHEET A6.00 |
|  | NEW FLOOR & FRAMING TO MATCH ADJACENT - SEE STRUCT DWGS |
|  | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01 |
|  | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00 |
|  | DOOR TAG. SEE SCHEDULE: A6.20 |
|  | WINDOW DESIGNATION. SEE A6.30 |
|  | STOREFRONT DESIGNATION. SEE A6.10 |
|  | NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING) |
|  | EMERGENCY EGRESS EXIT |
|  | OPENING CONTENTS SAFETY GLAZING |
|  | ELEVATION TAG |



PROPOSED PROJECT:
FINDLAY EXCHANGE
118 FIND
118 FINDLAY ST
CINCINNATI, OH 45201

AI.14

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Design Team:
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Drawn by:
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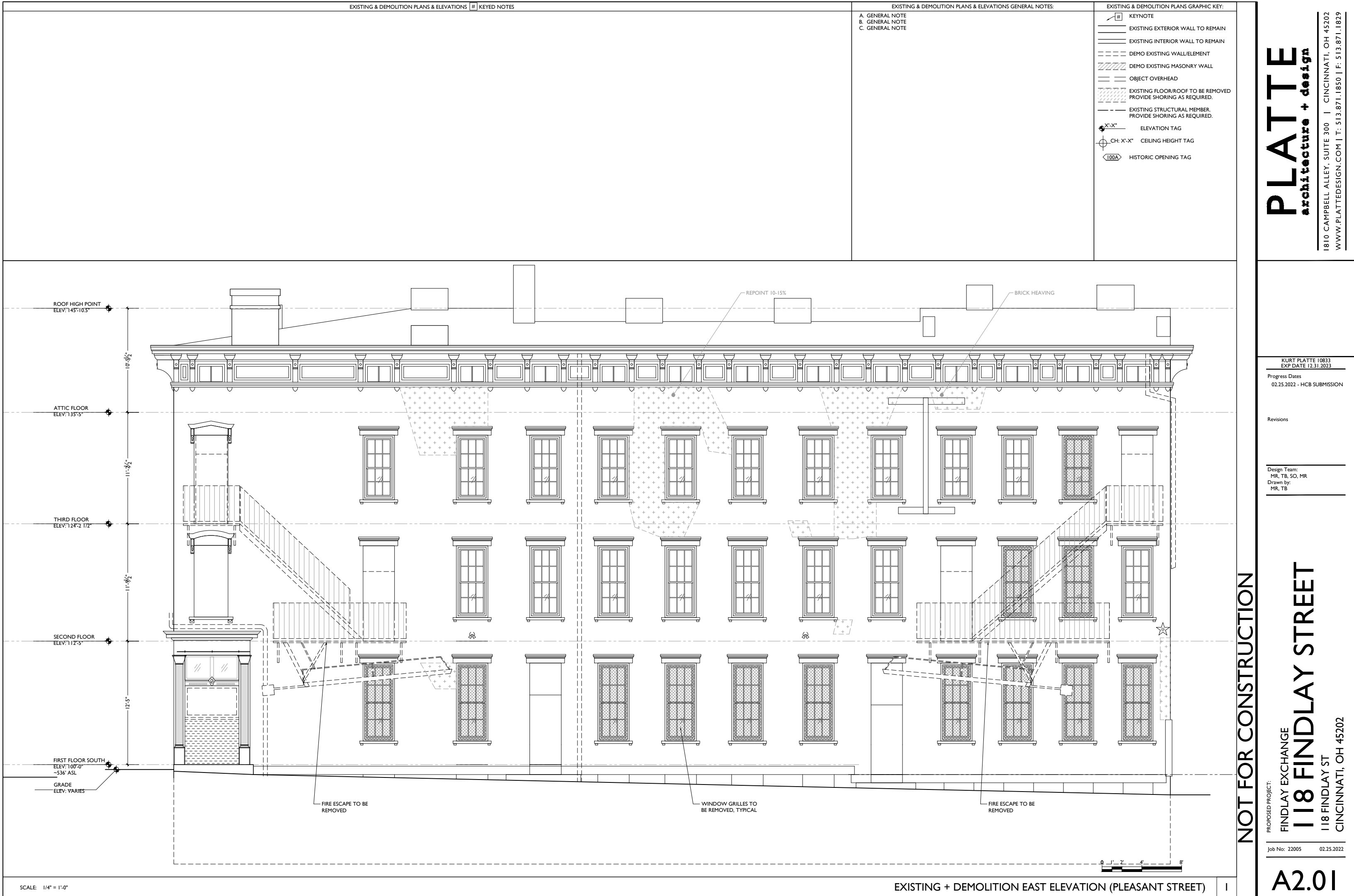
- | | |
|---|--|
|  | PARTITION TYPE: SEE SHEET A6.00 |
|  | KEYNOTE |
|  | EXISTING EXTERIOR/BEARING WALL |
|  | EXISTING INTERIOR WALL |
|  | NEW PARTITION WALL |
|  | NEW MASONRY WALL |
|  | OBJECT OVERHEAD |
|  | 1-HR FIRE RATING: SEE SHEET A6.00 |
|  | 2-HR FIRE RATING: SEE KEYNOTES A6.00 |
|  | NEW FLOOR & FRAMING TO MATCH ADJACENT: SEE STRUCT DWGS |
|  | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01 |
|  | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE: SEE KEYNOTES & A6.00 |
|  | DOOR TAG. SEE SCHEDULE: A6.20 |
|  | WINDOW DESIGNATION. SEE A6.30 |
|  | STOREFRONT DESIGNATION. SEE A6.10 |
|  | NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING) |
|  | EMERGENCY EGRESS EXIT |
|  | OPENING CONTAINS SAFETY GLAZING |
|  | ELEVATION TAG |



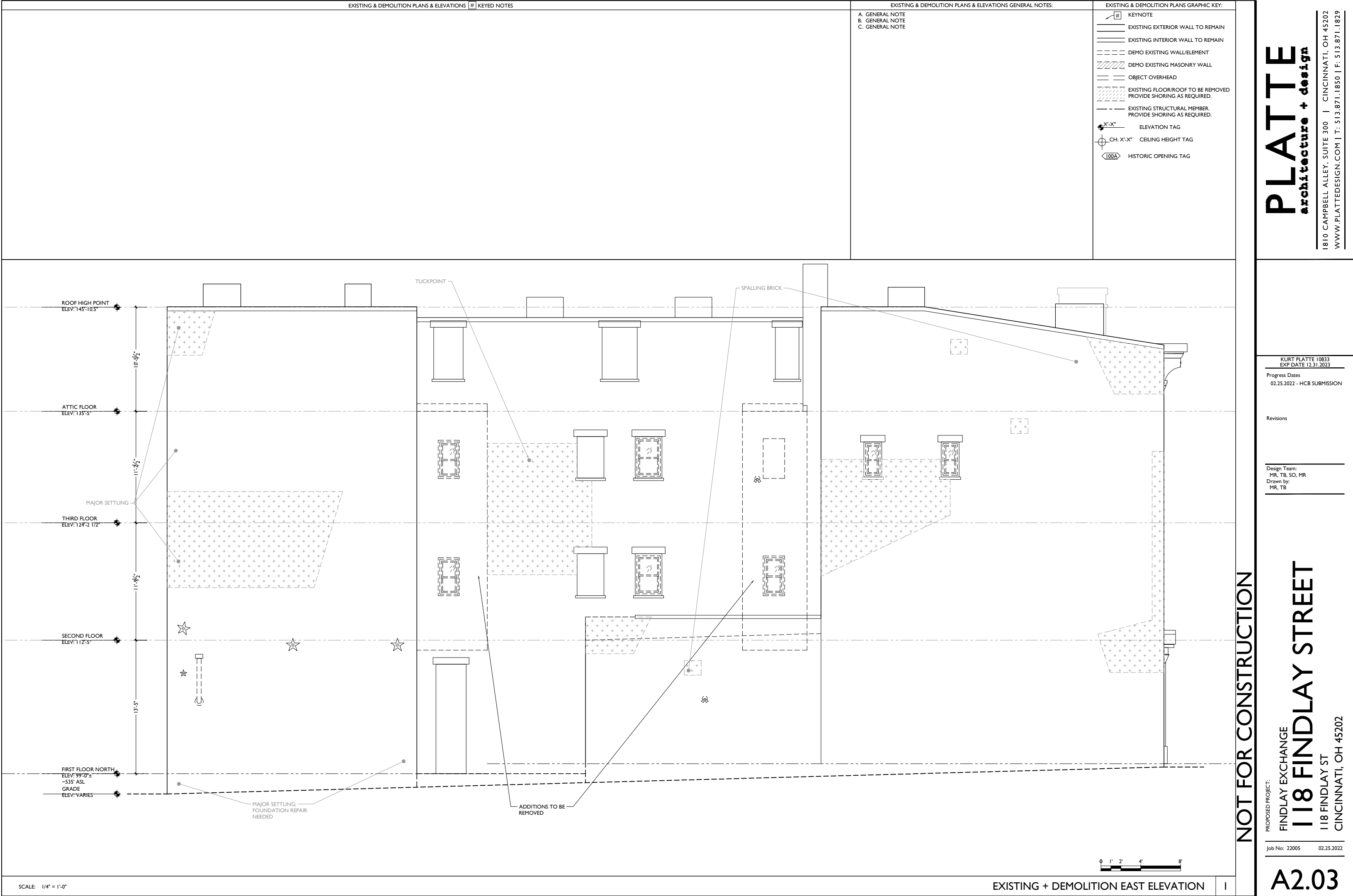
8' 

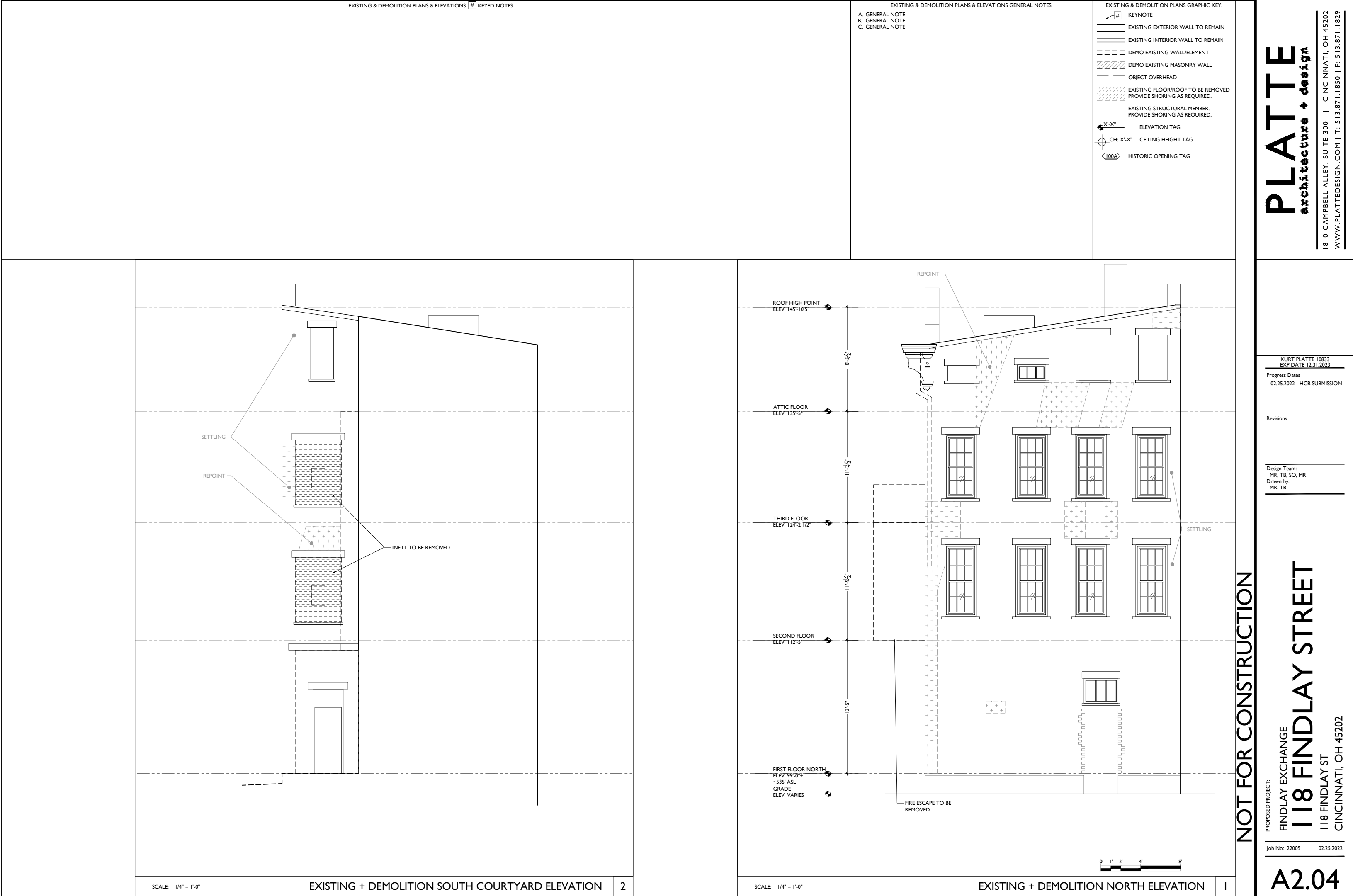
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AI.15









NEW WORK PLANS & ELEVATIONS # KEYED NOTES

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

#

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00
2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

100A DOOR TAG. SEE SCHEDULE: A6.20

WINDOW DESIGNATION. SEE A6.30

SFA STOREFRONT DESIGNATION. SEE A6.10

FR NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)

SG EMERGENCY EGRESS EXIT

SG OPENING CONTAINS SAFETY GLAZING

X'-X" ELEVATION TAG



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KURT PLATTE 10833
EXP DATE 12.31.2023

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Revisions

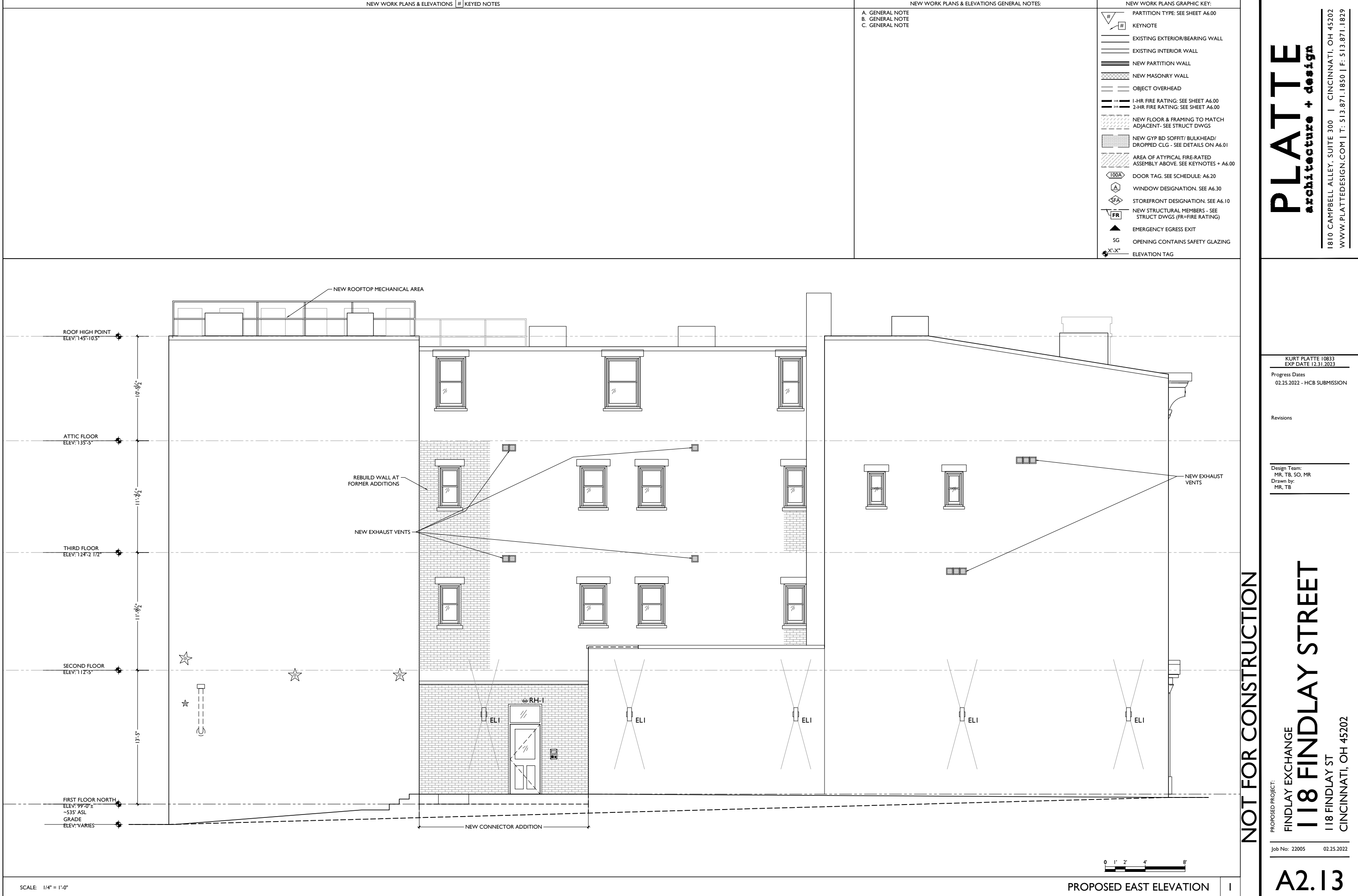
Design Team:
MR, TB, SO, MR
Drawn by:
MR, TB

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
FINDLAY EXCHANGE
118 FINDLAY STREET
118 FINDLAY ST
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A2.11







APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2022006
APPLICANT: Platte Architecture and Design
OWNER: Yukon Investments LLC
ADDRESS: **1720 Elm Street**
PARCELS: 094-0008-128
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 7, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for rehabilitation of the building including a demolition of a non-contributing addition.

Existing Conditions

The subject property is located south of Findlay Market on the east side of Elm Street just south of Glass Alley. The building is a 3.5 story mixed use painted brick Italianate building designed with a storefront at the first floor and residential above.

Proposed Conditions

The applicant is proposing a rehabilitation of the property with the following elements:

- Restore the storefront condition with an appropriate storefront for commercial use.
- New windows and select new openings for windows, and skylights
- Demolition of an addition on the west elevation at the 2nd and 3rd floors.
- Rehabilitation an existing 6 residential units and commercial space at the first floor.

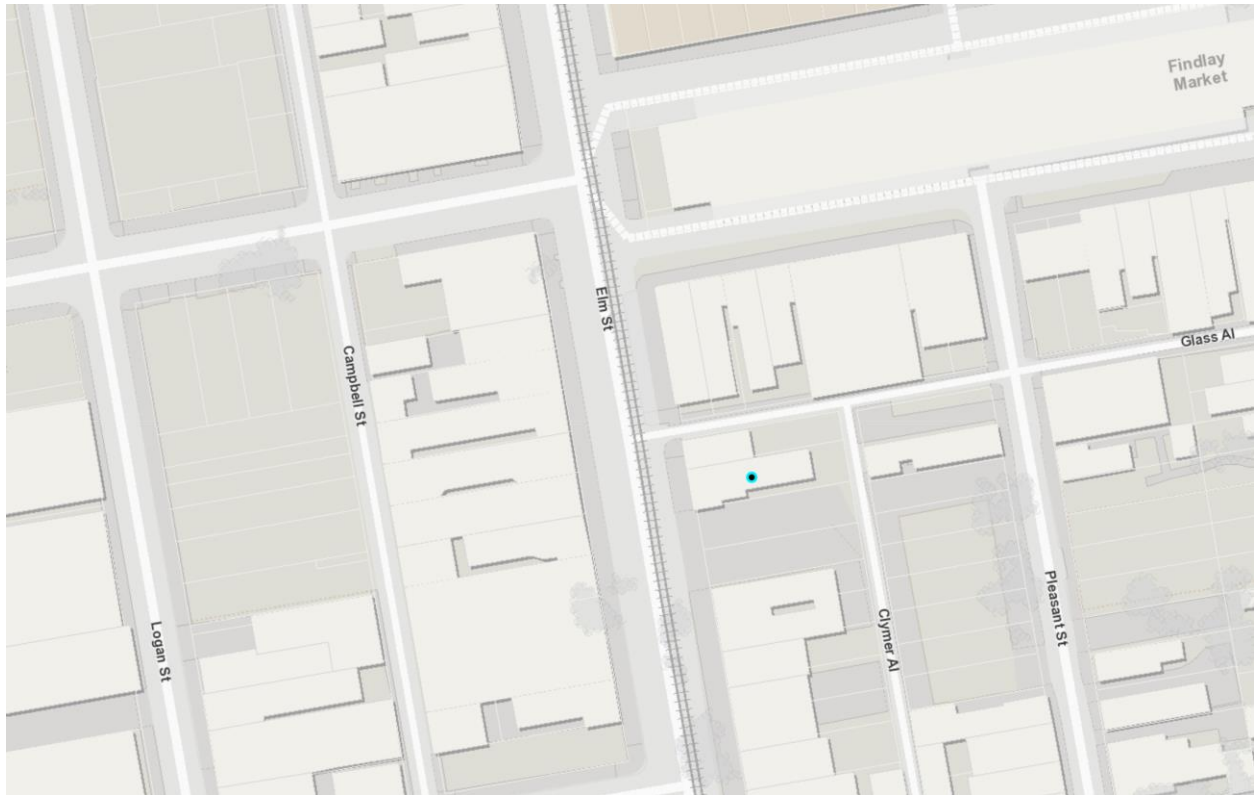


Figure 1. Location of 1720 Elm Street. Image from CAGIS.



Figure 2. Street view of 1720 Elm Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

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

Zoning Review

The last unit count in the building per city records was 6 units. The proposed rehabilitation is grandfathered in with 6 units. The base zoning would permit 4 units. The proposal will have 2 units each on the 2-4 floors.

Certificate of Appropriateness Review:

DEMOLITION

Below are the Demolition Guidelines, as outlined in the Conservation Guidelines, with Staff analysis.

Demolition of existing buildings shall not be permitted unless one of the following conditions exists- Below is the applicable guidelines

4) The demolition request is for an inappropriate addition, or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB

The demolition is for a non-contributing CMU 1 story addition on the rear. The addition currently houses mechanical equipment and was built outside of the period of significance in the mid-20th century. It does not contribute to the building or the district. Its removal will not adversely affect the historic building.

REHABILITATION

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.

The proposed windows and new window openings are appropriate. The windows are historically appropriate in size, profile, material and shape. The new openings are placed in appropriate locations on the side of the building. These openings are required for additional light and egress for units per building code. These changes have been approved the SHPO for Historic Tax Credits.

Skylights will be added to the roof. They are flat and at the same angle of the roof and will not be visible from the street.

Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually, and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The new storefront system is using the existing/historic openings and is providing an historically appropriate design with the basic components of a storefront with the knee wall, transom, and large glass windows.

Other Considerations:

Prehearing Results: Pre-hearings were not held due to technical issues. No comments have been received.

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 changes 1720 Elm Street per plans by Platte Architecture and Design dated 2.25.22. Changes include a demolition of a non-contributing addition, addition, new windows and window openings, and a storefront.
 - 1. The building permit must be issued within 2 years or the COA shall expire.
 - 2. Any changes to the approved plans that are required for the Historic Tax Credit approval can be approved at staff level.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
 - 2. The existing addition is a non-contributing addition and in poor condition.

3. The project is a Historic Tax Credit project.

ADJUDICATION/DENIAL LETTER

Date: February 8, 2022

Location: 1720 Elm St

Request: COA- for rear demo of NC addition

Zoning District: CC-P/ OTR Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a **Certificate of Appropriateness** 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 \$624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

Office Use Only

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1720 Elm Street
Hamilton Co. Parcel ID No.: 094-0008-0128-00 Zoning District: CC-P
Historic District: Over-The Rhine Overlay District: _____

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

Name: Platte Architecture & Design
Contact Person (if legal entity): Samantha Offringa
Address: 1810 Campbell, Suite 400
City: Cincinnati State: OH Zip Code: 45202
Phone: 317-694-3723 E-mail: sam@plattedesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Yukon Investments, LLC
Contact Person (if legal entity): Joe Bodkin
Address: 1826 Race Street
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-240-1205 E-mail: jbodkin@modelgroup.net

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☒ Demolition

Provide a very brief summary of the project:
Rehabilitation of existing building, first floor previously used as commercial, upper floors previously used for residential.
New turn-key commercial. Six (6) new residential units on the second through fourth floors. Basement to remain unoccupied. Historic windows to be retained with some new windows.

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: Samantha Offringa

Date: 2.24.2022

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

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

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

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

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.

Dusty Rhodes, Hamilton County Auditor

generated on 2/22/2022 10:35:52 AM EST

Property Report

Parcel ID

094-0008-0128-00

Address

1720 ELM ST

Index Order

Parcel Number

Tax Year

2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	
Auditor Land Use	440 - DRY CLEANING PLANTS/LAUND	
Owner Name and Address	YUKON INVESTMENTS LLC 1828 RACE ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	Tax Bill Mail Address YUKON INVESTMENTS LLC 1828 RACE ST CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	80,940	Effective Tax Rate 88.991088
Property Description	1720 ELM ST 25 X 93 LOT 39 FINDLAY & GARRARDS	
		Total Tax \$7,213.76

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1870	Board of Revision	No
Total Rooms	0	Rental Registration	No
# Bedrooms	0	Homestead	No
# Full Bathrooms	0	Owner Occupancy Credit	No
# Half Bathrooms	0	Foreclosure	No
Last Transfer Date	12/10/2020	Special Assessments	Yes
Last Sale Amount	\$287,700	Market Land Value	27,110
Conveyance Number	252227	CAUV Value	0
Deed Type	WD - Warranty Deed (Conv)	Market Improvement Value	204,140
Deed Number		Market Total Value	231,250
# of Parcels Sold	1	TIF Value	205,150
Acreage	0.053	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$3,612.29
		Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	440 DRY CLEANING PLANTS/LAUND	4,260	1870

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	336 Laundromat	1,420	14	1
Section 2	326 Storage Garage	2,840	9	2

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$196.41	\$196.41	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$140.84	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$76.89	B

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2020	252227	287,700	12/10/2020	OTR HOLDINGS INC	YUKON INVESTMENTS LLC
2017	136649	0	4/4/2017	ELM STREET ACQUISITION LLC	OTR HOLDINGS LLC
2016	112863	185,000	6/20/2016	PHIPPS LEONARD III	ELM STREET ACQUISITION LLC
2016	105892	0	4/7/2016	PHIPPS DOROTHY A & DUANE E	PHIPPS LEONARD III

Transfer History

1992	0	0	9/10/1992	HUDSON DOROTHY L	PHIPPS DOROTHY A & DUANE E MORGAN
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	HUDSON DOROTHY L

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	27,110	204,140	231,250	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	21,690	163,310	185,000	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	9,260	17,500	26,760	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	9,650	18,230	27,880	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	9,700	15,600	25,300	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	9,700	15,600	25,300	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	9,800	16,300	26,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	9,300	15,400	24,700	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,700	15,300	24,000	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	YUKON INVESTMENTS LLC	Full Rate	109.200000
Tax Bill Mail Address	YUKON INVESTMENTS LLC 1828 RACE ST CINCINNATI OH 45202	Effective Rate	88.991088
		Non Business Credit	0.087234
		Owner Occupancy Credit	0.021808
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	9,490
Improvements	71,450
Total	80,940

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$4,419.33		\$4,419.33	
Credit			\$817.86		\$817.86	
Subtotal			\$3,601.47		\$3,601.47	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$3,601.47	\$0.00	\$3,601.47	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$3,601.47		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$3,601.47	
Special Assess Paid	\$0.00		\$10.82		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$3,612.29		\$3,601.47	
Total Paid	\$0.00		\$3,612.29		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$3,601.47	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$10.82	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$10.82		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2022	1 - 2021	\$0.00	\$3,612.29	\$0.00	\$0.00
6/21/2021	2 - 2020	\$0.00	\$0.00	\$3,605.49	\$0.00
2/5/2021	1 - 2020	\$0.00	\$3,616.31	\$0.00	\$0.00
1/31/2020	1 - 2019	\$0.00	\$3,133.90	\$3,123.08	\$0.00

Payment Information for Current And Prior Year

1/31/2019	1 - 2018	\$0.00	\$3,135.52	\$3,124.70	\$0.00
1/31/2018	1 - 2017	\$0.00	\$3,036.22	\$3,026.44	\$0.00
1/31/2017	1 - 2016	\$0.00	\$456.74	\$446.96	\$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org
or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	27,110	Land	9,490	Full Tax Rate (mills)	109.200000
Building	204,140	Building	71,450	Reduction Factor	0.185064
Total	231,250	Total	80,940	Effective Tax Rate (mills)	88.991088
				Non Business Credit	0.087234
				Owner Occupancy Credit	0.021808

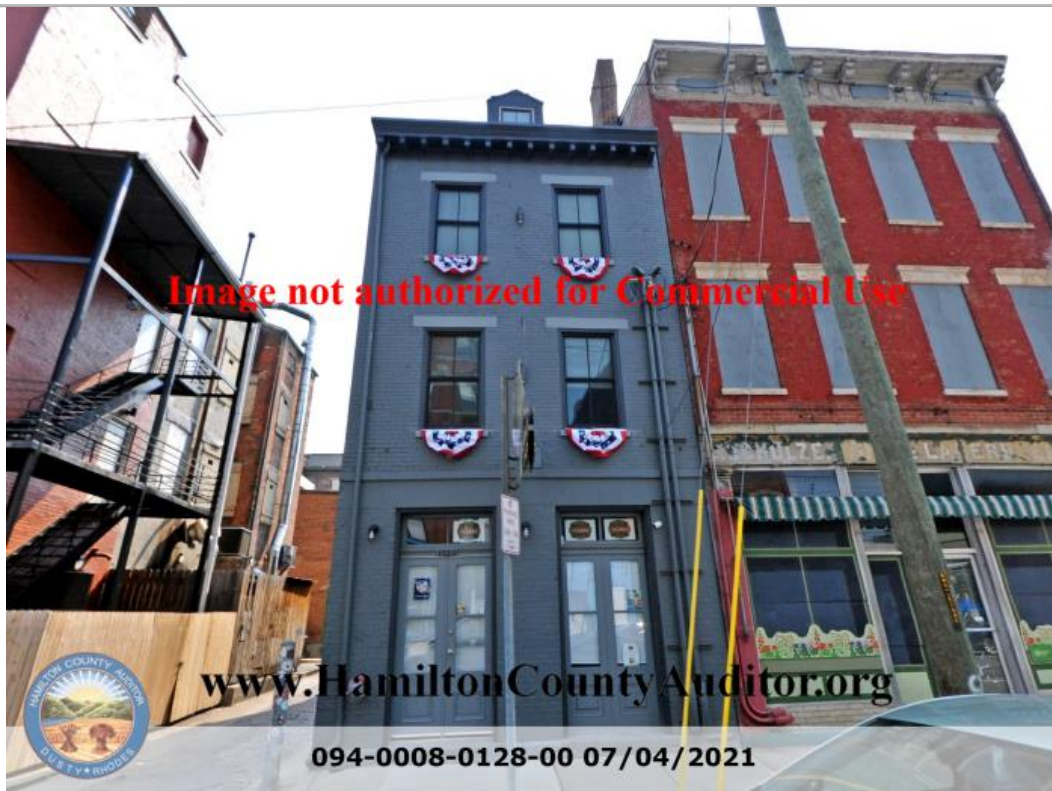
Tax Calculations

Half Year Tax Distributions

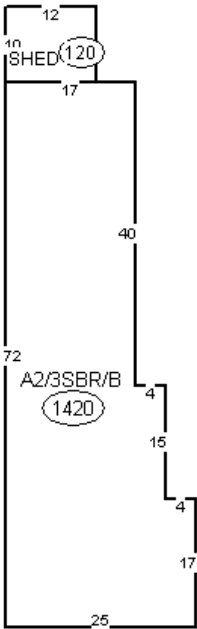
Gross Real Estate Tax	\$8,838.66	School District	\$258.29
- Reduction Amount	\$1,635.72	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$3,247.59
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$10.29
Half Year Real Taxes	\$3,601.47	Public Library	\$8.39
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$1.41
+ Current Assessment	\$10.82	HLTH/Hospital Care-Indigent	\$11.30
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$9.66
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$17.13
Semi Annual Net	\$3,612.29	Park District	\$8.63
		Crime Information Center	\$1.25
		Children Services	\$19.13
		Senior Services	\$6.53
		Zoological Park	\$1.87

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

Related Names

Name	Relationship	Status
YUKON INVESTMENTS LLC	Parcel Owner	Current

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1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
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February 25, 2022

Historic Conservation Board
Attn Beth Johnson, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness and Application for Zoning Relief – Historic Building located at 1720 Elm Street.

To Whom It May Concern:

The proposed rehabilitation at 1720 Elm Street seeks to meet the Historic Conservation Guidelines and the standards for requested zoning relief.

Project Description

The proposed project will make improvements and modifications to the building to renovate commercial space on the first floor and six (6) residential units on the second through fourth floors. The basement will remain unoccupied. The primary structure is a 4-story brick Italianate that faces Elm Street, constructed c. 1870. The secondary structure is a single-story CMU addition attached to the rear of the primary structure, constructed in the mid to late 20th century. The primary building is 4-bays wide with an L-shaped plan with a narrow south courtyard facing Clymer Alley and an open parking lot.

Remaining window sash is mostly 6-over-6 with some 2-over-2 and 4-over-4 historic wood windows. A simple metal fire escape is affixed to the south elevation. There are entrances on the west and south elevations. A contemporary storefront is set between stone columns. The masonry, sills, lintels and cornice are painted on all elevations except the north façade, which is mostly unpainted.

Proposed Alterations

The main proposed alterations to the exterior include storefront modifications, roof alterations, minor modifications to window openings, and the demolition of the secondary rear building.

Openings: Existing openings and windows will be generally retained. There will be some modifications to the openings at the south façade, including infilling an existing window opening, a new door at an existing opening, and a new high window at an existing opening. The first-floor storefront will be removed and a new aluminum storefront window and door system in the existing historic stone storefront will be installed.

Roof alterations: The existing shingle roof will be replaced, and skylights will be added to the roof.

Other: The masonry walls will be gently cleaned, repaired, and repointed as needed according to the HCB guidelines. The building will be repainted.

Demolition Case

The secondary structure attached to the rear of the primary structure will be removed. The addition is a single-story CMU addition housing mechanical equipment. It was built in the mid to late 20th century and is in poor condition. The demolition is for inappropriate addition or a non-significant portion of the building and will not adversely affect the streetscape. New ground-mounted mechanical units will be placed on a slab where the addition is removed. A new metal fence will be added to minimize visibility from surrounding properties.

Witnesses: The proposed project will be represented by the following persons:

- Jason Chamlee (jchamlee@modelgroup.net), Owner Representative, Model Group
- Joe Bodkin (jbodkin@modelgroup.net) – Owner Representative, Model Group
- Samantha Offringa (sam@plattedesign.com) – PM, Platte Architecture & Design
- Michelle Rush (michelle@plattedesign.com) – Job Captain, Platte Architecture & Design
- Melissa Reddy (melissa@plattedesign.com) – Job Captain, Platte Architecture & Design

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,



Samantha Offringa
Architect

1720 ELM STREET

CINCINNATI, OH 45202

FINDLAY EXCHANGE RENOVATION

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING.

THE CURRENT BUILDING HAS A FIRST FLOOR COMMERCIAL SPACE AND 6 APARTMENTS ON FLOORS 2-4. NO ADDITIONAL UNITS ARE PROPOSED.

HISTORIC WINDOWS ARE TO REMAIN. EXISTING FIRE ESCAPE IS TO REMAIN. CONTEMPORARY METAL STOREFRONT WILL BE REPLACED WITHIN HISTORIC STONE STOREFRONT BAYS. NEW SKYLIGHTS AND ROOF ACCESS HATCH WILL BE INSTALLED ON THE ROOF.

A SINGLE-STORY CONCRETE BLOCK ADDITION WILL BE REMOVED AT THE REAR (EAST) END OF THE BUILDING.

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER

MARQUE ENGINEERING
2230 PARK AVENUE, SUITE 100
CINCINNATI, OH 45206
(513) 457-7131

CIVIL ENGINEER

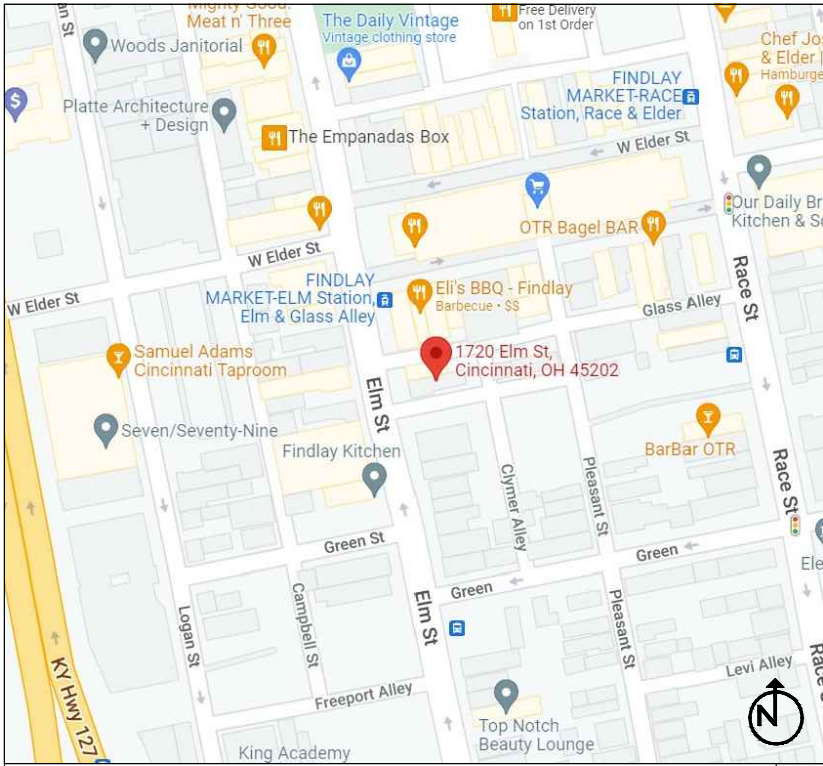
GENESIS DESIGN, LLC.
3439 WELLSTON PLACE
CINCINNATI, OH 45208
(513) 703-2889

ARCHITECT

PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

DEVELOPER

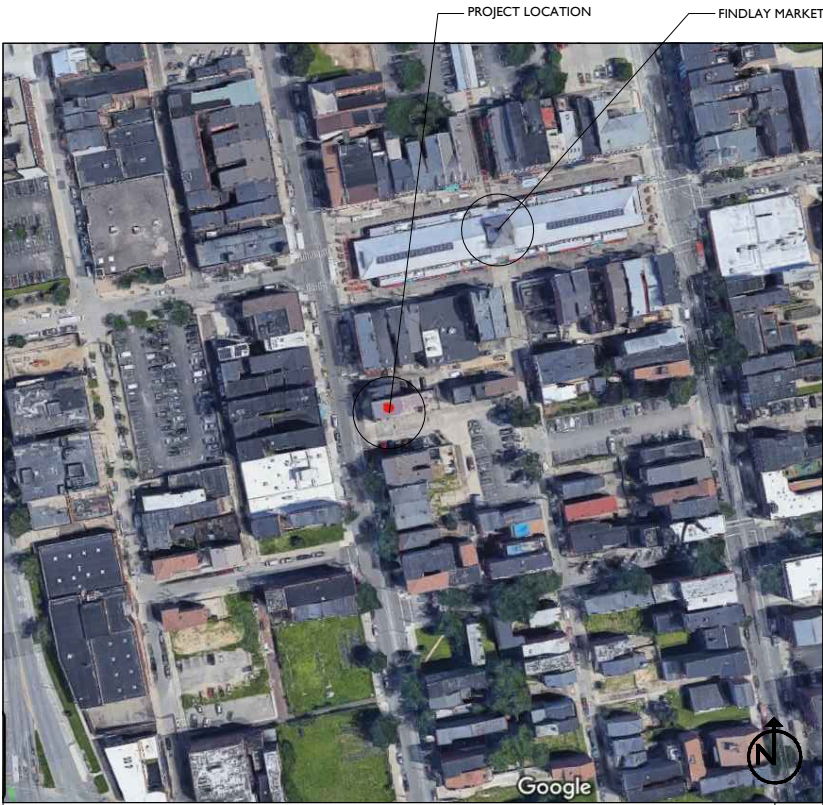
MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-0048



SCALE: 1/128" = 1'-0"

VICINITY MAP

3



SCALE: NTS

AERIAL IMAGE

2

DRAWING INDEX

ARCHITECTURAL DRAWINGS	
SHEET #	SHEET TITLE
A0.00	COVER + INDEX
A0.10	ARCHITECTURAL SITE PLAN
A1.00	EXISTING + DEMOLITION BASEMENT PLAN
A1.01	EXISTING + DEMOLITION FIRST FLOOR PLAN
A1.02	EXISTING + DEMOLITION SECOND FLOOR PLAN
A1.03	EXISTING + DEMOLITION THIRD FLOOR PLAN
A1.04	EXISTING + DEMOLITION FOURTH FLOOR PLAN
A1.05	EXISTING + DEMOLITION ROOF PLAN
A1.10	PROPOSED BASEMENT PLAN
A1.11	PROPOSED FIRST FLOOR PLAN
A1.12	PROPOSED SECOND FLOOR PLAN
A1.13	PROPOSED THIRD FLOOR PLAN
A1.14	PROPOSED FOURTH FLOOR PLAN
A1.15	PROPOSED ROOF PLAN
A2.01	EXISTING + DEMOLITION WEST ELEVATION
A2.02	EXISTING + DEMOLITION SOUTH ELEVATION
A2.03	EXISTING + DEMOLITION EAST ELEVATION
A2.04	EXISTING + DEMOLITION NORTH ELEVATION
A2.11	PROPOSED WEST ELEVATION
A2.12	PROPOSED SOUTH ELEVATION
A2.13	PROPOSED EAST ELEVATION
A2.14	PROPOSED NORTH ELEVATION

TYPICAL ABBREVIATIONS				TYPICAL SYMBOLS	
ADJ.	ADJACENT	EXG	EXISTING	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR	N.I.S.	NOT IN SCOPE
ALT	ALTERNATE	FDC	FIRE DEPARTMENT CONNECTION	N.T.S.	NOT TO SCALE
ALUM	ALUMINUM	FDN	FOUNDATION	OBC	OHIO BUILDING CODE
APPROX	APPROXIMATELY	F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER
APT	APARTMENT	F.F.E.	FINISH FLOOR ELEVATION	OPNG	OPENING
BD	BOARD	FLR	FLOOR	OPP	OPPOSITE
BLDG	BUILDING	FTG	FOOTING	O/	OVER
C.L.	CENTER LINE	G.C.	GENERAL CONTRACTOR	PLWD	PLYWOOD
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	PLUMB	PLUMBING
CLG	CEILING	HR	HOUR	PT.	PRESSURE TREATED
CLR	CLEAR DIMENSION	HORIZ	HORIZONTAL	RCP	REFLECTED CEILING PLAN
C.M.U.	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	REQ	REQUIRED
COL	COLUMN	INCL	INCLUDING	REV	REVISED/REVISION
CONC	CONCRETE	INFO	INFORMATION	R.O.	ROUGH OPENING
CONT	CONTINUOUS/CONTINUED	INSUL	INSULATED/INSULATING	R.O.W.	RIGHT OF WAY
CONTR	CONTRACTOR	INT	INTERIOR	SECT	SECTION
DIAG	DIAGONAL	LL	LIVE LOAD	SIM	SIMILAR
DIA or Ø	DIAMETER	MATL	MATERIAL	SF	SQUARE FEET
DIM(S)	DIMENSION(S)	MECH	MECHANICAL	SPEC	SPECIFICATION
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MEP	MECHANICAL, ELECTRICAL & PLUMBING	STRUCT	STRUCTURAL
D.L.	DEAD LOAD	MIN	MINIMUM	T.O.	TOP OF
D.S.	DOWNSPOUT	MANUF	MANUFACTURER	T&G	TONGUE & GROOVE
DTL(S)	DETAIL(S)	N/A	NOT APPLICABLE	U.N.O.	UNLESS NOTED OTHERWISE
DWG(S)	DRAWING(S)			V.B.	VAPOR BARRIER
EA	EACH			VERT	VERTICAL
ELEC	ELECTRICAL			V.I.F. or ±	VERIFY IN FIELD
ELEV(S)	ELEVATION(S)			W/	WITH
EJ	EXPANSION JOINT			W/O	WITHOUT
EQ	EQUAL			WD	WOOD



SCALE: NTS

STREET VIEW

1

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KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
02.25.2022 - HCB SUBMISSION
Revisions
Design Team:
MR, TB, SO, MR
Drawn by:
MR, TB

NOT FOR CONSTRUCTION

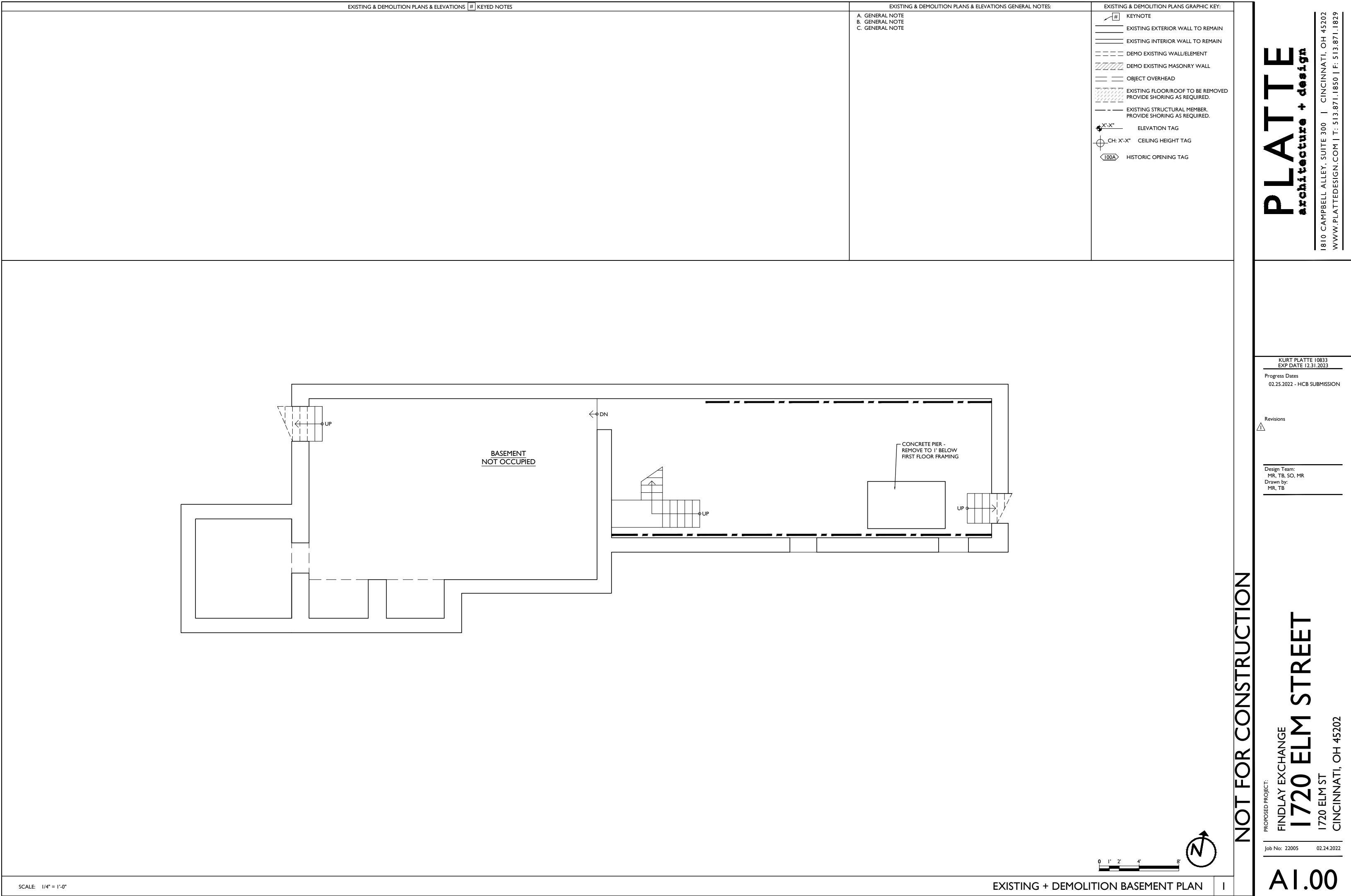
PROPOSED PROJECT:
FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

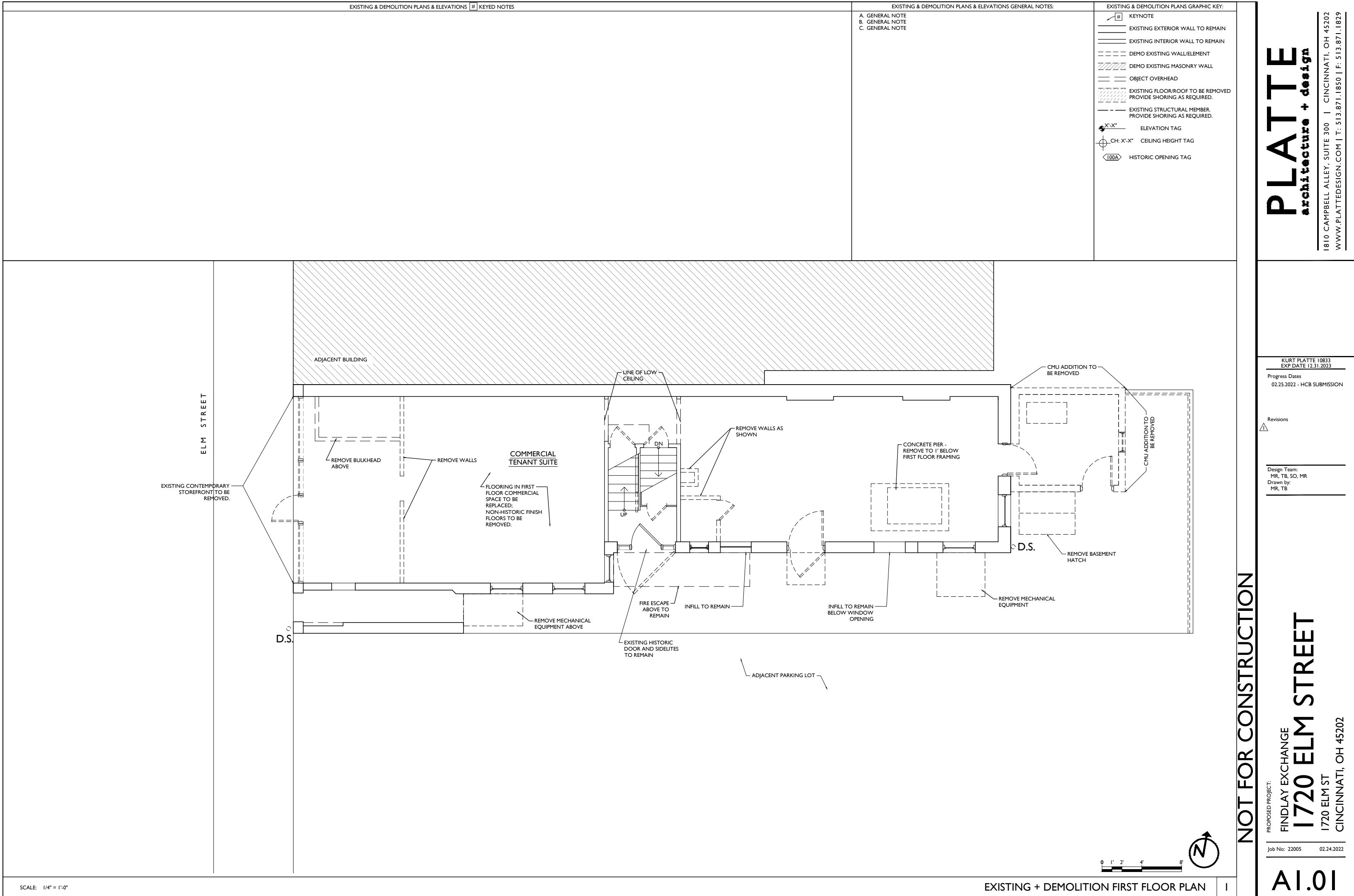
Job No: 22005 02.24.2022

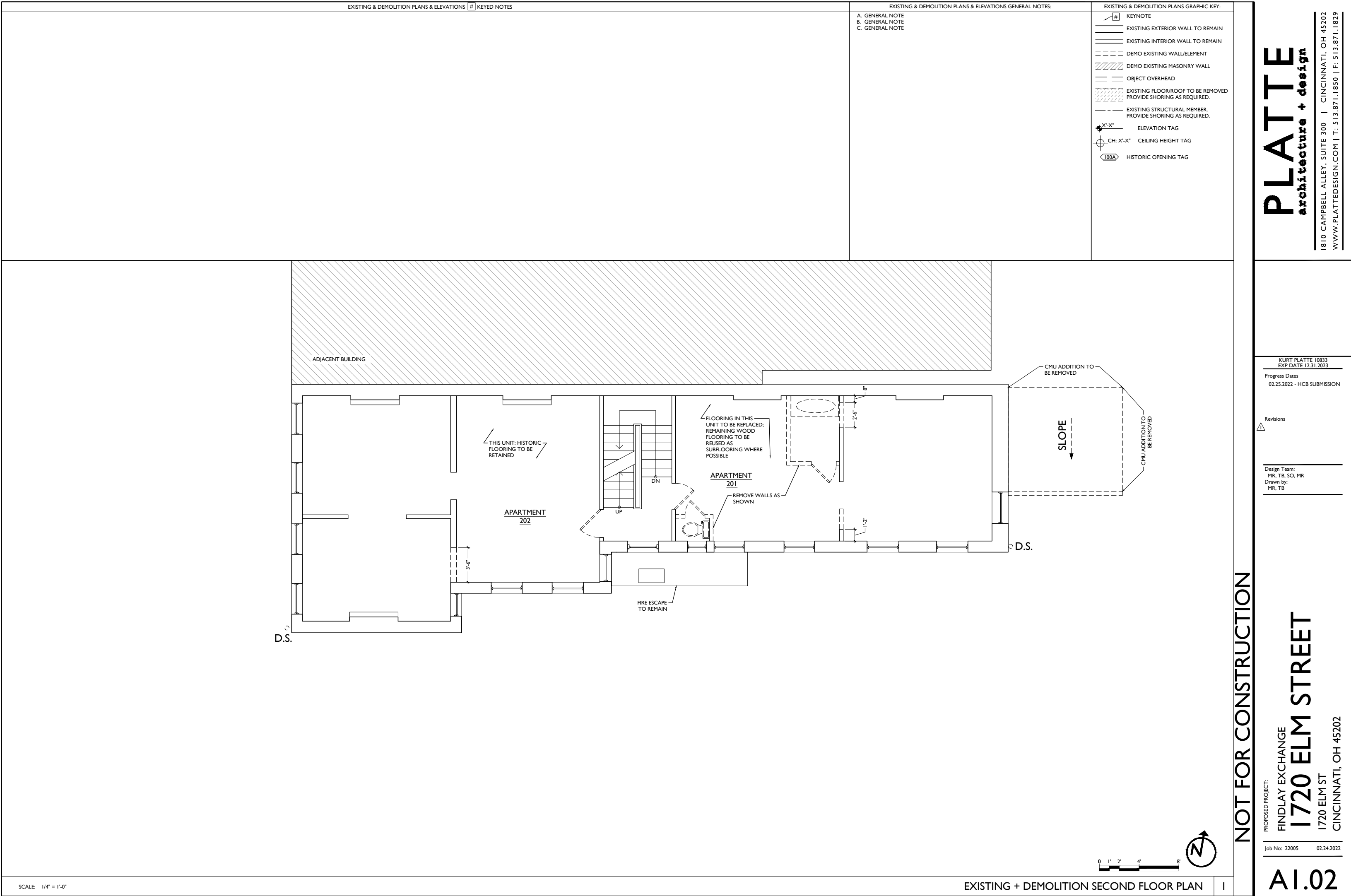
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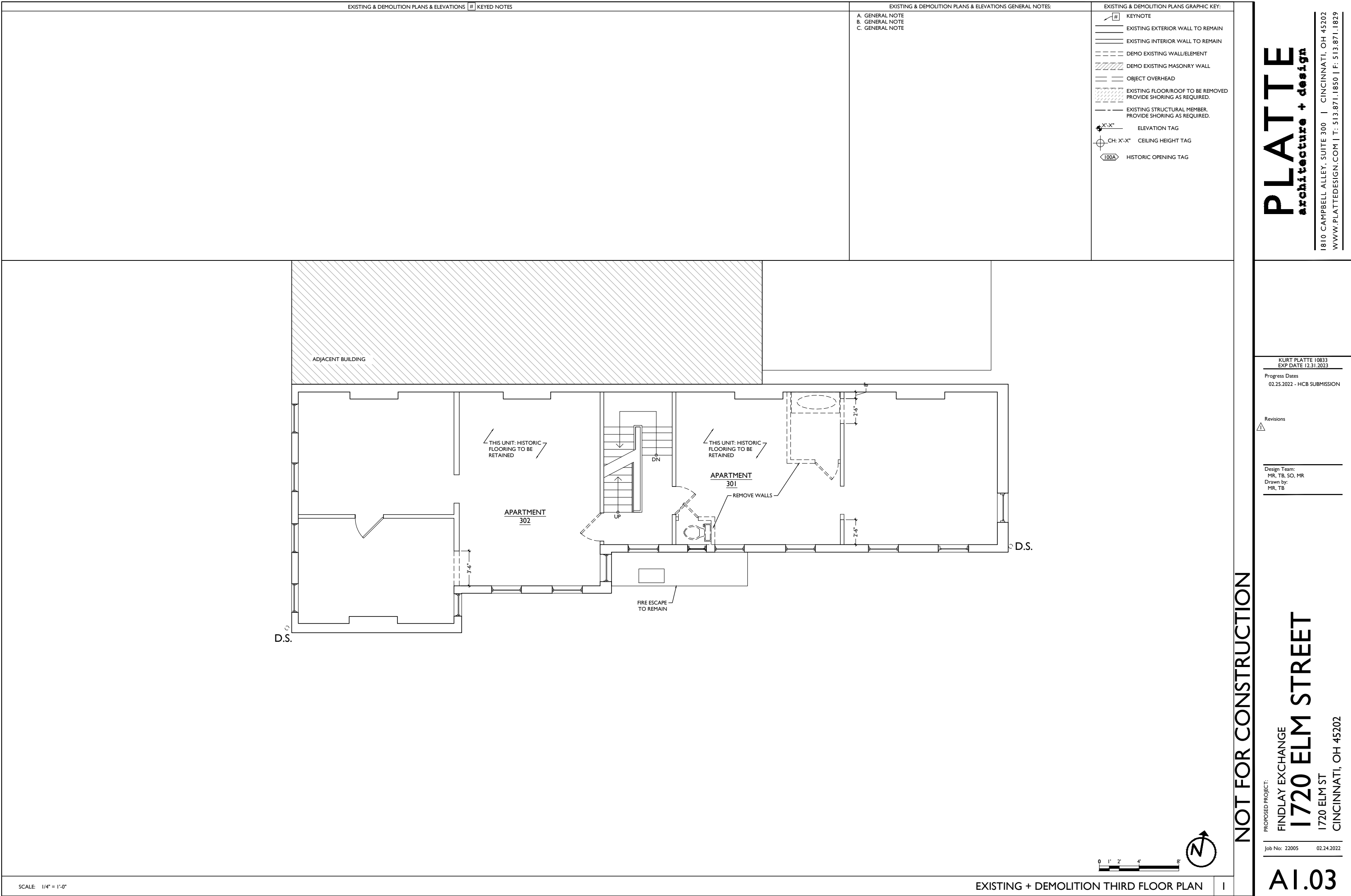


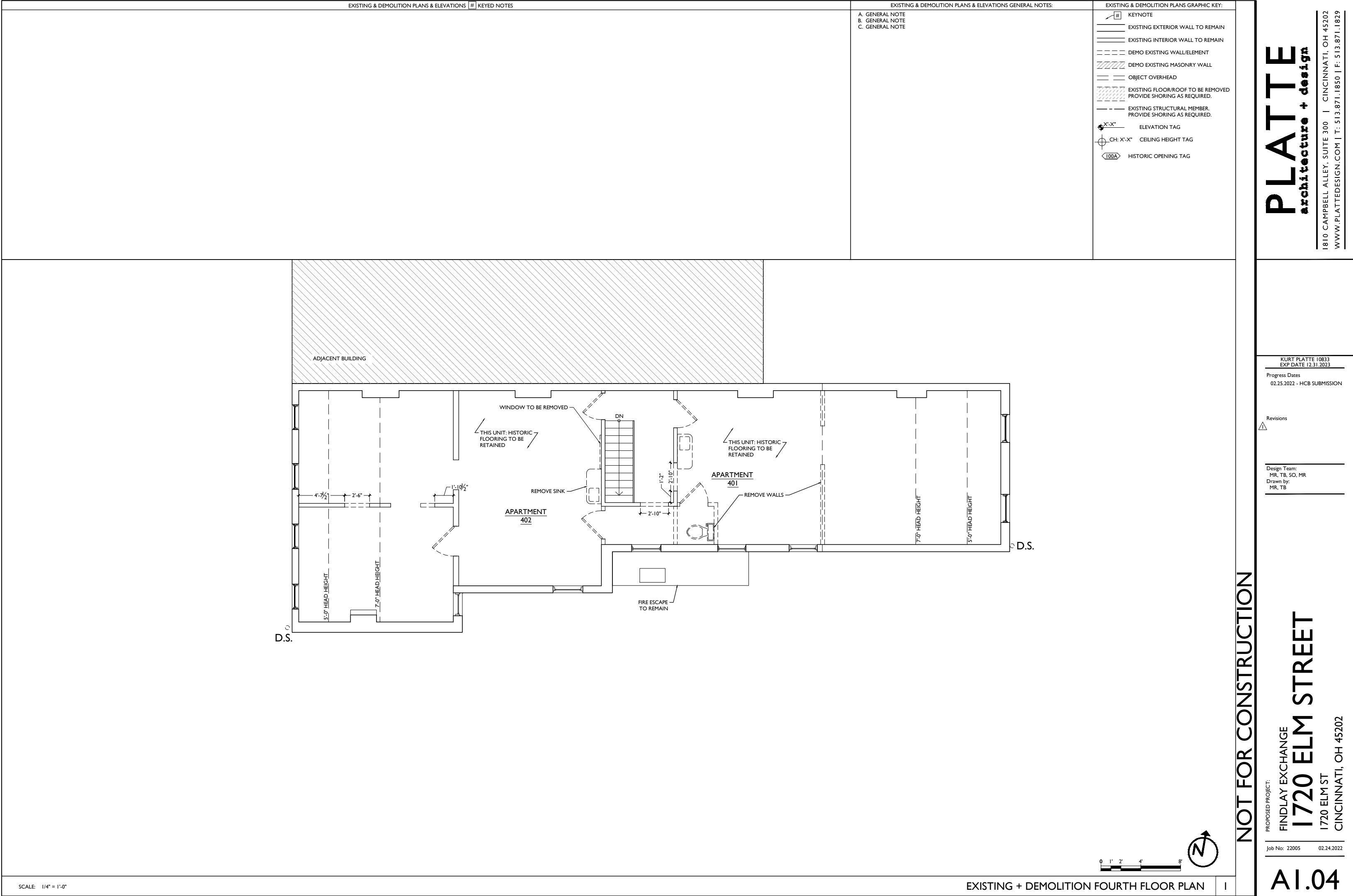
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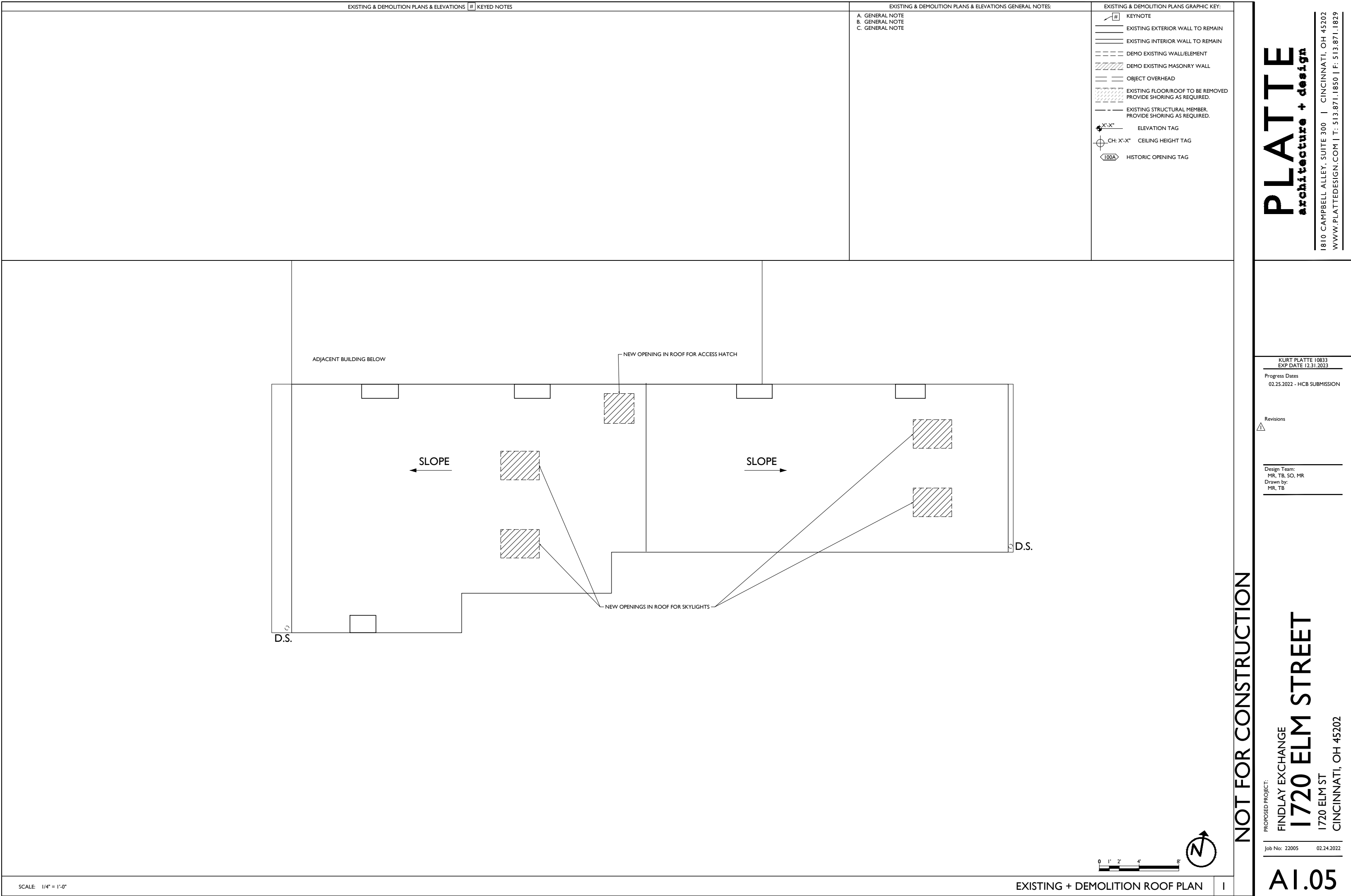












NEW WORK PLANS & ELEVATIONS

#

KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

NEW WORK PLANS GRAPHIC KEY:

#

#

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR

2-HR

1-HR FIRE RATING: SEE SHEET A6.00
2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH
ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ BULKHEAD/
DROPPED CLG - SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED
ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

100A

A

DOOR TAG. SEE SCHEDULE: A6.20
WINDOW DESIGNATION. SEE A6.30

SFA

FR

STOREFRONT DESIGNATION. SEE A6.10
NEW STRUCTURAL MEMBERS - SEE
STRUCT DWGS (FR=FIRE RATING)

EMERGENCY EGRESS EXIT

SG

X'-X"

OPENING CONTAINS SAFETY GLAZING
ELEVATION TAG

NEW CONCRETE
SLAB

2-HOUR RATED
ASSEMBLY ABOVE

NEW STAIR
ENCLOSURE

NEW SHORING PER
STRUCTURAL

INFILL AT HATCH
OPENING

01'2'4'8'

N

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

PROPOSED BASEMENT PLAN

I

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

Job No: 2200502.24.2022

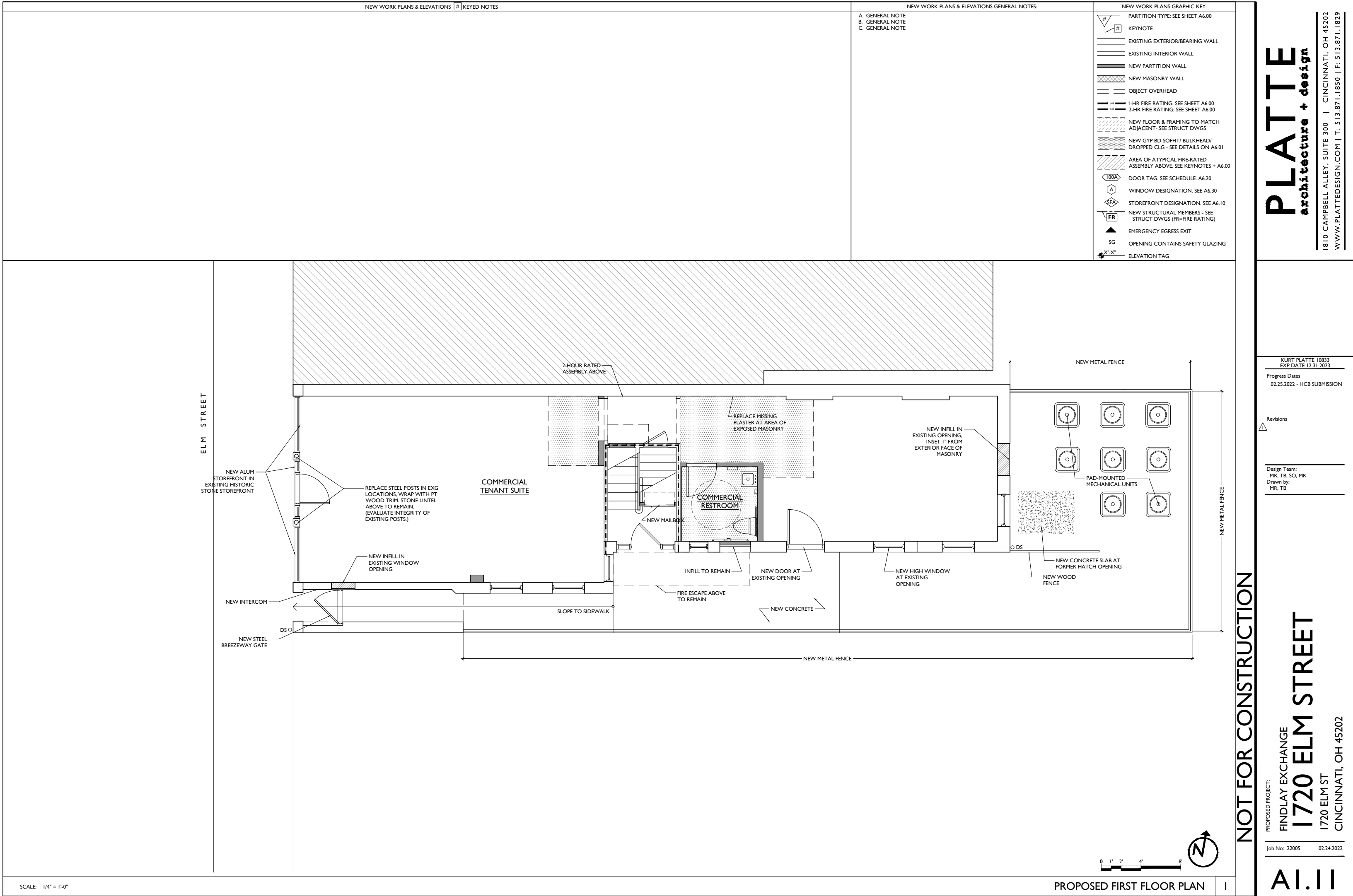
KURT PLATTE 10833
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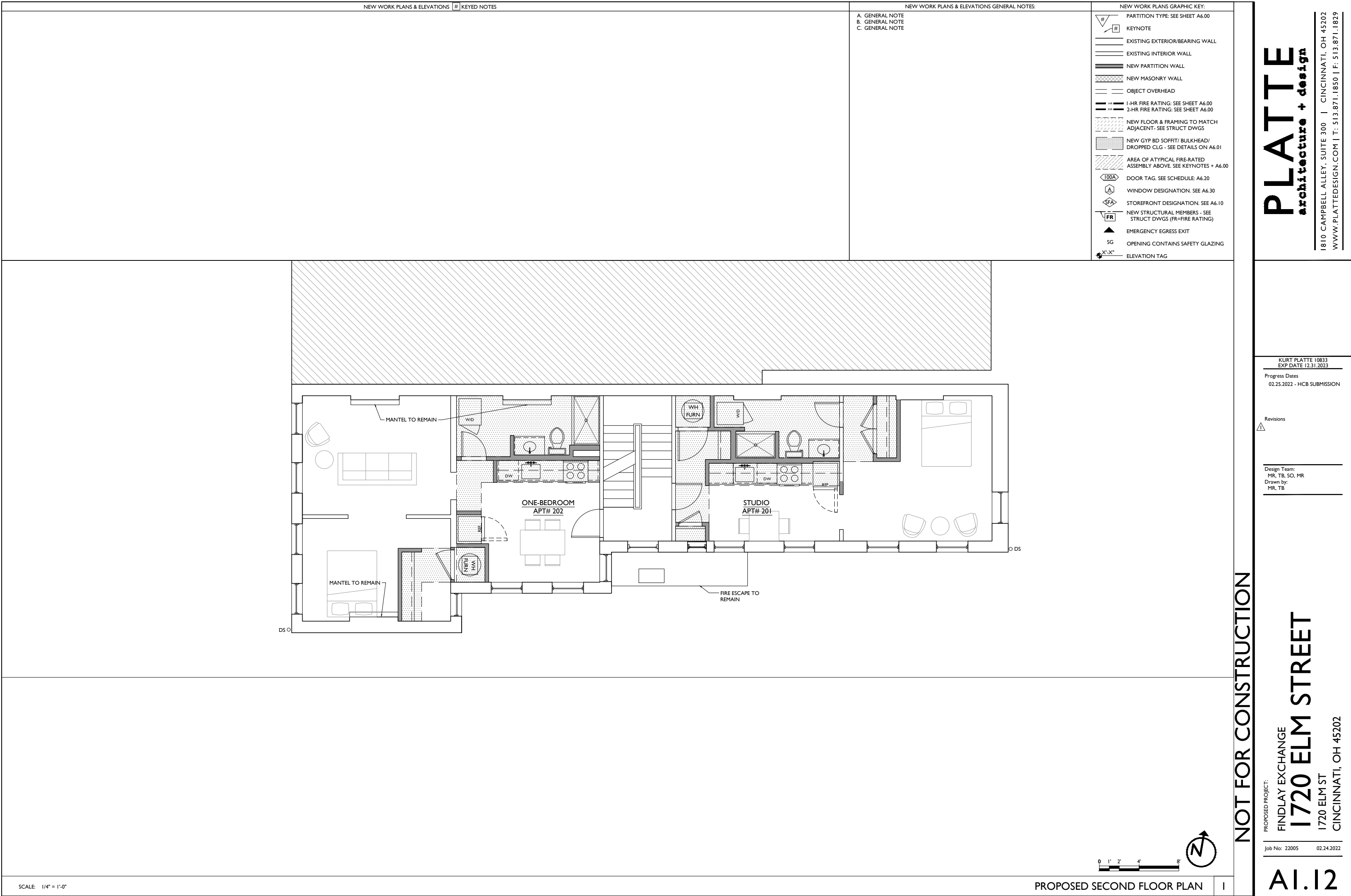
Progress Dates
02.25.2022 - HCB SUBMISSION

Revisions
△

Design Team:
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Drawn by:
MR, TB

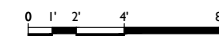
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	PARTITION TYPE: SEE SHEET A6.00
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	2-HR FIRE RATING: SEE SHEET A6.00
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	NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01
	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES & A6.01
	DOOR TAG. SEE SCHEDULE A6.20
	WINDOW DESIGNATION. SEE A6.30
	STOREFRONT DESIGNATION. SEE A6.10
	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	EMERGENCY EGRESS EXIT
	OPENING CANTS SAFETY GLAZING
	ELEVATION TAG



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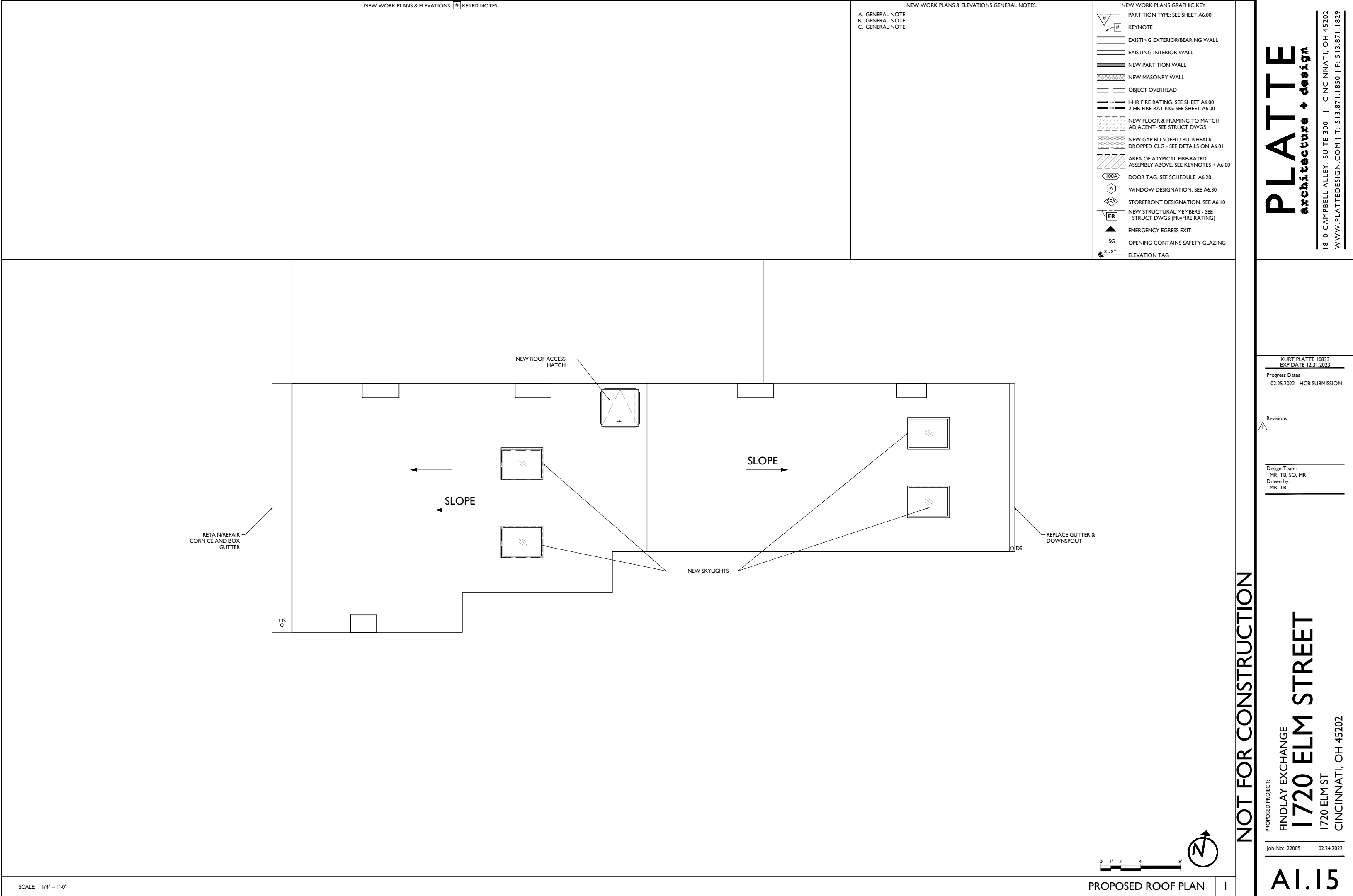
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FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

Job No: 22005 02.24.2022

AI.14



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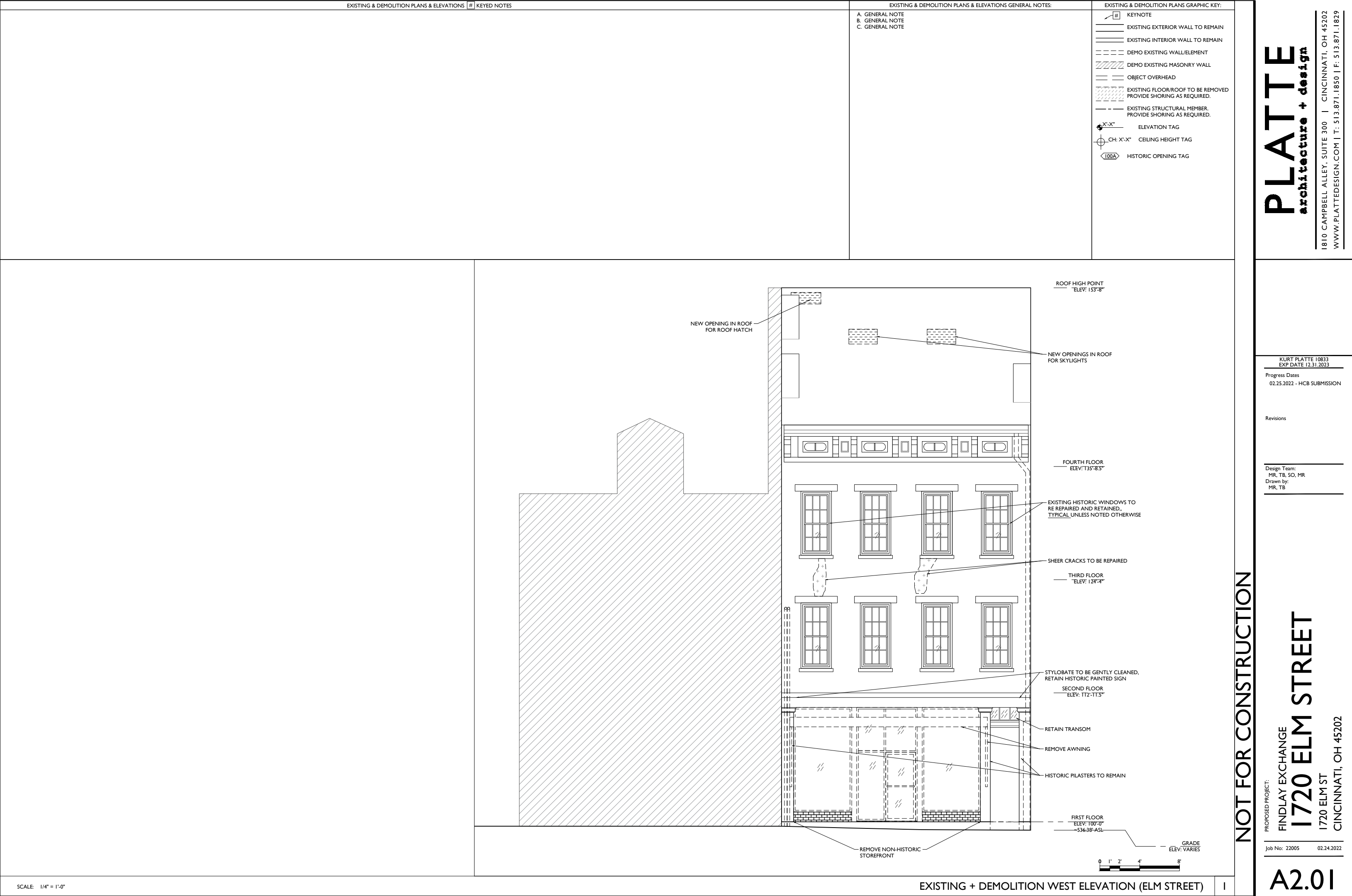
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AI.15



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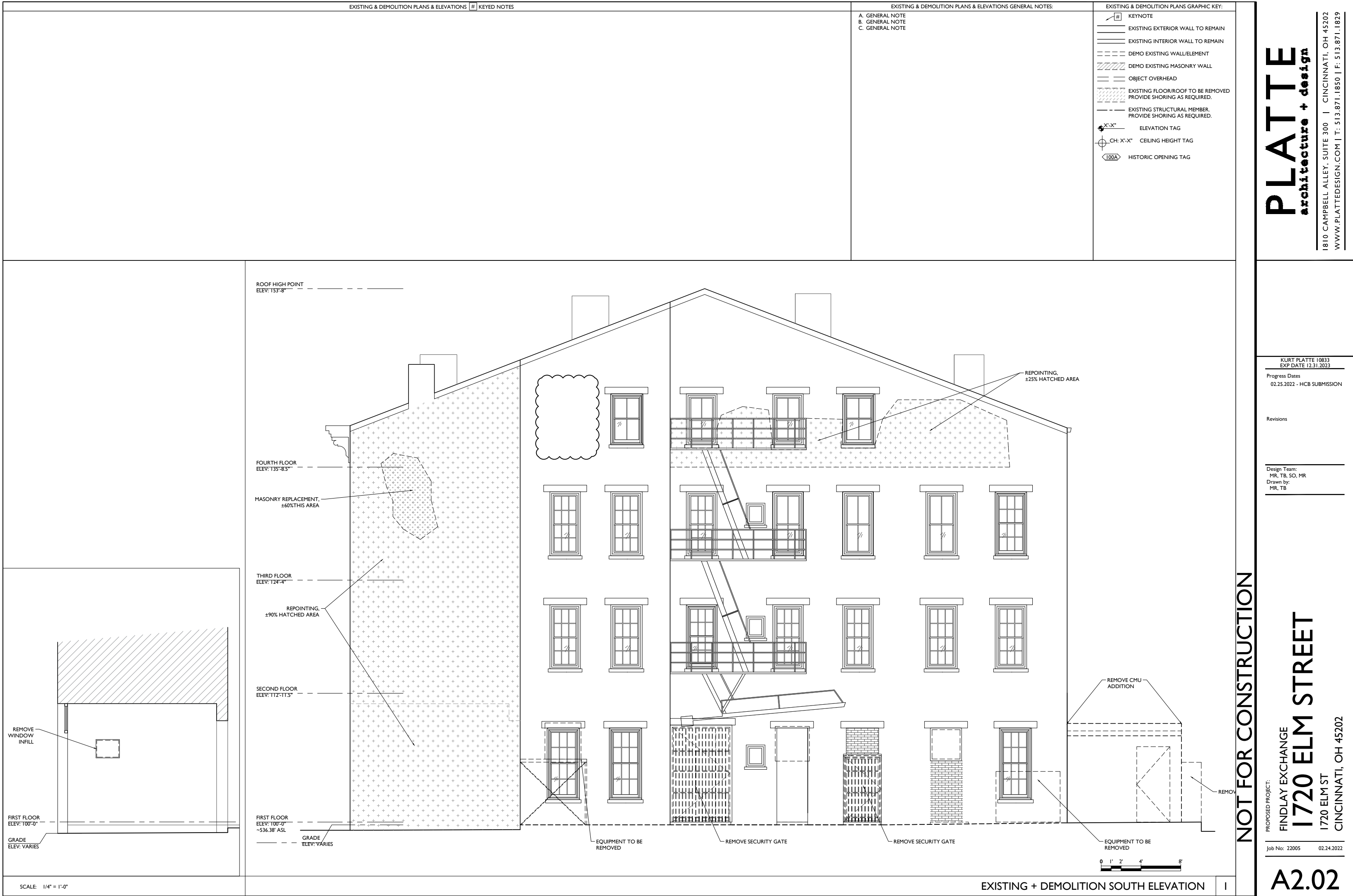
Revisions

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Drawn by:
MR, TB

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FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

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A2.01



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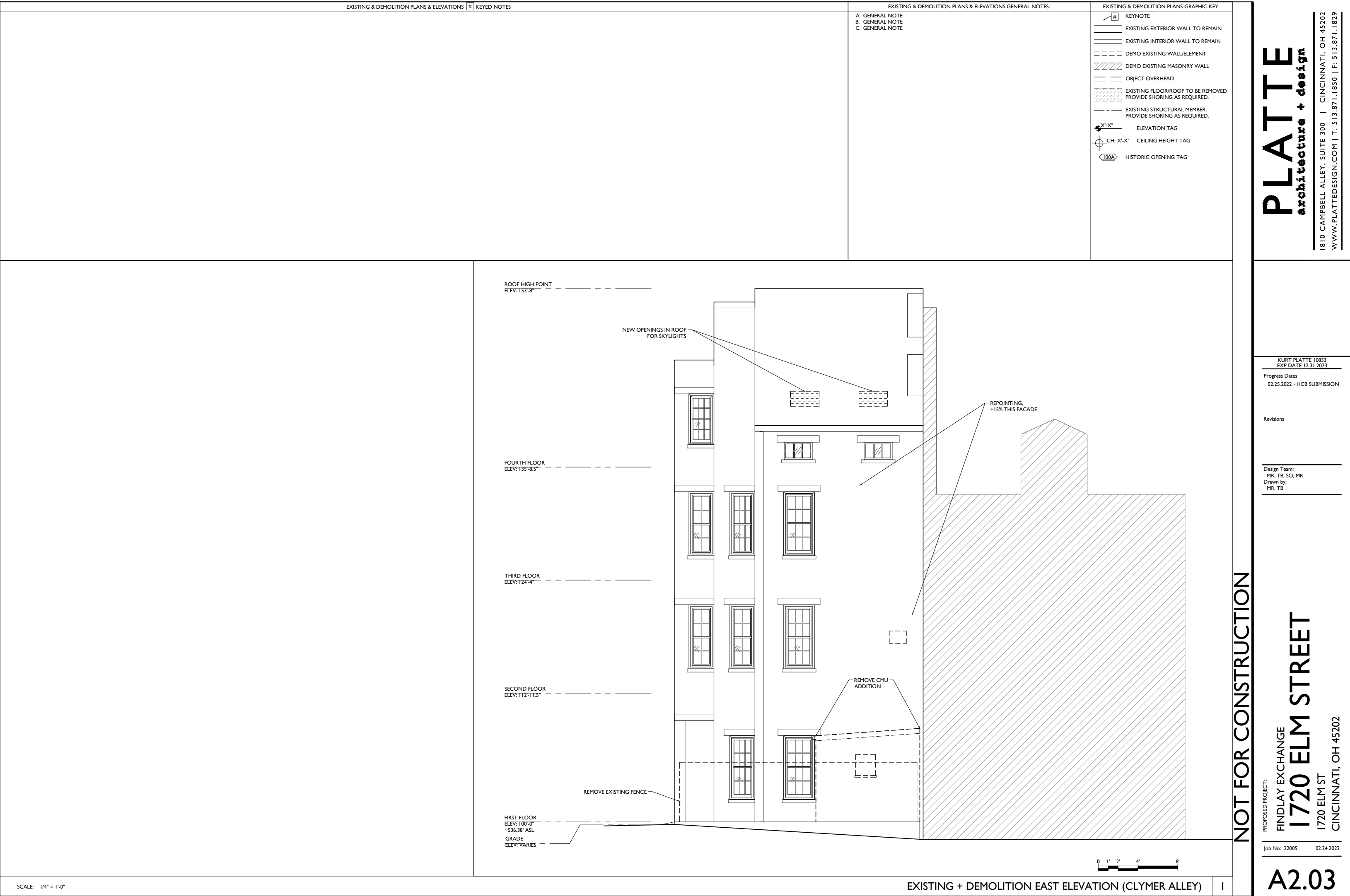
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CINCINNATI, OH 45202

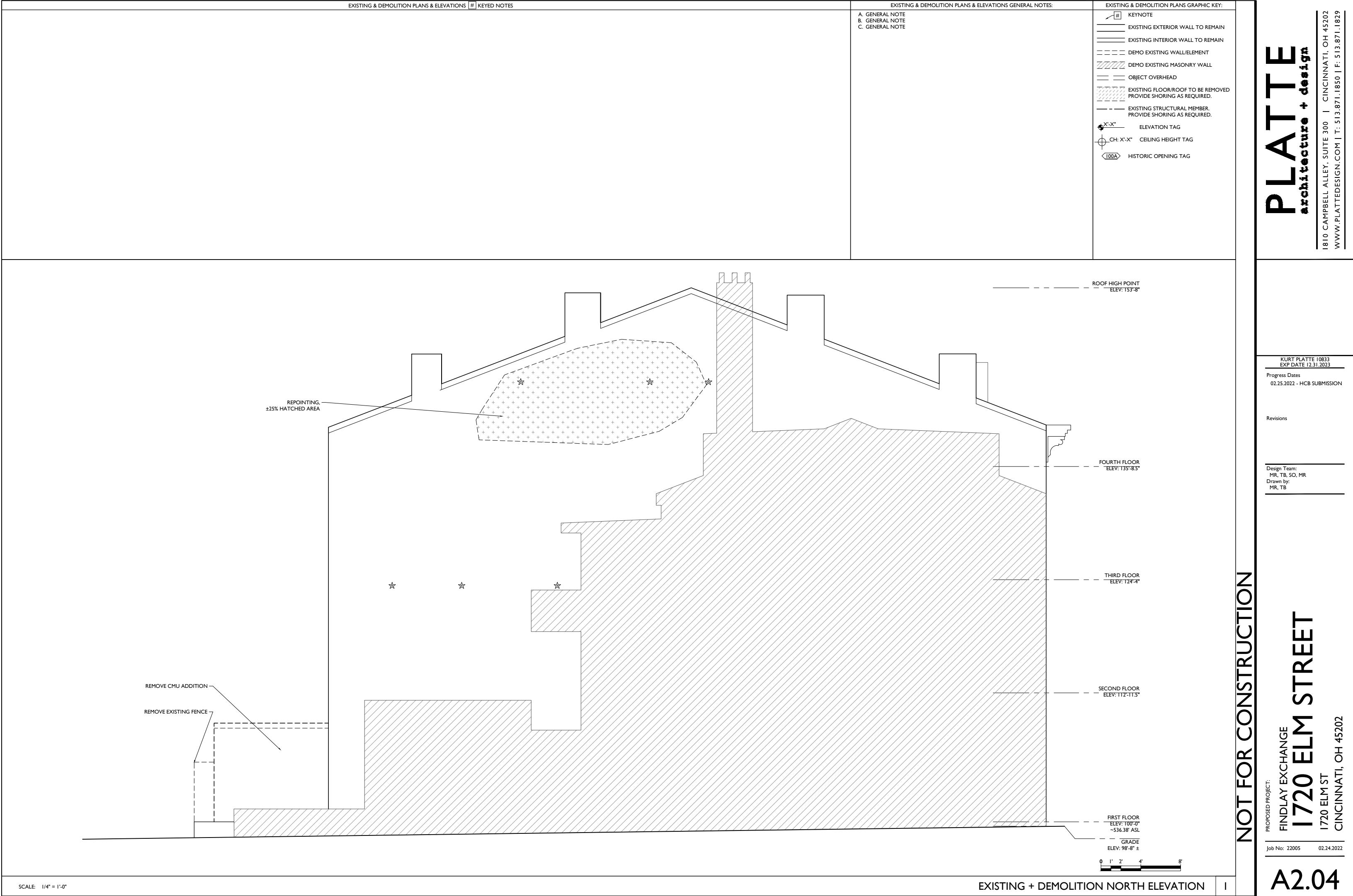
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A2.02

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NEW WORK PLANS & ELEVATIONS

#

KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

NEW WORK PLANS GRAPHIC KEY:

#

#

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00
2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH
ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ BULKHEAD/
DROPPED CLG - SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED
ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

DOOR TAG. SEE SCHEDULE: A6.20

100A

A

WINDOW DESIGNATION. SEE A6.30

SFA

STOREFRONT DESIGNATION. SEE A6.10

FR

NEW STRUCTURAL MEMBERS - SEE
STRUCT DWGS (FR=FIRE RATING)

EMERGENCY EGRESS EXIT

SG

OPENING CONTAINS SAFETY GLAZING

X'-X"

ELEVATION TAG

NEW ROOF HATCH

NEW SKYLIGHT

REPAIR AND
PAINT CORNICE

EXISTING HISTORIC WINDOWS
TO BE REPAIRED AND
RETAINED, TYPICAL UNLESS
NOTED OTHERWISE

MASONRY, SILLS AND LINTELS
TO BE REPAINTED, TYPICAL
UNLESS NOTED OTHERWISE

NEW 4"
DOWNSPOUT

NEW POWER MAST-HEAD

NEW LIGHTING

EL2

EL2

EL2

RH-1

NEW PILASTERS

NEW RECESSED
BREEZEWAY GATE

0

1'

2'

4'

8'

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

PROPOSED WEST ELEVATION (ELM STREET)

I

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
02.25.2022 - HCB SUBMISSION

Revisions
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Design Team:
MR, TB, SO, MR
Drawn by:
MR, TB

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PROPOSED PROJECT:
FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

Job No: 22005 02.24.2022

A2.11

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NEW WORK PLANS & ELEVATIONS

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NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

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AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

100A

DOOR TAG. SEE SCHEDULE: A6.20

A

WINDOW DESIGNATION. SEE A6.30

SFA

STOREFRONT DESIGNATION. SEE A6.10

FR

NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)

EMERGENCY EGRESS EXIT

SG

OPENING CONTAINS SAFETY GLAZING

X'-X"

ELEVATION TAG

NEW ENTRY CALL BOX

NEW RECESSED BREEZEWAY GATE

INFILL OPENING WITH BRICK, 1" INSET

NEW LIGHTING

SLOPED CONCRETE WALK FOR ACCESSIBILITY

EXISTING RESIDENTIAL ENTRY TO REMAIN

NEW ENTRY CALL BOX

NEW DOOR IN EXISTING OPENING

NEW CLAD-WOOD FIXED WINDOW IN EXISTING OPENING

NEW METAL FENCE

NEW GROUND-MOUNTED MECHANICAL UNITS

0

1'

2'

4'

8'

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

PROPOSED SOUTH ELEVATION

I

KURT PLATTE 10833

EXP DATE 12.31.2023

Progress Dates

02.25.2022 - HCB SUBMISSION

Revisions

Design Team:

MR, TB, SO, MR

Drawn by:

MR, TB

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PROPOSED PROJECT:

FINDLAY EXCHANGE

1720 ELM STREET

1720 ELM ST

CINCINNATI, OH 45202

Job No: 22005

02.24.2022

A2.12

NEW WORK PLANS & ELEVATIONS

#

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NEW FLOOR & FRAMING TO MATCH
ADJACENT- SEE STRUCT DWGS

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DROPPED CLG - SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED
ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

100A

A

DOOR TAG. SEE SCHEDULE: A6.20

SFA

A

WINDOW DESIGNATION. SEE A6.30

FR

A

STOREFRONT DESIGNATION. SEE A6.10

FR

A

NEW STRUCTURAL MEMBERS - SEE
STRUCT DWGS (FR=FIRE RATING)

SG

A

EMERGENCY EGRESS EXIT

X'-X"

A

OPENING CONTAINS SAFETY GLAZING

X'-X"

A

ELEVATION TAG

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

PROPOSED EAST ELEVATION (CLYMER ALLEY)

I

NEW SKYLIGHTS

NEW GUTTER

NEW 4" DOWNSPOUT

NEW GROUND-MOUNTED MECHANICAL UNITS BEHIND FENCE

EL 1

DOOR OPENING TO BE INFILLED, INSET 1"

NEW METAL FENCE

0

1'

2'

4'

8'

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
FINDLAY EXCHANGE
1720 ELM STREET
1720 ELM ST
CINCINNATI, OH 45202

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NEW WORK PLANS & ELEVATIONS

#

KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

NEW WORK PLANS GRAPHIC KEY:

#

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00

2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

100A

DOOR TAG. SEE SCHEDULE: A6.20

A

WINDOW DESIGNATION. SEE A6.30

SFA

STOREFRONT DESIGNATION. SEE A6.10

FR

NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR=FIRE RATING)

EMERGENCY EGRESS EXIT

SG

OPENING CONTAINS SAFETY GLAZING

X'-X"

ELEVATION TAG

THIS ELEVATION TO REMAIN UNPAINTED

NEW METAL FENCE

01'2'4'8'

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

PROPOSED NORTH ELEVATION

I

PLATTE

architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202

WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

KURT PLATTE 10833

EXP DATE 12.31.2023

Progress Dates

02.25.2022 - HCB SUBMISSION

Revisions

Design Team:

MR, TB, SO, MR

Drawn by:

MR, TB

PROPOSED PROJECT:

FINDLAY EXCHANGE

1720 ELM STREET

1720 ELM ST

CINCINNATI, OH 45202

Job No: 22005

02.24.2022

A2.14

NOT FOR CONSTRUCTION

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20220026/COA2022006
APPLICANT: Platte Architecture and Design
OWNER: Yukon Investments LLC
ADDRESS: **112-116 W Elder Street**
PARCELS: 096-0006-0055
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 7, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for rehabilitation of the building including a density variance

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Numerical Variance** Existing buildings are permitted to have 1 unit per 500sf of lot area/unit. The lot size is 4818sf. The property is permitted to have 9 units. The last know occupancy was 7units. The request is for a unit count of 16 at 301sf of lot are/unit.

Existing Conditions

The subject property is located on the north side of Findlay Market on the north side of W. Elder Street and the pedestrian way from the parking lot to the market. The project combines 3 buildings at 112, 114, and 116 W Elder Street. 112 W Elder is a 3-story building and 114 and 116 W Elder are 4 story buildings. All are brick mixed use Italianate buildings with commercial designed with a storefront at the first floor and residential above.

The first floor spaces are occupied commercial spaces and the scope of the rehabilitation is the residential units above.

Proposed Conditions

The applicant is proposing a rehabilitation of the property with the following elements:

- New windows and select new openings for windows and one storefront modification for a new residential access.
- New awnings
- Create 16 residential units



Figure 1. Location of 118 Findlay Street. Image from CAGIS.



Figure 2. Street view of 112-116 W Elder Street. Image from Applicant

Previous Reviews: NA

Applicable Zoning Code Sections:

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

Zoning Review

The project is adding livable space on the fourth floors and dividing up the lower floors to accommodate more units that work with the new floor plans and new egress plan. While interior work is not reviewed per the local historic guidelines, a new egress/staircase is being added to make the interior of the building work for the new unit arrangement. This building has been a challenging building to figure out egress, and the proposed solution will help create a successful reuse of the upper floors of this property.

Standards for Variances per Section 1435-05-4

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

The building is a historic building, and the use of the 4th floors adds additional living space and revenue to support the rehabilitation of the building.

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

While a financial study was not provided, staff has worked with numerous developers who have had interest in redeveloping the upper floors into residential and it has provided to be a difficult task, due to egress. The addition of a new stairwell adds significant cost to the project.

Standards for Variances per Section 1445-05-4

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

The property is in an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved since 2016 in the district have a range from a density as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The proposal is for a density of 301sf of lot area/unit

General Standards; Public Interest

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

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

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

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

The project is within Over-the-Rhine Historic District. The demolition, addition and exterior rehabilitation meet the guidelines for the district. The project is also receiving Historic Tax Credits and meets the Secretary of the Interior's Standards for Rehabilitation, which the OTR Historic Conservation Guidelines are based on.

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

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

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

The building was originally built as a mixed-use building with commercial on the first floor and residential above. Parking is no longer required due to the Urban Parking Overlay District.

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

The proposed density is at 312.5 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in mixed use districts since 2017 are below:

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

The property is large enough that all trash for the units will be able to be accommodated onsite.

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

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

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

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

- m. **Job Creation.** *The creation of jobs both permanently and during construction.*
There will be temporary jobs during construction.

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

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

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

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

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

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

Certificate of Appropriateness Review:

REHABILITATION

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.

The proposed windows and new window openings are appropriate. The windows are historically appropriate in size, profile, material and shape. The new openings are placed in appropriate locations on the side of the building. These openings are required for additional light and egress for units per building code. These changes have been approved the SHPO for Historic Tax Credits.

Other Considerations:

Prehearing Results: A pre-hearing was not held due to technical issues.

Comments Provided to Staff: NA

Consistency with *Plan Cincinnati (2012)*:

“Sustain” Initiative Area “Preserve our built history.”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. **Section 1409-09 –APPROVE – Numerical Variance** to allow a 16-residential-unit building at 301 sf of lot area/dwelling unit per plans for 112-116 W. Elder St. submitted by Platte Architecture and Design dated 2/25/2022.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for changes to 112-116 W Elder Street per plans by Platte Architecture and Design dated 2/25/2022 including a new windows and exterior rehabilitation.

1. The building permit must be issued within 2 years, or the COA shall expire.
2. Any changes to the approved plans that are required for the Historic Tax Credit approval can be approved at staff level.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
2. The project is a Historic Tax Credit project.

ADJUDICATION/DENIAL LETTER

Date: February 8, 2022

Location: 112-116 W Elder Street

Request: Zoning Relief and COA

Zoning District: CC-P/ OTR Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 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. 1421409-09: Density. Existing buildings are permitted to have 1 unit per 500sf of lot area/unit. The lot size is 4818.6sf. The property is permitted to have 9 units. The last known occupancy was 7 units and the requested unit count is **16 at 301 sf of lot area/unit. A Density 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 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

Office Use Only

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

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

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

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

PROPERTY OWNER INFO ☐ SAME AS ABOVE

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

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

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

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

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

Applicant Signature: Samantha Offringa Date: _____

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

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

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

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 116 W Elder COMMUNITY _____
PARCEL ID(S) 094-0008-0276-00 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) Over-The-Rhine
☐ Non-Residential Project ☒ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Samantha Offringa
ADDRESS 1810 Campbell Alley, Suite 300 CITY Cincinnati STATE OH ZIP 45202
EMAIL sam@plattedesign.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-871-1850 X1007

Section 3. OWNER

NAME Nassau Avenue Investments, LLC CONTACT PERSON (if legal entity) Joe Bodkin
ADDRESS 1826 Race Street CITY Cincinnati STATE OH ZIP 45202
EMAIL jbodkin@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-240-1205

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)

Rehabilitation of existing building, first floor is currently being used as commercial, upper floor previously used for residential. New turn-key commercial, existing commercial, and public restrooms on first floor. Sixteen (16) residential units on second through fourth floors. No work in basement. New windows & storefront modifications.

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

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

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

Print Name Samantha Offringa Signature Samantha Offringa Date 02 / 23 / 2022

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
	Zoning Hearing Examiner application.
	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
	Written statement required in Section 6 of application.
	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <u>existing and proposed</u> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
	Other documents or information you intend to introduce at the hearing on this application.
	A non-refundable application fee - a check made payable to "City of Cincinnati." • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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

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.

Dusty Rhodes, Hamilton County Auditor

generated on 2/22/2022 10:33:57 AM EST

Property Report

Parcel ID

094-0008-0276-00

Address

116 W ELDER ST

Index Order

Parcel Number

Tax Year

2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	
Auditor Land Use	404 - RETAIL/APARTMENT OVER	
Owner Name and Address	NASSAU AVENUE INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	Tax Bill Mail Address NASSAU AVENUE INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	148,060	Effective Tax Rate 88.991088
Property Description	NS ELDER ST 4818 SQ FT R2-T3-S13	
		Total Tax \$13,176.02

Appraisal/Sales Summary

Year Built	1870
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	9/30/2021
Last Sale Amount	\$0
Conveyance Number	281276
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.111

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	40,980
CAUV Value	0
Market Improvement Value	382,050
Market Total Value	423,030
TIF Value	254,830
Abated Value	0
Exempt Value	0
Taxes Paid	\$6,588.01
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032 1) 9-4-98 BOUNDARY SURVEY FOR 1998 BLDG ON CARD 2 FRM VOIDED PARS 277 & 278 CONS

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 2	404 RETAIL/APARTMENT OVER	11,200	1870
Structure 1	404 RETAIL/APARTMENT OVER	4,800	1870

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	2,800	14	1
Section 2	326 Storage Garage	8,400	9	3

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$359.29	\$359.29	B
Hamilton County - Children Services	Additional	1.74	\$0.00	\$257.62	B
Great Parks - Parks & Recreation	Additional	0.95	\$0.00	\$140.66	B

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2021	281276	0	9/30/2021	CINCINNATI CITY OF	NASSAU AVENUE INVESTMENTS LLC
1997	0	0	12/3/1997	CITY OF CINCINNATI	CINCINNATI CITY OF
1996	0	0	10/17/1996	ROTHENBERG DAVID	CITY OF CINCINNATI

Transfer History

1900	0	0	1/1/1900	SEE OWNERSHIP CARD	ROTHENBERG DAVID
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Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	40,980	382,050	423,030	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	32,780	305,640	338,420	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	14,280	253,420	267,700	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	14,570	258,590	273,160	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	15,480	235,110	250,590	0	120 Reappraisal, Update or Annual Equalization
2008	1/31/2008	14,600	221,800	236,400	0	50 Changes to/from Exempt Property
2005	9/19/2005	14,600	221,800	236,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	17,400	150,800	168,200	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	16,000	138,600	154,600	0	30 New Construction - Full Value
1999	11/6/1999	16,000	27,800	43,800	0	120 Reappraisal, Update or Annual Equalization
1998	12/16/1997	22,800	70,800	93,600	0	110 Miscellaneous
1996	1/1/1996	7,600	33,400	41,000	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

Tax Overview

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
Tax District:	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
Current Owner(s)	NASSAU AVENUE INVESTMENTS LLC	Full Rate	109.200000
Tax Bill Mail Address	NASSAU AVENUE INVESTMENTS LLC 1826 RACE ST CINCINNATI OH 45202	Effective Rate	88.991088
		Non Business Credit	0.087234
		Owner Occupancy Credit	0.021808
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	

Taxable Value

Land	14,340
Improvements	133,720
Total	148,060

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$8,084.08		\$8,084.08	
Credit			\$1,496.07		\$1,496.07	
Subtotal			\$6,588.01		\$6,588.01	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$6,588.01	\$0.00	\$6,588.01	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$6,588.01		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$6,588.01	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$6,588.01		\$6,588.01	
Total Paid	\$0.00		\$6,588.01		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$6,588.01	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2022	1 - 2021	\$0.00	\$6,588.01	\$0.00	\$0.00
6/21/2021	2 - 2020	\$0.00	\$0.00	\$6,595.36	\$0.00
2/5/2021	1 - 2020	\$0.00	\$6,595.36	\$0.00	\$0.00
6/26/2020	2 - 2019	\$0.00	\$0.00	\$5,712.71	\$0.00
1/31/2020	1 - 2019	\$0.00	\$5,712.71	\$0.00	\$0.00
6/19/2019	2 - 2018	\$0.00	\$0.00	\$5,715.65	\$0.00
1/31/2019	1 - 2018	\$0.00	\$5,741.61	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$5,535.93	\$0.00
1/31/2018	1 - 2017	\$0.00	\$5,559.41	\$0.00	\$0.00

Payment Information for Current And Prior Year

6/20/2017	2 - 2016	\$0.00	\$0.00	\$4,469.57	\$0.00
1/31/2017	1 - 2016	\$0.00	\$4,493.05	\$0.00	\$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	40,980	Land	14,340	Full Tax Rate (mills)	109.200000
Building	382,050	Building	133,720	Reduction Factor	0.185064
Total	423,030	Total	148,060	Effective Tax Rate (mills)	88.991088
				Non Business Credit	0.087234
				Owner Occupancy Credit	0.021808

Tax Calculations

Half Year Tax Distributions

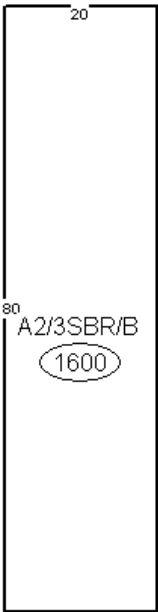
Gross Real Estate Tax	\$16,168.16	School District	\$1,665.18
- Reduction Amount	\$2,992.14	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$4,306.56
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$66.48
Half Year Real Taxes	\$6,588.01	Public Library	\$54.10
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$9.09
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$72.78
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$62.28
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$110.44
Semi Annual Net	\$6,588.01	Park District	\$55.58
		Crime Information Center	\$8.10
		Children Services	\$123.33
		Senior Services	\$42.08
		Zoological Park	\$12.01

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
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Related Names

Name	Relationship	Status
NASSAU AVENUE INVESTMENTS LLC	Parcel Owner	Current

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February 25, 2022

Historic Conservation Board
Attn Beth Johnson, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness and Application for Zoning Relief – Historic Building located at 116 W Elder St.

To Whom It May Concern:

The proposed rehabilitation at 116 W. Elder seeks to meet the Historic Conservation Guidelines and the standards for requested zoning relief.

Project Description

The proposed project will make improvements and modifications to the building to accommodate existing commercial spaces and public restrooms on the first floor and sixteen (16) residential units on the second through fourth floors. There will be no work in the basement. The existing building consists of two connected structures that were constructed in c.1870. The buildings are connected at the first and second floors through openings in the demising walls connecting them and the addresses have been consolidated under 116 W. Elder:

- The structure to the west is a 3.5-story brick Italianate. This building is 3-bays wide on a corner lot with a rectangular plan.
- The structure to the east is a 4.5-story brick Italianate. This building is 6-bays wide with a rectangular plan on the first floor and a u-shaped plan on floors 2-4 with a narrow lightwell facing Sellew Alley.

The main south and west facades of the building have a non-historic metal storefront and entry system on the first floor and non-historic 2-over-2 double hung windows on the upper floors. The rear (north) façade and lightwell walls have non-historic wood double hung one-over-one windows. Attic windows are original. The masonry, sills, lintels and cornice are painted on all elevations.

Proposed Alterations

The main proposed alterations to the exterior include storefront modifications, roof alterations, and window replacement.

Openings: All original openings will be maintained. All windows on floors 2-4 will receive new 2-over-2 clad-wood double hung windows with historically appropriate detailing. All storefront elements are to remain, except for the replacement of 1 bay at the west façade for new residential access. There will be one storefront entrance added at the south façade for new residential access.

Roof alterations: The existing membrane roof will be replaced, and new rooftop mechanical equipment and exhaust vents will be placed on the roof and kept set back to minimize visibility from surrounding properties.

Other: The masonry walls will be gently cleaned, repaired, and repointed as needed according to the HCB guidelines. Awnings will be replaced. The building will be repainted.

Density – Variance: Summary of reasons why relief should be granted

We are requesting relief in the form of a density variance. The development regulations in this district would allow for only 9 units. We are proposing 16 units. A reduction in apartment units could jeopardize funding for the project. As we will demonstrate, 9 units doesn't work financially, nor does it meet the needs of the city for the highest and best use of the site. It is financially and practically necessary, and historically appropriate, to request increased density for this project.

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

- a) *Zoning*: The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity.
- a) *Guidelines*: The proposed project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.
- a) *Plans*: The proposed project conforms to the OTR Comprehensive plan as an addition of mixed-use space that supports walkability and activates the street.
- a) *Traffic*: The site is accessed via existing infrastructure. Elder Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system.
- b) *Buffering*: N/A
- c) *Landscaping*: N/A
- d) *Hours of Operation*: N/A
- a) *Neighborhood Compatibility*: The proposed mixed-use development of commercial space with residential units above is compatible with the neighborhood. The proposed design seeks to be compatible with the OTR historic guidelines as well.
- b) *Proposed Zoning Amendments*: N/A
- a) *Adverse Effects*: This proposed project will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, improvement of the street façade, all contribute in a positive way. Density is in line with other surrounding properties.
- a) *Blight*: The building is currently unoccupied on floors 2-4. Putting empty building into active use is a benefit to the neighborhood.
- b) *Economic Benefits*: The proposed project will increase the property value of this site.
- a) *Job Creation*: The proposed development will create temporary construction jobs and later will create permanent jobs in the commercial spaces and in property management and maintenance of the apartments.
- a) *Tax Valuation*: Property taxes will increase with the proposed development of this project, and more so due to increased density of units.
- a) *Private Benefits*: The owner is seeking an economic benefit in the development of this property and wishes to ensure economic success through the request for increased density.
- a) *Public Benefits*: The proposed project will make available more apartments to meet the ongoing demand in the neighborhood. The project will bring additional commercial use to this side of the street, increasing walkability and amenities in the vicinity. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition.

The proposed project meets the following conditions, as outlined in the Cincinnati Municipal Code 1445-15:

- a) *The strict application of the Code is unreasonable and would result in practical difficulties:*
Compelling the owner of the building to limit the number of units will significantly impact their return on investment. There is a strong demand for housing units in OTR and the number of units proposed is in line with the make-up of the neighborhood.
- a) *Neighboring properties enjoy a high unit density:* A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request as shown in the comparison chart below. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

Comparison Properties in Zoning District CC-P whose unit density ratios exceed 1/500 SF:

Address	Lot SF	# of Units	SF / Unit	Permitted # of Units*
1808 Race Street	2508	6	418	5
1812 Race Street	2280	6	380	4
1814 Race Street	2270	6	378	4
1834 Race Street	2600	6	433	5
1900/1902 Race Street	4500	14	321	9
1810 Elm Street	3607	13	277	7
1830 Elm Street	2270	5	454	4
1936 Race Street	3923	9	436	7
1401 Walnut	4767	11	433	9
1518 Race	4500	15	300	9
1405 Republic	4125	13	317	8
31 W 13th Street	4660	17	274	9

Witnesses: The proposed project will be represented by the following persons:

- Jason Chamlee (jchamlee@modelgroup.net), Owner Representative, Model Group
- Joe Bodkin (jbodkin@modelgroup.net) – Owner Representative, Model Group
- Samantha Offringa (sam@plattedesign.com) – PM, Platte Architecture & Design
- Michelle Rush (michelle@plattedesign.com) – Job Captain, Platte Architecture & Design
- Melissa Reddy (melissa@plattedesign.com) – Job Captain, Platte Architecture & Design

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Offringa". The signature is fluid and cursive, with a long horizontal stroke at the end.

Samantha Offringa
Architect

116 W. ELDER STREET

CINCINNATI, OH 45202

FINDLAY EXCHANGE RENOVATION

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING. THE BUILDINGS WERE ORIGINALLY TWO SEPARATE STRUCTURES (112-114 W. ELDER & 116 W. ELDER), BUT THEY ARE NOW CONNECTED AND CURRENTLY OPERATE AS ONE BUILDING. THE PARCELS WERE PREVIOUSLY CONSOLIDATED. THE BUILDING IS 4-5 STORIES WITH A FULL BASEMENT. THE BASEMENT WILL REMAIN UNOCCUPIED. THE FIRST FLOOR WILL REMAIN OCCUPIED AND WILL MAINTAIN B & A-2 USES. THE UPPER FLOORS WILL BE USE R-2 APARTMENTS. THE 5TH FLOOR WILL REMAIN AN UNOCCUPIED ATTIC.

THIS PROJECT HAS BEEN SUBMITTED FOR HISTORIC TAX CREDITS WITH THE STATE HISTORIC PRESERVATION OFFICE AND NATIONAL PARK SERVICE.

FIRE PROTECTION

DESIGN/BUILDING
CONTRACTOR TBD UNDER
SEPARATE COVER

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER

MARQUE ENGINEERING
2230 PARK AVENUE, SUITE 100
CINCINNATI, OH 45206
(513) 457-7131

CIVIL ENGINEER

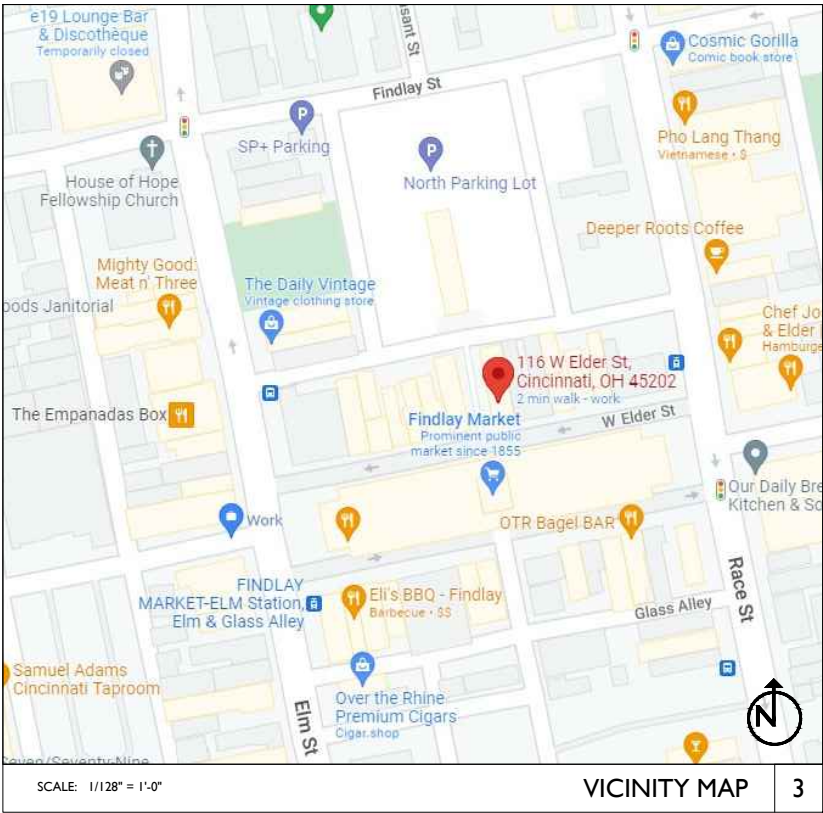
GENESIS DESIGN, LLC.
3439 WELLSTON PLACE
CINCINNATI, OH 45208
(513) 703-2889

ARCHITECT

PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

DEVELOPER

MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-0048



DRAWING INDEX

ARCHITECTURAL DRAWINGS	
SHEET #	SHEET TITLE
A0.00	COVER + INDEX
A0.10	ARCHITECTURAL SITE PLAN
A1.00	EXISTING AND DEMOLITION BASEMENT PLAN
A1.01	EXISTING AND DEMOLITION FIRST FLOOR PLAN
A1.02	EXISTING AND DEMOLITION SECOND FLOOR PLAN
A1.03	EXISTING AND DEMOLITION THIRD FLOOR PLAN
A1.04	EXISTING AND DEMOLITION FOURTH FLOOR PLAN
A1.05	EXISTING AND DEMOLITION FIFTH FLOOR PLAN
A1.06	EXISTING AND DEMOLITION ROOF PLAN
A1.10	PROPOSED BASEMENT PLAN
A1.11	PROPOSED FIRST FLOOR PLAN
A1.12	PROPOSED SECOND FLOOR PLAN
A1.13	PROPOSED THIRD FLOOR PLAN
A1.14	PROPOSED FOURTH FLOOR PLAN
A1.15	PROPOSED FIFTH FLOOR PLAN
A1.16	PROPOSED ROOF PLAN
A2.01	EXISTING AND DEMOLITION SOUTH ELEVATION
A2.02	EXISTING AND DEMOLITION WEST ELEVATION
A2.03	EXISTING AND DEMOLITION NORTH ELEVATION
A2.04	EXISTING AND DEMOLITION EAST LIGHTWELL ELEVATION
A2.05	EXISTING AND DEMOLITION WEST LIGHTWELL ELEVATION
A2.11	PROPOSED SOUTH ELEVATION
A2.12	PROPOSED WEST ELEVATION
A2.13	PROPOSED NORTH ELEVATION
A2.14	PROPOSED EAST LIGHTWELL ELEVATION
A2.15	PROPOSED WEST LIGHTWELL ELEVATION

TYPICAL ABBREVIATIONS				TYPICAL SYMBOLS	
ADJ	ADJACENT	EXG	EXISTING	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR	N.I.S.	NOT IN SCOPE
ALT	ALTERNATE	FDC	FIRE DEPARTMENT CONNECTION	N.T.S.	NOT TO SCALE
ALUM	ALUMINUM	FDN	FOUNDATION	OBC	OHIO BUILDING CODE
APPROX	APPROXIMATELY	F.E	FIRE EXTINGUISHER	O.C.	ON CENTER
APT	APARTMENT	F.F.E	FINISH FLOOR ELEVATION	OPNG	OPENING
BD	BOARD	FLR	FLOOR	OPP	OPPOSITE
BLDG	BUILDING	FTG	FOOTING	O/	OVER
C.L.	CENTER LINE	G.C.	GENERAL CONTRACTOR	PLWD	PLYWOOD
C.J.	CONTROL JOINT	GYP	GYPSUM	PLUMB	PLUMBING
CLG	CLEAR DIMENSION	H.M.	HOLLOW METAL	PT.	PRESSURE TREATED
CLR	CLEAR DIMENSION	HR	HOUR	RCP	REFLECTED CEILING PLAN
C.M.U.	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL HEATING, VENTILATION, & AIR CONDITIONING	REQ	REQUIRED
COL	COLUMN	HVAC	HVAC	REV	REVISED/REVISION
CONC	CONCRETE	INCL	INCLUDED/ INCLUDING	R.O.	ROUGH OPENING
CONT	CONTINUOUS/ CONTINUED	INFO	INFORMATION	R.O.W.	RIGHT OF WAY
CONTR	CONTRACTOR	INSUL	INSULATED/ INSULATING	SECT	SECTION
DIAG	DIAGONAL	INT	INTERIOR	SIM	SIMILAR
DIA or Ø	DIAMETER	LL	LIVE LOAD	SF	SQUARE FEET
DIM(S)	DIMENSION(S)	MATL	MATERIAL	SPEC	SPECIFICATION
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MECH	MECHANICAL	STRUCT	STRUCTURAL
		MEP	ELECTRICAL & PLUMBING	T.O. or T/	TONGUE & GROOVE
				TYP	TYPICAL
				U.N.O.	UNLESS NOTED OTHERWISE
				V.B.	VERTICAL
				V.I.F. or ±	VERIFY IN FIELD
				W/	WITH
				W/O	WITHOUT
				WD	WOOD



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Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A0.00



NOT FOR CONSTRUCTION

SITE |

PROPOSED PROJECT:

RENOVATION FOR:

116 W. ELDER STREET

FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Revisions

Progress Dates
02/25/2022 - HCB SUBMISSION

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A0.10

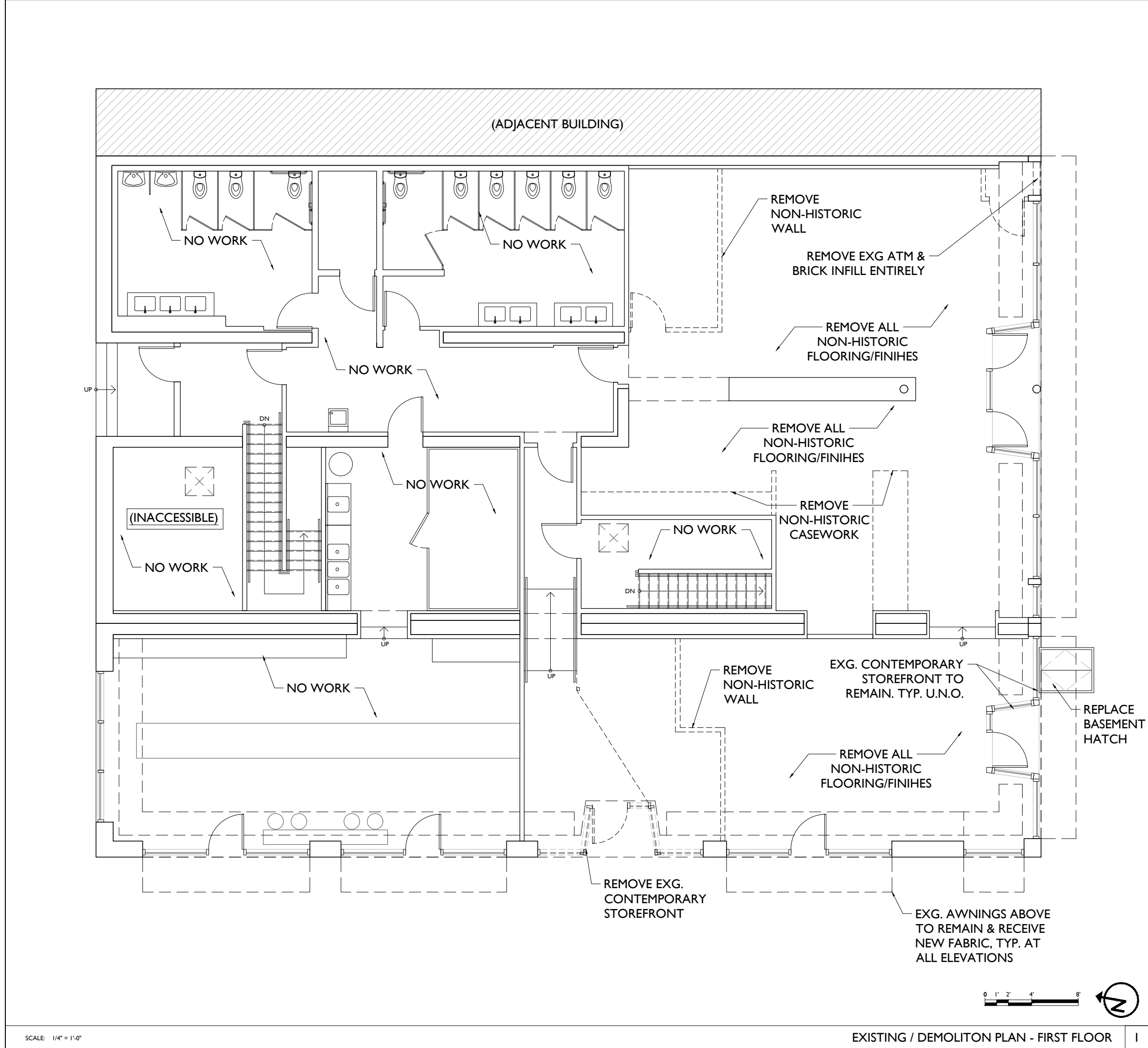


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AI.00

81810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR



DEMOLITION PLANS & ELEVATIONS | # | KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

KEYNOTE

EXISTING EXTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO REMAIN

DEMO EXISTING WALL/ELEMENT

DEMO EXISTING MASONRY WALL

OBJECT OVERHEAD

EXISTING FLOOR/ROOF TO BE REMOVED

PROVIDE SHORING AS REQUIRED.

EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.

ELEVATION TAG

CH: X'-X" CEILING HEIGHT TAG

HISTORIC OPENING TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

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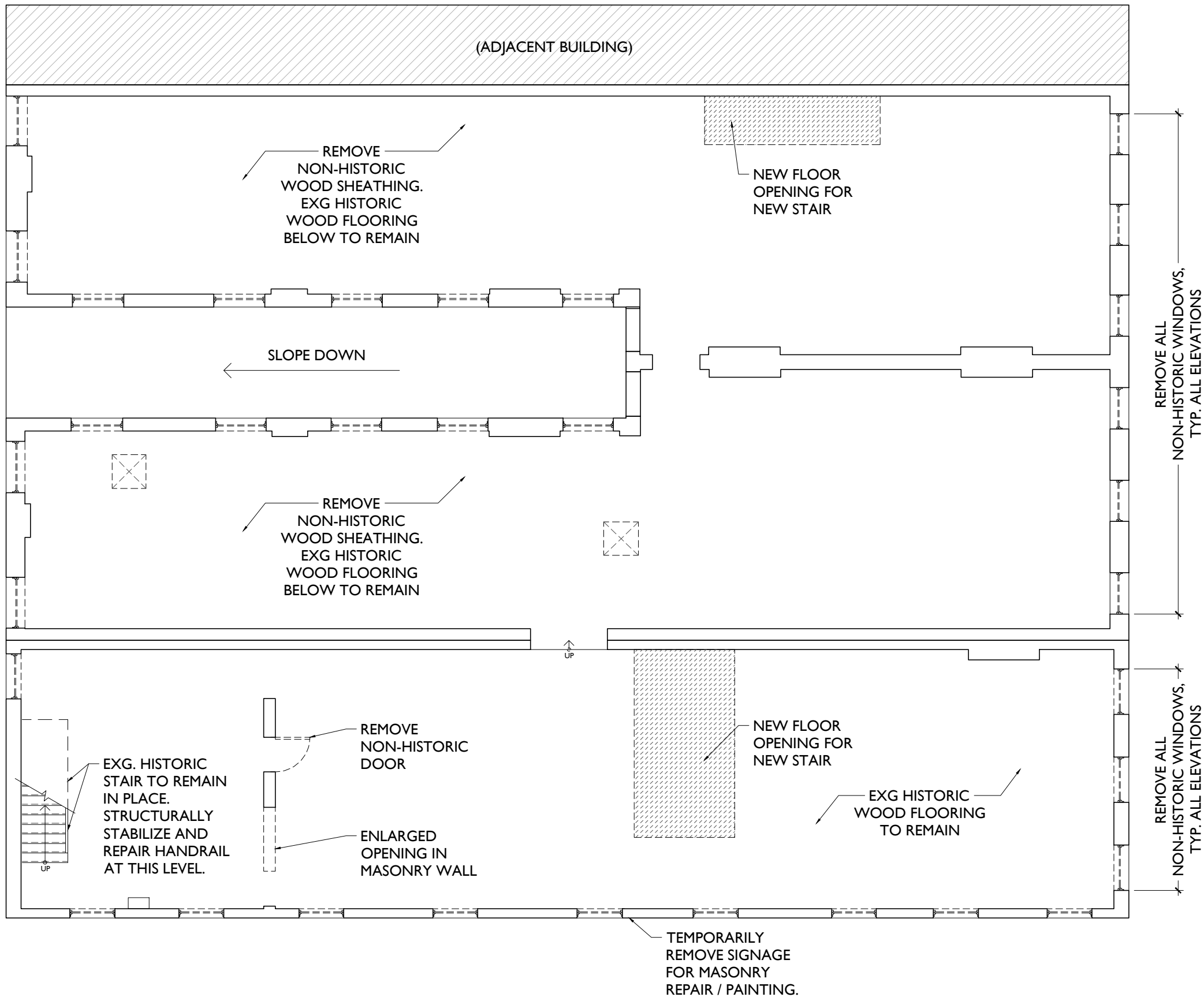
Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Job No: 22005 02.25.2022

AI.01



DEMOLITION PLANS GRAPHIC KEY:	
KEYNOTE	EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.
EXISTING EXTERIOR WALL TO REMAIN	ELEVATION TAG
EXISTING INTERIOR WALL TO REMAIN	CH: X'-X" CEILING HEIGHT TAG
DEMO EXISTING WALL/ELEMENT	HISTORIC OPENING TAG
DEMO EXISTING MASONRY WALL	
OBJECT OVERHEAD	
EXISTING FLOOR/ROOF TO BE REMOVED	
PROVIDE SHORING AS REQUIRED.	

DEMOLITION PLANS & ELEVATIONS | # | KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

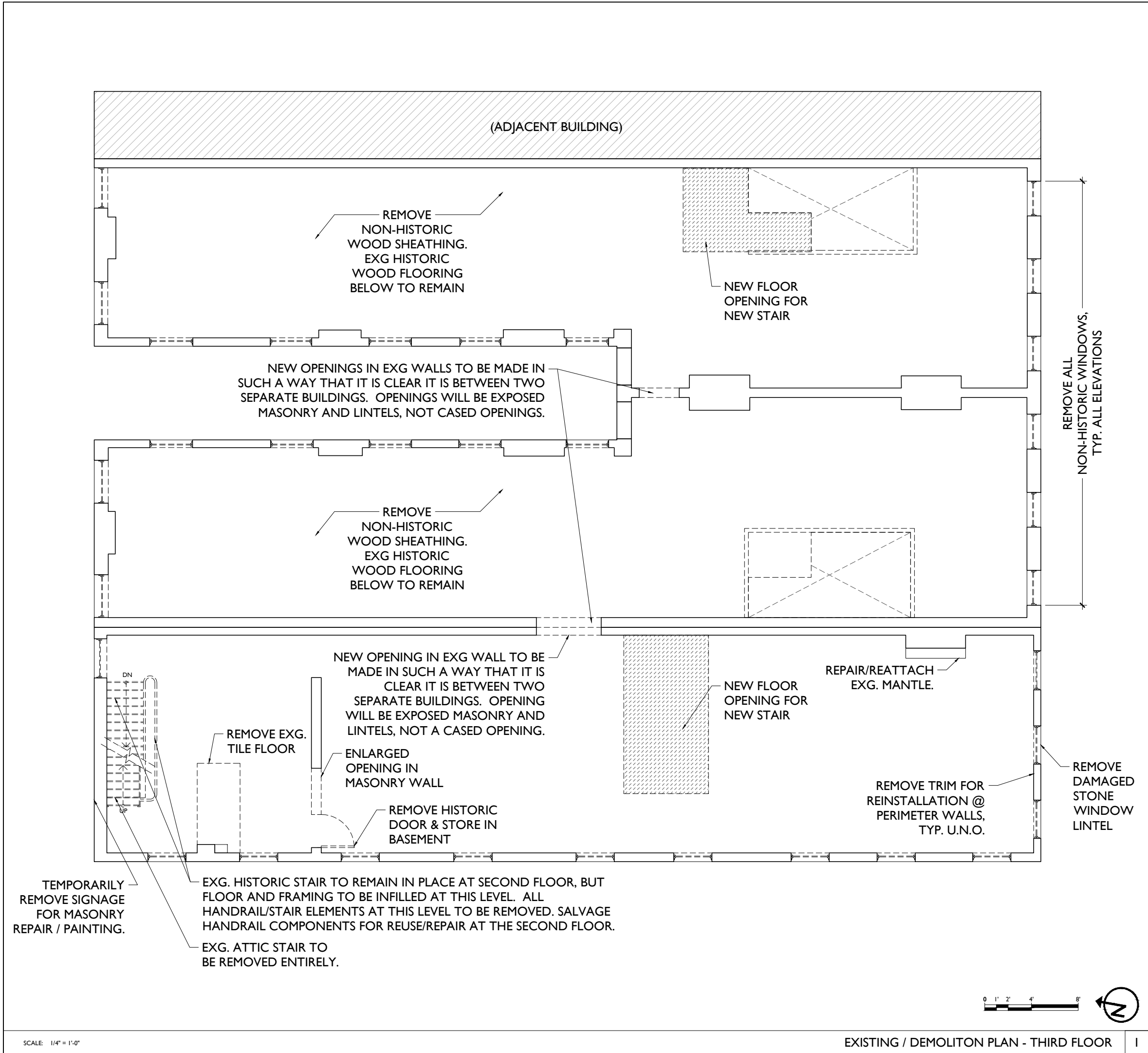
Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A1.02



DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

KEYNOTE

EXISTING EXTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO REMAIN

DEMO EXISTING WALL/ELEMENT

DEMO EXISTING MASONRY WALL

OBJECT OVERHEAD

EXISTING FLOOR/ROOF TO BE REMOVED

PROVIDE SHORING AS REQUIRED.

EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.

ELEVATION TAG

CH: X'-X" CEILING HEIGHT TAG

HISTORIC OPENING TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

116 W. ELDER STREET

FINDLAY EXCHANGE

CINCINNATI, OH 45202

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02/25/2022 - HCB SUBMISSION

Revisions

Design Team:

MR, TB, SO, MR

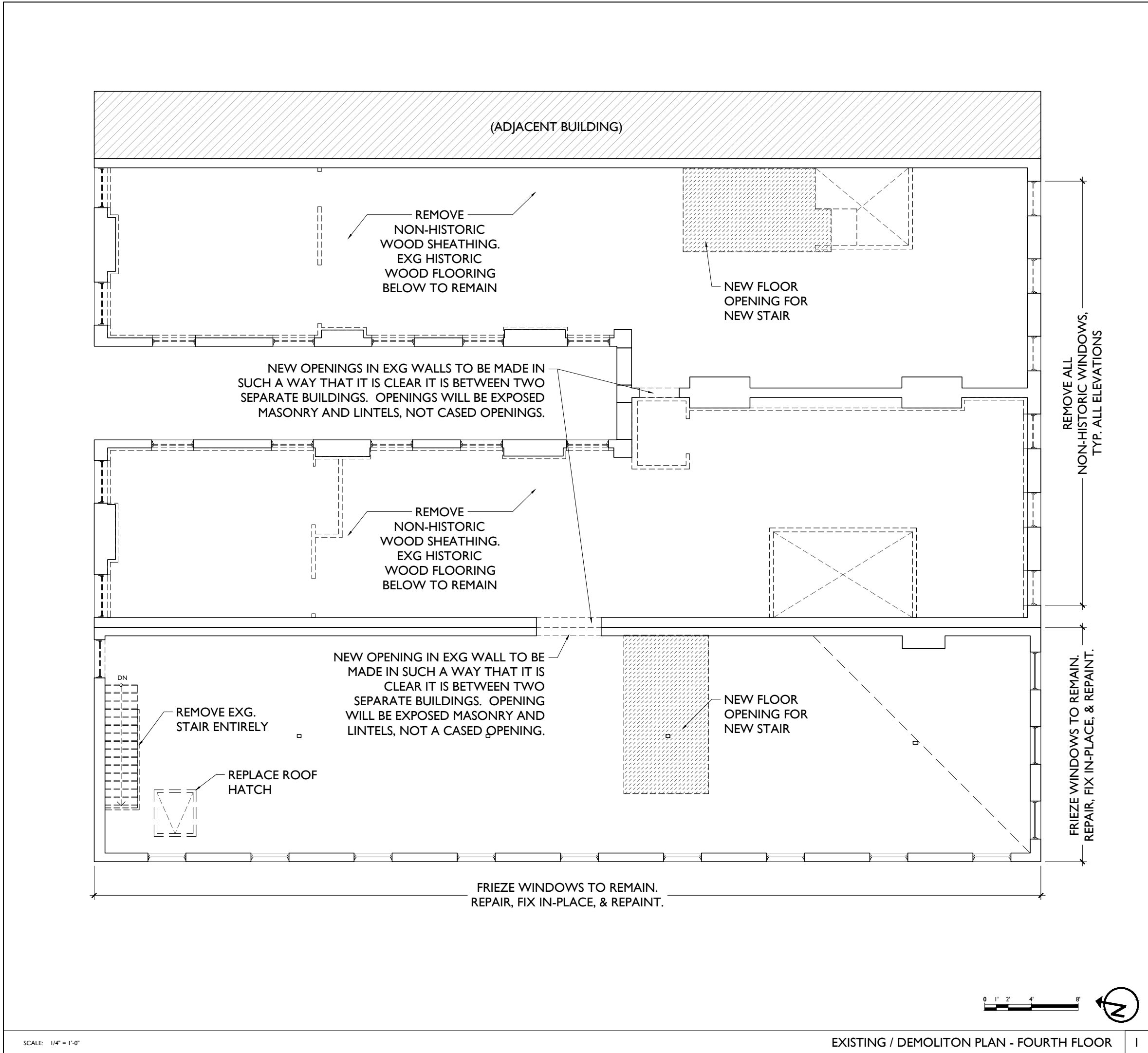
Drawn by:

TB, MR

Job No: 22005

02.25.2022

AI.03



DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

#

KEYNOTE

EXISTING EXTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO REMAIN

DEMO EXISTING WALL/ELEMENT

////

DEMO EXISTING MASONRY WALL

OBJECT OVERHEAD

EXISTING FLOOR/ROOF TO BE REMOVED

PROVIDE SHORING AS REQUIRED.

EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.

X'-X"

ELEVATION TAG

CH: X'-X"

CEILING HEIGHT TAG

100A

HISTORIC OPENING TAG

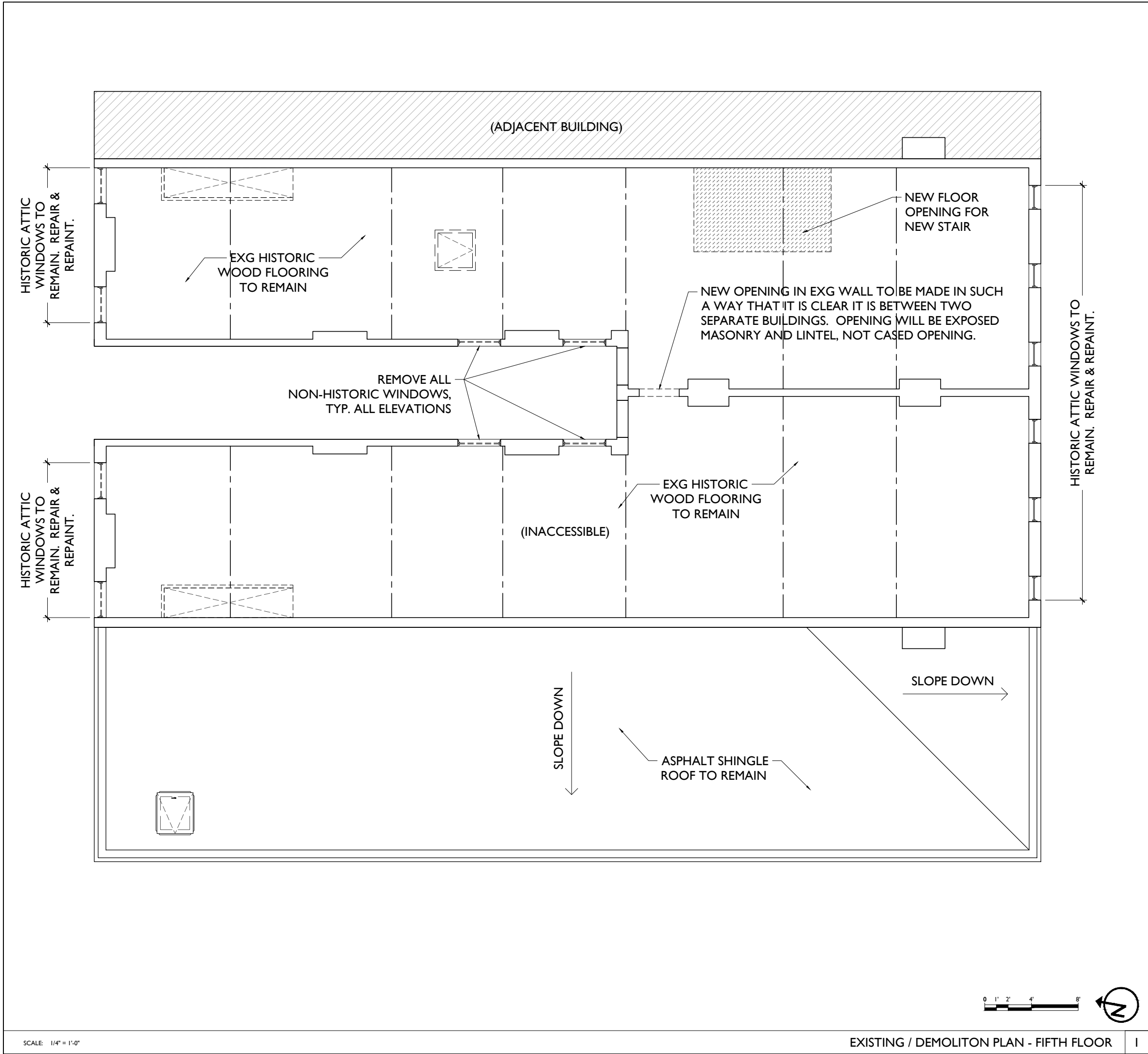
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PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

AI.04

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02/25/2022 - HCB SUBMISSION
Revisions
Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR



DEMOLITION PLANS & ELEVATIONS # KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

#	KEYNOTE	---	EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.
---	EXISTING EXTERIOR WALL TO REMAIN	X'-X"	ELEVATION TAG
---	EXISTING INTERIOR WALL TO REMAIN	CH: X'-X"	CEILING HEIGHT TAG
---	DEMO EXISTING WALL/ELEMENT	100A	HISTORIC OPENING TAG
////	DEMO EXISTING MASONRY WALL		
---	OBJECT OVERHEAD		
---	EXISTING FLOOR/ROOF TO BE REMOVED		
---	PROVIDE SHORING AS REQUIRED.		

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

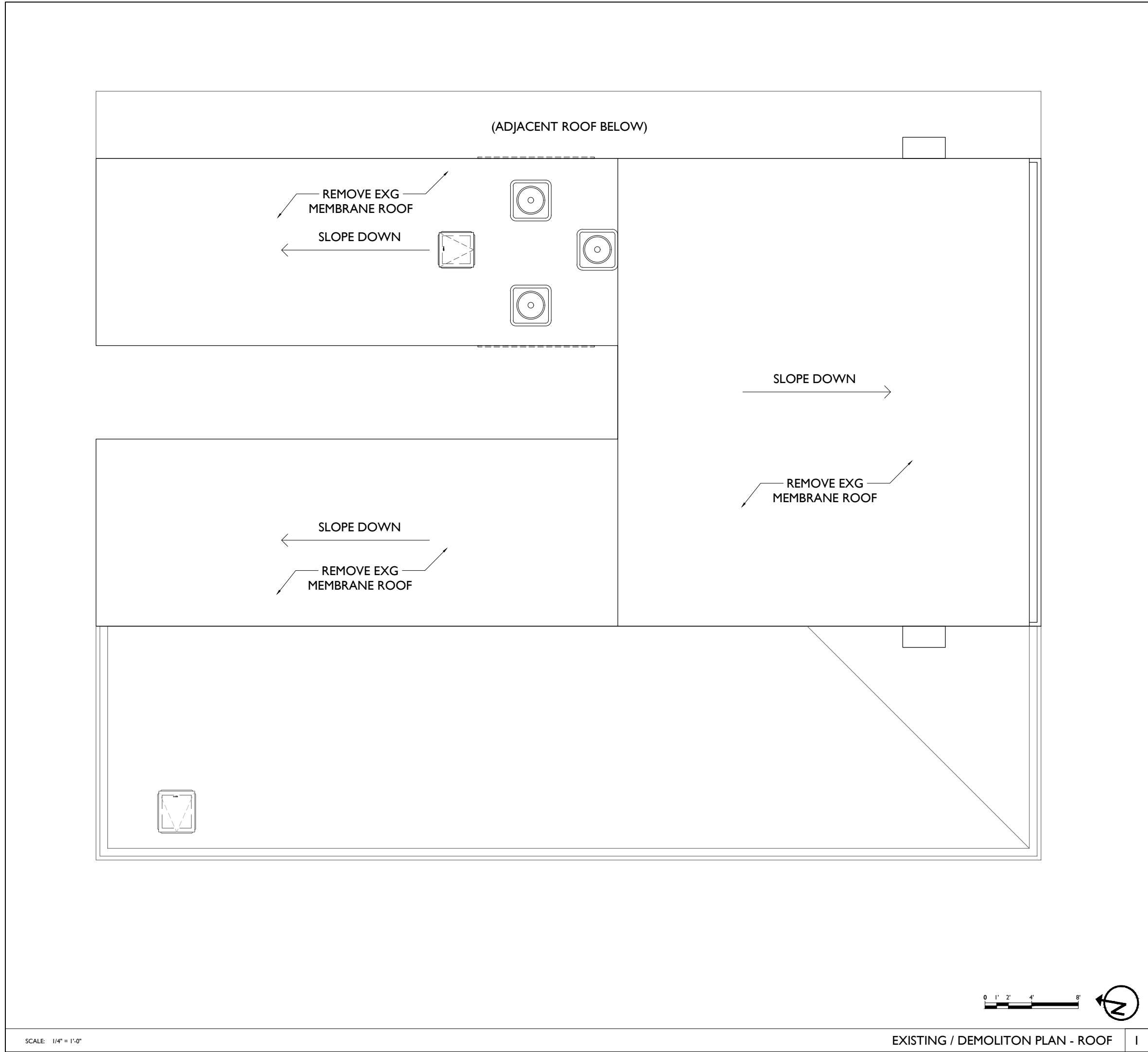
A1.05

Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

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DEMOLITION PLANS & ELEVATIONS [#] KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

[#] KEYNOTE	--- EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.
--- EXISTING EXTERIOR WALL TO REMAIN	X'-X" ELEVATION TAG
--- EXISTING INTERIOR WALL TO REMAIN	CH: X'-X" CEILING HEIGHT TAG
--- DEMO EXISTING WALL/ELEMENT	[100A] HISTORIC OPENING TAG
//// DEMO EXISTING MASONRY WALL	
--- OBJECT OVERHEAD	
--- EXISTING FLOOR/ROOF TO BE REMOVED	
--- PROVIDE SHORING AS REQUIRED.	

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

AI.06

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Revisions

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[illegible]

	PARTITION TYPE: SEE SHEET A6.00		NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01
	KEYNOTE		AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
	EXISTING EXTERIOR/BEARING WALL		DOOR TAG. SEE SCHEDULE: A6.20
	EXISTING INTERIOR WALL		WINDOW DESIGNATION. SEE A6.30
	NEW PARTITION WALL		STOREFRONT DESIGNATION. SEE A6.10
	NEW MASONRY WALL		NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	OBJECT OVERHEAD		EMERGENCY EGRESS EXIT
	1-HR FIRE RATING: SEE SHEET A6.00		OPENING CONTAINS SAFETY GLAZING
	2-HR FIRE RATING: SEE SHEET A6.00		ELEVATION TAG
	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS		

AI.10

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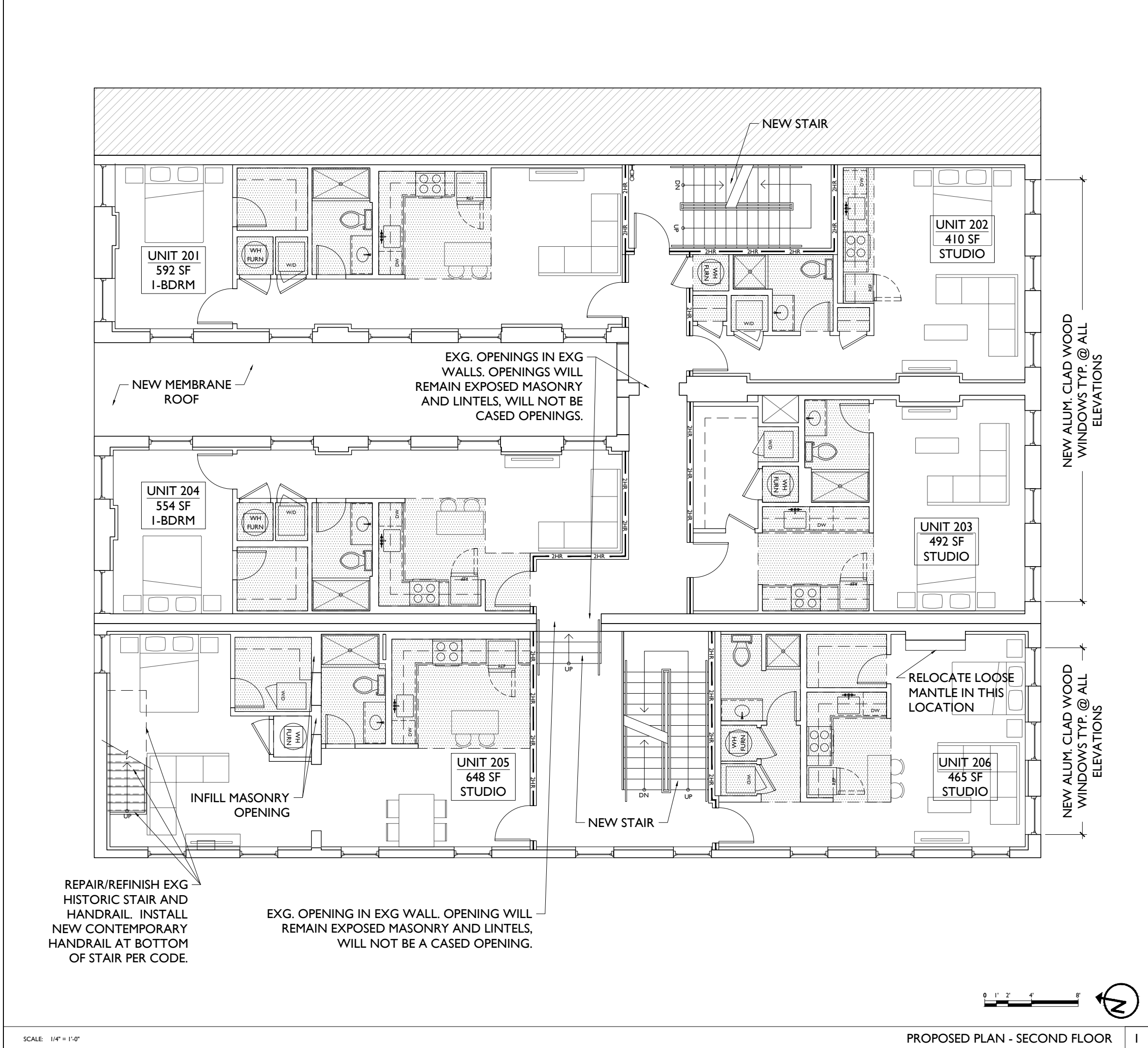


PROPOSED PLAN - FIRST FLOOR

NEW WORK PLANS GRAPHIC KEY:	
SEE SHEET A6.00	NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01
PRIOR/BEARING WALL	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE SEE KEYNOTES + A6.00
PRIOR WALL	DOOR TAG. SEE SCHEDULE: A6.20
IN WALL	WINDOW DESIGNATION. SEE A6.30
Y WALL	STOREFRONT DESIGNATION. SEE A6.10
HEAD	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
ING: SEE SHEET A6.00	EMERGENCY EGRESS EXIT
ING: SEE SHEET A6.00	OPENING CONTAINS SAFETY GLAZING
FRAMING TO MATCH STRUCT DWGS	ELEVATION TAG

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Al.II



NEW WORK PLANS & ELEVATIONS | # | KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00

2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE: SEE KEYNOTES + A6.00

DOOR TAG. SEE SCHEDULE: A6.20

WINDOW DESIGNATION: SEE A6.30

STOREFRONT DESIGNATION: SEE A6.10

NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)

EMERGENCY EGRESS EXIT

SG OPENING CONTAINS SAFETY GLAZING

ELEVATION TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

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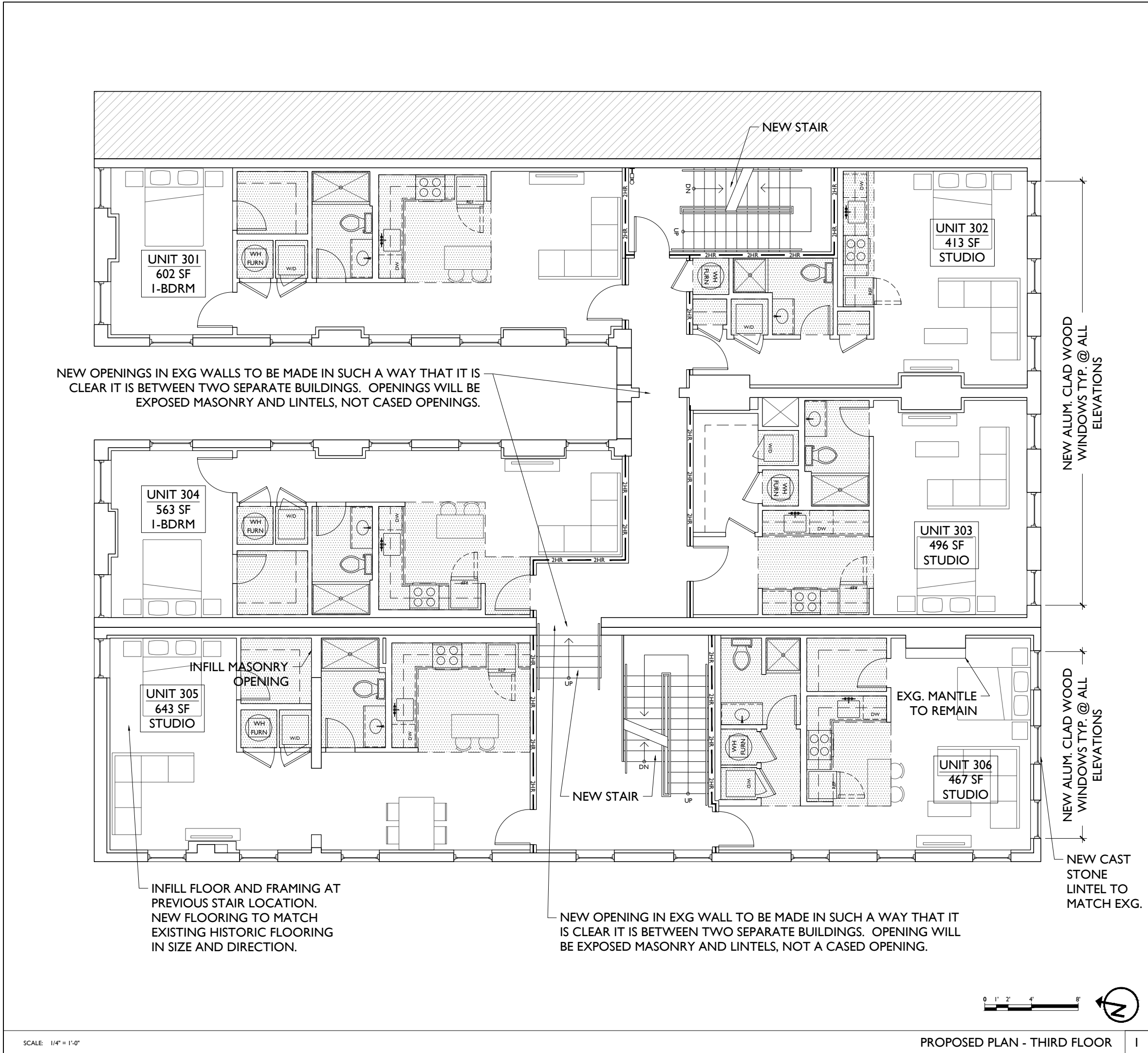
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Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

AI.12



NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00

2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS

NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE: SEE KEYNOTES + A6.00

DOOR TAG: SEE SCHEDULE: A6.20

WINDOW DESIGNATION: SEE A6.30

STOREFRONT DESIGNATION: SEE A6.10

NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)

EMERGENCY EGRESS EXIT

OPENING CONTAINS SAFETY GLAZING

ELEVATION TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A1.13

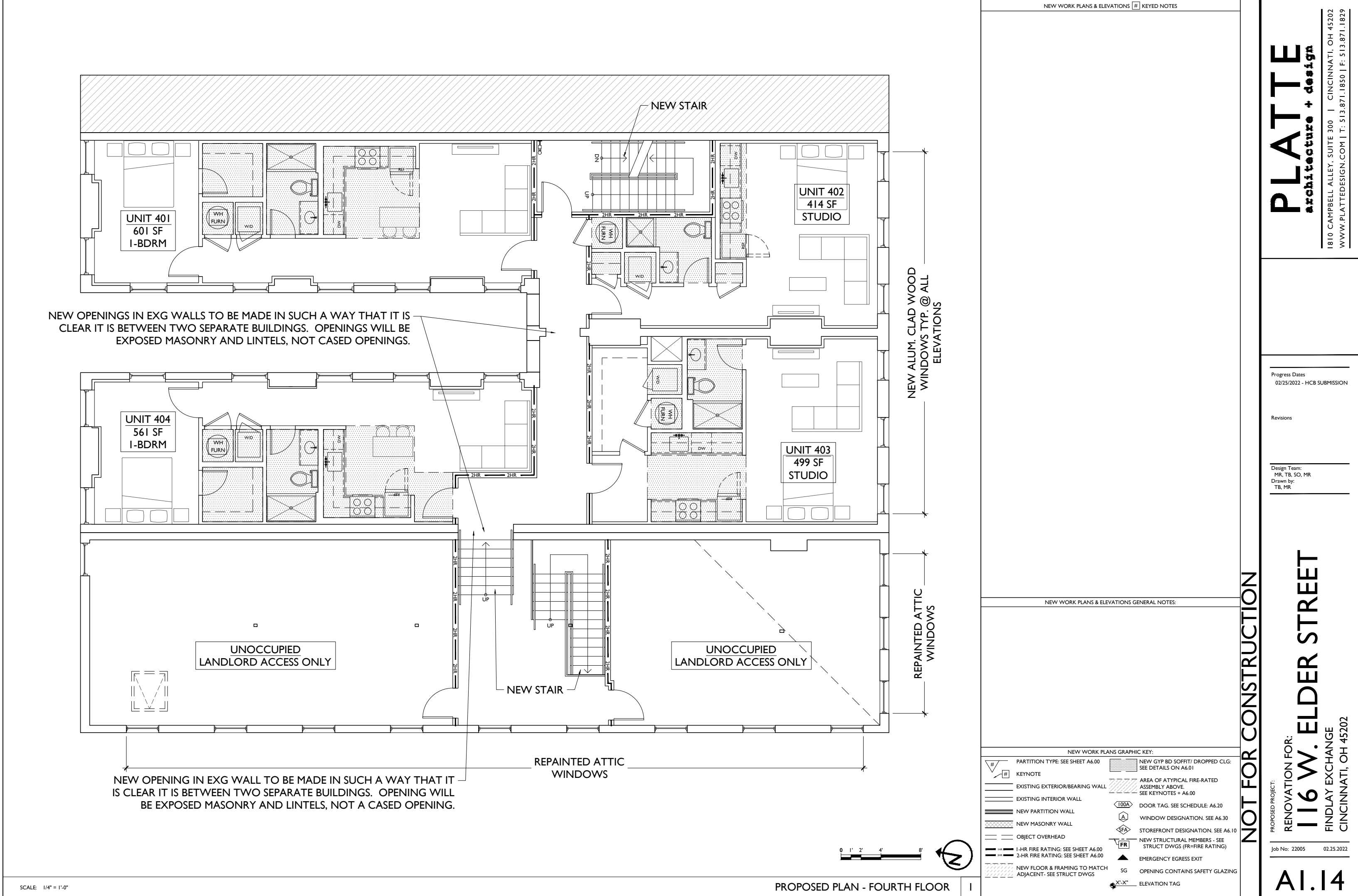
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Revisions

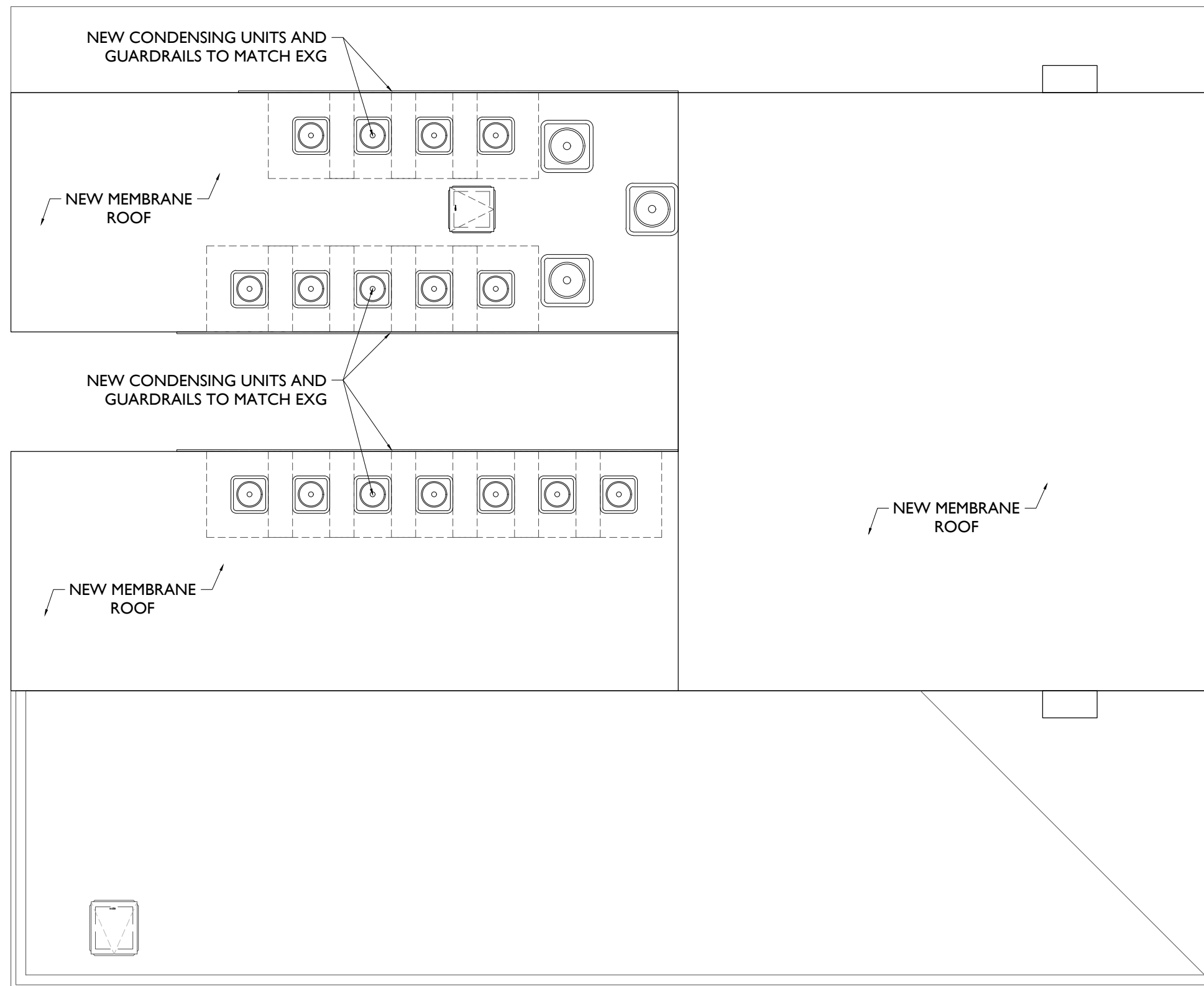
Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR





Job No: 22005 02.25.2022

AI.15



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

PROPOSED PLAN - ROOF

1

NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

	PARTITION TYPE: SEE SHEET A6.00		NEW GYP DB SOFFT/ DROPPED CLG: SEE DETAILS ON A6.01
	KEYNOTE		AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
	EXISTING EXTERIOR/BEARING WALL		DOOR TAG. SEE SCHEDULE A6.20
	EXISTING INTERIOR WALL		WINDOW DESIGNATION. SEE A6.30
	NEW PARTITION WALL		STOREFRONT DESIGNATION. SEE A6.10
	NEW MASONRY WALL		NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	OBJECT OVERHEAD		EMERGENCY EGRESS EXIT
	1-HR FIRE RATING: SEE SHEET A6.00		OPENING CONTAINS SAFETY GLAZING
	2-HR FIRE RATING: SEE SHEET A6.00		5G
	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS		ELEVATION TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:

Job No: 22005 02.25.2022

AI.16

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PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

A2.01

NOT FOR CONSTRUCTION



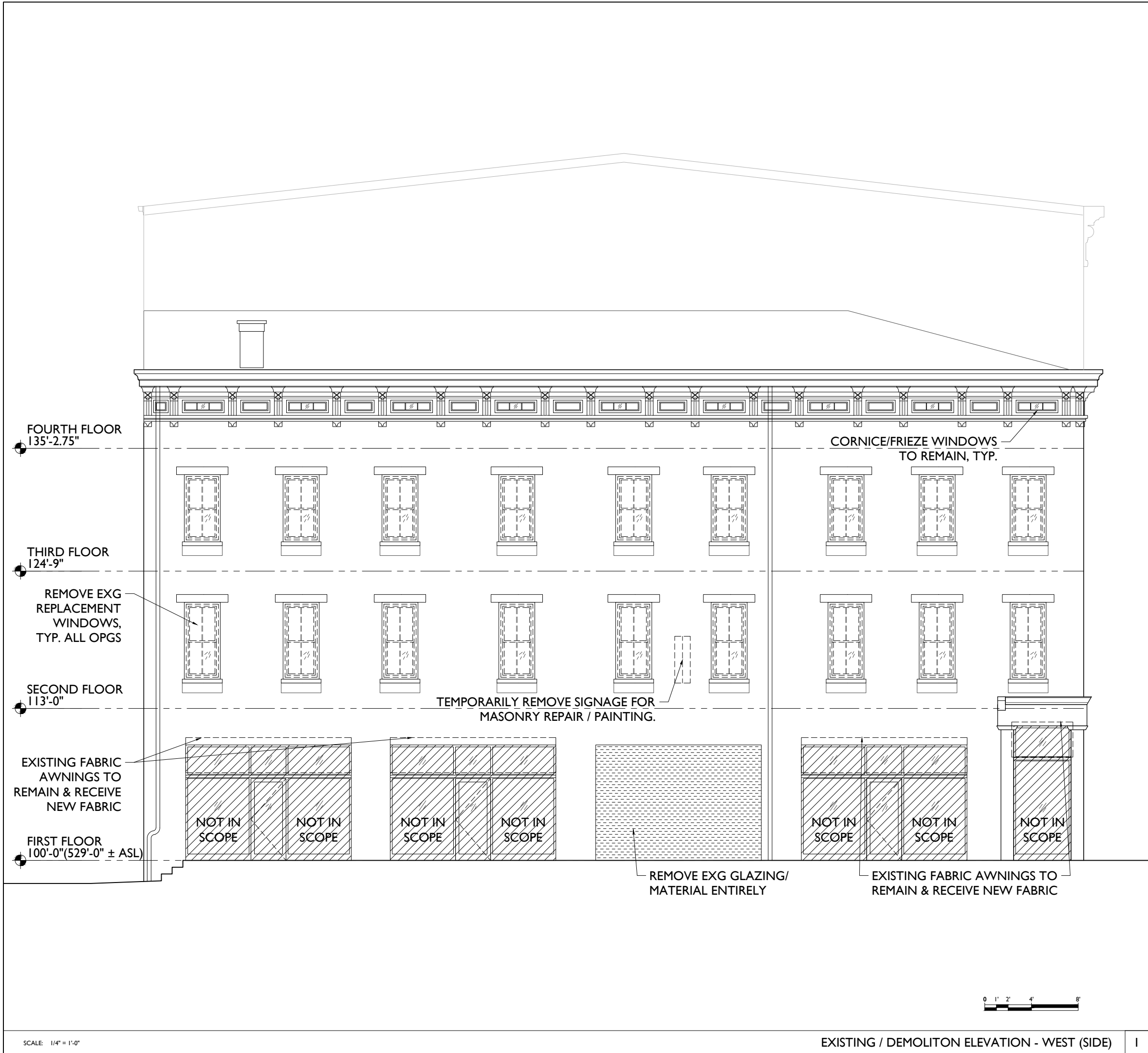
SCALE: 1/4" = 1'-0"

EXISTING / DEMOLITON ELEVATION - SOUTH (FRONT)

1

DEMOLITION PLANS GRAPHIC KEY:

	KEYNOTE		EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED.
	EXISTING EXTERIOR WALL TO REMAIN		ELEVATION TAG
	EXISTING INTERIOR WALL TO REMAIN		CEILING HEIGHT TAG
	DEMO EXISTING WALL/ELEMENT		HISTORIC OPENING TAG
	DEMO EXISTING MASONRY WALL		
	OBJECT OVERHEAD		
	EXISTING FLOOR/ROOF TO BE REMOVED PROVIDE SHORING AS REQUIRED.		



DEMOLITION PLANS & ELEVATIONS [H] KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

[H] KEYNOTE

EXISTING EXTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO REMAIN

DEMO EXISTING WALL/ELEMENT

DEMO EXISTING MASONRY WALL

OBJECT OVERHEAD

EXISTING FLOOR/ROOF TO BE REMOVED

PROVIDE SHORING AS REQUIRED.

EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.

ELEVATION TAG

CH: X'-X" CEILING HEIGHT TAG

HISTORIC OPENING TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
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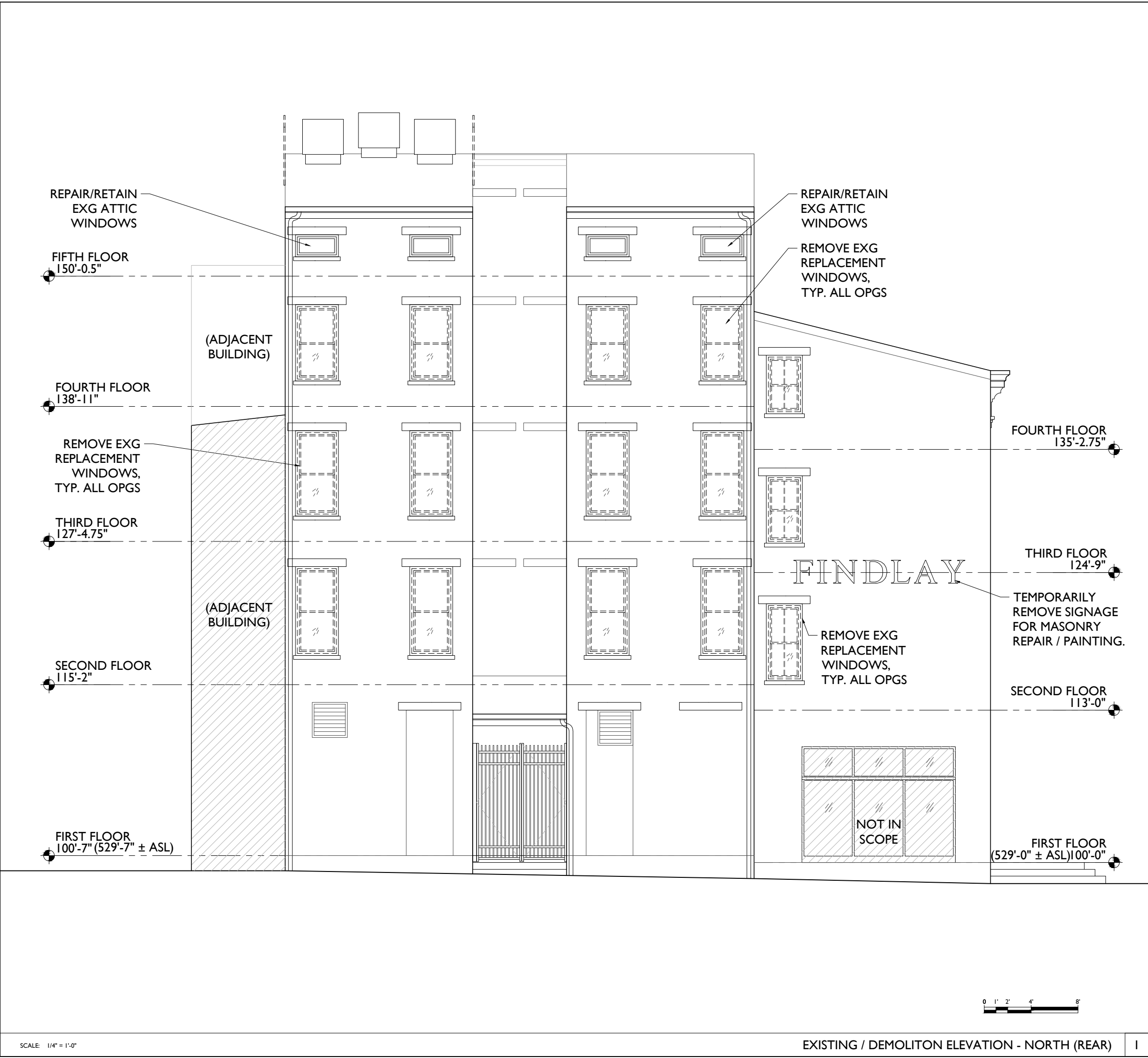
Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Job No: 22005 02.25.2022

A2.02



DEMOLITION PLANS & ELEVATIONS [#] KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

[#] KEYNOTE

[---] EXISTING EXTERIOR WALL TO REMAIN

[---] EXISTING INTERIOR WALL TO REMAIN

[- - -] DEMO EXISTING WALL/ELEMENT

[// //] DEMO EXISTING MASONRY WALL

[---] OBJECT OVERHEAD

[- - -] EXISTING FLOOR/ROOF TO BE REMOVED

[- - -] PROVIDE SHORING AS REQUIRED.

[---] EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED.

[X'-X"] ELEVATION TAG

[CH: X'-X"] CEILING HEIGHT TAG

[100A] HISTORIC OPENING TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

116 W. ELDER STREET

FINDLAY EXCHANGE

CINCINNATI, OH 45202

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Revisions

Design Team:

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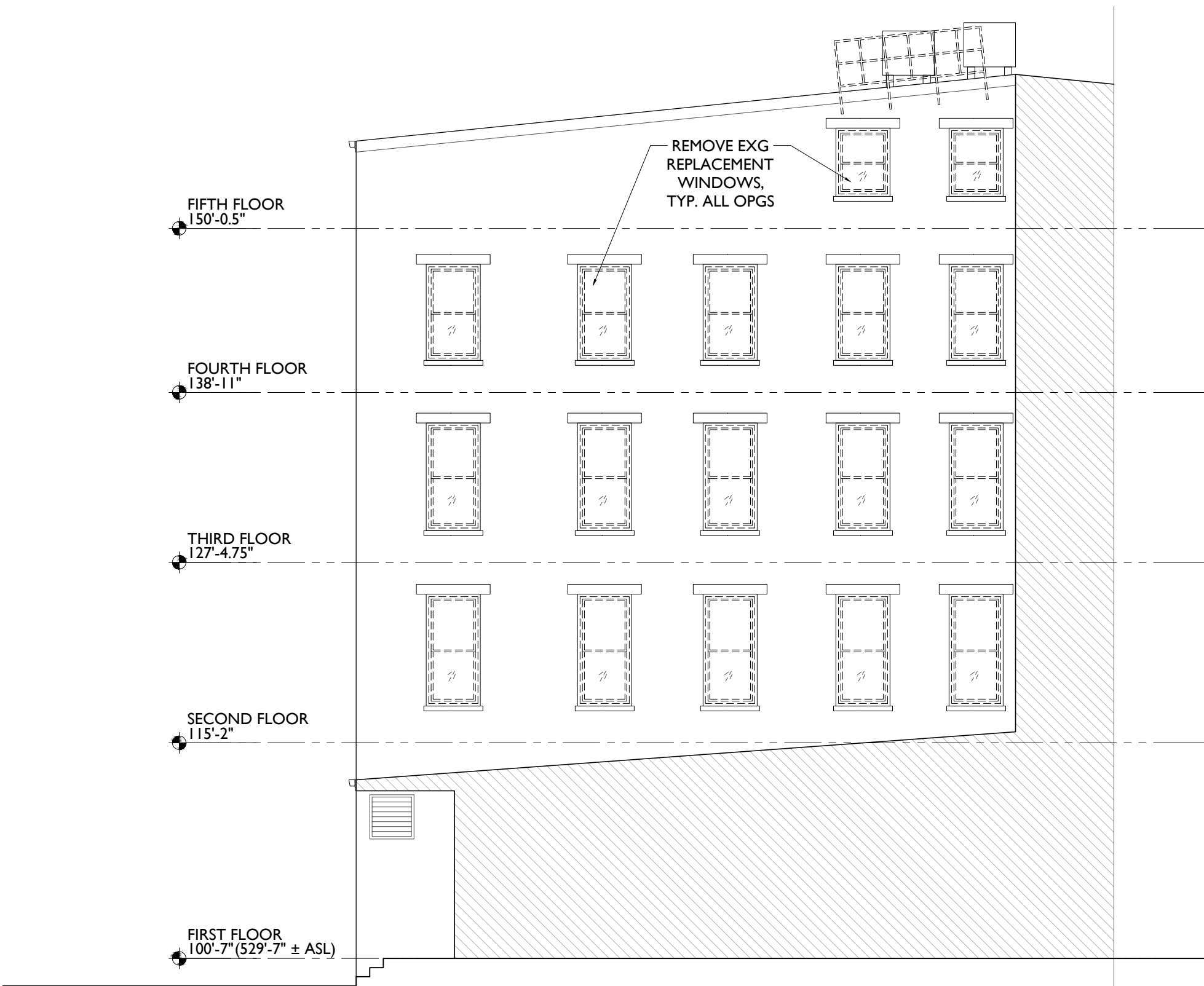
Drawn by:

TB, MR

Job No: 22005

02.25.2022

A2.03



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

EXISTING / DEMOLITON ELEVATION - EAST LIGHTWELL

I

DEMOLITION PLANS & ELEVATIONS | # | KEYED NOTES

DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:

DEMOLITION PLANS GRAPHIC KEY:

- | | |
|-----------------------------------|---|
| KEYNOTE | EXISTING STRUCTURAL MEMBER, PROVIDE SHORING AS REQUIRED. |
| EXISTING EXTERIOR WALL TO REMAIN | ELEVATION TAG |
| EXISTING INTERIOR WALL TO REMAIN | CH: X'-X" CEILING HEIGHT TAG |
| DEMO EXISTING WALL/ELEMENT | 100A HISTORIC OPENING TAG |
| DEMO EXISTING MASONRY WALL | |
| OBJECT OVERHEAD | |
| EXISTING FLOOR/ROOF TO BE REMOVED | |
| PROVIDE SHORING AS REQUIRED. | |

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

116 W. ELDER STREET

FINDLAY EXCHANGE

CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A2.04

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

EXISTING / DEMOLITION ELEVATION - WEST LIGHTWELL

DEMOLITION PLANS & ELEVATIONS	# KEYED NOTES
DEMOLITION PLANS & ELEVATIONS GENERAL NOTES:	
DEMOLITION PLANS GRAPHIC KEY:	
KEYNOTE EXISTING EXTERIOR WALL TO REMAIN EXISTING INTERIOR WALL TO REMAIN DEMO EXISTING WALL/ELEMENT DEMO EXISTING MASONRY WALL OBJECT OVERHEAD EXISTING FLOOR/ROOF TO BE REMOVED PROVIDE SHORING AS REQUIRED.	EXISTING STRUCTURAL MEMBER. PROVIDE SHORING AS REQUIRED. ELEVATION TAG CEILING HEIGHT TAG HISTORIC OPENING TAG

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

116 W

16w.

FINDLAY EXCHANGE

CINCINNATI, OH 45

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Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

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PROPOSED PROJECT:
RENOVATION FOR:
1116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

A2.05



NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NOT FOR CONSTRUCTION

NEW WORK PLANS GRAPHIC KEY:

PARTITION TYPE: SEE SHEET A6.00	NEW GYP BD SOFFIT/ DROPPED CLG.: SEE DETAILS ON A6.01
EXISTING EXTERIOR/BEARING WALL	AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE: SEE KEYNOTES + A6.00
EXISTING INTERIOR WALL	DOOR TAG: SEE SCHEDULE: A6.20
NEW PARTITION WALL	WINDOW DESIGNATION: SEE A6.30
NEW MASONRY WALL	STOREFRONT DESIGNATION: SEE A6.10
OBJECT OVERHEAD	NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
1-HR FIRE RATING: SEE SHEET A6.00	EMERGENCY EGRESS EXIT
2-HR FIRE RATING: SEE SHEET A6.00	SG OPENING CONTAINS SAFETY GLAZING
NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS	ELEVATION TAG

PROPOSED PROJECT:

RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

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Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Job No: 22005 02.25.2022

A2.11



NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

#

#

KEYNOTE

EXISTING EXTERIOR/BEARING WALL

EXISTING INTERIOR WALL

NEW PARTITION WALL

NEW MASONRY WALL

OBJECT OVERHEAD

1-HR FIRE RATING: SEE SHEET A6.00

2-HR FIRE RATING: SEE SHEET A6.00

NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS

100A

A

SFA

FR

DOOR TAG. SEE SCHEDULE: A6.20

WINDOW DESIGNATION. SEE A6.30

STOREFRONT DESIGNATION. SEE A6.10

NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)

▲

SG

X'-X"

EMERGENCY EGRESS EXIT

OPENING CONTAINS SAFETY GLAZING

ELEVATION TAG

NEW GYP BD SOFFIT/ DROPPED CLG. SEE DETAILS ON A6.01

AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00

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PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Job No: 22005 02.25.2022

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Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

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

PROPOSED ELEVATION - WEST (SIDE)

I



NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

ILGWU

10. VAV.

FINDLAY EXCHANGE

CINCINNATI, OH 45206

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

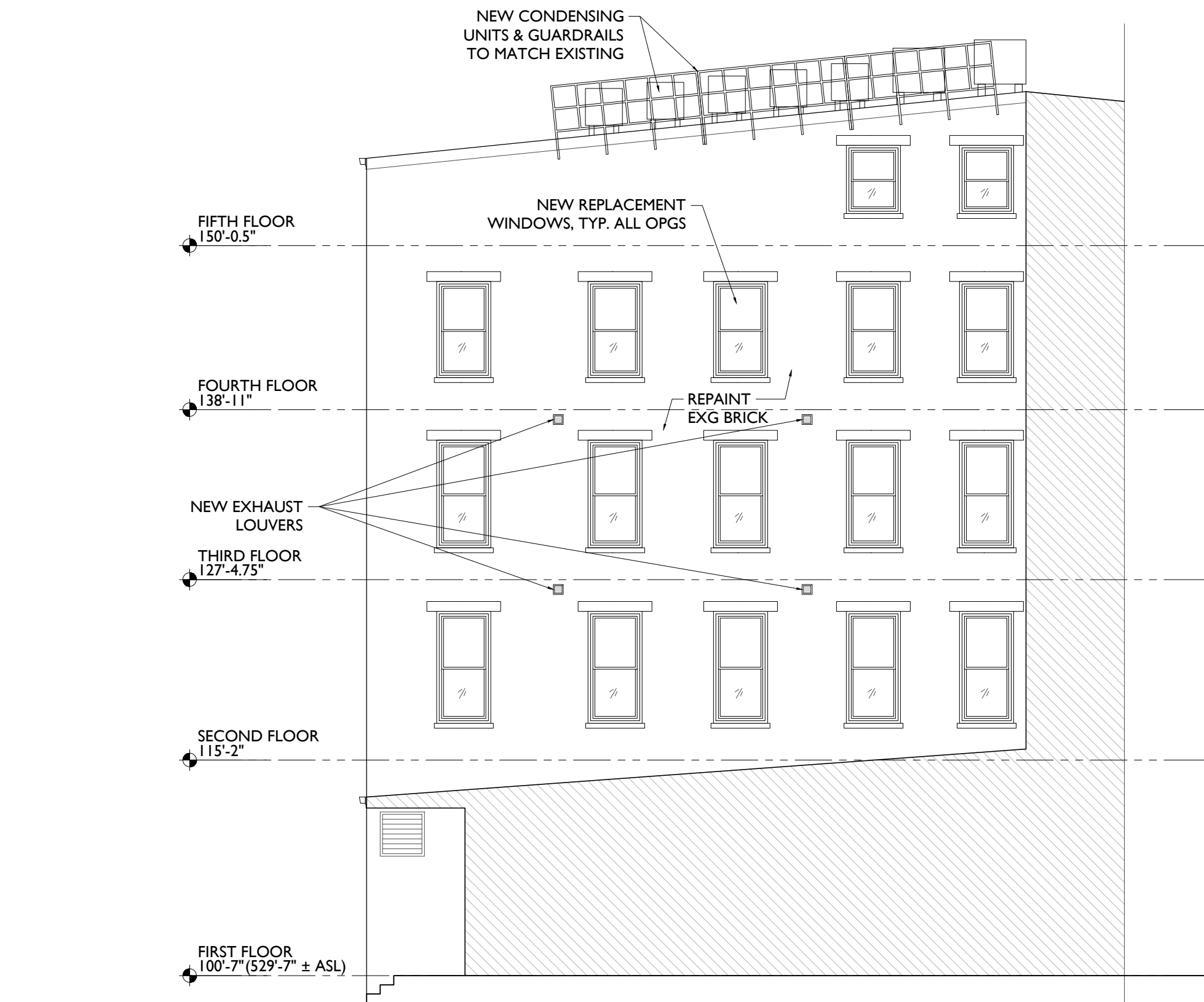
Revisions

Progress Dates
02/25/2022 - HCB SUBMISSION

PLATTE
architecture + design

810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

A2.13



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

PROPOSED ELEVATION - EAST LIGHTWELL

NEW WORK PLANS GRAPHIC KEY:			
	PARTITION TYPE: SEE SHEET A6.00		NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01
	KEYNOTE		AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE KEYNOTES + A6.00
	EXISTING EXTERIOR/BEARING WALL		DOOR TAG. SEE SCHEDULE: A6.20
	EXISTING INTERIOR WALL		WINDOW DESIGNATION. SEE A6.30
	NEW PARTITION WALL		STOREFRONT DESIGNATION. SEE A6.10
	NEW MASONRY WALL		NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	OBJECT OVERHEAD		EMERGENCY EGRESS EXIT
	1-HR FIRE RATING: SEE SHEET A6.00		OPENING CANS SAFETY GLAZING
	2-HR FIRE RATING: SEE SHEET A6.00		ELEVATION TAG
	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS		

NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NOT FOR CONSTRUCTION

PROPOSED PROJECT:

RENOVATION FOR:

116 W. EL
FINDLAY EXCHANGE
CINCINNATI, OH 45202

Progress Dates
02/25/2022 - HCB SUBMISSION

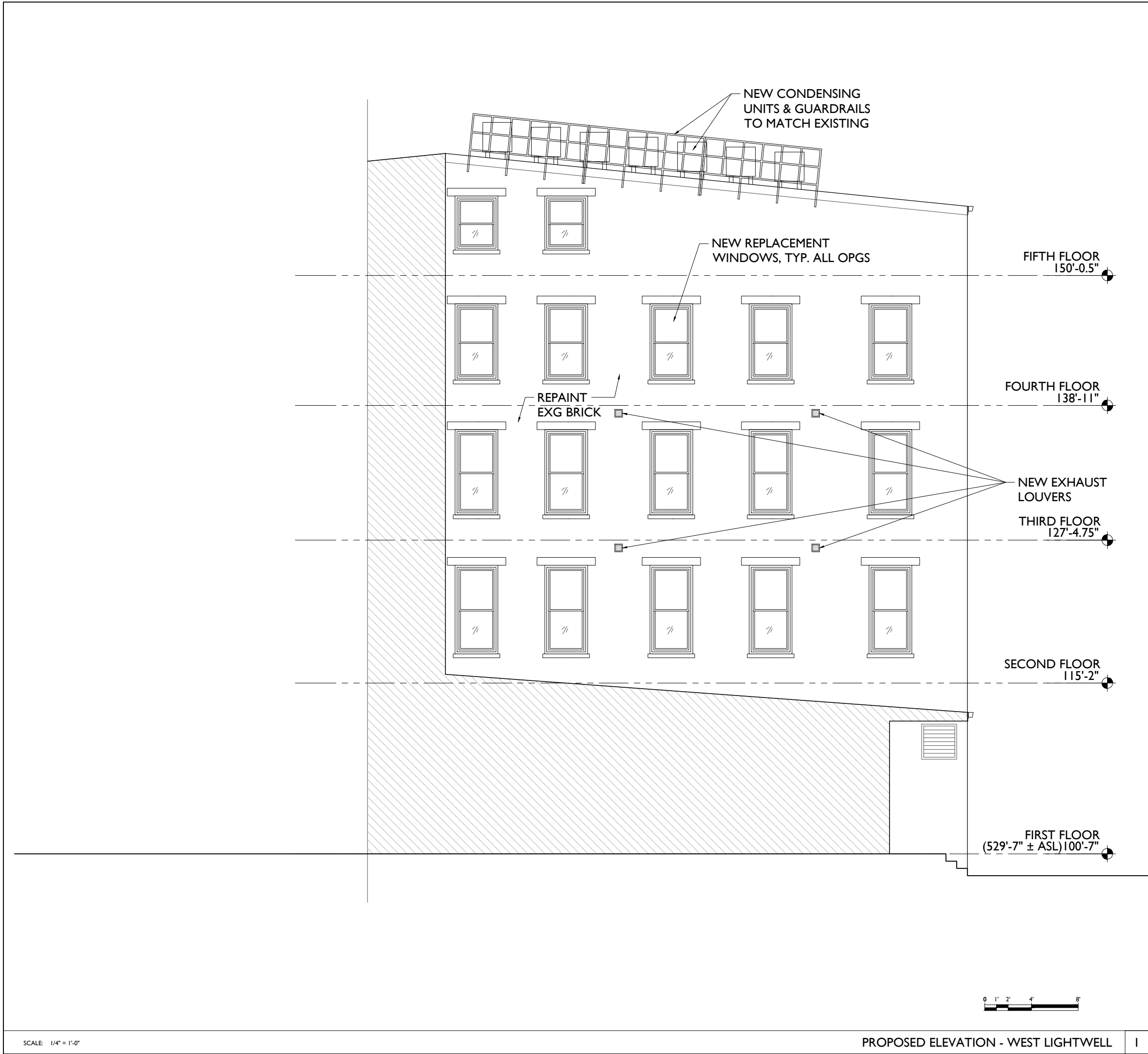
Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

PLATTE
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A2.14



NEW WORK PLANS & ELEVATIONS # KEYED NOTES

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

NEW WORK PLANS GRAPHIC KEY:

	PARTITION TYPE: SEE SHEET A6.00		NEW GYP BD SOFFIT/ DROPPED CLG: SEE DETAILS ON A6.01
	KEYNOTE		AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE: SEE KEYNOTES + A6.00
	EXISTING EXTERIOR/BEARING WALL		DOOR TAG: SEE SCHEDULE: A6.20
	EXISTING INTERIOR WALL		WINDOW DESIGNATION: SEE A6.30
	NEW PARTITION WALL		STOREFRONT DESIGNATION: SEE A6.10
	NEW MASONRY WALL		NEW STRUCTURAL MEMBERS - SEE STRUCT DWGS (FR= FIRE RATING)
	OBJECT OVERHEAD		EMERGENCY EGRESS EXIT
	1-HR FIRE RATING: SEE SHEET A6.00		SG OPENING CONTAINS SAFETY GLAZING
	2-HR FIRE RATING: SEE SHEET A6.00		ELEVATION TAG
	NEW FLOOR & FRAMING TO MATCH ADJACENT- SEE STRUCT DWGS		

NOT FOR CONSTRUCTION

PROPOSED PROJECT:
RENOVATION FOR:
116 W. ELDER STREET
FINDLAY EXCHANGE
CINCINNATI, OH 45202

PLATTE
architecture + design
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

Progress Dates
02/25/2022 - HCB SUBMISSION

Revisions

Design Team:
MR, TB, SO, MR
Drawn by:
TB, MR

Job No: 22005 02.25.2022

A2.15

APPLICATION FOR ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20220027/COA2022009
APPLICANT: Tangent Architectural Group
OWNER: OTR Holdings
ADDRESS: **1338-30 Main Street**
PARCELS: 075-0004-0073
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 7, 2022

Nature or Request

The applicant is seeking a Certificate of Appropriateness for rehabilitation of the building including a demolition of a non-contributing addition, a small addition, and a density variance

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Numerical Variance** Existing buildings are permitted to have 1 unit per 500sf of lot area/unit. The lot size is 3285sf. The property is permitted to have 6 units. The last known occupancy was 10 units. The request is for a unit count of 11 at 298.6 sf of lot area/unit.

Existing Conditions

The subject property is located on the east side of Main Street. It is a 4-story mixed use painted brick Italianate building. The building currently has a commercial space on the first floor and 10 units on the upper floors.

Proposed Conditions

The applicant is proposing a rehabilitation of the property with the following elements:

- Restore the storefront condition with replacement glass and repair of existing design.
- New windows along fire escape in the rear, limited replacement doors.
- Create 11 residential units (3 on the 2nd floor and 4 on the 3rd and 4th floors.)

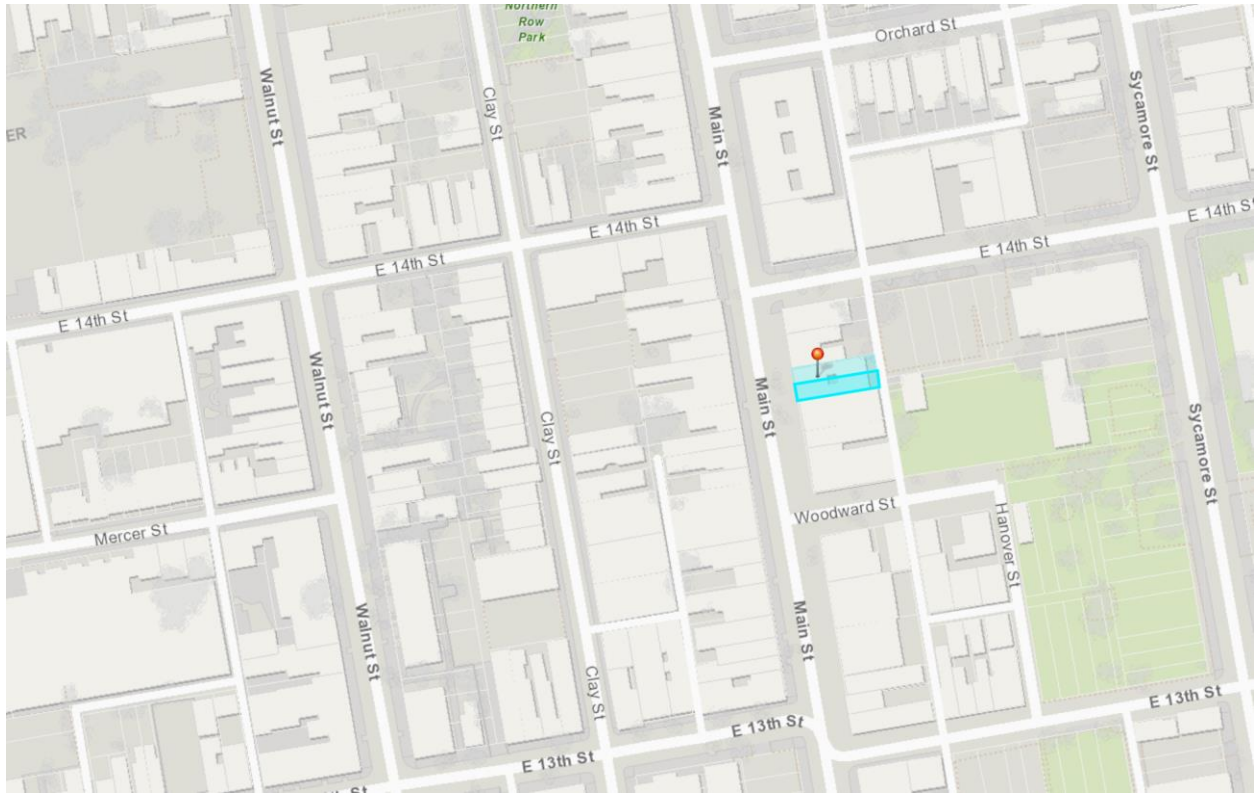


Figure 1. Location of 1338-40 Main Street. Image from CAGIS.



Figure 2. Street view of 1338-40 Main Street. Image from Google.

Previous Reviews: NA

Applicable Zoning Code Sections:

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

Zoning Review

The project is reconfiguring the interior of the building to accommodate 11 units.

Standards for Variances per Section 1435-05-4

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

The building is a historic building, and the reuse and reconfiguration of the interior works around historic fabric and the historic configuration that includes a light well.

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

A denial of the density variance would not result in the deprivation of all economically viable use.

Standards for Variances per Section 1445-05-4

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

The property is in an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved since 2016 in the district have a range from a density as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The proposal is for a density of 298.6 sf of lot area/unit

General Standards; Public Interest

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

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

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

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

The project is within Over-the-Rhine Historic District. The project is also receiving Historic Tax Credits and meets the Secretary of the Interior's Standards for Rehabilitation, which the OTR Historic Conservation Guidelines are based on.

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

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

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

The building was originally built as a mixed-use building with commercial on the first floor and residential above. Parking is no longer required due to the Urban Parking Overlay District.

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

The proposed density is at 312.5 sf of land area per unit. This is similar in density with other recently approved projects in existing buildings within commercial districts in Over-the-Rhine. Projects that the HCB has approved in mixed use districts since 2017 are below:

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

The property is large enough that all trash for the units will be able to be accommodated onsite.

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

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

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

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

- m. **Job Creation.** *The creation of jobs both permanently and during construction.*
There will be temporary jobs during construction.

- n. **Tax Valuation.** *Any increase in the real property tax duplicate.*
The rehabilitation of the building will increase the property value of the property.

- o. **Private Benefits.** *The economic and other private benefits to the owner or applicant.*
The owner of the property will have a benefit to redeveloping the property and creating an income stream.

- p. **Public Benefits.** *The public peace, health, safety or general welfare.*
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

Certificate of Appropriateness Review:

REHABILITATION

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.

The proposed replacement windows and doors are select windows and doors on the rear, The windows on the rear are along the fire escape and are aluminum clad wood windows with appropriate profiles, materials and dimensions. These changes have been approved the SHPO for Historic Tax Credits.

Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The new storefront system is using the existing/historic openings and is providing an historically appropriate design with the basic components of a storefront with the knee wall, transom, and large glass windows.

Other Considerations:

Prehearing Results: A prehearing was not held due to technical issues.

Comments Provided to Staff: NA

Consistency with *Plan Cincinnati (2012)*:

"Sustain" Initiative Area "Preserve our built history."

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. **Section 1409-09 –APPROVE – Numerical Variance** to allow an 11-residential-unit building at 298.6 sf of lot area/dwelling unit per plans for 1328-40 Main Street submitted by Tangent Architectural Group dated 12/22/2021.

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

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

II. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for changes to 1328-40 Main Street submitted by Tangent Architectural Group dated 12/22/2021 including a and a storefront windows and repair.
 1. The building permit must be issued within 2 years, or the COA shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.



February 24, 2022

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

RE: 1338 – 1340 Main Street Density Zoning Relief, HCB Statement of Intent

Dear Beth,

This project is the renovation of a four-story brick Italianate mixed-use multi-family residential building. We will be renovating the first floor to be entirely commercial space, with (11) residential units above. This project has been approved for national and state historic tax credits. Historic windows on the front façade will be maintained, with new storms. On the rear façade, most existing historic wood windows will remain with (6) aluminum-clad wood replacement windows selected to best match existing profiles. We'll be re-opening a bricked-in rear door. The existing storefront cast iron elements and layout will remain intact. The existing infill will be maintained where possible, including existing doors, but the large sections of display glazing will be replaced with a dark bronze aluminum storefront system. The front window display areas and knee wall will be re-built to match the existing. Exterior downlighting will be added to the rear façade between the existing first floor windows; the fixtures will be simple and painted to match the exterior wall color. The existing fire escapes will be painted and repaired. Other work on this project that might be relevant is a rear privacy fence to screen the trash cans in the small rear yard. This fence will be 6' high wood with vertical pickets topped with a horizontal cap. It will be painted a mid-tone neutral color to complement the building paint color scheme.

As described above, this project is in keeping with the Over-the-Rhine Historic District Guidelines. Improvements to the exterior are mainly repairs and maintenance to match the existing historic conditions, and the building will maintain its historic character. Previously unpainted brick will remain unpainted, and the painted brick and trim will be repainted in a color scheme appropriate for the Main Street area.

To address the zoning density variance, the new unit layout for apartments on floors 2-4 provides (6) studio/efficiency apartments, (4) one-bedroom apartment units, and (1) two-bedroom unit. This replaces a mix of (10) mostly two and three-bedroom units that were in the building previously. Therefore, we have provided one more unit overall, but the number of bedrooms has been reduced from twenty-two to twelve in our current layout. We worked closely with the owners to develop a mix of units that would be economically viable for them in the current rental market for this area. This building is currently unoccupied and undergoing some water damage. This project will rehabilitate the building, keep it maintained, and bring more rental units to the area, and this number of units is what the owners need to make the project economically viable.

Thank you for your consideration.

Sincerely,

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

Sarah Cornell
Architect/Owner
Tangent Architectural Group
925 Lenox Place
Cincinnati, OH 45229



2/24/2022

Zoning Hearing Examiner
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: 1338 – 1340 Main Street Density Zoning Relief

To Whom It May Concern:

This project is the renovation of a four-story brick mixed-use, multi-family residential building. Currently, the first floor is split between commercial and residential use, with residential units on floors two through four above for a total of (10) units. We plan to renovate the first floor to be entirely commercial space, with (11) residential units above.

This project is in the public interest. It conforms to the guidelines for the Over-the-Rhine Historic District and is compatible with the predominant use of buildings in this area. By developing this unoccupied building, the neighborhood will avoid blight due to maintenance issues and will enjoy economic benefits from new commercial space and new residents. A renovated and occupied building will increase the property value for the owners and surrounding properties, which is a net benefit for the public interest.

This is a request for a variance for density, as Schedule 1409-09 in the Zoning Code, Development Regulations for Commercial Districts, requires residential developments in existing buildings to provide 500 sf of lot area per unit. This building was an existing nonconforming condition, as the (10) previous units did not meet this requirement on a 3,285 sf lot. However, the new plan with (11) units should not noticeably increase the density of the neighborhood due to the mix of units provided. The existing layout was mainly two and three-bedroom units, with a total of (22) bedrooms in the building. The new unit layout for apartments on floors 2-4 provides (6) studio/efficiency apartments, (4) one-bedroom apartment units, and (1) two-bedroom unit. Therefore, we have provided one more unit overall, but the number of bedrooms has been reduced from twenty-two to twelve in our current layout. This reflects the current rental market in the area, and building code-compliant bedroom sizes. Eleven units on this property is a density of 299 sf per unit, but this is only a reduction from 328 sf per unit previously, and overall the building will have fewer residential occupants.

When undertaking this development, we worked closely with the owners to develop a mix of units that would bring the unit layouts up to modern code standards and be economically viable for them in the current market. Our proposed plan works well for the preservation of this historic structure and for the financial feasibility of this project. Revitalizing this building will benefit the surrounding properties and preserve the character of Main Street, so it is in the public interest to allow this density variance.

Thank you for your consideration.

Sincerely,

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

Sarah Cornell
Architect/Owner
Tangent Architectural Group
925 Lenox Place
Cincinnati, OH 45229

ADJUDICATION/DENIAL LETTER

Date: February 14, 2022

Location: 1338-1340 Main Street

Request: Density Zoning Relief

Zoning District: CC-P/ OTR Historic District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.94 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-09: Development Regulations. The CC-P requires 500 sf of land area/unit. The existing property has 10 units, the request is for 11 units at 298 sf of lot area/unit. **A Density(Numerical) 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 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

Office Use Only

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1338-1340 Main Street, Cincinnati, OH 45202
Hamilton Co. Parcel ID No.: 0075-0004-0073-00 Zoning District: CC-P
Historic District: Over-the-Rhine Historic District Overlay District: _____

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

Name: Tangent Architectural Group
Contact Person (if legal entity): Sarah Cornell
Address: 925 Lenox Pl.
City: Cincinnati State: OH Zip Code: 45229
Phone: 419-266-4021 E-mail: tangent.sarah@gmail.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: OTR Holdings, Inc.
Contact Person (if legal entity): Sara Bedinghaus or Scott Betz
Address: 1203 Walnut Street 4th Floor
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-621-4400 E-mail: sbedinghaus@3CDC.org sbetz@3cdc.org

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☐ Demolition

Provide a very brief summary of the project:

Renovation of a 4-story mixed-use historic building, this project will be receiving Historic Preservation tax credits. Work includes restoring historic windows with new storms, replacing some windows in rear & light well, new storefront, and white-box commercial space with residential units above. The rear chain-link fence will be replaced with a vertical picket painted privacy fence (refer to drawings).

ZONING RELIEF ☒ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

We are requesting a numerical density variance, as the project increases the number of residential units in the building from 10 to 11. This is higher than the density of 500sf/unit allowed in Schedule 1409-09, Development regulations for Commercial Districts. We feel that the request for relief is reasonable because the new layout reduces the overall number of bedrooms in the building. Refer to zoning application/letter for more info.

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: Sarah Cornell

Date: 2/24/2022

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

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected.

The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or
- (b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

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

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and
- (iii) Whether the economic hardship was created or exacerbated by the property owner.

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

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

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

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1338-1340 Main Street, Cincinnati, OH 45202 COMMUNITY Over-the-Rhine
PARCEL ID(S) 0075-0004-0073-00 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) N/A
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) Over-the-Rhine Historic District
☒ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Tangent Architectural Group CONTACT PERSON (if legal entity) Sarah Cornell
ADDRESS 925 Lenox Pl. CITY Cincinnati STATE OH ZIP 45229
EMAIL tangent.sarah@gmail.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 419-266-4021

Section 3. OWNER

NAME OTR Holdings, Inc. CONTACT PERSON (if legal entity) Sara Bedinghaus or Scott Betz
ADDRESS 1203 Walnut Street 4th Floor CITY Cincinnati STATE OH ZIP 45202
EMAIL sbedinghaus@3cdc.org, sbetz@3cdc.org RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-621-4400

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)

This project is the renovation of a 4-story mixed-use historic building. The first floor was previously half commercial, half residential and will be redeveloped as a white-box commercial space. Floors 2-4 were previously residential and will be redeveloped with new residential unit layouts. The exterior will be repaired with some new windows, and the rear yard will get a new painted privacy fence. This project is receiving Historic tax credits and renovations are in keeping with the historic character of the building.

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

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

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

Print Name Sarah Cornell Signature Sarah Cornell Date 02 / 24 / 2022

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

☒	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below. (digital copy only)
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☒	Zoning Hearing Examiner application.
☒	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☒	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☒	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures <u>existing and proposed</u> from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
☒	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the <u>existing and proposed</u> project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☒	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☒	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	Other documents or information you intend to introduce at the hearing on this application.
☒	A non-refundable application fee - a check made payable to "City of Cincinnati." • \$900.00 for Use Variances • Variances, <i>including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

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

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.

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

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

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

The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

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

OR

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

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

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

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

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

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

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



2/24/2022

Zoning Hearing Examiner
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

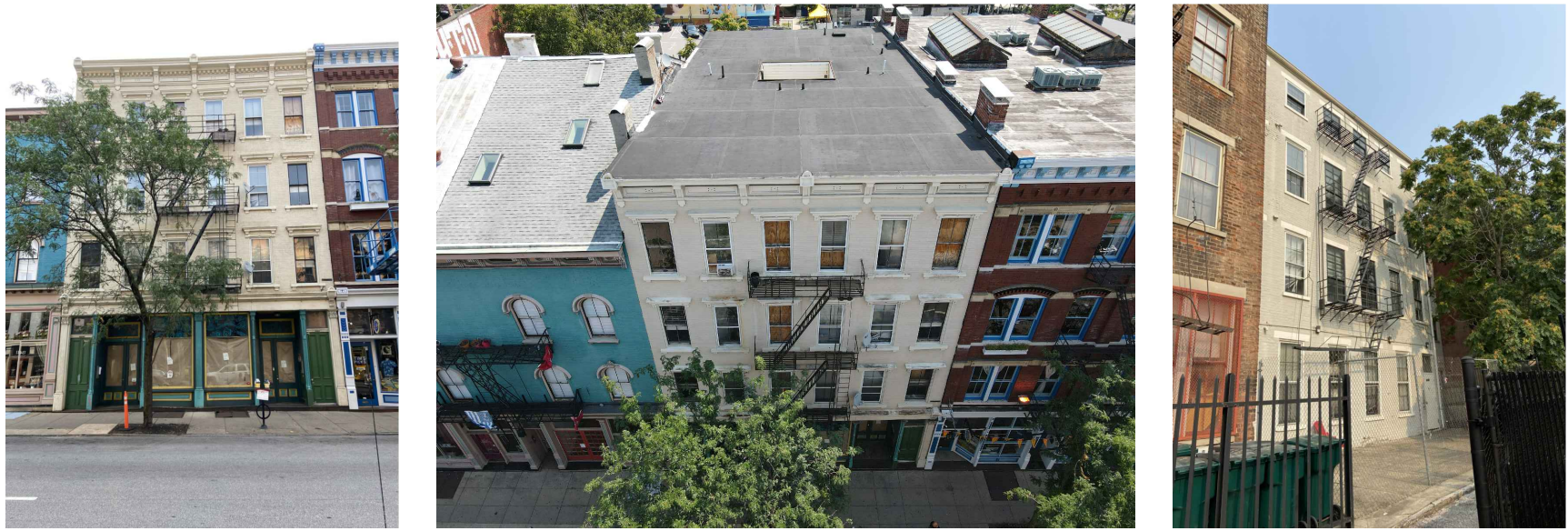
RE: 1338-1340 Main Street Zoning Variance Application

Witness List

Sarah Cornell – Applicant / Architect
Sara Bedinghaus – Representative of Property Owner
Scott Betz – Representative of Property Owner

1338 - 1340 MAIN STREET APARTMENTS

1338 - 1340 Main Street
Cincinnati, OH 45202



Abbreviations & Definitions

NECESSARY: WORK NEEDED TO COMPLETE THE WORK, TO "MAKE IT OPERATIONAL".
REQUIRED: WORK NEEDED TO BE IN COMPLIANCE WITH BUILDING CODE, GOVERNING CODE, OR JURISDICTION HAVING AUTHORITY.
PROVIDE: RESPONSIBLE FOR PURCHASE, DELIVERY, RECEIVING, INSPECTION, STORAGE, PREPARATION, AND INSTALLATION OF ITEM(S).
FURNISH: RESPONSIBLE FOR PURCHASE AND DELIVERY OF ITEM(S).
INSTALL: RESPONSIBLE FOR RECEIVING, INSPECTION, STORAGE, PREPARATION AND INSTALLATION OF ITEM(S).
REFER: GO TO THE ITEM/AREA/SOURCE INDICATED, LOCATE THE INFORMATION IDENTIFIED, READ IT, UNDERSTAND IT, AND APPLY/ACT ON/DOWN WHAT IS INDICATED AS APPROPRIATE TO THIS PROJECT.

①	At	LAM.	Laminate
SF or S.F.	Square Foot(age)	LAV.	Laundry
+/- or ±	Plus Minus	LB. or LBS.	Pound(s)
A/C	Air Conditioning	LT.	Light
ADJ.	Adjacent	LV	Level
AFB or A.F.F.	Above Finish Floor	LVL	Laminate Veneer Lumber
AFG or A.F.G	Above Finish Grade	MAS.	Masonry
APPROX.	Approximate	MAX.	Maximum
ARCH.	Architect(ural)	MEP	Mechanical, Electrical, Plumbing
Box(es) of B.O.	Bottom of _____	MECH.	Mechanical
BD.	Board	MFR. or MANUF.	Manufacturer
BIT.	Bituminous	MIN.	Minimum
BULDG.	Building	MISC.	Miscellaneous
BOT.	Bottom	M.O.	Masonry Opening
BRG.	Bearing	MR. or M.R.	Moisture Resistant
CL or C.L. or C	Centerline	MTD.	Mounted
CLG. or CLING.	Ceiling	MTG.	Mounting
CMU or C.M.U.	Concrete Masonry Unit	MTL.	Metal
C.D.	Cased Opening	NA. or N.A.	Not Applicable
COMP. or COMPT.	Compact(ed)	NECY	Necessary
CONC.	Concrete	N.I.C.	Not in Contract
CONT.	Continuous	N.T.S.	Not to Scale
CJ or C.J.	Control Joint	O.C. or o.c.	On Center
CLR.	Clear	O.D.	Overhead or Opposite Hand
D, DN, DWN.	Down	O.H.	Overhead or Opposite Hand
DA.	Diameter	OPNG.	Opening
DR. or DRN.	Drain	OPP.	Opposite
DS. or D.S.	Downspout	OSB	Oriented Strand Board
DWG(S).	Drawing(s)	PART.	Particle, Partial or Partition
EA.	Each	P. LAM. or P.L.	Plastic Laminate
EJ or E.J. or E.J.	Expansion Joint	PLBG.	Plumbing
ELEC. or ELECT.	Electrical	PLND, FLYWD.	Plywood
EQ.	Equal	PORC.	Porcelain
EQUIP.	Equipment	P.S.F.	Pounds per Square Foot
EXST.	Existing	P.F.T.	Pressure Treated
FD. or F.D.	Floor Drain	REC.	Recessed
FDN.	Foundation	REFR.	Refrigerator
F.E.	Fire Extinguisher	REINF.	Reinforce(d)
F.E.C.	Fire Extinguisher Cabinet	REQD.	Required
FIN.	Finish	RES.	Resilient
FL. or FLR.	Floor	RM.	Room
F.R.T.	Fire Retardant Treated	R.O.	Rough Opening
F.R.P.	Fiber Reinforced Plastic Foot(Foot)	SCHED. or SCHED.	Schedule
FT.	Foot(Foot)	SIM.	Similar
Ga.	Gauge	SS	Stainless Steel
GAUV.	Galvanized	STD.	Standard
GWB or G.B.	General Contractor	STL.	Steel
GL. or GLAZ.	Gypsum Wall Board	STOR.	Storage
GYP. BD.	Gypsum Board	STRUCT.	Structural
IN.	Inch(es)	SUSP.	Suspended
INFO.	Information	Twocx or T.O.	Two or T.O.
INSUL.	Insulation	TEMP.	Temporary or Tempored
INT.	Interior	T&B	Top and Bottom
HDWR.	Hardware	T&G	Tongue and Groove
HM. or H.M.	Hollow Metal	Typ.	Typical
HORIZ.	Horizontal	U.N.O.	Unless Noted Otherwise
HVAC or H.V.A.C.	Heating, Ventilation, & A/C	VAR.	Varies / Variable
HWYer JNT.	Water	VCT or V.C.T.	Vinyl Composition Tile
KT.	Kitchen	VERT.	Vertical
K.O.	Knockout	VIF. V.I.F.	Verify in Field
		W	Without
		W/O	Water Closet
		W.C.	Wood
		WD.	

Gross Building Area Summary		
NAME	AREA	
BASEMENT	2,407 SF	
FIRST FLOOR	2,328 SF	
SECOND FLOOR	2,403 SF	
THIRD FLOOR	2,418 SF	
FOURTH FLOOR	2,418 SF	
TOTAL	11,974 SF	

Unit Summary		
LEVEL	TYPE	AREA
1ST FL	#1 COMMERCIAL UNIT	1994 SF
2ND FL	#2 2-BEDROOM	1129 SF
2ND FL	#3 STUDIO	355 SF
2ND FL	#4 STUDIO	365 SF
3RD FL	#5 STUDIO	426 SF
3RD FL	#6 1-BEDROOM	580 SF
3RD FL	#7 STUDIO	445 SF
3RD FL	#8 1-BEDROOM	565 SF
4TH FL	#9 STUDIO	426 SF
4TH FL	#10 1-BEDROOM	580 SF
4TH FL	#11 STUDIO	447 SF
4TH FL	#12 1-BEDROOM	566 SF

SHEET INDEX

- A0.0 COVER SHEET
A0.1 STRUCTURAL NOTES AND DETAILS
A0.2 WALL TYPES AND FLOOR/CLG ASSEMBLIES
A0.3 DOOR & WINDOW TYPES & SCHEDULES
A0.4 DOOR & WINDOW DETAILS

A1.0 SITE PLAN

A2.0 BASEMENT DEMOLITION PLAN
A2.1 FIRST FLOOR DEMOLITION PLAN
A2.2 SECOND FLOOR DEMOLITION PLAN
A2.3 THIRD FLOOR DEMOLITION PLAN
A2.4 FOURTH FLOOR DEMOLITION PLAN
A2.5 ROOF DEMOLITION PLAN

A3.0 BASEMENT NEW WORK PLAN
A3.1 FIRST FLOOR NEW WORK PLAN
A3.2 SECOND FLOOR NEW WORK PLAN
A3.3 THIRD FLOOR NEW WORK PLAN
A3.4 FOURTH FLOOR NEW WORK PLAN
A3.5 ROOF NEW WORK PLAN

- A4.0 BASEMENT REFLECTED CEILING PLAN
A4.1 FIRST FLOOR REFLECTED CEILING PLAN
A4.2 SECOND FL. REFLECTED CEILING PLAN
A4.3 THIRD FLOOR REFLECTED CEILING PLAN
A4.4 FOURTH FLOOR REFLECTED CEILING PLAN

A5.0 EXISTING ELEVATIONS
A5.1 NEW WORK ELEVATIONS

A6.0 INTERIOR ELEVATIONS
A6.1 INTERIOR ELEVATIONS
A7.0 STAIR SECTION AND DETAILS

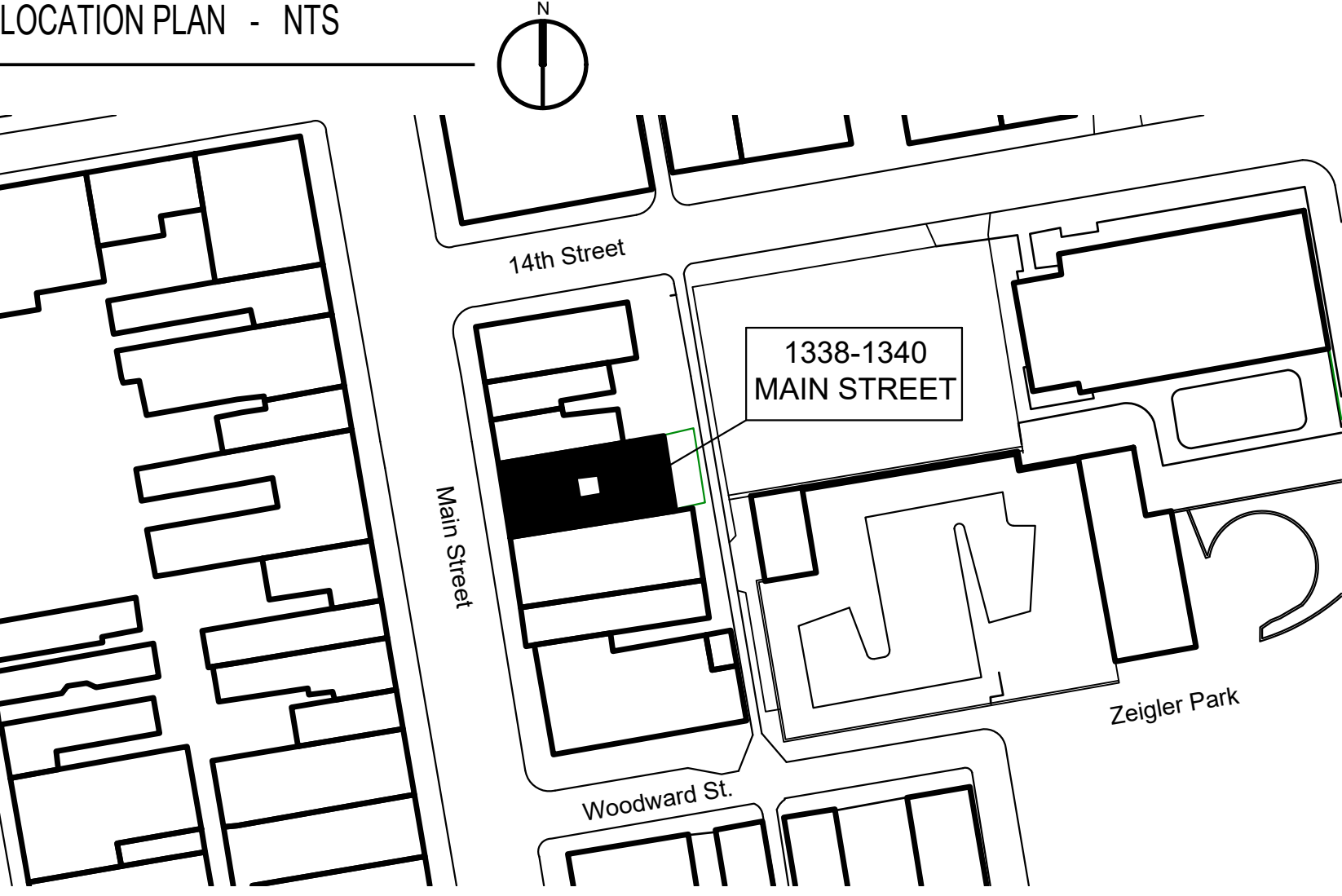
- M1.0 MECHANICAL BASEMENT PLAN
M1.1 MECHANICAL FIRST FLOOR PLAN
M1.2 MECHANICAL SECOND FLOOR PLAN
M1.3 MECHANICAL THIRD FLOOR PLAN
M1.4 MECHANICAL FOURTH FLOOR PLAN
M1.5 MECHANICAL ROOF PLAN
M2.0 MECHANICAL DETAILS
M2.1 MECHANICAL DETAILS

P1.0 PLUMBING BASEMENT PLAN
P1.1 PLUMBING FIRST FLOOR PLAN
P1.2 PLUMBING SECOND FLOOR PLAN
P1.3 PLUMBING THIRD FLOOR PLAN
P1.4 PLUMBING FOURTH FLOOR PLAN
P2.0 PLUMBING DETAILS
P3.0 PLUMBING ISOMETRIC
P3.1 PLUMBING ISOMETRIC

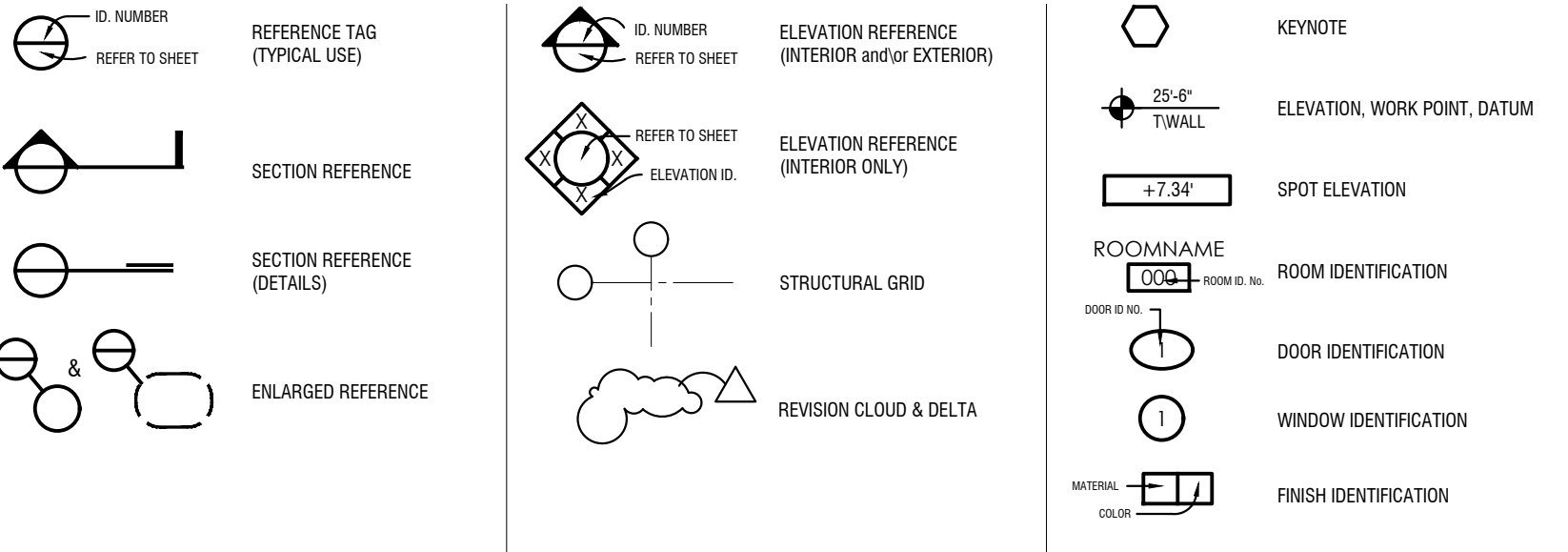
- E1.0 ELECTRICAL POWER BASEMENT PLAN
E1.1 ELECTRICAL POWER FIRST FLOOR PLAN
E1.2 ELECTRICAL POWER SECOND FLOOR PLAN
E1.3 ELECTRICAL POWER THIRD FLOOR PLAN
E1.4 ELECTRICAL POWER FOURTH FLOOR PLAN
E1.5 ELECTRICAL POWER ROOF PLAN
E2.0 ELECTRICAL LIGHTING BASEMENT PLAN
E2.1 ELECTRICAL LIGHTING FIRST FLOOR PLAN
E2.2 ELECTRICAL LIGHTING SECOND FL. PLAN
E2.3 ELECTRICAL LIGHTING THIRD FLOOR PLAN
E2.4 ELECTRICAL LIGHTING FOURTH FL. PLAN
E3.0 ELECTRICAL DETAILS
E3.1 ELECTRICAL DETAILS
E3.2 ELECTRICAL DETAILS
E3.3 ELECTRICAL DETAILS
E3.4 ELECTRICAL DETAILS

- FP1.0 FIRE PROTECTION BASEMENT PLAN
FP1.1 FIRE PROTECTION FIRST FLOOR PLAN
FP1.2 FIRE PROTECTION SECOND FLOOR PLAN
FP1.3 FIRE PROTECTION THIRD FLOOR PLAN
FP1.4 FIRE PROTECTION FOURTH FLOOR PLAN
FP2.0 FIRE PROTECTION DETAILS

LOCATION PLAN - NTS



SYMBOL INDEX



GENERAL NOTES

- CONSTRUCTION AND SAFETY
- CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
 - THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - CONTRACTOR SHALL NOTIFY THE ADJACENT PROPERTY OWNERS WITH 10 DAYS NOTICE OF EXCAVATION/FOUNDATION WORK AGAINST THEIR PROPERTY, OR WORK THAT WILL AFFECT THEIR OUTDOOR SPACE. PROVIDE PROTECTION FOR THE ADJACENT FOUNDATIONS DURING ALL CONSTRUCTION WORK.
 - FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK.
 - DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
 - ALL LUMBER FOR EXTERIOR USE OR IN CONTACT WITH EARTH, MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.
 - THIS PROJECT IS RECEIVING HISTORIC TAX CREDITS, SO REPAIRS SHALL BE PER THE SECRETARY OF THE INTERIORS STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES. CONTRACTOR TO COORDINATE WITH ARCHITECT PRIOR TO BEGINNING CONSTRUCTION ON REQUIRED MOCK-UPS FOR MASONRY REPAIRS / REPOINTING AND WINDOW INSTALLATION.

SCOPE OF WORK

THIS PROJECT IS THE RENOVATION OF A FOUR-STORY RESIDENTIAL MIXED-USE BUILDING. THE FINISHED BUILDING WILL BE SEPARATED MIXED-USE WITH A FIRST FLOOR COMMERCIAL (A-2) SPACE AND 11 R-2 RENTAL UNITS ABOVE. THE BASEMENT WILL CONTINUE TO SERVE AS BUILDING STORAGE (S-2). TENANT BUILD-OUT FOR THE COMMERCIAL SPACE WILL BE SUBMITTED AS A SEPARATE PERMIT.

WORK WILL INCLUDE DEMOLITION OF INTERIOR PARTITION WALLS AND SOME STAIRCASES. NEW WORK WILL INCLUDE NEW MASONRY OPENINGS, A NEW STAIRCASE, REPAIRING AND REPLACING WINDOWS & DOORS, PARTITION WALLS, RESIDENTIAL UNIT KITCHENS AND BATHROOMS, AND NEW MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION SYSTEMS.

ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION WILL BE SUBMITTED UNDER SEPARATE PERMITS.

FIRE ESCAPE MAINTENANCE AND REPAIRS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

PROJECT INFORMATION

CODES AND SPECIFICATIONS

1. CODE: 2017 OHIO BUILDING CODE (OBC)

ZONING

1. PARCEL ID: 007500040073
2. ZONING: CC-P COMMERCIAL COMMUNITY - PEDESTRIAN
3. HISTORIC DISTRICT: OVER-THE-RHINE HISTORIC DISTRICT
4. FLOOD ZONE: NONE

USE GROUP / OCCUPANCY	EXISTING	PROPOSED
BASEMENT:	S-2 STORAGE	S-2 STORAGE
FIRST FL:	BUSINESS / MERC. & R-2	A-2 *
SECOND FL:	R-2 RESIDENTIAL	R-2 RESIDENTIAL
THIRD FL:	R-2 RESIDENTIAL	R-2 RESIDENTIAL
FOURTH FL:	R-2 RESIDENTIAL	R-2 RESIDENTIAL

* FIRST FLOOR IS BEING FITTED OUT AS A WHITE-BOX SPACE AWAITING A TENANT BUILD-OUT

CONSTRUCTION TYPE	F.R.	EXISTING	PROPOSED
TYPE:		III B	III B
ROOF:	0HR	WOOD	WOOD
EXTERIOR BEARING:	2HR	MASONRY & WOOD	MASONRY & WOOD
INTERIOR BEARING:	0HR	MASONRY & WOOD	MASONRY & WOOD
INTERIOR PARTITION:	0HR	WOOD	WOOD
FLOOR:	0HR	WOOD	WOOD

HEIGHT:	ALLOWABLE HEIGHT (OBC 504.3):	60' (WITH RESIDENTIAL SPRINKLERS)
	ACTUAL HEIGHT:	51'-2"
STORIES:	ALLOWABLE STORIES (OBC 504.4):	5 STORIES (SPRINKLERED)
	ACTUAL STORIES:	4 STORIES
AREA:	ALLOWABLE AREA (OBC 506.2):	16,000 SF
	ACTUAL AREA:	2,418 SF (GROSS)

OCCUPANT LOAD:	SF	LOAD (1004.1.2)	# OF OCCUPANTS
BASEMENT (S-2)	2,407 gsf	300 gsf/occupant	= 9 OCCUPANTS
1ST FL (A-2)*	1,840 nsf	15 nsf/occupant	= 123 OCCUPANTS*
2ND FL (R-2)	2,403 gsf	200 gsf/occupant	= 13 OCCUPANTS
3RD FL (R-2)	2,418 gsf	200 gsf/occupant	= 13 OCCUPANTS
4TH FL (R-2)	2,418 gsf	200 gsf/occupant	= 13 OCCUPANTS
		TOTAL	= 171 OCCUPANTS

* A-2 OCCUPANT LOAD IS APPROXIMATE AND WILL BE RESUBMITTED UNDER SEPARATE PERMIT

FIRE-RESISTANCE RATINGS

	RATING	OBC SECTION
BETWEEN S-1 AND A-2:	1 HR (NFPA 13)	508.4
BETWEEN A-2 AND R-2:	2 HR (NFPA 13R)	508.4
EXIT STAIR ENCLOSURE:	2 HR	1023.2
WALLS BETWEEN UNITS:	1 HR	420.2 / 708.3
HORIZ. UNIT SEPARATION:	1 HR	420.3 / 711.2, 4.3
CORRIDOR WALLS:	5 HR	1020.1

ROOF PROTECTION

THIS BUILDING DOES NOT HAVE PARAPETS, AND THEREFORE THE REPLACEMENT ROOFING WILL BE A CLASS C ROOF COVERING AND ANY REPLACEMENT ROOF SHEATHING WILL BE FIRE-RETARDANT TREATED FOR A DISTANCE OF 4' FROM EXTERIOR WALLS ON THE PROPERTY LINES, PER OBC SECTION 705.11 EXCEPTION 5.

EXTERIOR WALLS & OPENINGS

ALL EXTERIOR OPENINGS ARE EXISTING TO REMAIN, UNLESS NOTED AS INFILLED. THE ONLY NEW OPENING IS RE-OPENING A FORMER BRICKED-IN EXTERIOR DOOR ON THE FIRST FLOOR.

LIGHT WELL WINDOW OPENINGS IN THE PUBLIC CORRIDORS (EXIT ACCESS) AND REPLACEMENT WINDOWS ALONG FIRE ESCAPES WILL BE PROTECTED WITH A WATER CURTAIN.

EMERGENCY EGRESS

NUMBER OF EXITS: (2) - AN ENCLOSED EGRESS STAIRCASE THAT EXITS TO THE FRONT AND BACK OF THE BUILDING, AND FIRE ESCAPES* ON THE FRONT AND BACK OF THE BUILDING.

EXIT ACCESS TRAVEL DISTANCE: A, R, S-1 = 250' WITH NFPA 13R SPRINKLER (OBC 1017.2)

SPACES WITH ONE EXIT (OBC 1008.2.1): BASEMENT
MAX. COMMON PATH OF EGRESS: S-1 = 100', MAX. OCCUPANT LOAD OF 29

** THE FIRE ESCAPES ARE AN EXISTING COMPONENT OF THE MEANS OF EGRESS AND DO NOT CONSTITUTE MORE THAN 50% OF THE REQUIRED NUMBER OF EXITS OR CAPACITY (OBC 3406.1.1)

INTERIOR FINISHES (OBC 803.11)	R-2	S	A-2
INTERIOR EXIT STAIRS:	C	C	B
CORRIDORS & EXIT ACCESS:	C	C	B
ROOMS & ENCLOSED SPACES:	C	C	C

AUTOMATIC SPRINKLER SYSTEM

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE PERMIT.

THE FIRST FLOOR COMMERCIAL SPACE AND BASEMENT SHALL BE EQUIPPED WITH A SYSTEM PER OBC SECTION 903.3.1 NFPA 13 SPRINKLER SYSTEM.
AS THIS BUILDING IS 4 STORIES AND LESS THAN 60 FEET TALL, ON FLOORS TWO - FOUR (R-2), THE SYSTEM SHALL COMPLY WITH OBC 903.3.1.2 NFPA 13R SPRINKLER SYSTEM. STANDPIPES WILL BE PROVIDED IN THE INTERIOR STAIR ENCLOSURE, REFER TO SPRINKLER DRAWINGS.

REPLACEMENT WINDOWS ALONG THE FIRE ESCAPE AND AT THE LIGHT WELL WINDOWS IN THE PUBLIC CORRIDORS WILL HAVE A MIN. 3/4 HR PROTECTION (OBC 3406). WATER CURTAINS ARE TO BE INSTALLED AT THE INTERIOR SIDE OF EACH WINDOW TO PROTECT THE OPENINGS AS ALLOWED PER ALTERNATE ENGINEERED DESIGN (OBC 106.5).

THE FOLLOWING REQUIREMENTS WILL BE MET:
- A LETTER WILL BE SUBMITTED FROM THE SPRINKLER MANUFACTURER WHEN THE FIRE PROTECTION PERMIT IS APPLIED FOR, VERIFYING THE PROPOSED SPRINKLER HEAD AND SPRINKLER HEAD CONFIGURATION WILL PROVIDE 100% GLAZING COVERAGE.
- SMOKE DETECTORS WILL BE PROVIDED AT ALL WATER CURTAIN LOCATIONS (SEE A4.0 SERIES AND ELECTRICAL DRAWINGS)
- THE SMOKE DETECTORS WILL BE INTERCONNECTED WITH THE OTHER SMOKE DETECTORS IN EACH UNIT AS NOTED IN THE ELECTRICAL DRAWINGS.
- PLASTIC PIPING WILL NOT BE EXPOSED.

FIRE ALARM SYSTEM

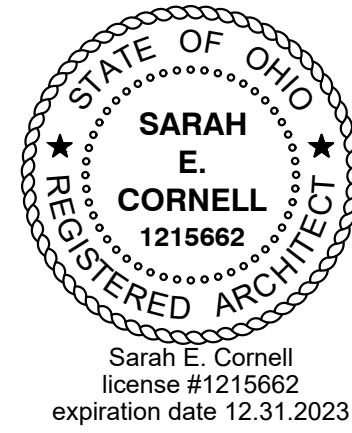
FIRE ALARMS WILL BE PROVIDED IN THIS EXISTING R-2 BUILDING, UNDER SEPARATE PERMIT.

SMOKE DETECTORS WILL BE PROVIDED AND HARDWIRED TO BATTERY BACKUP. DETECTORS IN INDIVIDUAL DWELLING UNITS TO BE INTERCONNECTED.

ACCESSIBILITY

TYPE A DWELLING UNITS ARE NOT REQUIRED IN R-2 OCCUPANCIES WITH LESS THAN 20 UNITS, PER OBC 1107.6.2.2.1.
TYPE B DWELLING UNITS ARE NOT REQUIRED IN THIS HISTORIC BUILDING, PER OBC 3411.9.

THIS IS AN HISTORIC BUILDING, AND WILL PROVIDE AN ACCESSIBLE ROUTE TO AN ACCESSIBLE PUBLIC ENTRANCE OFF OF GOETZ ALLEY. THIS ENTRANCE WILL BE UNLOCKED OR A NOTIFICATION SYSTEM WILL BE INSTALLED AND DIRECTIONAL SIGNAGE WILL BE INSTALLED AT THE MAIN ENTRANCE. THIS ENTRANCE WILL PROVIDE ACCESS TO THE PUBLIC COMMERCIAL SPACE. ACCESSIBLE RESTROOMS WILL BE INCLUDED AS PART OF THE TENANT BUILD-OUT, UNDER SEPARATE PERMIT.



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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
RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

- MINIMUM LIVE LOAD OR SNOW LOAD (P₀): 20 PSF*
- ROOF MEMBRANE: 1 PSF
- INSULATION: 3 PSF
- JOIST FRAMING LOAD: 3 PSF
- CEILING (5/8" DRYWALL): 3 PSF
- SPRINKLERS: 3 PSF
- DUCTS, LIGHTS, MISC. MECHANICAL: 2 PSF

* MINIMUM SNOW LOAD GOVERNED BY P_f = 20 * I (PSF)

2. SNOW LOAD:

- FLAT ROOF SNOW LOAD, P_f = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
- SNOW LOAD IMPORTANCE FACTOR I = 1.00
- SNOW EXPOSURE FACTOR C_e = 1.0
- THERMAL FACTOR, C_t = 1.00
- COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS. CONTRACTOR TO SUBMIT FINAL HVAC DATA TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

3. FLOOR LOAD:

- LIVE LOAD: 100 PSF: COMMERCIAL / 40 PSF: RESIDENTIAL
- JOIST FRAMING LOAD: 3 PSF
- CEILING (5/8" DRYWALL): 3 PSF
- SPRINKLERS: 3 PSF
- DUCTS, LIGHTS, MISC. MECHANICAL: 2 PSF

4. SPECIAL LOADS:

- INTERIOR FINISH: 5 PSF HORIZONTAL LOAD.
- HANDRAILS: 200 POUNDS CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.

C. GUARDRAILS:

- TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.
- 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 TESTING, 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.

CONSTRUCTION AND SAFETY

- CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

FOUNDATIONS

- BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.
- FOOTINGS AND GRADE BEAMS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL.
- ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWED BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
- ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FOOTING.

CONCRETE

- CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.
- MATERIALS: (f_c BASED ON 28 DAY UNLESS NOTED)
 - CONCRETE FOR FOOTINGS: f_c = 3000 PSI.
 - REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 80 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
- LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE:
- BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS. VAPOR BARRIER, WHERE REQUIRED, SHALL BE PLACED OVER COMPACTED GRANULAR SUBBASE.

EPOXY ADHESIVE ANCHORS

ADHESIVE ANCHORS:

- ADHESIVE SHALL BE HIT HY 270 ADHESIVE MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
- THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
- 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

- 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 THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
- COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
 - CONCRETE MASONRY: f_m = 1500 PSI AT 28 DAYS.
- MATERIALS

- CONCRETE MASONRY UNITS: ASTM C90 TYPE I, BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
- MORTAR: ASTM C270 TYPE N
- PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I, HYDRATED LIME: TYPE S.
- MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
- GROUT: ASTM C476. f_c = 2000 psi, SLUMP 8" TO 10".
- REINFORCING STEEL: ASTM A615, 60 KSI YIELD.
- HORIZONTAL JOINT REINFORCING FOR CONCRETE MASONRY LAID IN RUNNING BOND: 3/16 LADDER TYPE, HOT DIPPED GALVANIZED PER ASTM A153 CLASS B. PLACE HORIZONTAL JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. LAP HORIZONTAL JOINT REINFORCING 6" MINIMUM.

- 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.

- HORIZONTAL JOINT REINFORCEMENT SHALL BE SPACED AT 16" MAX. WALL OPENINGS SHALL BE REINFORCED TOP AND BOTTOM OF OPENINGS AND SHALL EXTEND NOT LESS THAN 24 INCHES BEYOND PAST THE ROUGH OPENING UNLESS OTHERWISE NOTED.

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

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

- GROUT ALL CELLS BELOW GRADE SOLID.

STRUCTURAL STEEL

- ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. MATERIALS:

- TUBULAR SHAPES: ASTM A500, GRADE B.
- BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.

3. PAINT AND PROTECTION:

- STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
- 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-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

WOOD

1. MATERIALS:

A. FRAMING LUMBER:

- 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
- 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
- 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
- ACQ-C PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

- 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 GLUED AND NAILED.

- ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

- 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:

$$\begin{aligned} F_b &= 2600 \text{ PSI BENDING} \\ F_v &= 285 \text{ PSI HORIZONTAL SHEAR} \\ F_{c(90)} &= 750 \text{ PSI COMPRESSION PERPENDICULAR TO GRAIN} \\ E &= 2,000,000 \text{ PSI MODULUS OF ELASTICITY} \end{aligned}$$

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.

- INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN NEW JOISTS TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.

- UNLESS NOTED OTHERWISE, CONNECTORS 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.

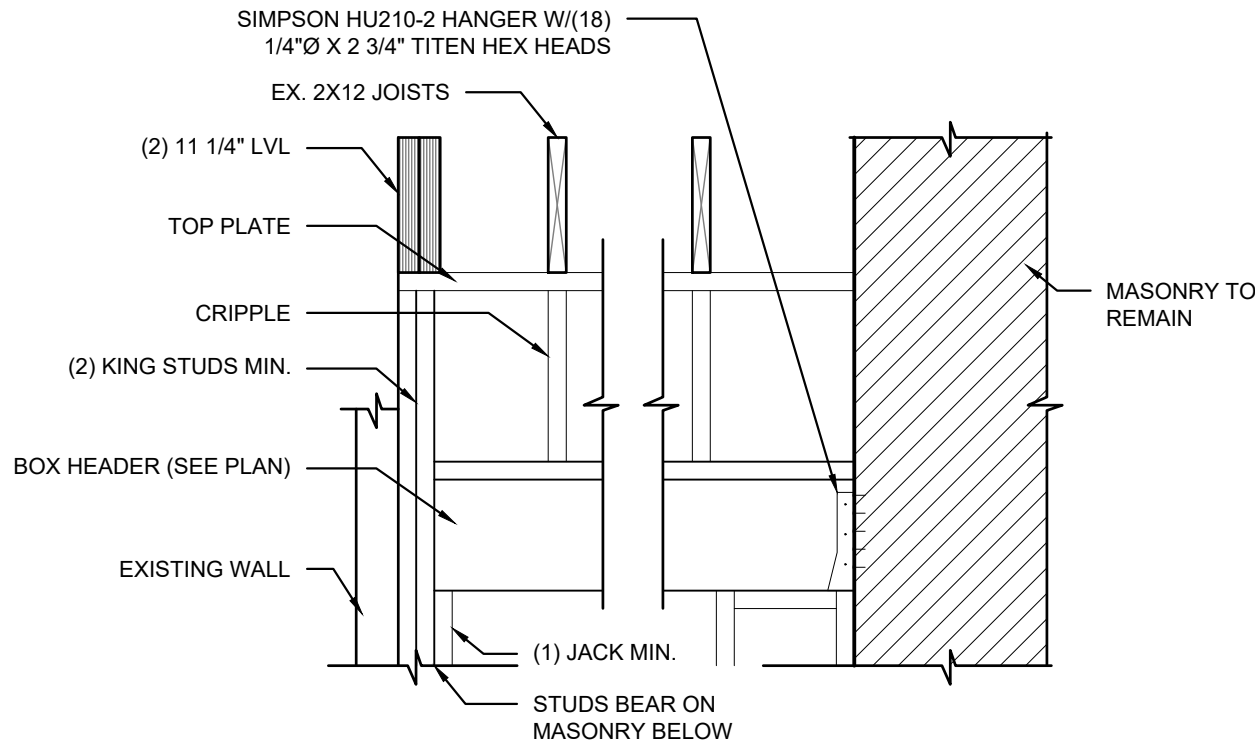
- ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED

- 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 PRODUCT AND INSTRUCTION MANUAL.

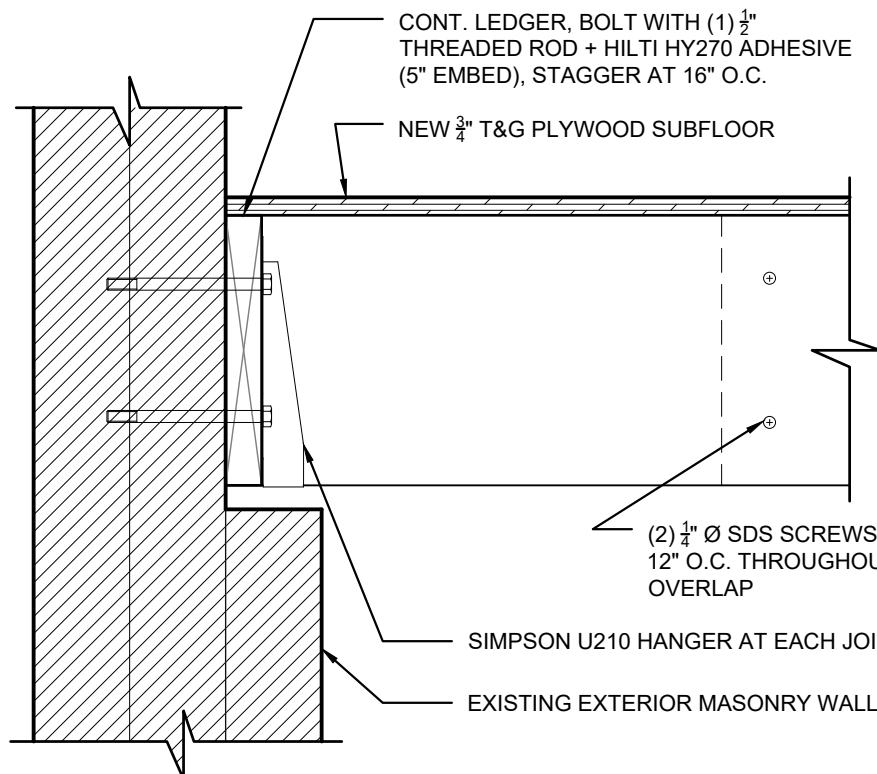
- BRIDGING IN ALL FLOOR AND CEILING JOISTS, SHALL BE 1"x3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.

- PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.

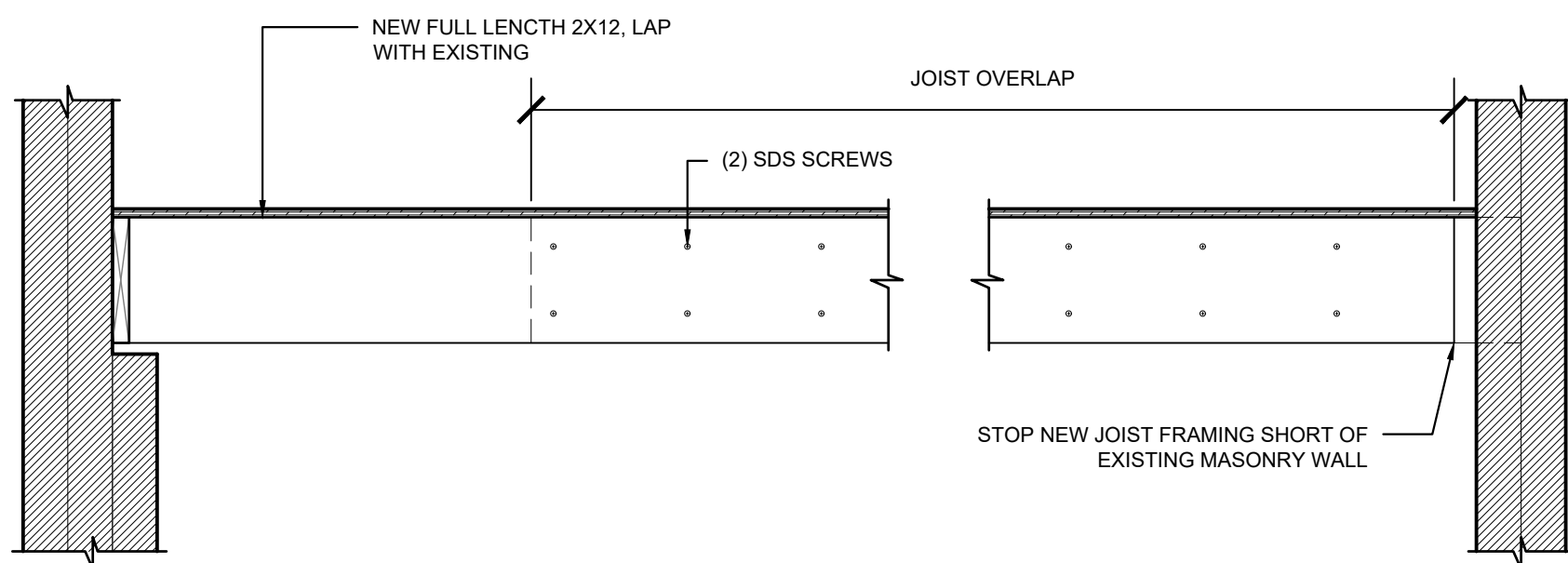
- DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.



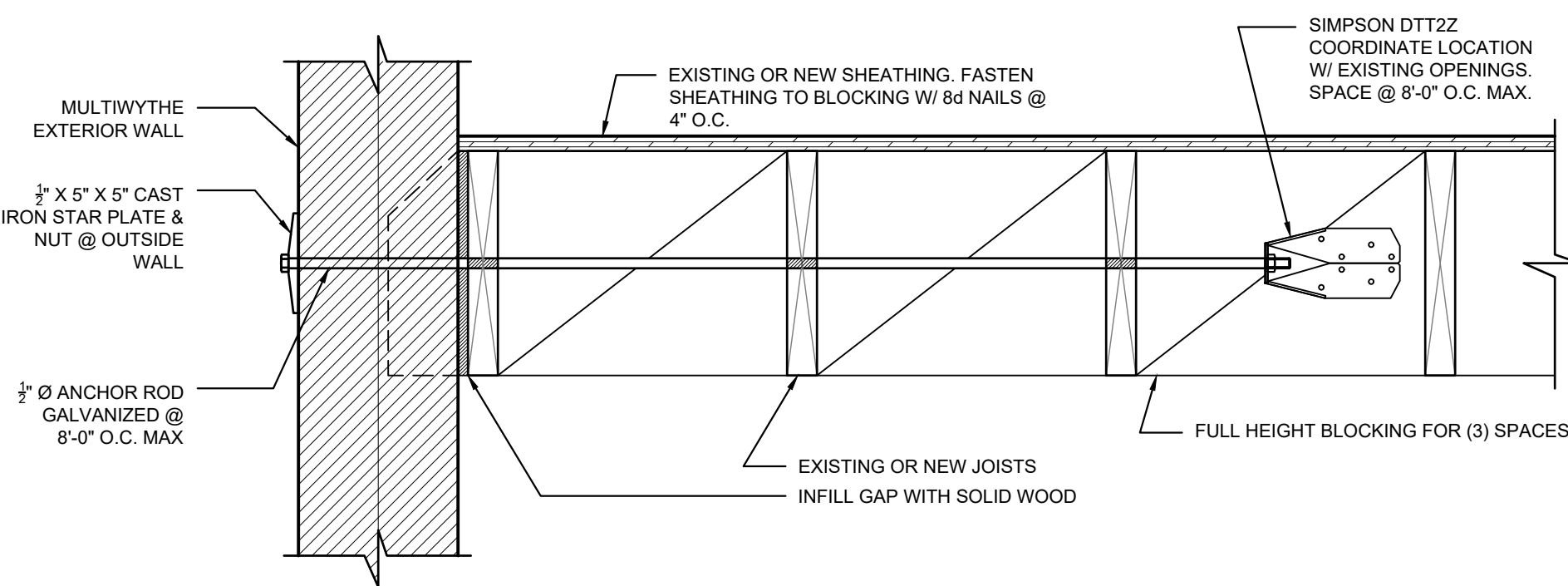
8
A0.1
DETAIL AT 3RD & 4TH FLOOR HEADER
3/4" = 1'-0"



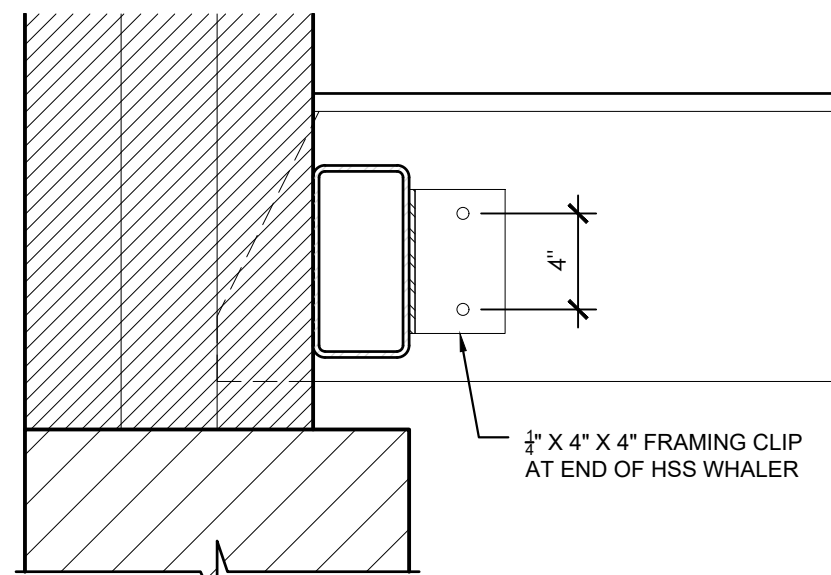
7
A0.1
LEDGER DETAIL AT NEW FLOOR FRAMING
1-1/2" = 1'-0"



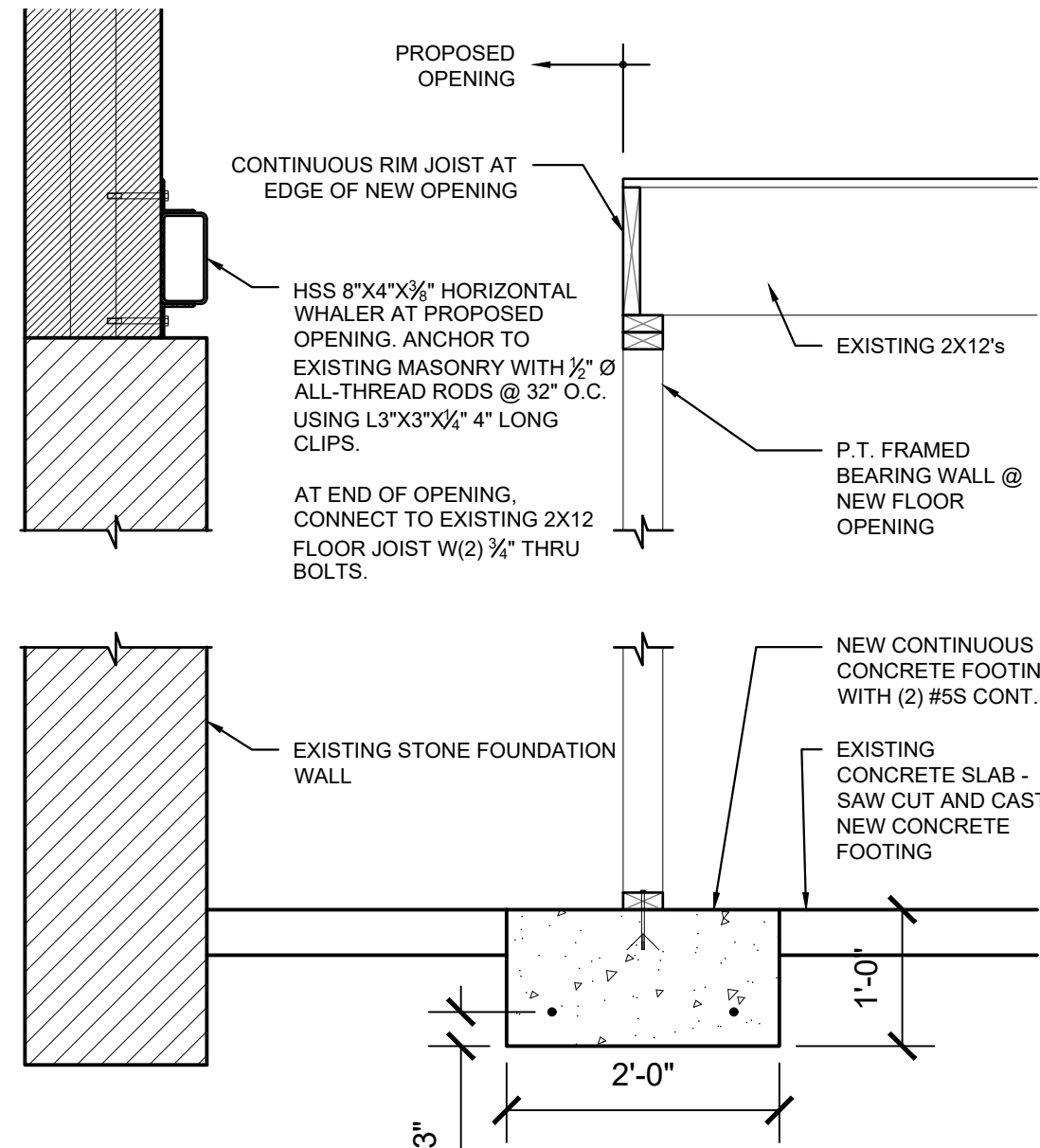
6
A0.1
SECTION AT FLOOR INFILL
3/4" = 1'-0"



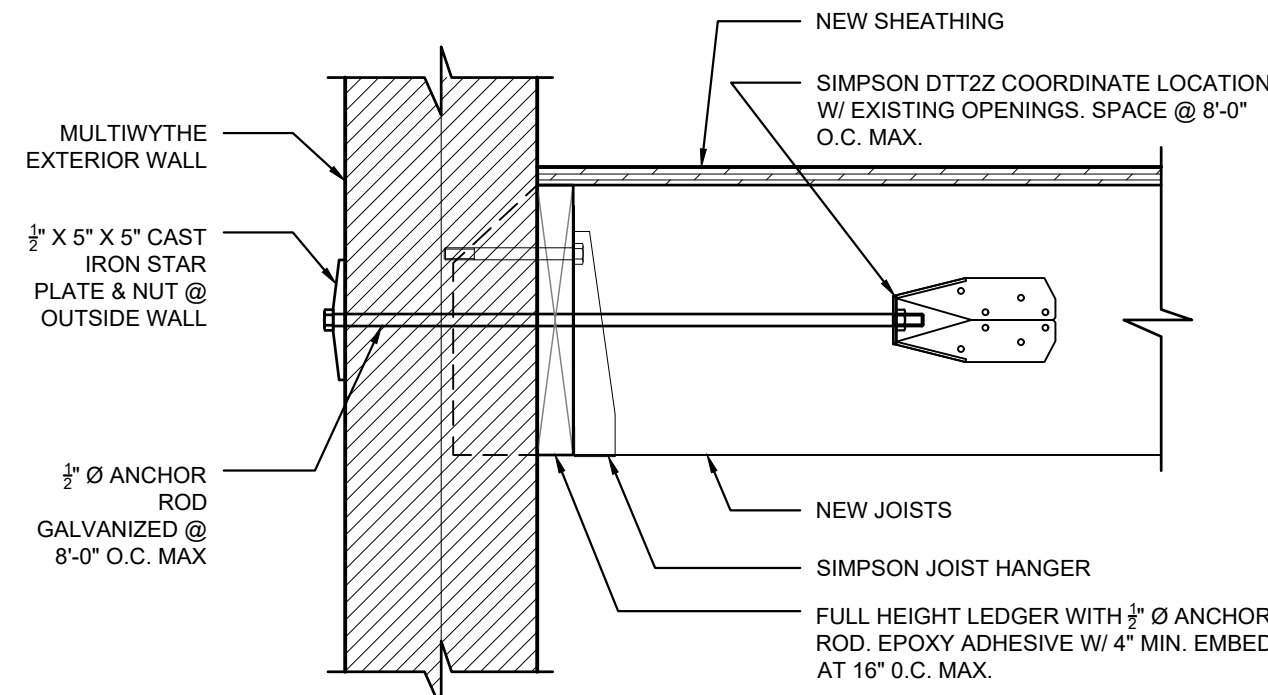
5
A0.1
WALL TIE DETAIL - PERPENDICULAR JOIST
1-1/2" = 1'-0"



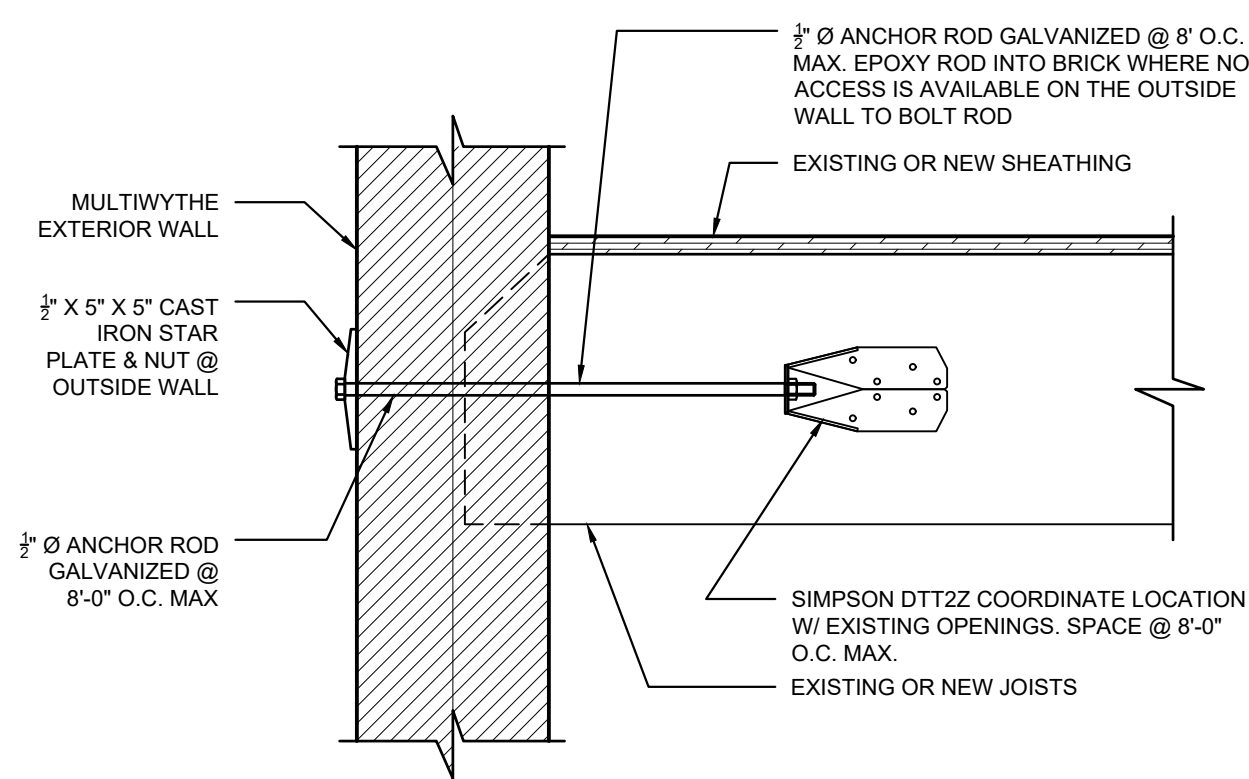
4
A0.1
WHALER DETAIL AT END OF OPENING
1-1/2" = 1'-0"



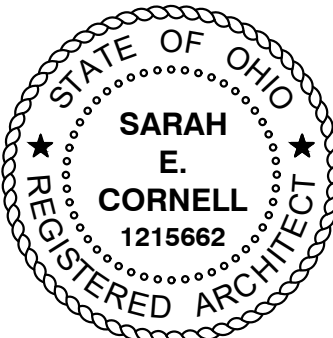
3
A0.1
SECTION AT NEW FLOOR OPENING
3/4" = 1'-0"



2
A0.1
WALL TIE DETAIL - NEW JOIST
1-1/2" = 1'-0"



1
A0.1
WALL TIE DETAIL - PARALLEL JOIST
1-1/2" = 1'-0"



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12/22/2021
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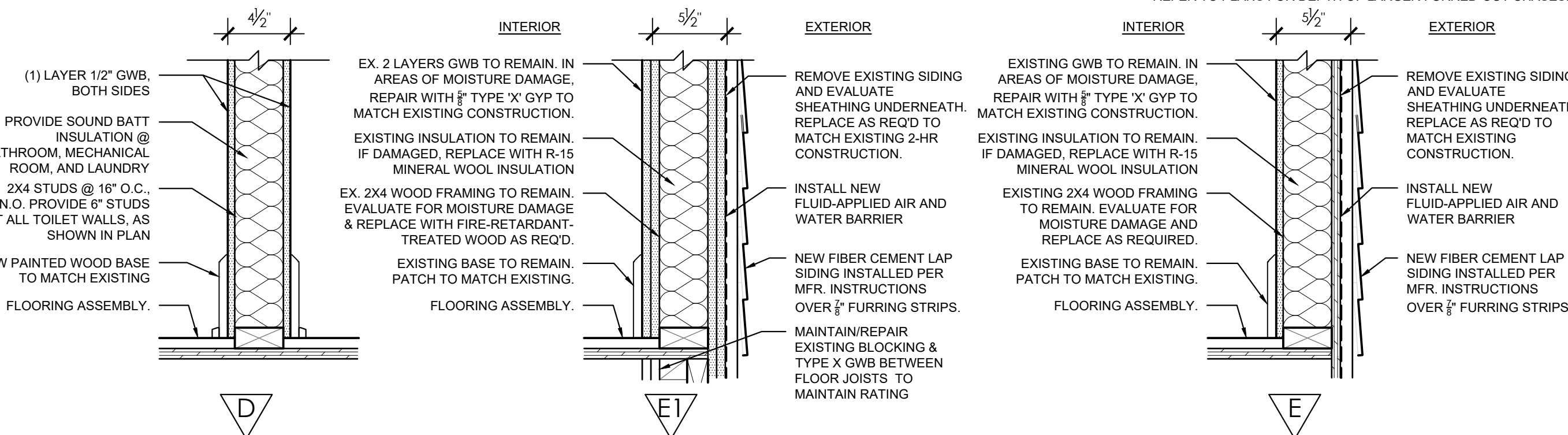
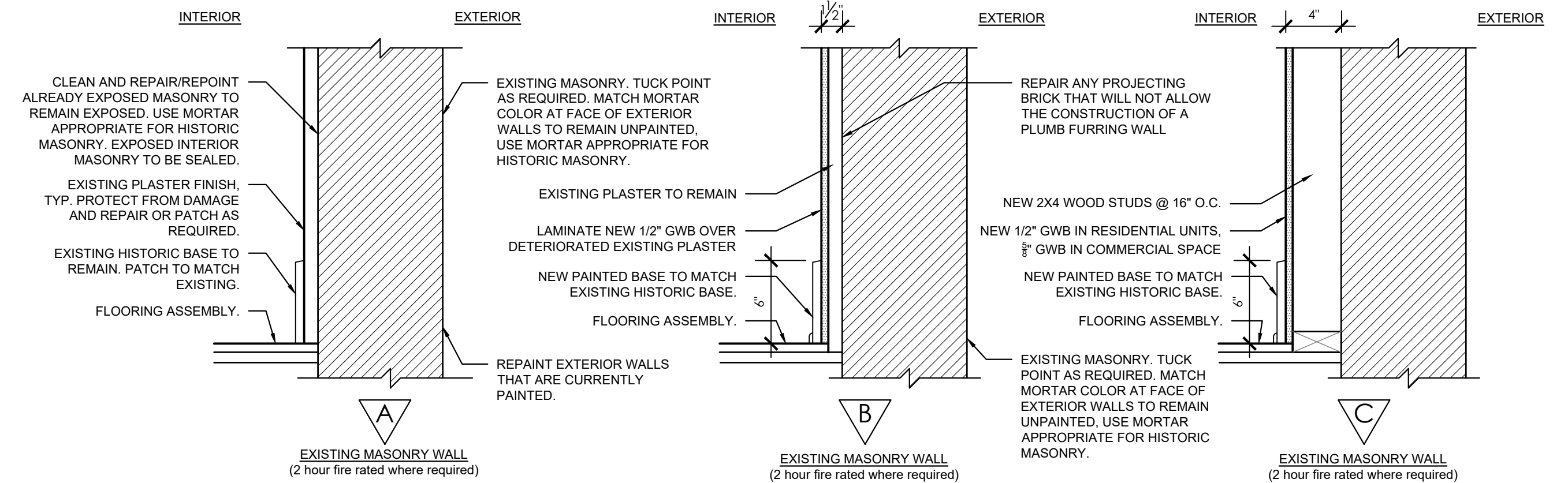
STRUCTURAL NOTES
AND DETAILS

A0.1

WALL TYPES

NOTE:

PROVIDE SOUND ATTENUATING BATT INSULATION BETWEEN DWELLING UNITS, AT LAUNDRY AREAS, MECHANICAL CLOSETS, BATHROOMS AND PLUMBING STACKS, TYPE PROVIDE A MINIMUM OF 50 STC AND 50 IIC RATING BETWEEN COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND ADJACENT PUBLIC AREAS (CORRIDORS, STAIRS, OR SERVICE AREAS).



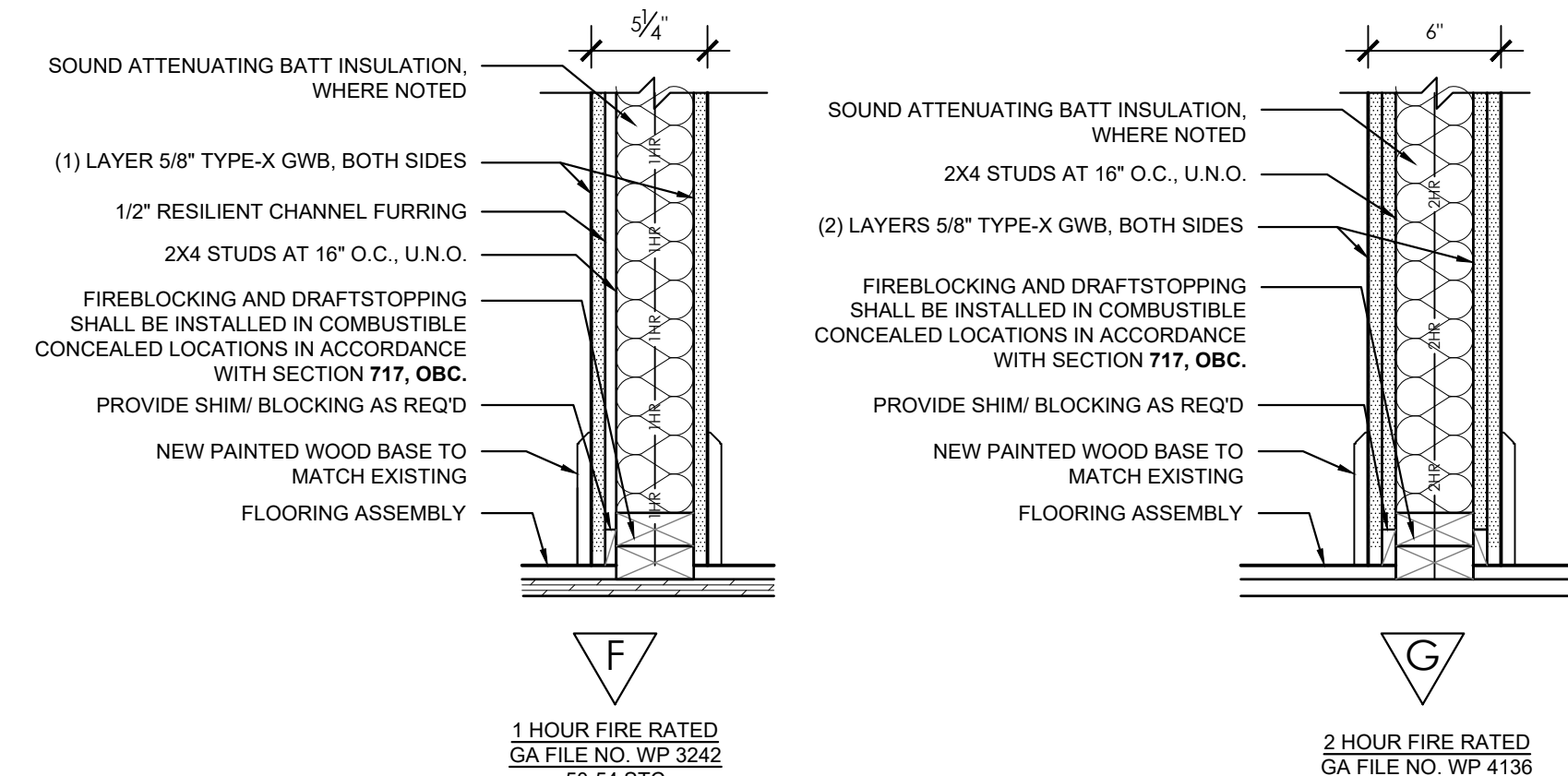
NOTE: PROVIDE 2X4 STUDS TURNED FLAT (1 1/2" WIDTH) WHERE INDICATED IN PLAN.
REFER TO PLANS FOR DEPTH OF LARGER FURRED-OUT CHASES.

EXISTING FRAMED EXTERIOR WALL

EXTERIOR WALLS @ LIGHT WELL

TYPICAL INTERIOR WALL ASSEMBLY U.N.O.
*PROVIDE $\frac{5}{8}$ " GWB AT COMMERCIAL SPACE, TYP.
NOTE: PROVIDE 2X6 STUD WALL WHERE NOTED IN PLAN.

EXTERIOR BEARING WALLS @ LIGHT WELL
WHERE REPAIRS ARE NEEDED, NEW CONSTRUCTION TO BE 2-HR
RATED ASSEMBLY (GA WP 8415). ANY REPLACEMENT FRAMING
SHALL BE FIRE RETARDANT TREATED WOOD PER OBC 602.3



-RESISTANT CHANNELS 1/8" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 11/4" TYPE S DRYWALL SCREWS.

-ONE LAYER 5/8" TYPE X GYP. DRYWALL OR GYP. VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS & DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS.

-3" MINORITE OR GLASS FIBER INSULATION IN STUD SPACE.

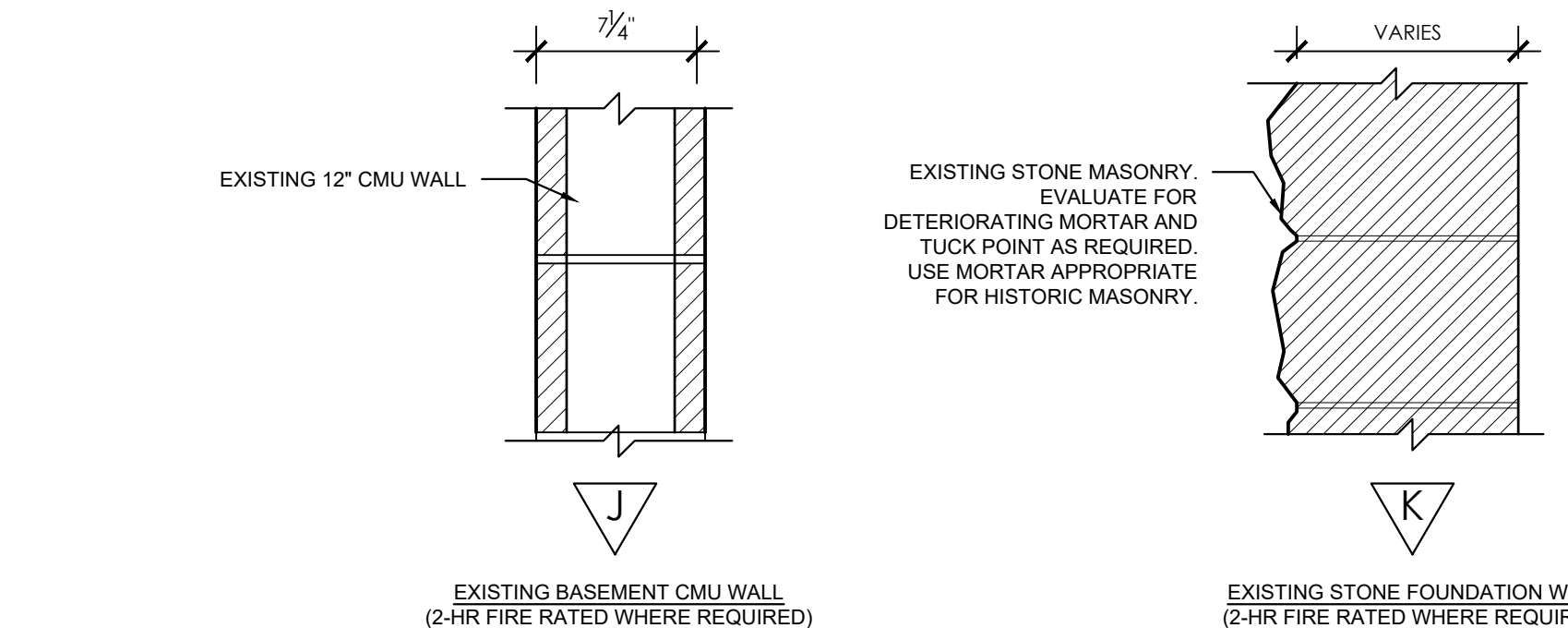
-OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYP. WALLBOARD OR GYP. VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 17/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

-VERTICAL JOINTS STAGGERED 24" ON STUDS WITH STUDS. (LOAD-BEARING)

- BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER
BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE
OF 2 X 4 WOOD STUDS 16" O.C. WITH 11/4" TYPE W DRYWALL
SCREWS 12" O.C.

-FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER
BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE
WITH 17/8" TYPE W DRYWALL SCREWS 12" O.C. AND OFFSET 6"
FROM SCREWS IN BASE LAYER.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. (LOAD-BEARING)



EXISTING STONE FOUNDATION WALL
(2-HR FIRE RATED WHERE REQUIRED)

EXISTING PLASTER TO REMAIN

LAMINATE NEW 5/8" GWB OVER TERIORATED EXISTING PLASTER

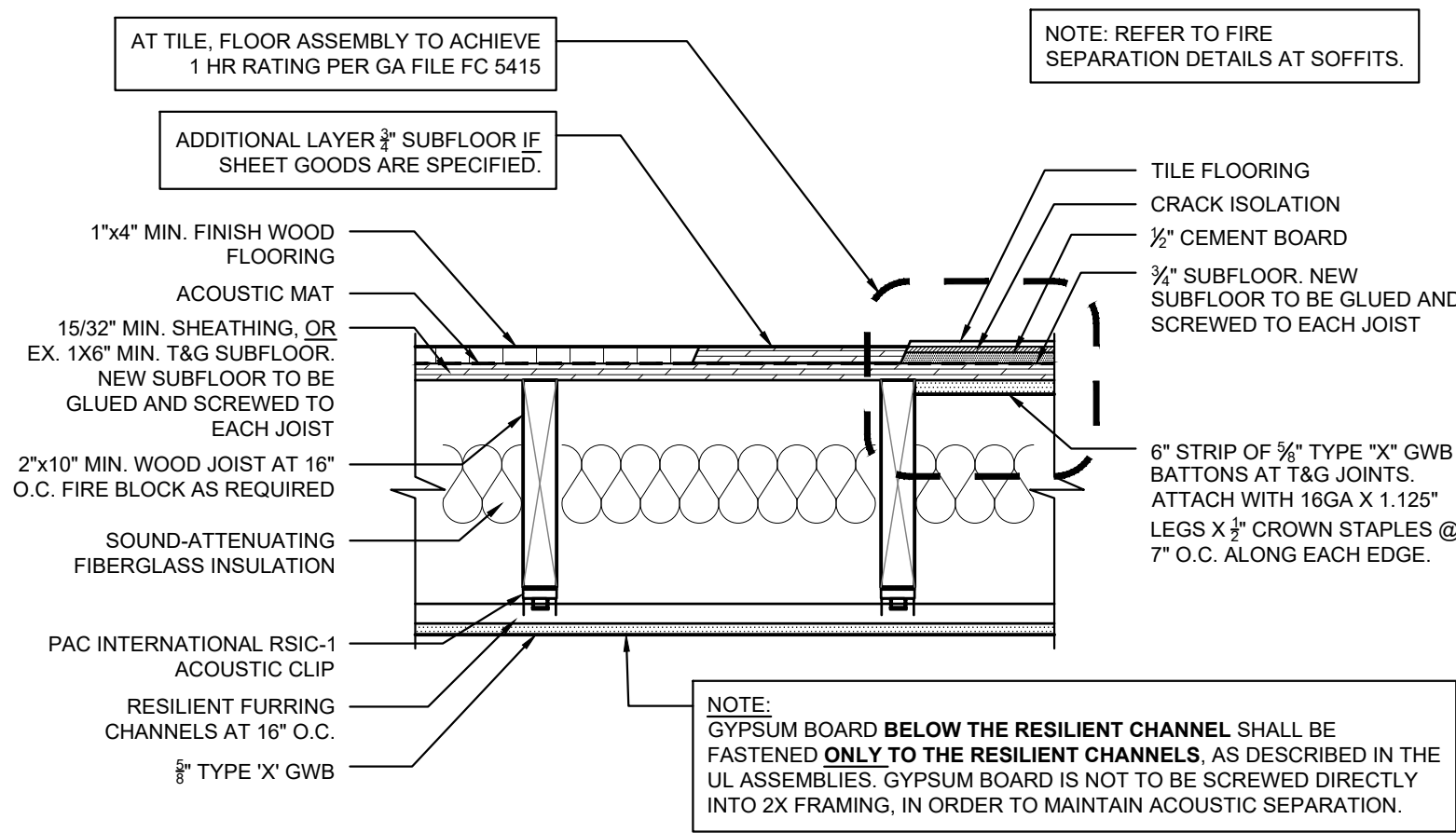
EXISTING STUDS TO REMAIN

EXISTING BASE TO REMAIN, OR REPAIR TO MATCH

EXISTING WOOD FRAMED PLASTER WALL

EXISTING PARTITION TO REMAIN. WHERE INDICATED AS FIRE RATED ON THE PLANS, ANY REPAIRS, MODIFICATIONS, OR INFILL TO COMPLY WITH GA WP 3242 FOR 1-HR RATED OR GA WP 4136 FOR 2-HR RATED ASSEMBLY.

FIRE-RATED FLOOR / CEILING ASSEMBLIES



1 HR. FIRE RATED FLOOR/CEILING ASSEMBLY
UL DESIGN NO. L569

SUBFOORING — MIN 1/4 BY 6 IN. T & G LUMBER OR NOMINAL 15/32 IN. THICK WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO THE JOISTS WITH END JOINTS STAGGERED. PLYWOOD OR PANELS SECURED TO JOISTS WITH CONSTRUCTION ADHESIVE AND NO. 60 RINGED SHANK NAILS. SPACED 12 IN. OC. ALONG EACH JOIST

FURRING CHANNELS — MIN 1/4 BY 4 IN. T & G LUMBER FASTENED PERPENDICULARLY TO JOISTS

WOOD JOISTS — MIN 2 BY 10, SPACED 16 IN. OC. AND EFFECTIVELY FIREBLOCKED IN ACCORDANCE WITH LOCAL CODES.

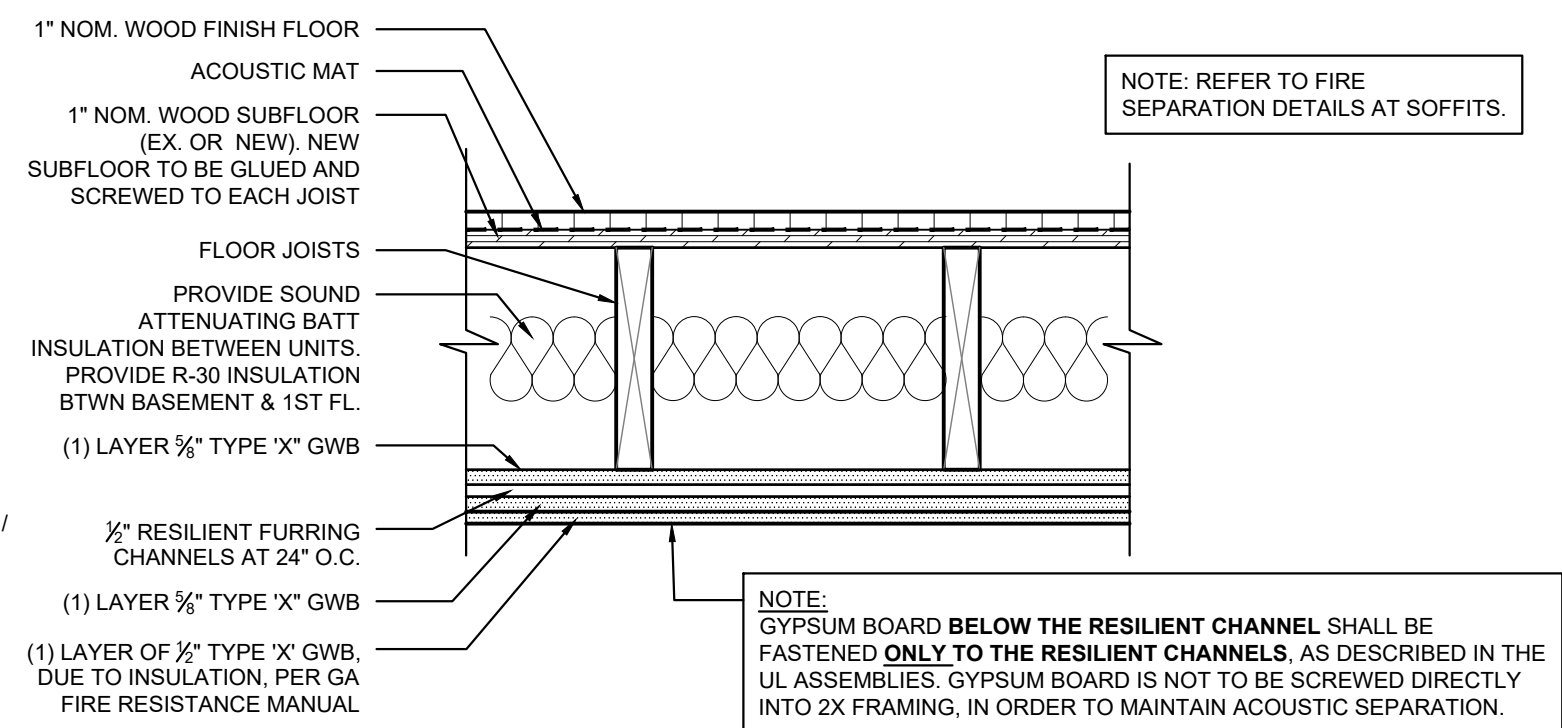
CROSS BRACING — MIN 1 BY 4 IN. OR, MIN 2 BY 10 SOLID BLOCKING.

TYPE RSIC-1 CLIPS — SPACED 48 IN. OC. AND SECURED TO ALTERNATING JOISTS WITH NO. 8 X 2 1/2 IN. COARSE DRYWALL SCREW THROUGH THE THICK END OF THE CLIP INTO THE FURRING CHANNELS. ADDITIONAL CLIPS REQUIRED TO HOLD FURRING CHANNEL THAT SUPPORTS THE GYPSUM BOARD BUTT JOINTS, AS DESCRIBED BELOW. (PAC INTERNATIONAL INC. — TYPE RSIC-1)

FURRING CHANNELS — A. FORMED OF NO. 25 MSG GALV STEEL 2-9/16 IN. OR 2-23/32 IN. WIDE BY 7/8 IN. DEEP. INSTALLED PERPENDICULAR TO THE WOOD JOISTS, SPACED A MAX OF 16" O.C. CHANNELS SECURED TO JOISTS AS DESCRIBED BELOW. ENDS OF ADJOINING CHANNELS OVERLAPPED BY 6 IN. TO PROVIDE A CONTINUOUS CHANNEL.

B. STEEL FRAMING MEMBERS — USED TO ATTACH FURRING CHANNELS (ABOVE) TO THE WOOD JOISTS. RSIC-1 CLIPS SECURED TO CONSECUTIVE JOISTS WITH NO. 8 X 2 1/2 IN. COARSE DRYWALL SCREW THROUGH THE CENTER GROMMET. FURRING CHANNELS ARE FRICTION-FITTED INTO CLIPS. RSIC-1 CLIPS FOR USE WITH 2-9/16 IN. WIDE FURRING CHANNELS. ADJOINING CHANNELS ARE OVERLAPPED AS DESCRIBED IN ITEM A. AS AN ALTERNATE TO THE CLIP METHOD, CHANNELS MAY BE ATTACHED TO JOISTS WITH ONE SCREW ON EACH FLANGE OF THE CHANNEL. ADDITIONAL CLIPS, MIN. 7/16 IN. LONG AT THE MIDPOINT OF THE OVERLAP, WITH ONE SCREW ON EACH FLANGE OF THE CHANNEL. ADDITIONAL CLIPS REQUIRED TO HOLD FURRING CHANNEL THAT SUPPORTS THE GYPSUM PANEL BUTT JOINTS, AS DESCRIBED. PAC INTERNATIONAL INC. — TYPES RSIC-1

GYPSUM BOARD — NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM PANELS. GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS. GYPSUM PANELS SECURED WITH 1 IN. LONG TYPE S BUGLE HEAD STEEL SCREWS SPACED 12 IN. OC. AND LOCATED A MIN OF 1/2 IN. FROM SIDE JOINTS AND 3 IN. FROM END JOINTS. END JOINTS SECURED TO BOTH RESILIENT CHANNELS AS SHOWN IN END JOINT DETAIL. BUTTED END JOINTS SHALL BE STAGGERED MIN. 2 FT WITHIN THE ASSEMBLY, AND OCCUR MIDWAY BETWEEN THE CONTINUOUS FURRING CHANNELS. THE BUTTED END JOINTS SHALL BE STAGGERED FROM THE BUTTED END OF FURRING CHANNEL. THE BUTTED END JOINTS SHALL BE STAGGERED FROM THE BUTTED END OF THE GYPSUM PANEL PLUS 6 IN. ON EACH END. THE TWO SUPPORT FURRING CHANNELS SHALL BE SPACED APPROXIMATELY 3-1/2 IN. OC. AND BE ATTACHED TO UNDERSIDE OF THE JOIST WITH ONE CLIP AT EACH END OF THE CHANNEL.



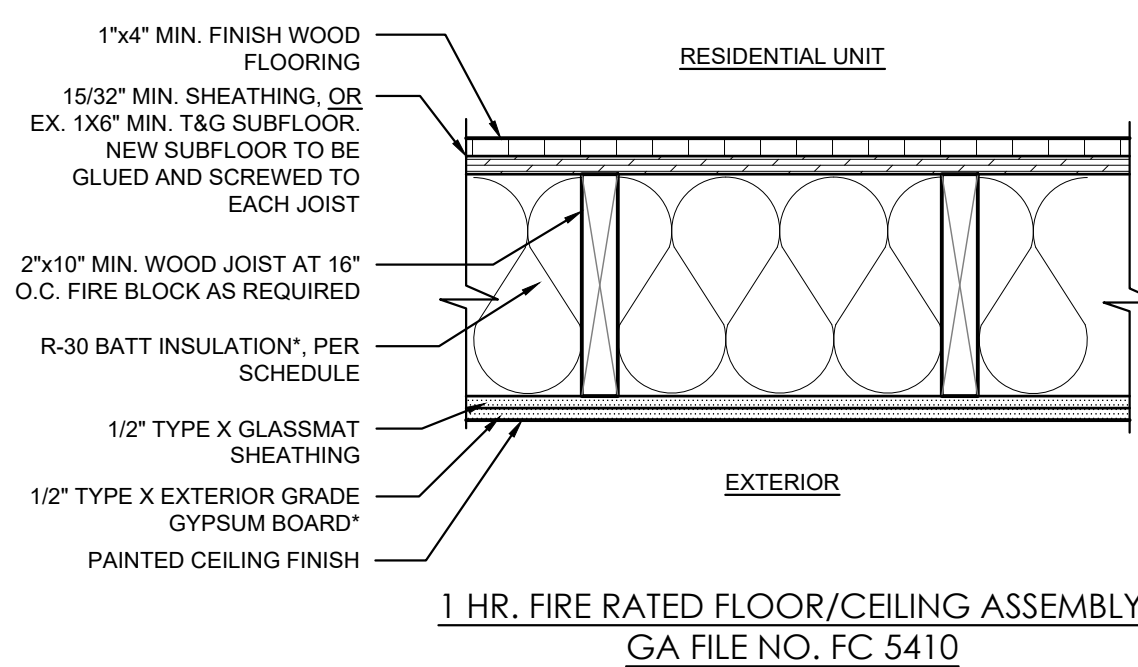
2 HR. FIRE RATED FLOOR/CEILING ASSEMBLY
GA FILE NO. FC 5724

BASE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH BD NAILS, 21/2" LONG, 0.113" SHANK, 1964" HEADS, 7" O.C.

RESILIENT FURRING CHANNELS 24" O.C. APPLIED AT RIGHT ANGLES TO JOISTS THROUGH BASE LAYER WITH ONE BD NAIL, 21/2" LONG, 0.113" SHANK, 1964" HEAD, AT EACH JOIST.

FACE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH DRYWALL SCREWS 12" O.C. DOUBLE CHANNEL INSTALLED AT FACE AND END JOINTS.

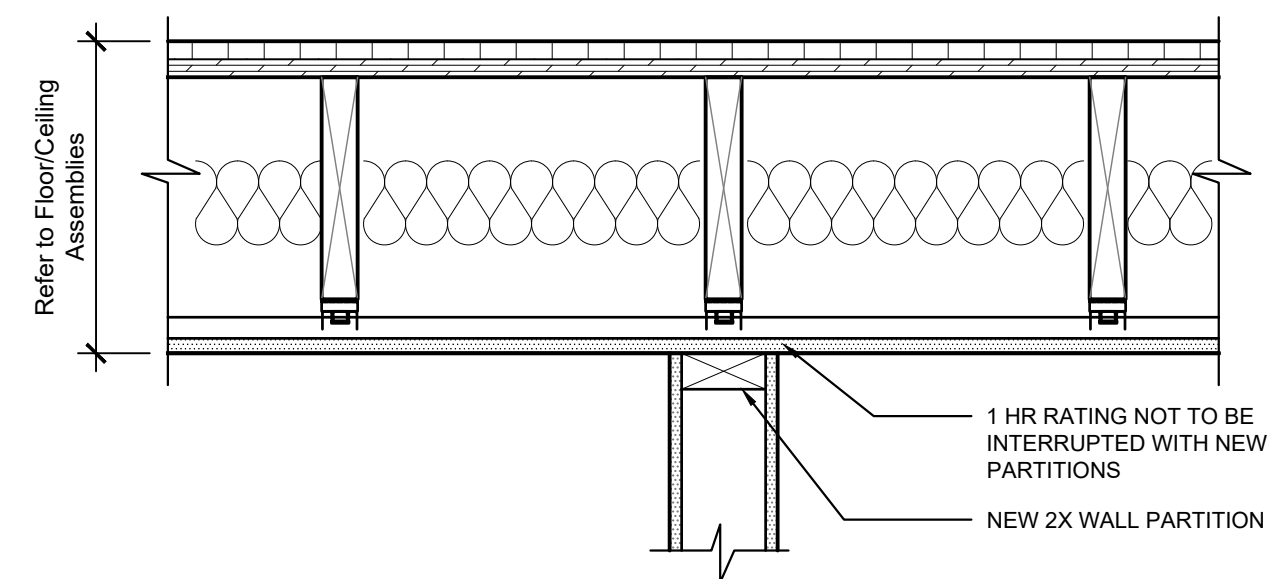
WOOD JOISTS SUPPORTING 1" NOMINAL T & S WOOD SUBFLOOR AND 1" NOMINAL WOOD FINISH FLOOR OR 19/32" PLYWOOD RESILIENT FLOOR WITH LONG EDGES T & S AND 15/32" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR PERPENDICULAR TO JOISTS WITH JOINTS STAGGERED.



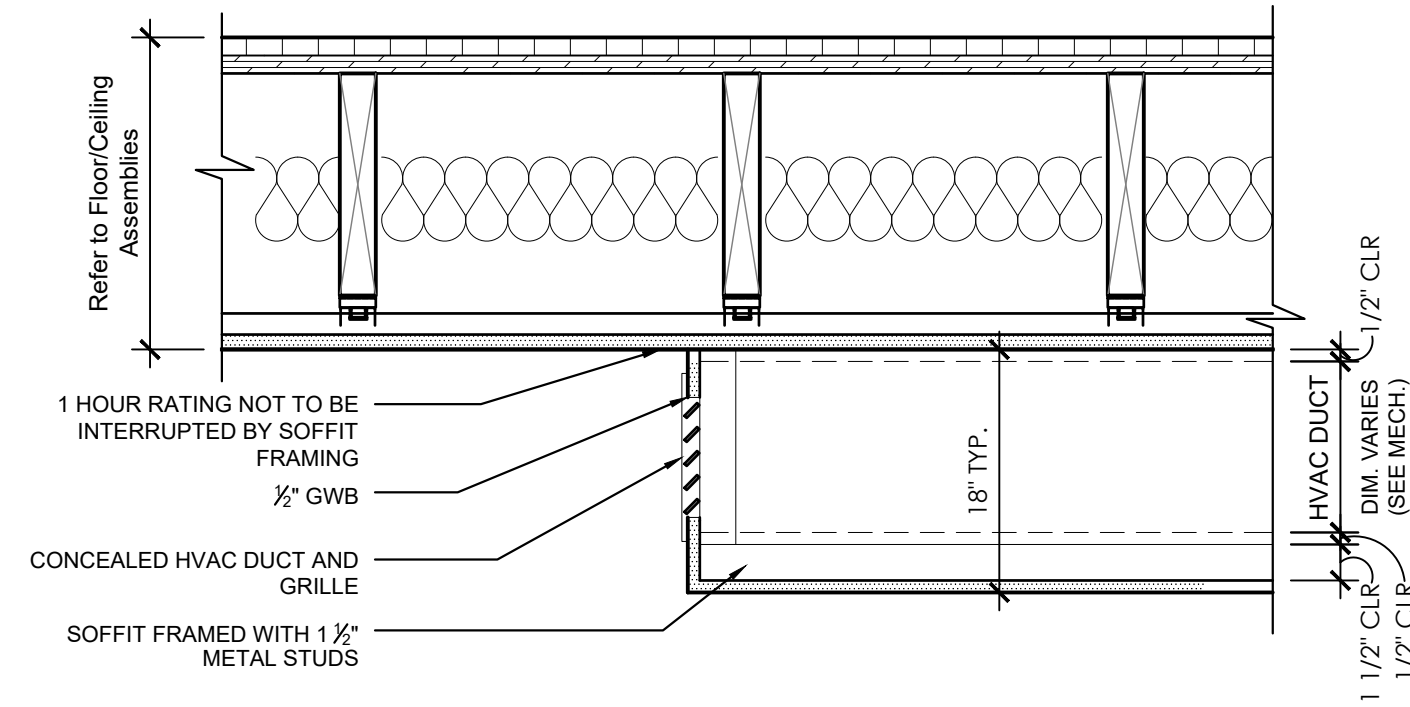
ONE LAYER 1/2" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 5D NAILS, 15/8" LONG, 0.099" SHANK, 1/4" HEADS, 6" O.C. NAILS PLACED 3/4" FROM BOARD EDGE JOINTS AND 1/2" FROM BOARD END JOINTS. WOOD JOISTS SUPPORTING 1" NOMINAL T & G WOOD SUBFLOOR AND 1" NOMINAL WOOD FINISH FLOOR, OR 1/32" PLYWOOD FINISHED FLOOR WITH LONGER EDGES T & G AND 1/32" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR PERPENDICULAR TO JOISTS WITH JOISTS STAGGERED.

*FIBERGLASS INSULATION MAY BE ADDED TO THE PLENUM OR JOIST SPACE ABOVE THE GYPSUM WALLBOARD PROVIDED AN ADDITIONAL LAYER OF GYPSUM WALLBOARD IS ADDED TO THE ASSEMBLY (OF THE SAME SIZE/TYPE AS THE DESIGN). THIS ADDITIONAL LAYER SHOULD BE APPLIED AS DESCRIBED FOR THE FACE LAYER OF THE TESTED SYSTEM, EXCEPT THAT THE FASTENER LENGTH SHALL BE INCREASED BY NOT LESS THAN THE THICKNESS OF THE ADDITIONAL LAYER OF GYPSUM BOARD. (FROM GA)

FIRE SEPARATION DETAILS



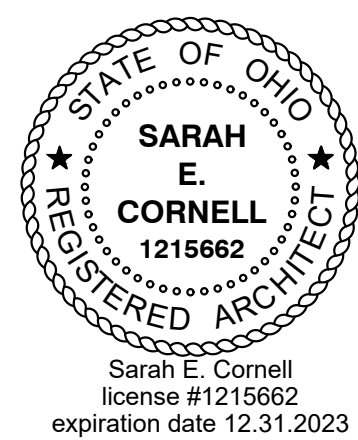
TYPICAL DWELLING UNIT FLOOR/CEILING SEPARATION
1-HR. FIRE RATED ASSEMBLY @ NEW PARTITION



TYPICAL DWELLING UNIT FLOOR/CEILING SEPARATION
1-HR. FIRE RATED ASSEMBLY @ SOFFIT

THERMAL / SOUND INSULATION KEY				
LOCATION	TYPE		R-VALUE / SIZE	NOTES
	THERMAL	SOUND		
FRAMED WALLS BETWEEN COMMON STAIR / CORRIDOR & OCCUPIED SPACE	-	FIBERGLASS BATT	3 1/2"	
WALLS AROUND MECHANICAL CLOSETS	-	FIBERGLASS BATT	3 1/2"	
WALLS AROUND LAUNDRY ROOMS	-	FIBERGLASS BATT	3 1/2"	
FLOOR/CEILING BETWEEN COMMERCIAL SPACES AND RESIDENTIAL SPACES	-	FIBERGLASS BATT	5 1/2" MIN.	
FLOOR / CEILING BETWEEN RESIDENTIAL UNITS	-	FIBERGLASS BATT	5 1/2" MIN.	
FLOOR / CEILING BETWEEN BASEMENT AND COMMERCIAL SPACE	FIBERGLASS BATT	-	R-30	
FLOOR/CEILING AT OUTDOOR SPACE BELOW RESIDENTIAL SPACE (RECESSED ENTRY)	FIBERGLASS BATT		R-30	
UNVENTED ROOF /CEILING BETWEEN RESIDENTIAL SPACES AND EPDM ROOF	RIGID INSULATION + FIBERGLASS BATT *	-	R-38	INSTALL 2" POLYISO RIGID INSULATION (R-13) ABOVE SHEATHING, REMAINDER TO BE BATT INSULATION INSTALLED BETWEEN ROOF RAFTERS

* ALTERNATE: PROVIDE R-25 CONTINUOUS RIGID INSULATION ABOVE ROOF SHEATHING - 5" OF XPS RIGID INSULATION.



1338 - 1340 MAIN STREET

Address 1338 - 1340 Main St.
Cincinnati, OH, 45202

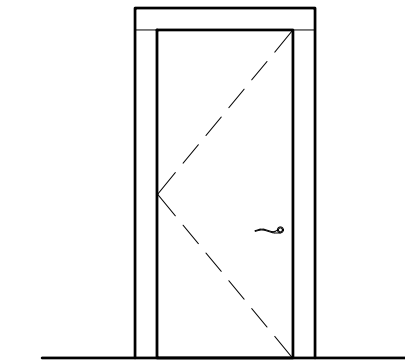
Project Number 0089

WALL TYPES AND FLOOR/CEILING ASSEMBLIES

A0.2

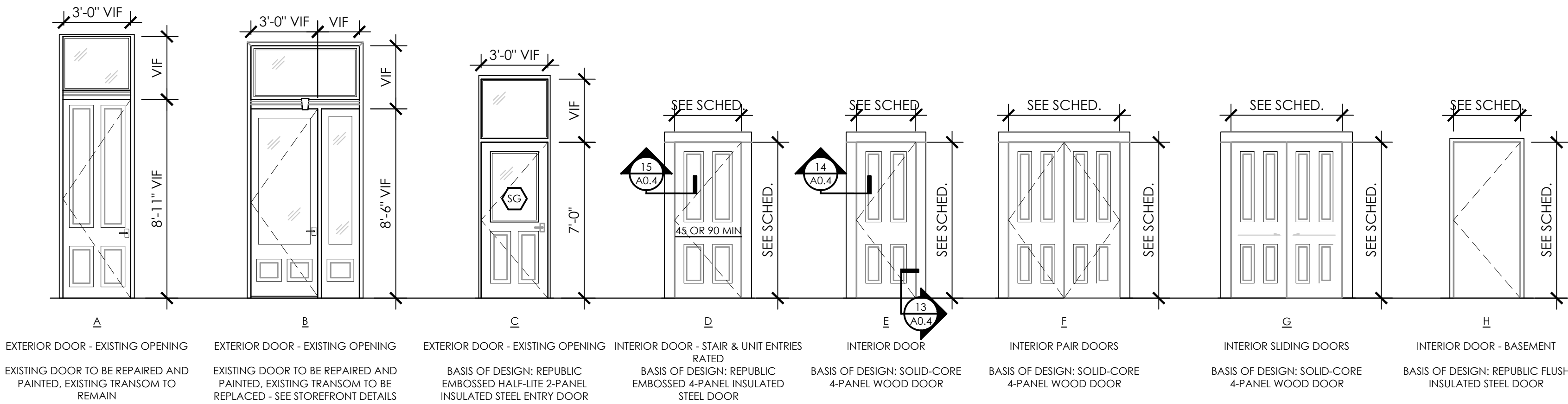
DOOR SCHEDULE						
DOOR NO	DOOR		STYLE	FRAME MATERIAL	FIRE RATING	NOTES
	SIZE	MATERIAL				
1	3'-0" X 9'-0"	WOOD	A	WOOD	-	EXISTING TO REMAIN - REPAIR AND PROVIDE NEW HARDWARE
2	3'-0" x 8'-6"	WOOD / GLASS	B	WOOD	-	EXISTING TO REMAIN - REPAIR AND PROVIDE NEW HARDWARE
3	3'-0" x 7'-0" VIF	STEEL / GLASS	C	STEEL	-	NEW EXTERIOR DOOR @ EXISTING OPENING - FIELD VERIFY R.O.
4	3'-0" x 7'-0"	STEEL	D	STEEL	90	PROVIDE CLOSER
5	3'-0" x 7'-0"	STEEL	D	STEEL	45	PROVIDE CLOSER
6	3'-0" x 7'-0"	STEEL	D	STEEL	-	
7	3'-0" x 7'-0"	STEEL	H	STEEL	-	
8	2'-6" x 7'-0"	SOLID CORE WOOD	E	WOOD	-	
9	2'-8" x 7'-0"	SOLID CORE WOOD	E	WOOD	-	
10	(2) 2'-6" x 7'-0"	SOLID CORE WOOD	F	WOOD	-	PAIR DOORS
11	(2) 2'-6" x 7'-0"	SOLID CORE WOOD	G	WOOD	-	BYPASS SLIDING DOORS
12	2'-10" x 7'-0"	SOLID CORE WOOD	E	WOOD	-	

- NOTES:
- CONTRACTOR TO VERIFY DOOR ROUGH OPENINGS PRIOR TO ORDERING.
 - NEW INTERIOR DOOR CASING/TRIM TO BE 1" NOM. FLAT TRIM TO MATCH HISTORIC TRIM WIDTH- 5.5" (VIF) PAINTED WOOD, TYP.
 - PROVIDE SAFETY GLAZING PER APPROPRIATE BUILDING CODE. OBC SECTION 2406.



INTERIOR DOOR TRIM
MATCH EXISTING TRIM WIDTH WITH
3/4" SQUARE FLUSH TRIM

DOOR TYPES



PROJECT SPECIFICATIONS

DIVISION 2 - SITEWORK

SITE CLEANING

- The premises and surrounding area is to be kept free from accumulation of debris and trash.
- On-site trash containers are to be coordinated with local jurisdictions as necessary.
- Verify existence and location of all above and below ground utilities. Protect and support utilities as required.
- Remove trees and shrubs which interfere with work.
- Repair pre-existing site conditions such as sidewalk, lawn, conc. patio, exterior staircase, etc. that have been damaged from demolition and/or new construction. Any inadequate pre-existing condition should also be brought to a finished condition.

EARTHWORK

- Remove and dispose of material necessary to obtain required subgrade elevations, concrete area elevations, and underground utility elevations.
- Re-grade around structures to drain away from buildings. Coordinate in field with Architect.

DEMOLITION

- Provide sufficient bracing as required to protect existing spaces and finishes. Rebuild existing structures that are to remain if they would otherwise become unstable during demolition.
- Patch penetrations in floor and walls resulting from demolition. Restore damage to fire-rated systems including fireproofing.

DIVISION 4 - MASONRY

This project is receiving historic tax credits, so all masonry repairs shall be per the Secretary of the Interiors Standards for Treatment of Historic Properties. Provide mock-ups of repointing and notify architect for photographs and SHPO approval. Notify architect after repairs but before painting.

GENERAL EXTERIOR (where affected by new construction)

- Existing exposed masonry - repair, repoint and clean.
- Existing painted masonry - repair , repoint, clean and paint.
- Existing exposed stone foundations - repair, repoint and clean.
- Existing parged stone foundations and CMU foundations - remove loose and damaged parging, parge and paint.
- Existing painted stone foundations - repair, clean and paint

GENERAL INTERIOR

- Masonry to be exposed - repair, repoint, clean and paint.
- Existing exposed stone foundations - repair, repoint and clean.
- Existing parged stone foundations and CMU foundations - remove loose and damaged parging, repoint and clean as req'd.
- Existing exposed CMU foundations - repair, repoint and clean.

MASONRY REPAIR AND REBUILDING

- 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. Align with existing joints and coursing true and level, with faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary.
- Remove cracked, damaged and severely spalled stone lintels and sills with care in a manner to prevent damage to adjacent remaining materials. Support structure as required. Build in new lintels and sills. Align with existing joints and coursing true and level with faces plumb and in-line. Install any anchorages, flashings, or reinforcements as necessary. New lintels and sills to be precast, cast stone, or steel per plans. If concrete or cast stone, match existing in appearance, color, texture, dimensions, and detail. Contractor to provide sample for approval prior to ordering material.

HARDWARE SCHEDULE		
HARDWARE TYPE	DESCRIPTION	NOTES
a	COMMERCIAL ENTRY HARDWARE	LEVER HANDLES, DEADBOLT, CLOSER (FREE EGRESS DURING OPERATING HOURS) *PANIC HARDWARE
b	STOREROOM LOCK	CLOSER, KEYED ENTRY TO RESIDENTIAL STAIR, *TIED TO ENTRY SYSTEM WITH DOOR RELEASE
c	*DORMITORY* STYLE HARDWARE	CLOSER, ENTRY CYLINDER, AND DEADBOLT
d	STOREROOM LOCK	CLOSER, LOCKABLE FROM CORRIDOR SIDE, ALWAYS UNLOCKED IN DIRECTION OF EGRESS
e	PRIVACY	LEVER HANDLE WITH PRIVACY PUSH BUTTON
f	PASSAGE	LEVER HANDLE WITH LATCH, NO LOCK
g	PAIR DUMMY TRIM	2 LEVERS AND DUMMY TRIM
h	SLIDING	SLIDING DOOR RECESSED PULL - NO LOCK
i	GATE	LEVER HANDLE WITH PANIC HARDWARE AND CLOSER

NOTES:

- ALL EGRESS DOORS ARE TO HAVE HARDWARE COMPLYING WITH OBC SECTION 1008.1.9. DOORS PROVIDING EGRESS ARE TO BE READILY OPERABLE IN THE DIRECTION OF EGRESS WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
- PROVIDE LEVER DOOR HARDWARE IN ALL PUBLIC / COMMUNITY AND EGRESS DOORS THROUGHOUT THE PROJECT, TYP.
- ALL RATED DOORS TO HAVE CLOSERS.

RESIDENTIAL UNIT FINISH SCHEDULE				
ROOM	FLOORS	BASE	WALLS	CEILING
PUBLIC CORRIDORS	WOOD 1	WOOD BASE - 7.5"	PAINT	REFER TO REFLECTED CEILING PLANS
BATHROOMS	TILE 1	WOOD BASE - 7.5"	TILE 2 / PAINT	
BEDROOMS	WOOD 1	WOOD BASE - 7.5"	PAINT	
LIVING ROOM	WOOD 1	WOOD BASE - 7.5"	PAINT	
KITCHEN	WOOD 1	WOOD BASE - 7.5"	TILE 3 / PAINT	
CLOSETS	WOOD 1	WOOD BASE - 4"	PAINT	
LAUNDRY	SHEET VINYL	WOOD BASE - 4"	PAINT	
MECHANICAL	SHEET VINYL	WOOD BASE - 4"	PAINT	

NOTES:

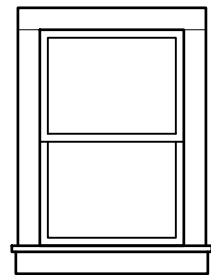
- FINISHES:
WOOD 1: SOLID HARDWOOD FLOORING, SITE FINISHED?
TILE 1: FLOOR TILE T.B.D.
TILE 2: BATHROOM WALL TILE T.B.D.
TILE 3: KITCHEN BACKSPLASH T.B.D.
SHEET VINYL.
- WOOD BASE TO MATCH EXISTING HEIGHT ON EACH FLOOR, PAINTED
- ALL TRIM AND BASE TO BE PAINTED, COLOR SELECTED BY ARCHITECT
- WALL COLORS TO BE SELECTED BY ARCHITECT
- REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF WALL FINISHES.

APPLIANCE SCHEDULE			
TYPE	MFR	DESCRIPTION	MODEL
REFRIGERATOR	GE	17.5 CUFT TOP-FREEZER, STAINLESS	GTE18GMN
REFRIGERATOR - UNIT 2	GE	18.6 CUFT FRENCH-DOOR, STAINLESS	GWE19JML/JSL
RANGE	GE	SLIDE-IN ELECTRIC RANGE, STAINLESS	JS64EL/SL/FL/DL
MICROWAVE/HOOD	GE	1.9 CUFT, OUTSIDE EXHAUST, STAINLESS	JVM7195SK/EK/BL/FL
DISHWASHER	GE	SS INTERIOR, HIDDEN CONTROLS, SS	GDT6455FN
WASHER	GE	4.5 CUFT FRONT LOAD ENERGY STAR	GFWS10SCN
DRYER	GE	7.8 CUFT FRONT LOAD ELEC. DRYER	GFD55ESSN/ESPN

WINDOW SCHEDULE						
WINDOW NO.	NEW	EXISTING	DESCRIPTION	STYLE	MATERIAL	NOTES
1	*		STOREFRONT	A	ALUMINUM	
2	*		STOREFRONT	B	ALUMINUM	
3	*		DOUBLE-HUNG	C	ALUMINUM-CLAD WOOD	PROFILE TO CLOSELY MATCH HISTORIC WINDOWS
4	*		DOUBLE-HUNG	D	ALUMINUM -CLAD WOOD	
EX		*	EXISTING DOUBLE-HUNG	-	EXISTING WOOD	REPAIR WINDOWS, PROVIDE ALUMINUM STORM WINDOWS

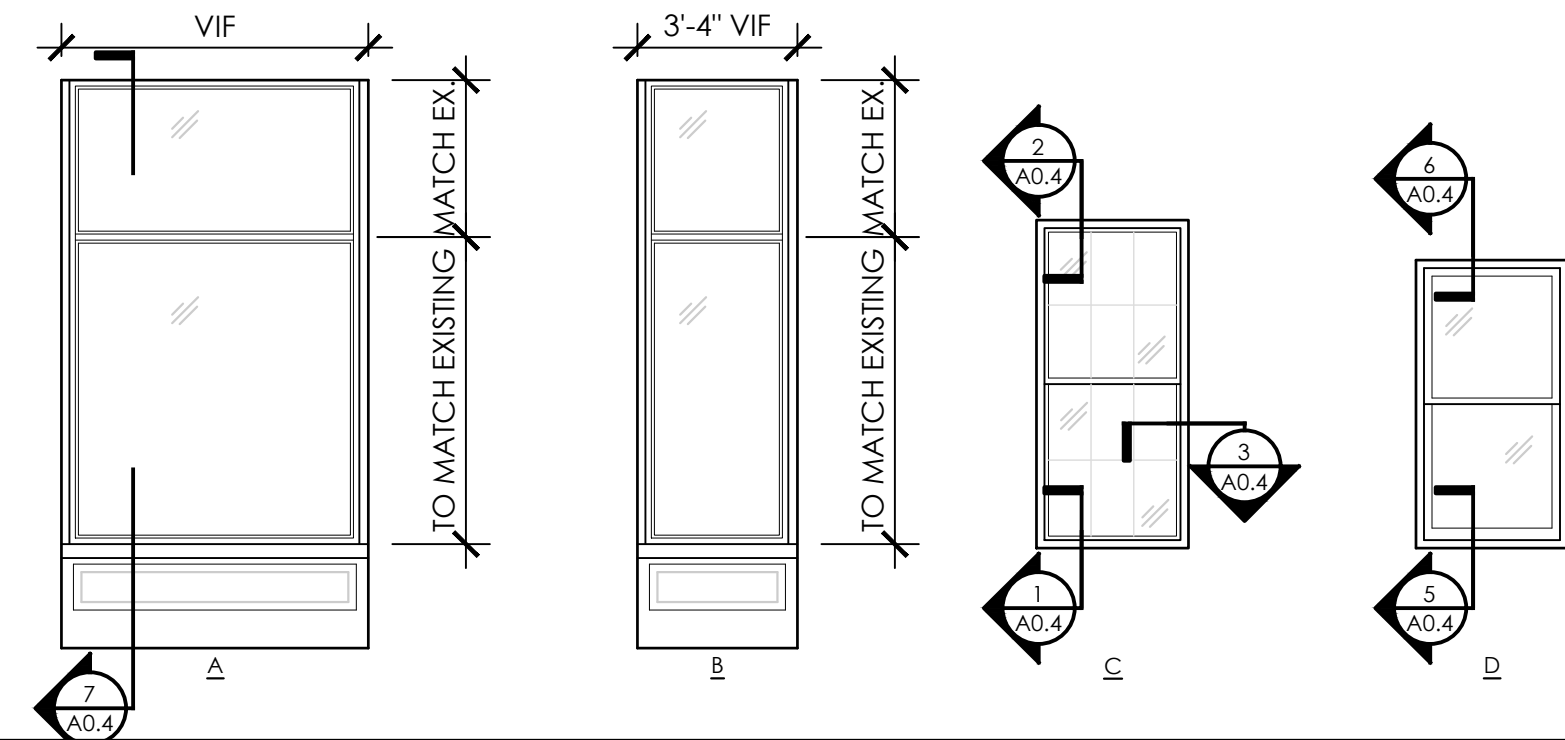
NOTES:

- BASIS OF DESIGN WINDOW: **MARVIN ULTIMATE DOUBLE HUNG G-2**
PERFORMANCE (MIN.): U-FACTOR .45, SHGC .40
GLASS: ADVANCED LOW-E ARGON-INSULATED GLAZING
- BASIS OF DESIGN STOREFRONT: **KAWNEER TRIFAB 451UT**
PERFORMANCE (MIN.): U-FACTOR .38, SHGC .40
- BASIS OF DESIGN ALUMINUM STORM WINDOWS: **PROVIA CONCORD DOUBLE HUNG #696**
REFER TO DETAILS 9 & 10/A0.4 FOR STORM WINDOW INSTALLATION
- INTERIOR FINISH TO BE PRE-FINISHED WHITE (ARCHITECT TO VERIFY)
- EXTERIOR COLOR TO BE DARK BRONZE
- REFER TO EXTERIOR ELEVATIONS FOR SAFETY GLAZING LOCATIONS



INTERIOR TRIM
MATCH EXISTING APPROX. 5.5"
HISTORIC WINDOW TRIM

WINDOW TYPES



- Metal railing: All metal to be shop primed, field painted
COLOR: Black, Semi-Gloss finish

EXTERIOR PAINT **ALL PAINT PRODUCTS TO BE PPG**

- See new work plans, general notes, and elevations for elements to be painted.
- Prepare surfaces to receive paint. New and previously painted materials to be clean, dry, joints filled, and sanded smooth.
- Masonry and Stone:
FINISH TYPE: (2) coats, Flat finish
FINISH COLOR A: To be determined
- Wood:
FINISH TYPE: (2) coats, Semi-Gloss finish
FINISH COLOR A: To be determined
FINISH COLOR B: To be determined
FINISH COLOR C: To be determined
- Metal railing: All metal to be shop primed, field
COLOR: TBD, Semi-Gloss finish
- NOTE: ONLY PREVIOUSLY PAINTED EXTERIOR MASONRY AND LINTELS ARE TO BE REPAINTED.

DIVISION 10 - SPECIALTIES

POSTAL SPECIALTIES

- Provide one mailbox at location indicated on drawings. Mailbox to adhere to all USPS requirements (4C standards, etc)

INTERCOM AND DOORBELLS

- Provide connected entry control system at front entrance door to be coordinated with owner.

TOILET AND BATH ACCESSORIES

- Provide the following accessories in all full bathrooms in locations indicated on drawings:
Towel bar: (1) 24" long
Toilet paper holder: (1)
Hooks: (1)
Mirror: (1) refer to drawings for sizes
Shower curtain rod:(1)

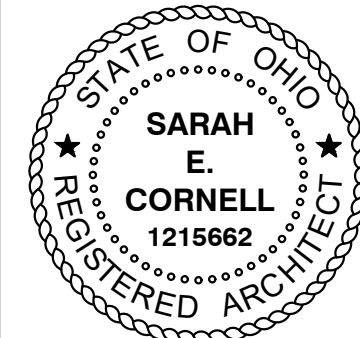
DIVISION 12 - FURNISHING

KITCHEN CABINETRY

- See Kitchen - plans & int. elevations for cabinet information.
- All casework shall be installed in conformance with all applicable AWI Architectural woodwork Quality Standards.
- Provide bead of clear silicone at all wall joints.
- Field measure all cabinetry dimensions.

COUNTER TOP

- See Kitchen - plans & int. elevations for counter top information.
- Provide a bead of clear silicone at all field joints of countertops and back splashes and at wall joints.
- All counter tops are to have a square edge detail. Counter tops are to have square profile edges.



Sarah E. Cornell
license #1215662
expiration date 12.31.2023



ENGINEERED
BUILDING
SYSTEMS INC.



925 Lenox Place
Cincinnati, Ohio 45229
mobile: 419.266.4021



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

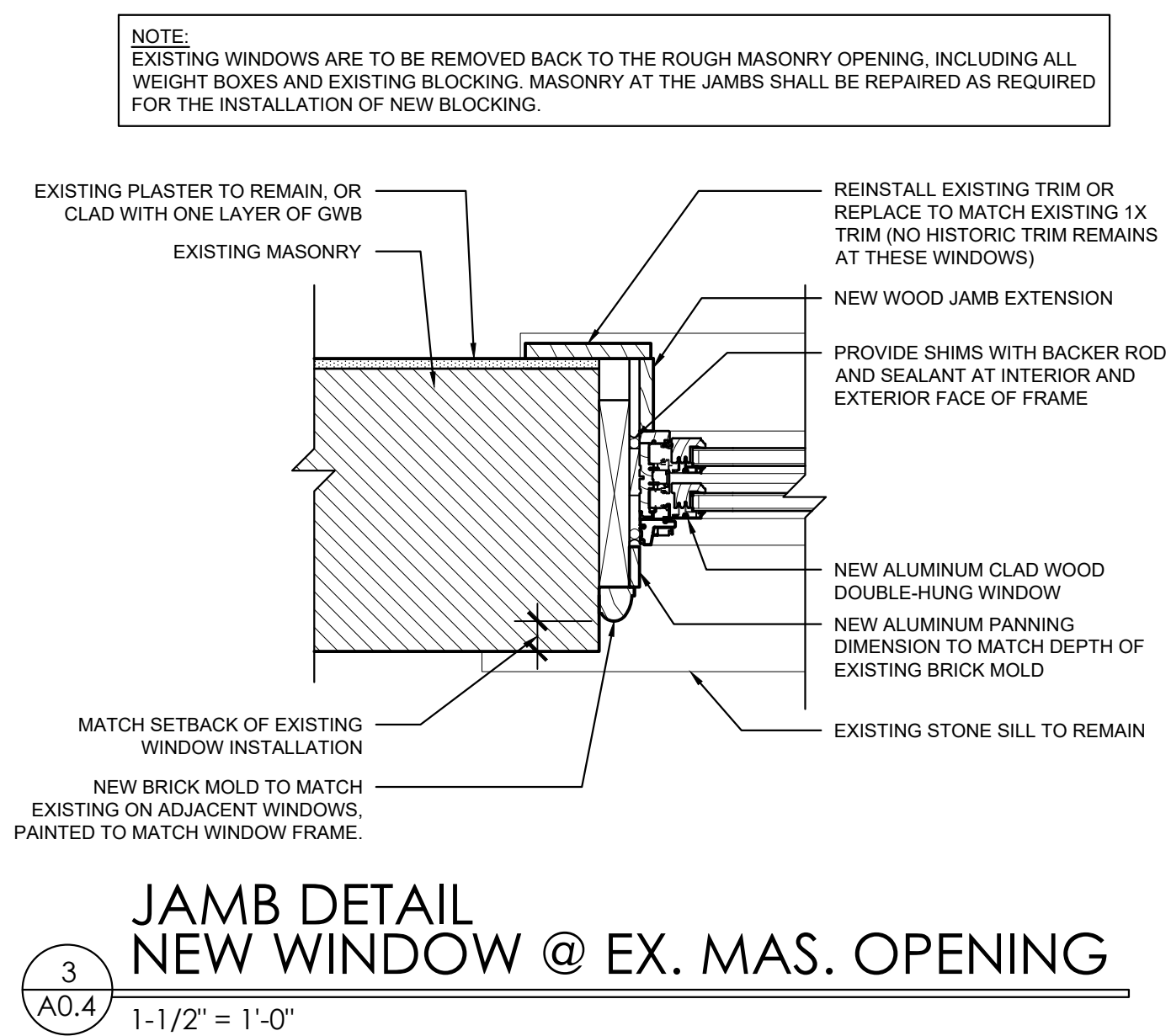
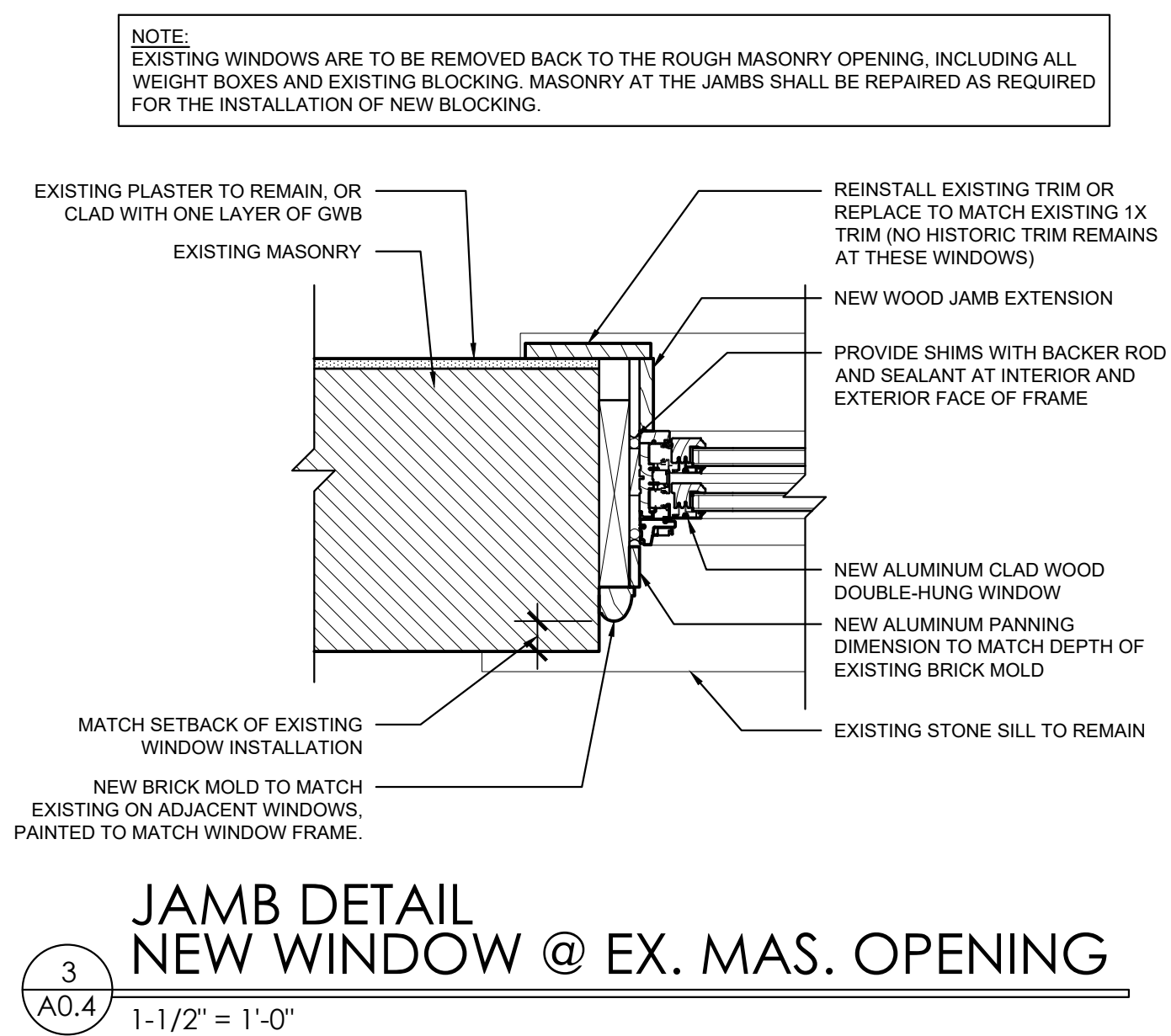
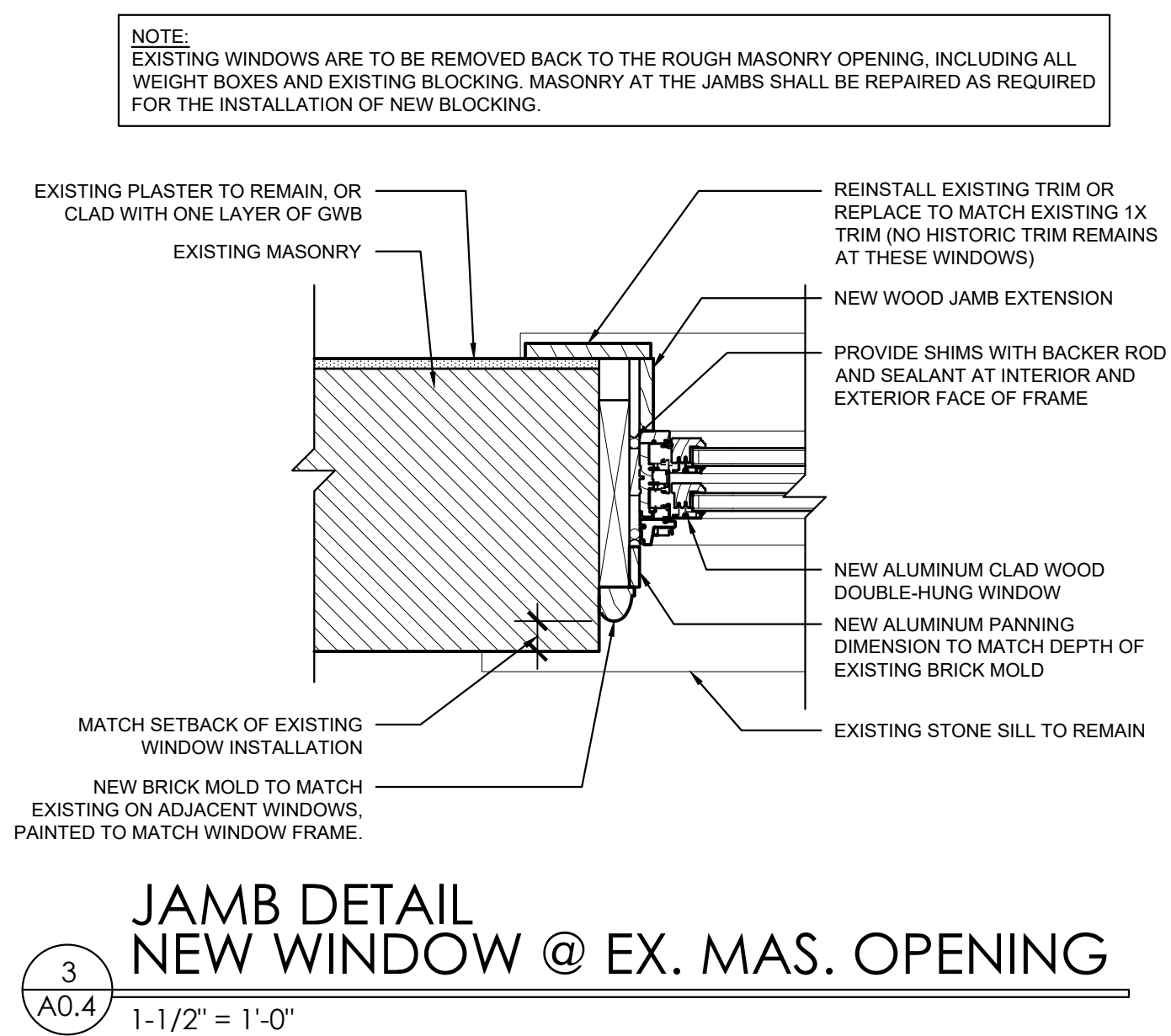
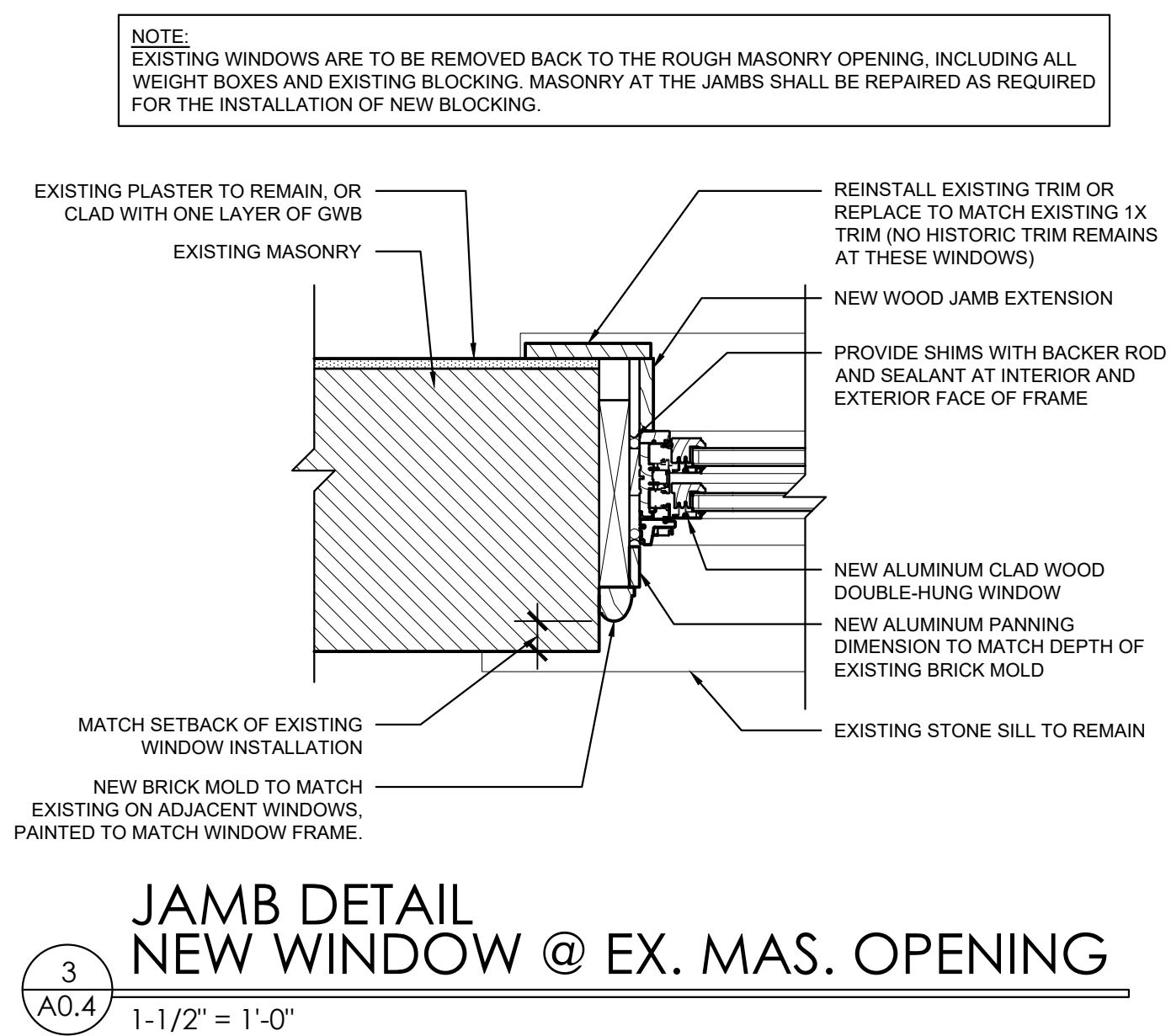
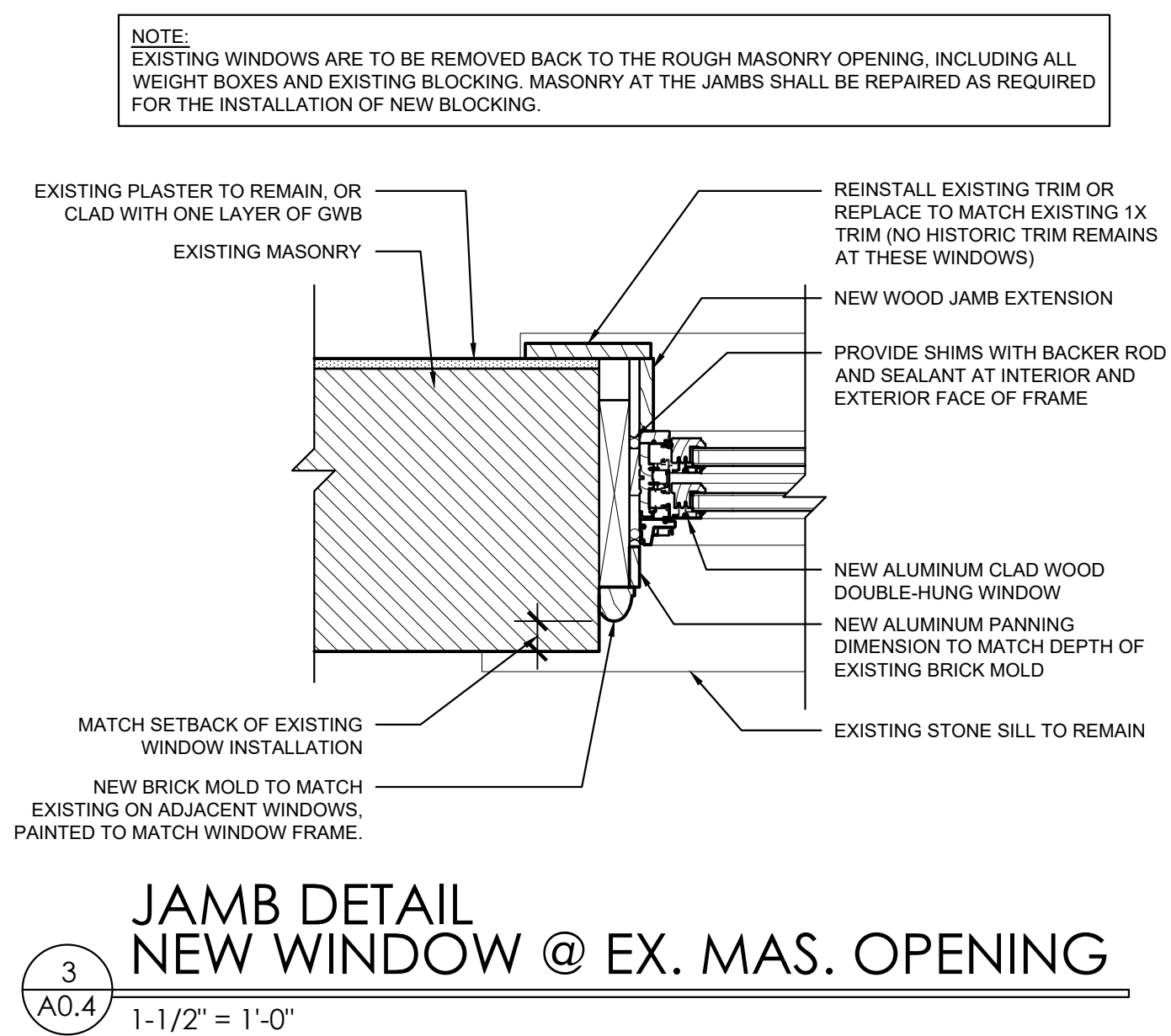
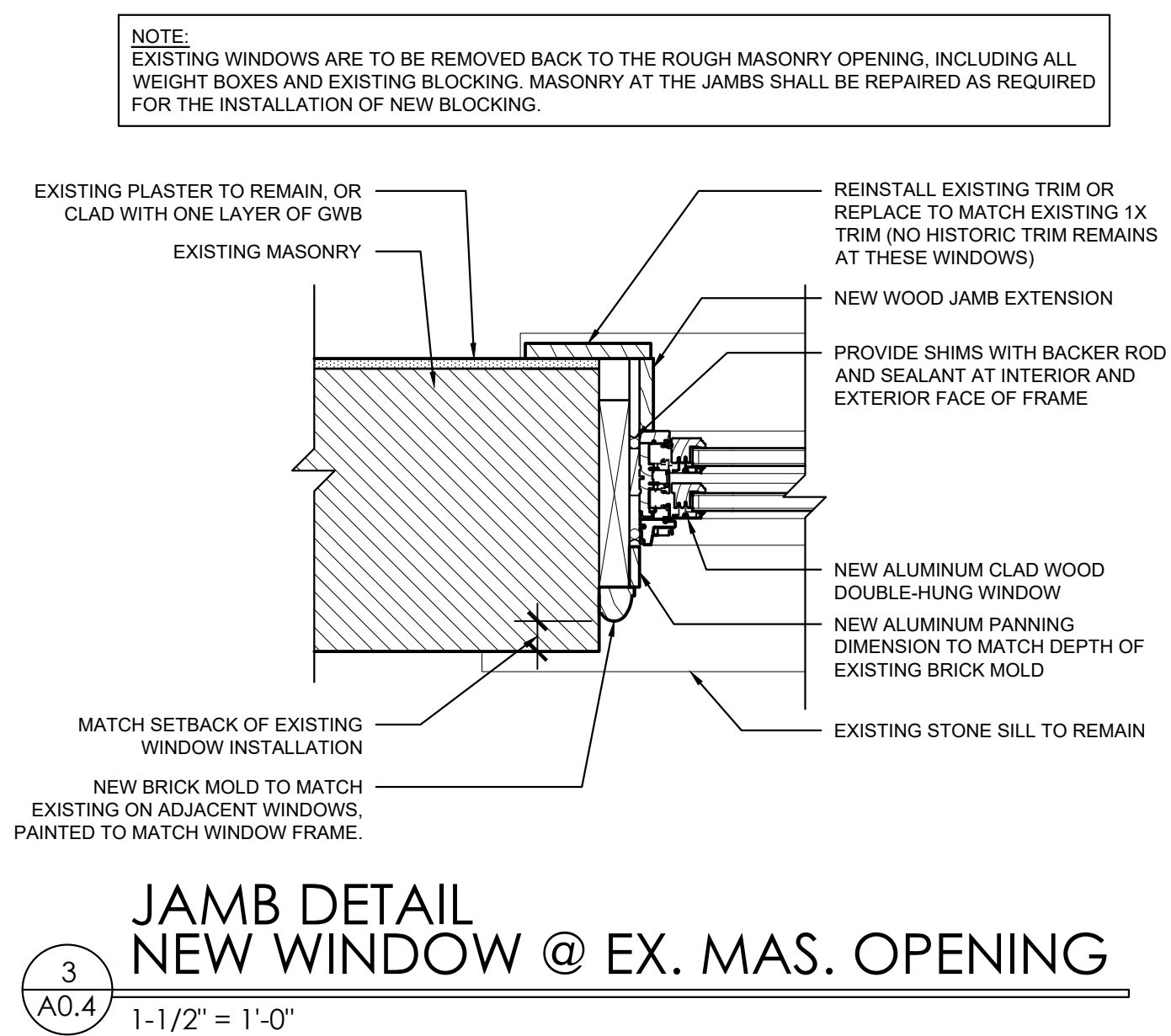
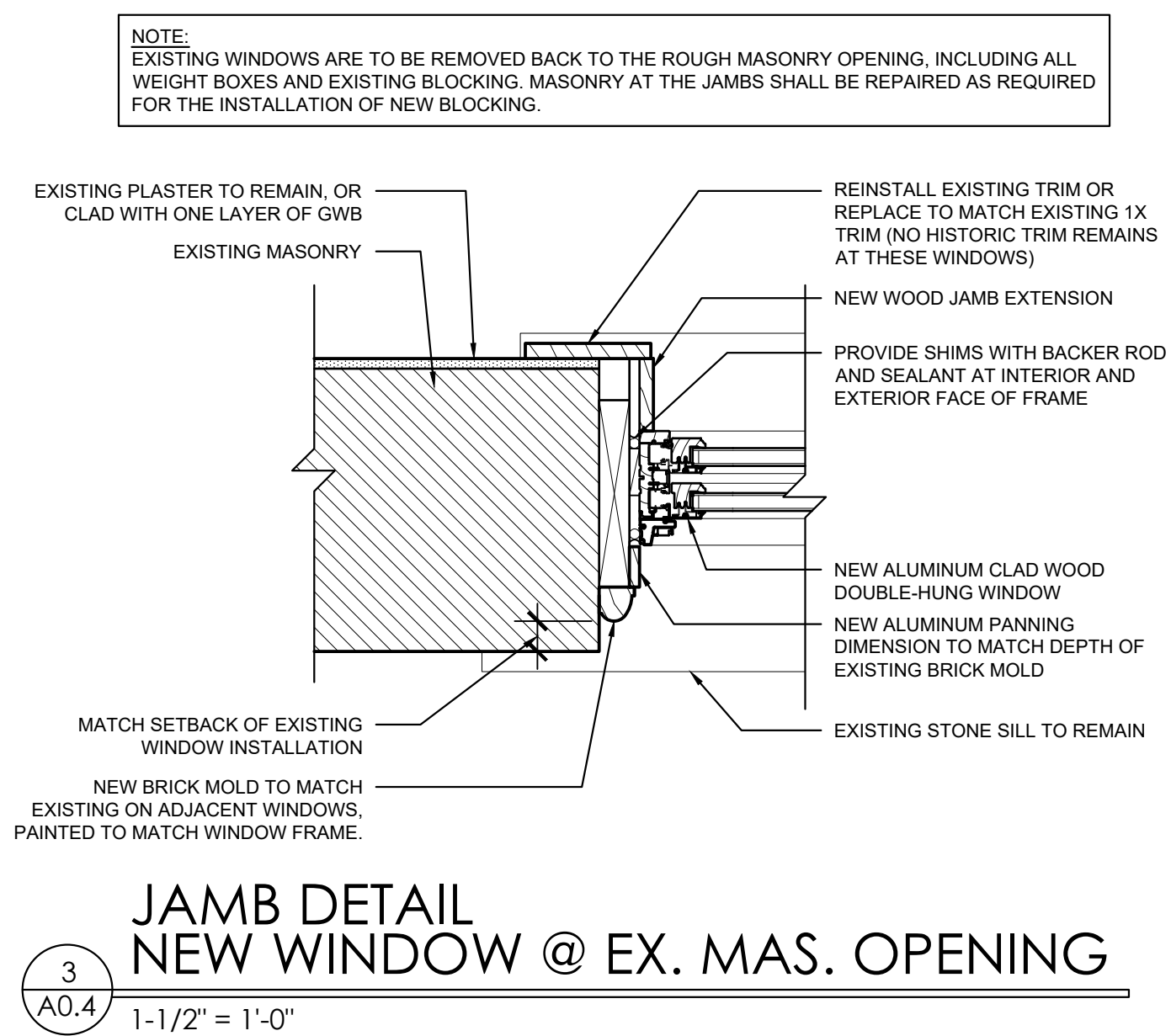
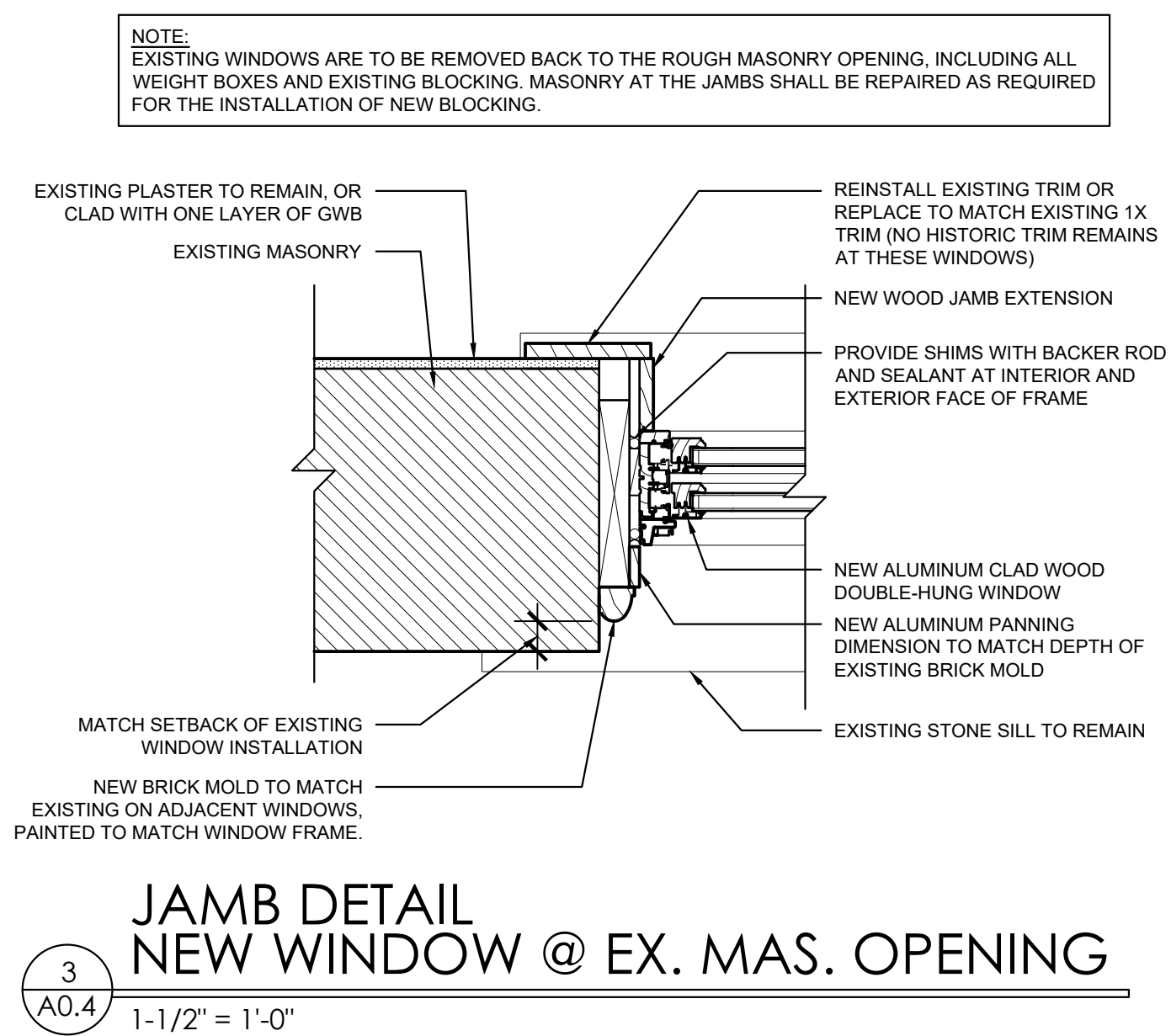
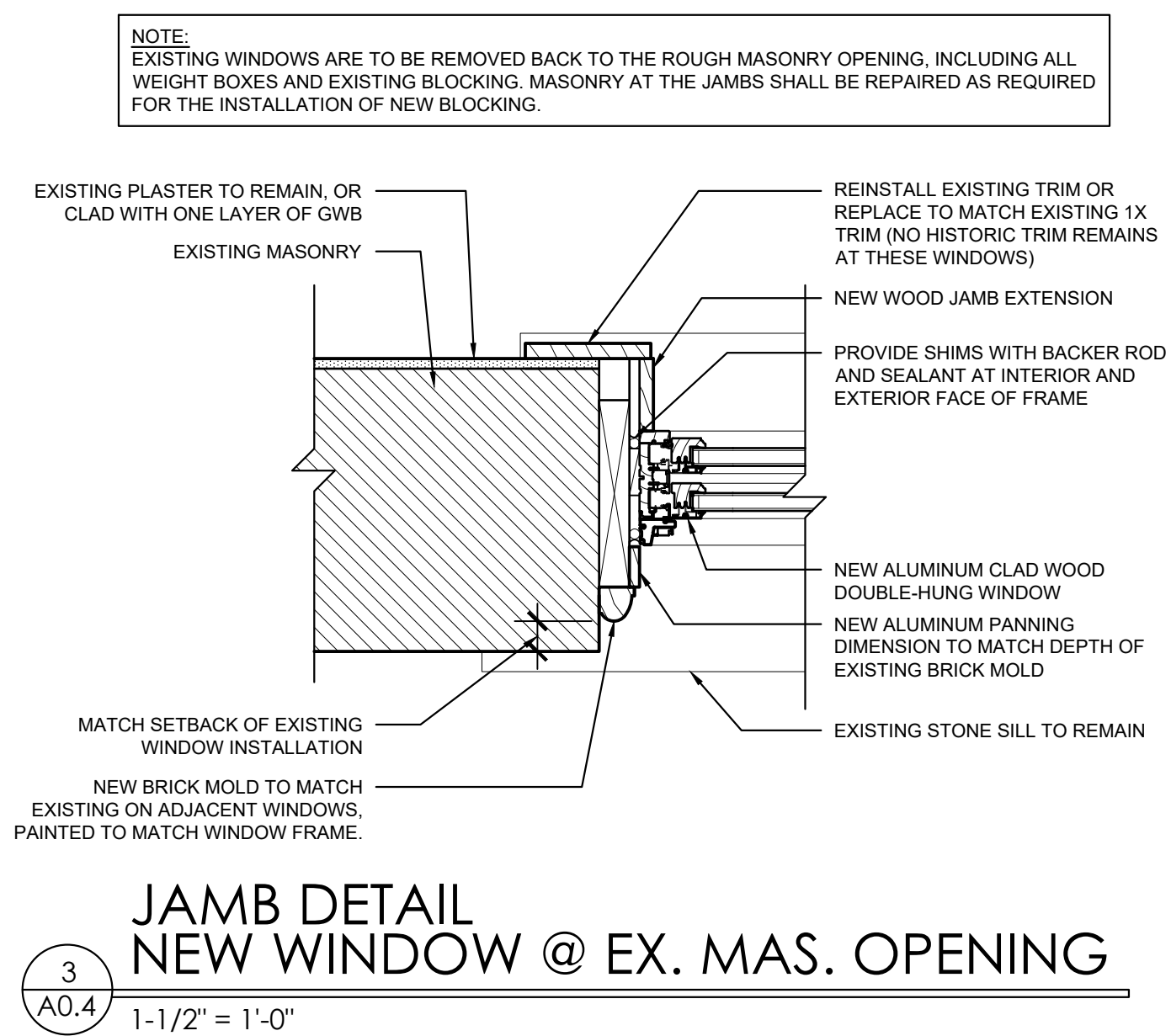
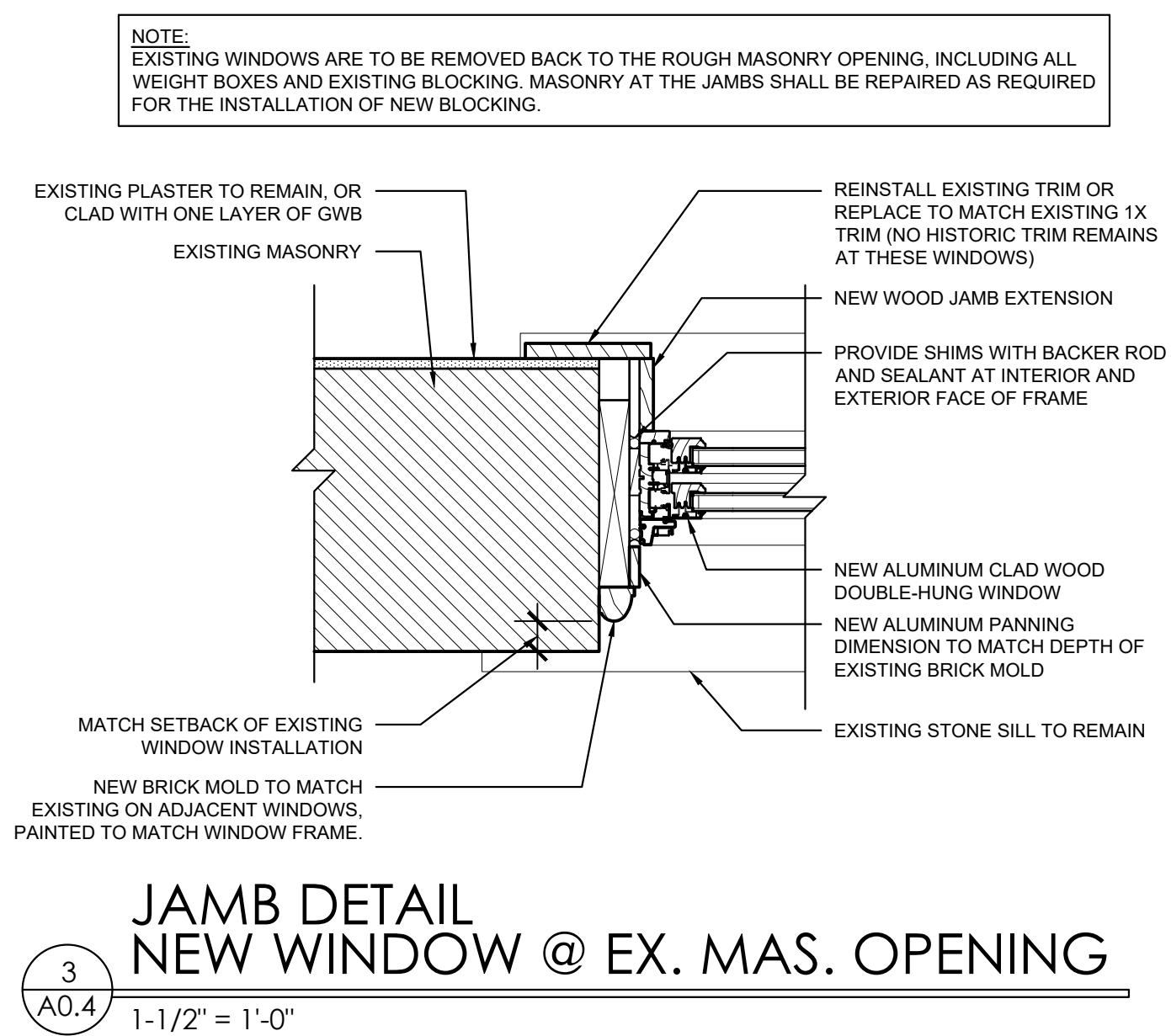
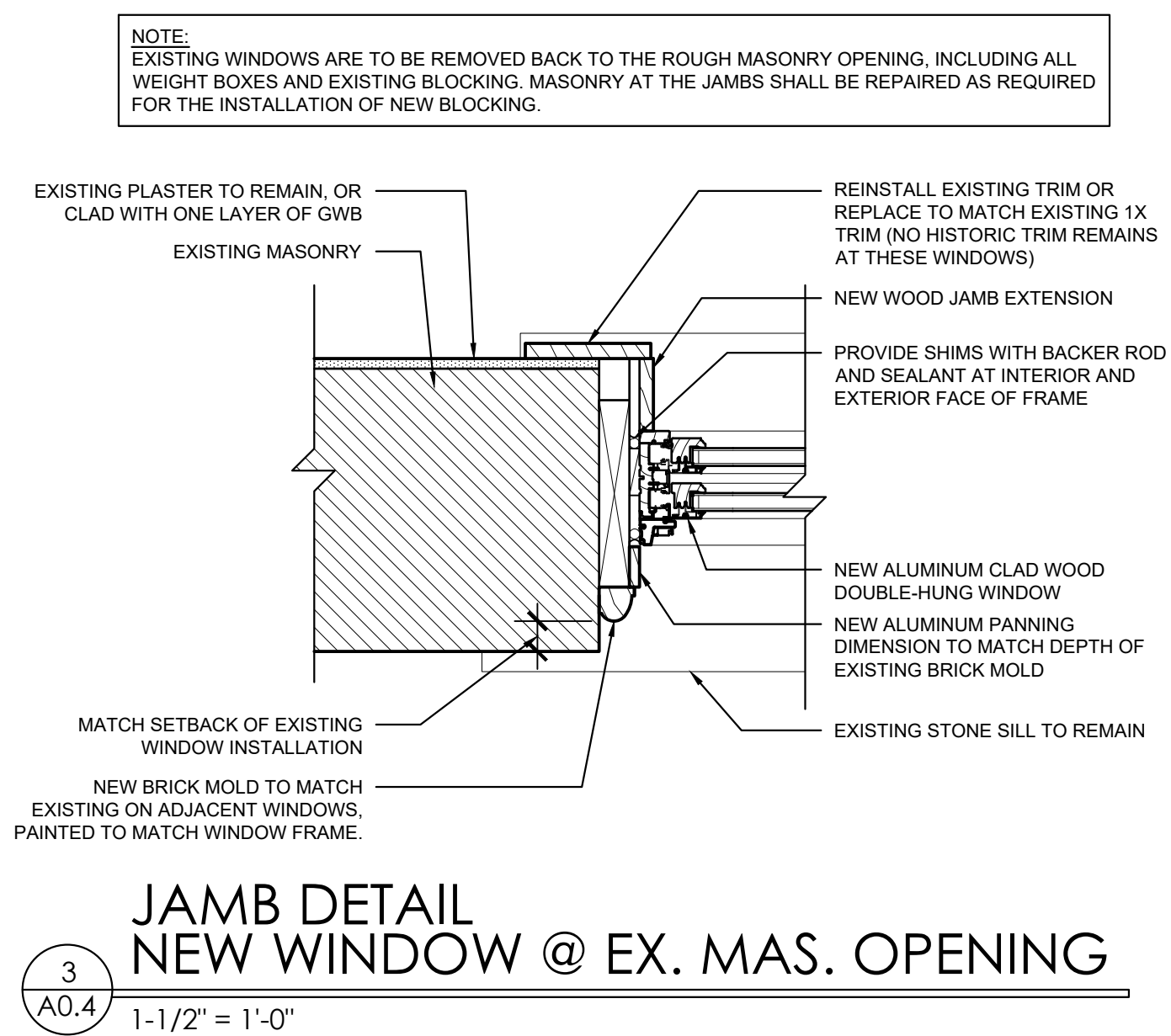
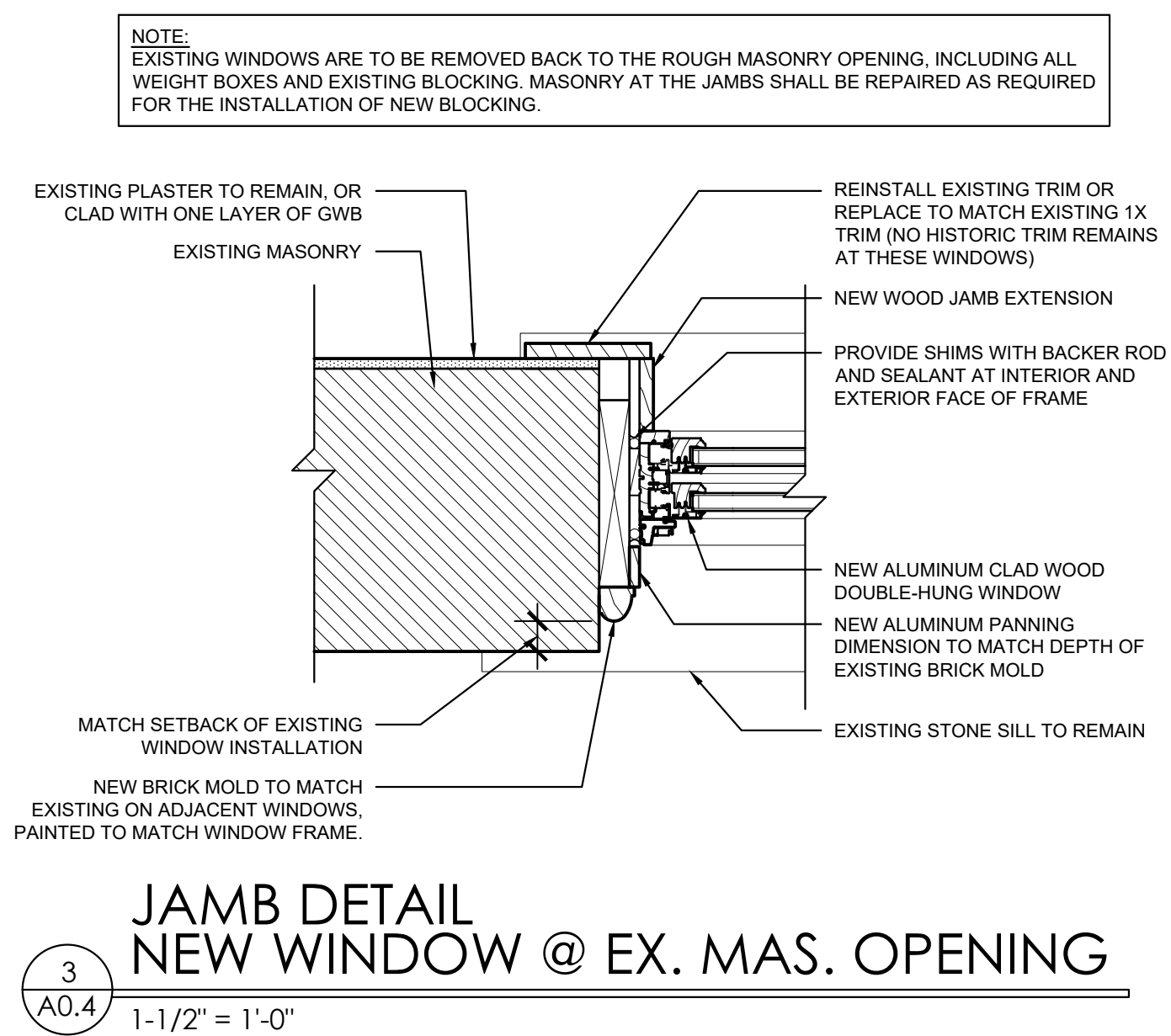
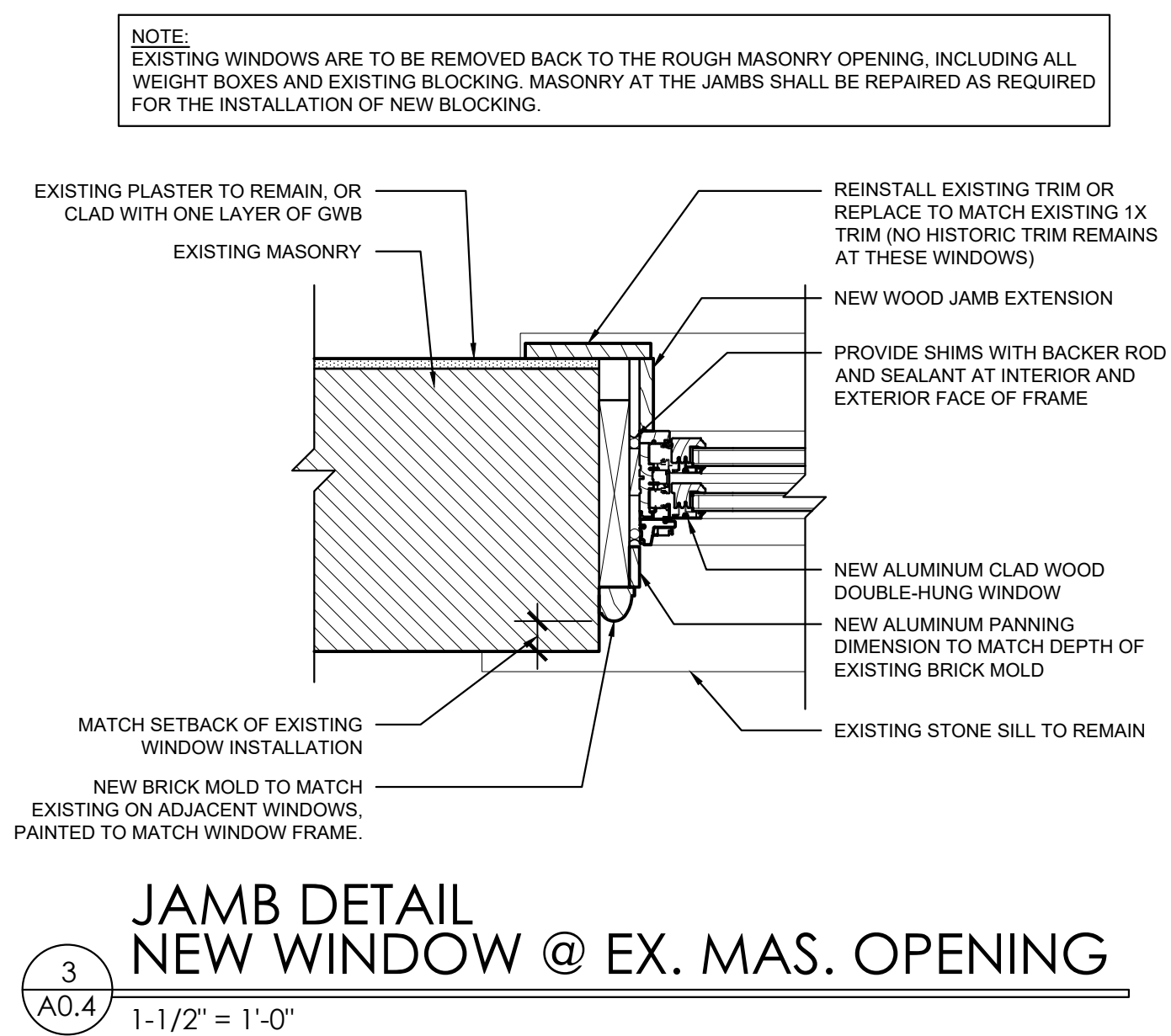
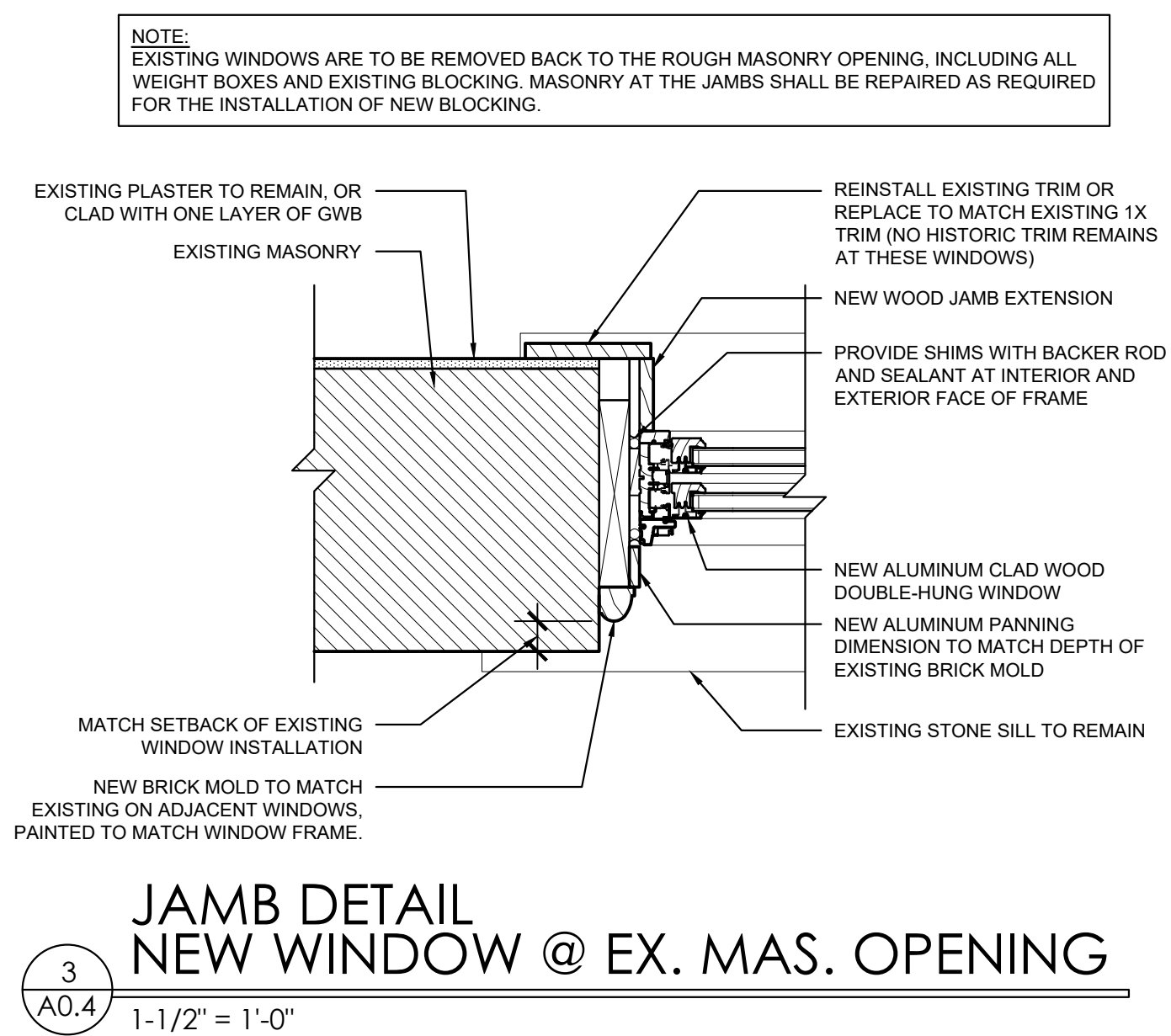
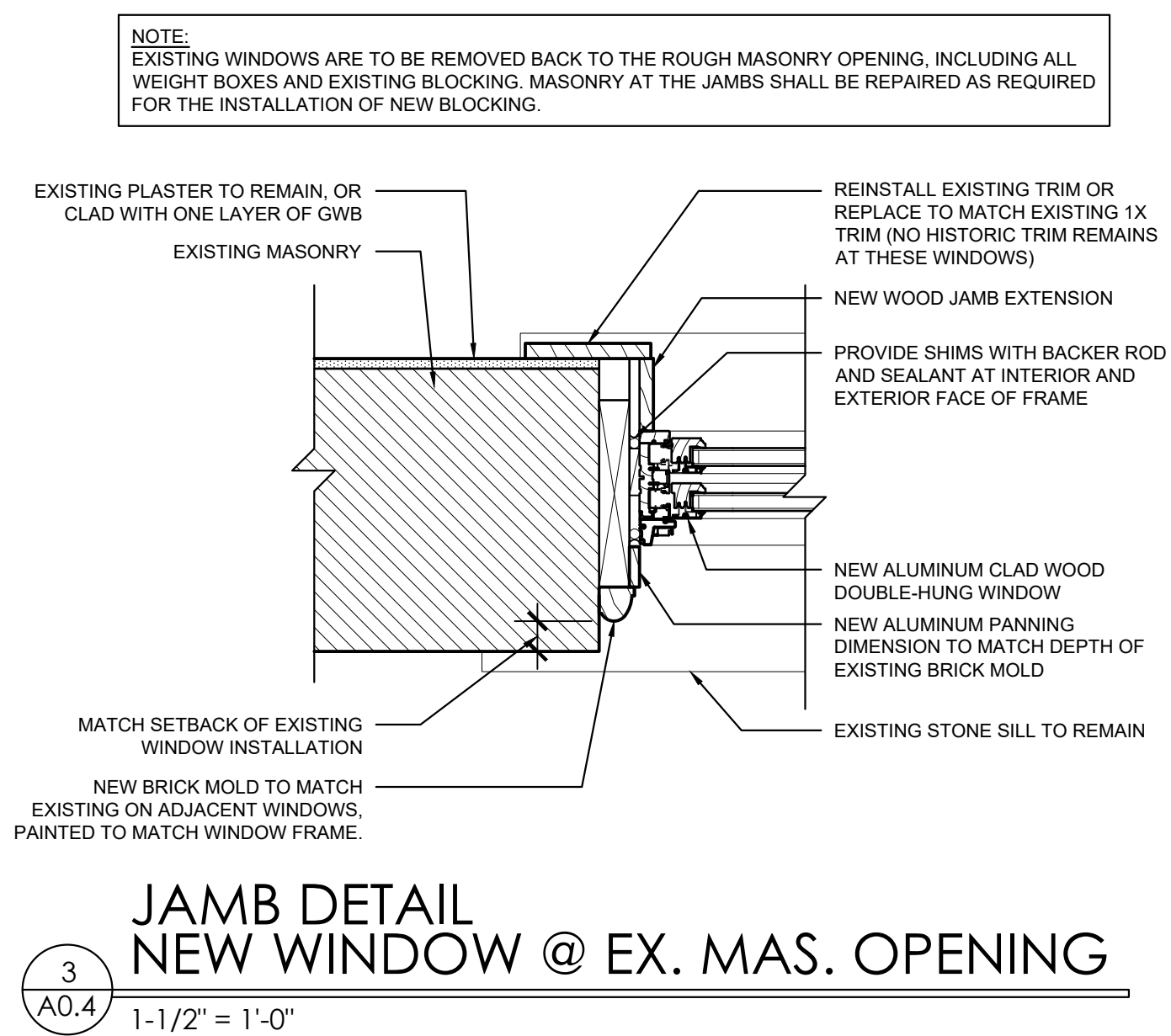
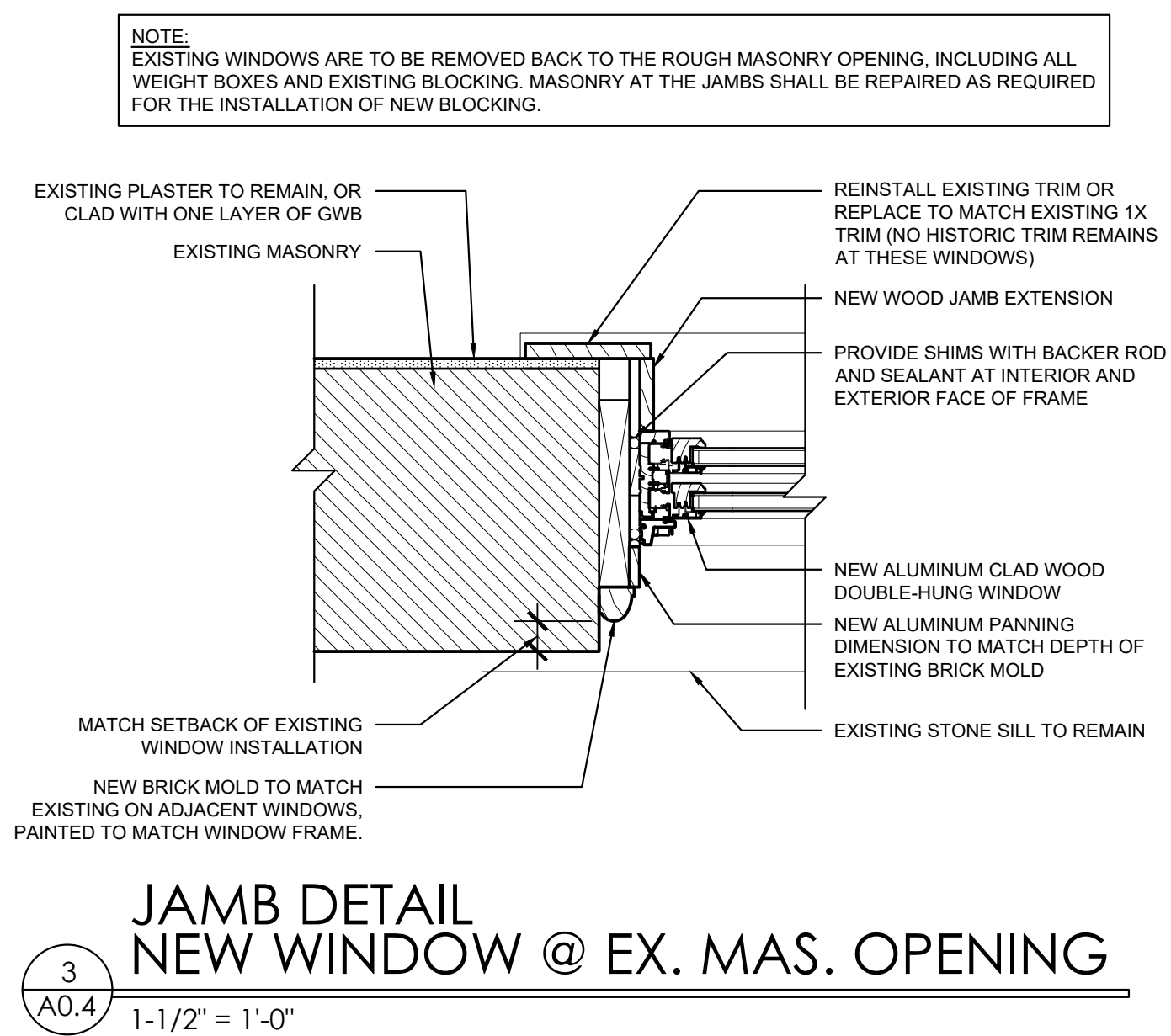
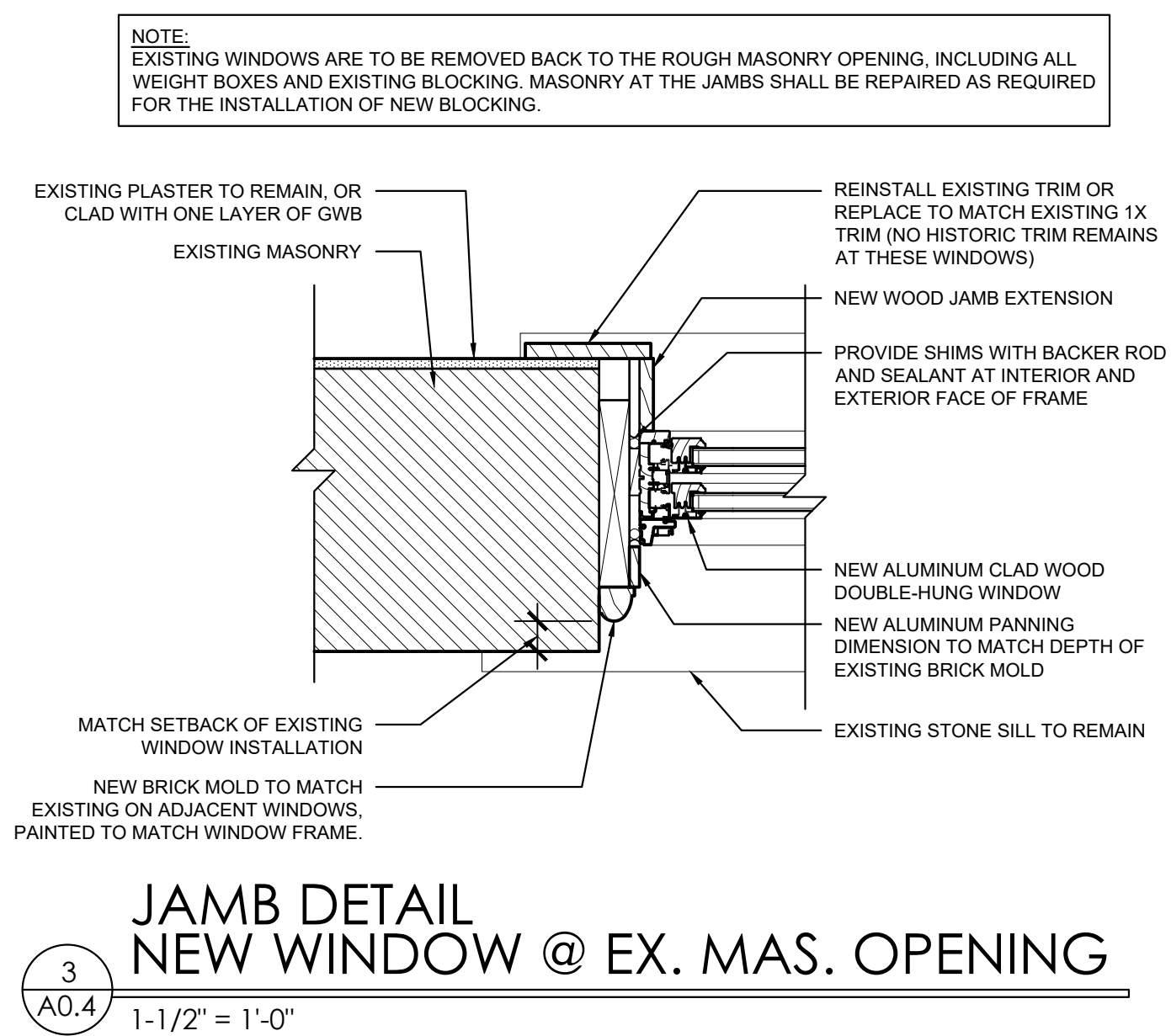
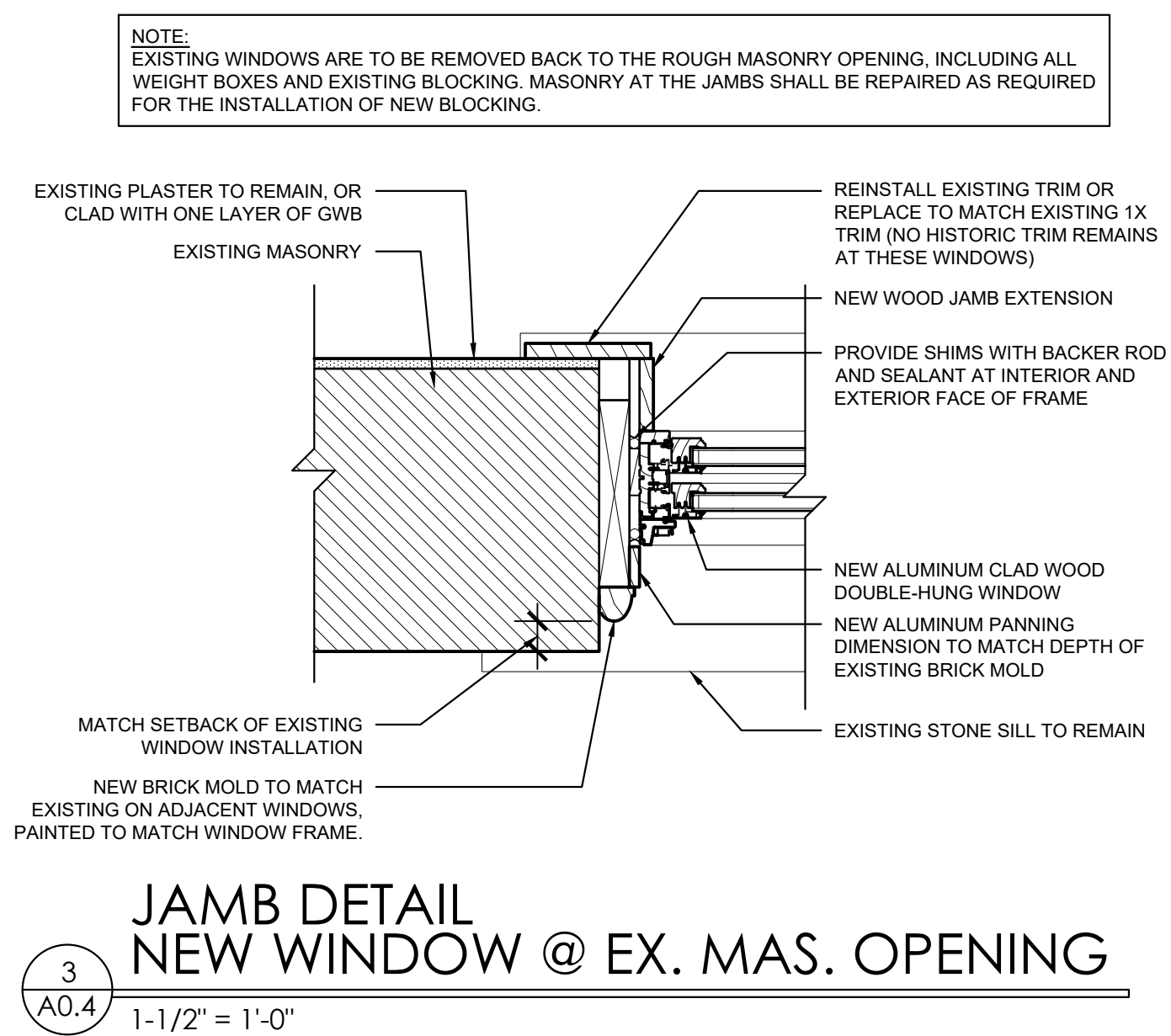
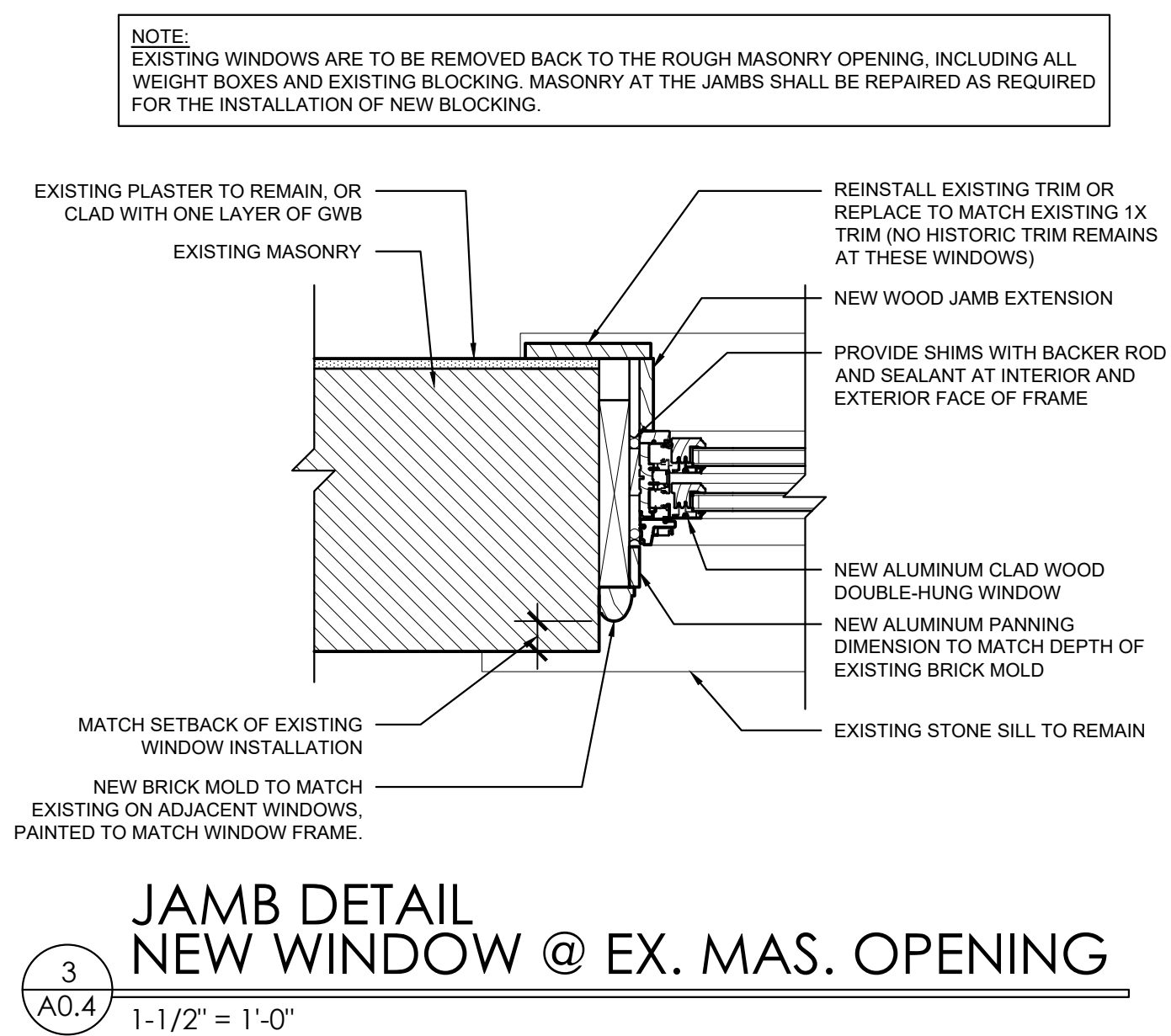
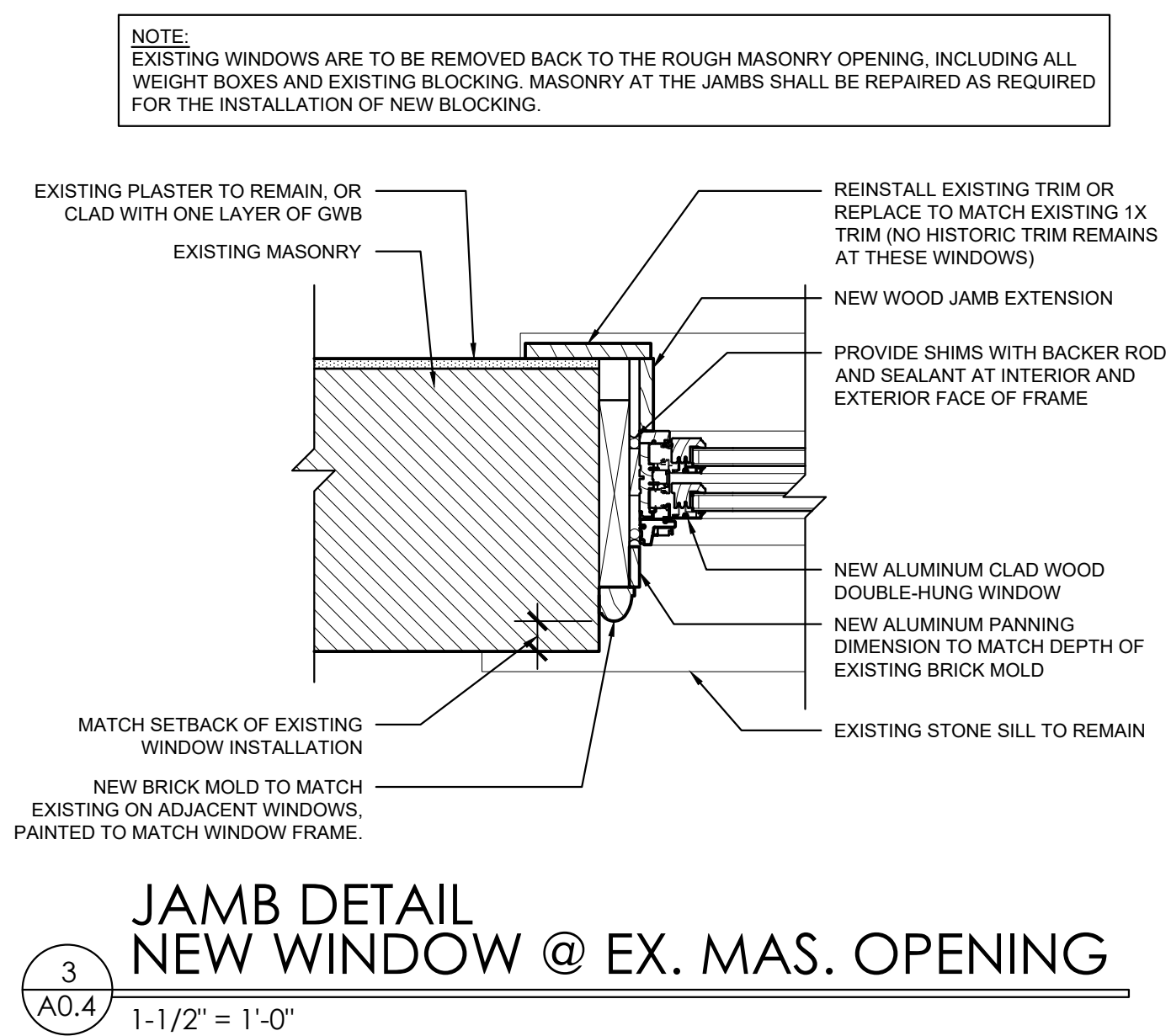
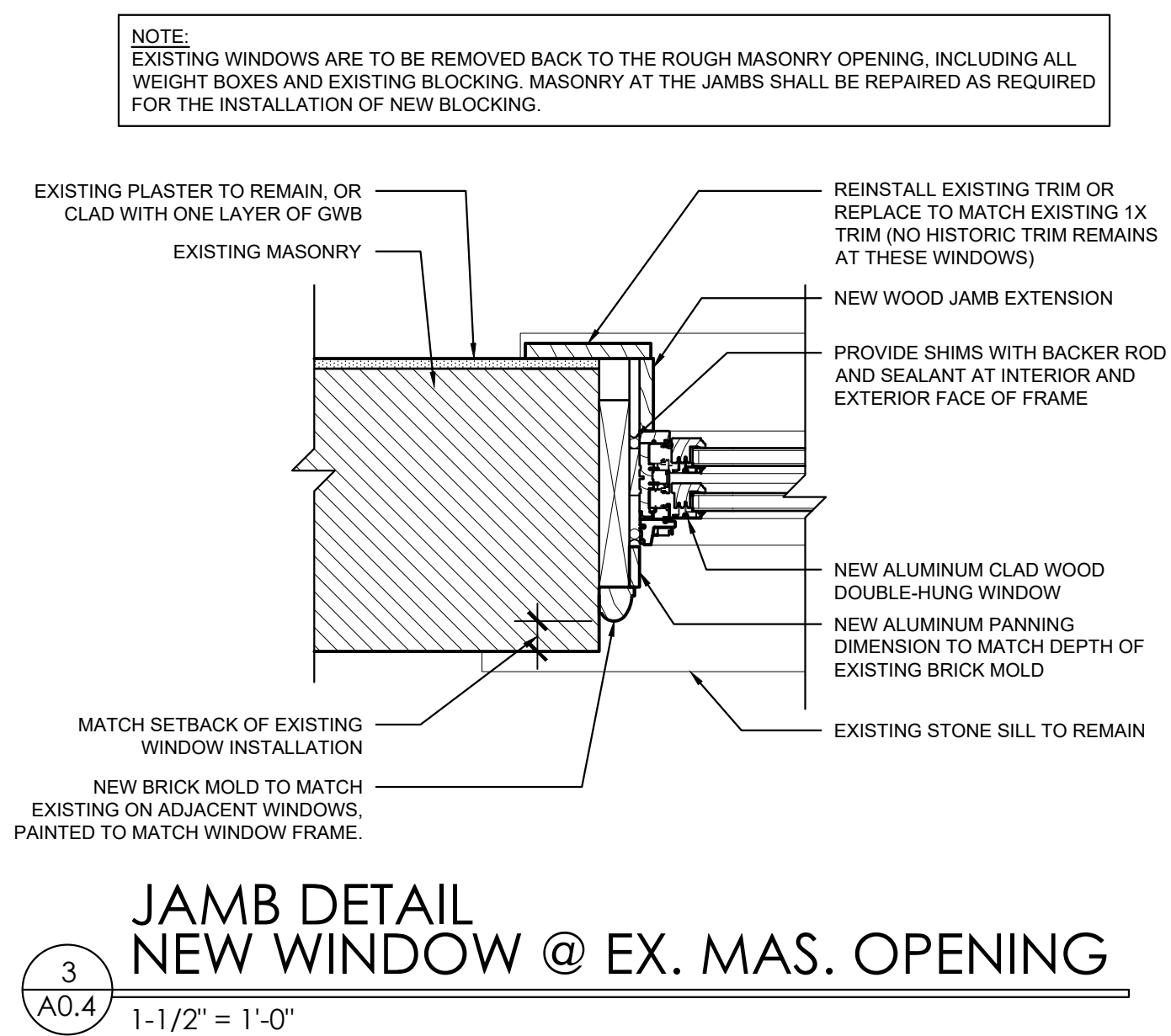
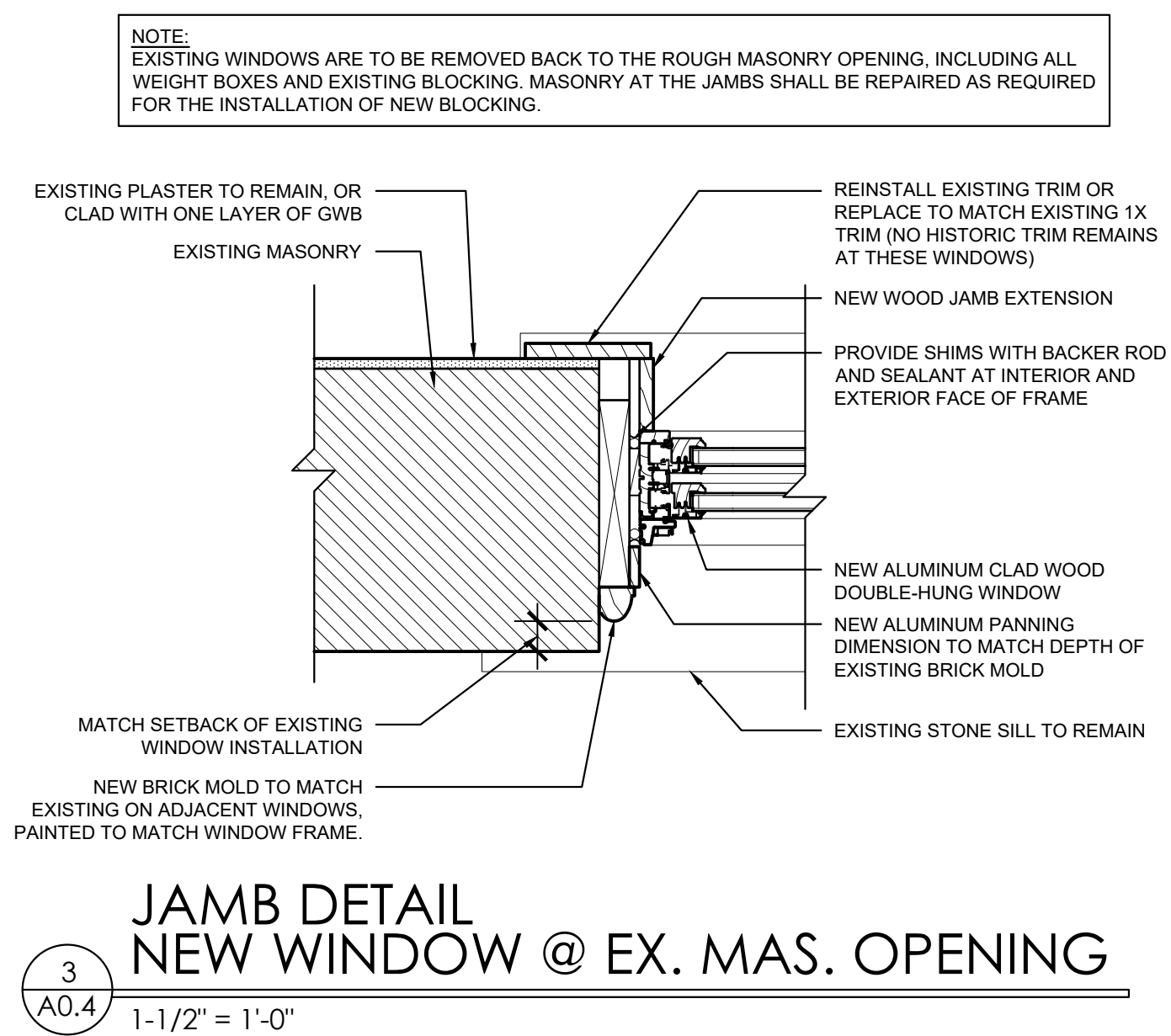
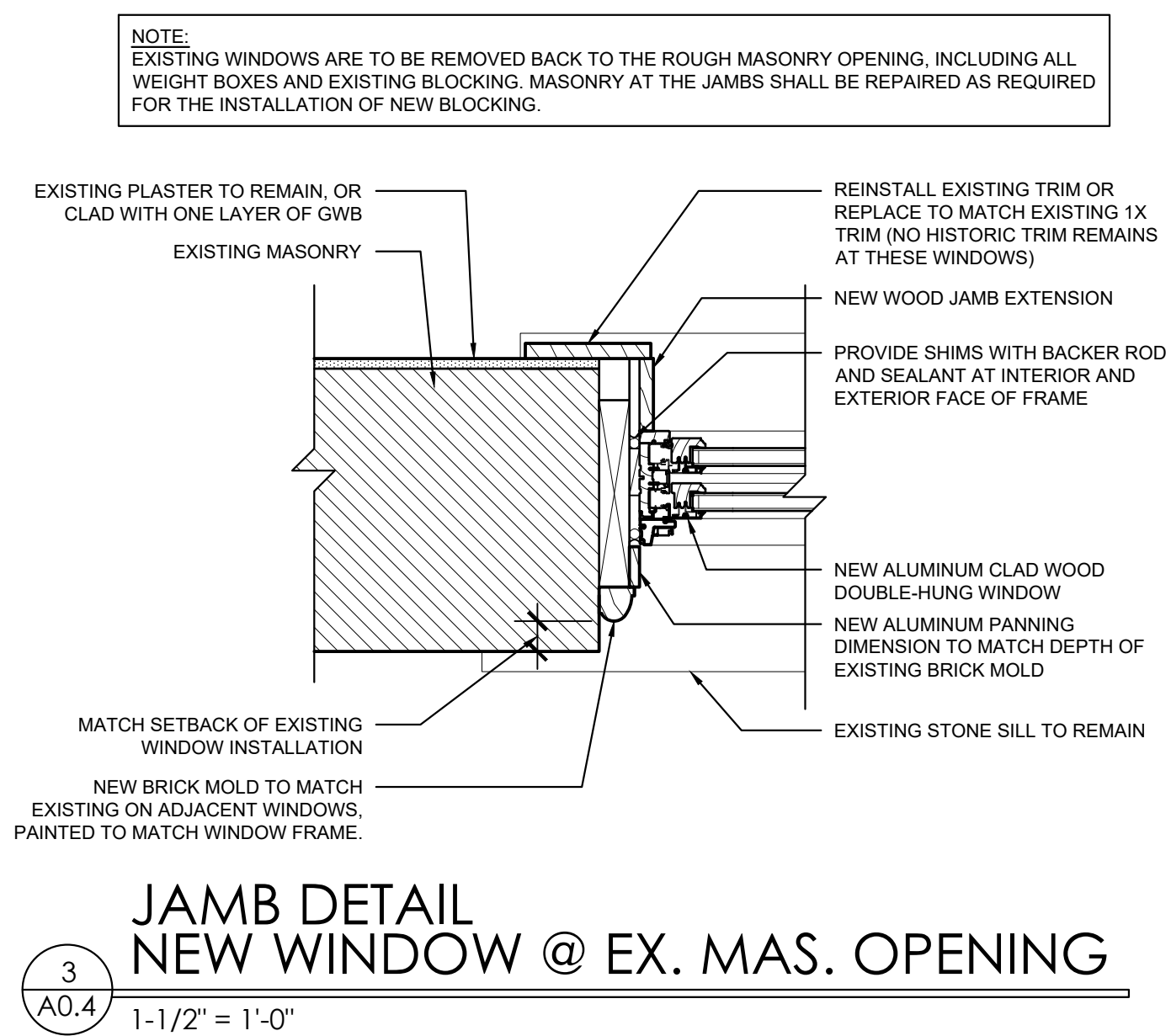
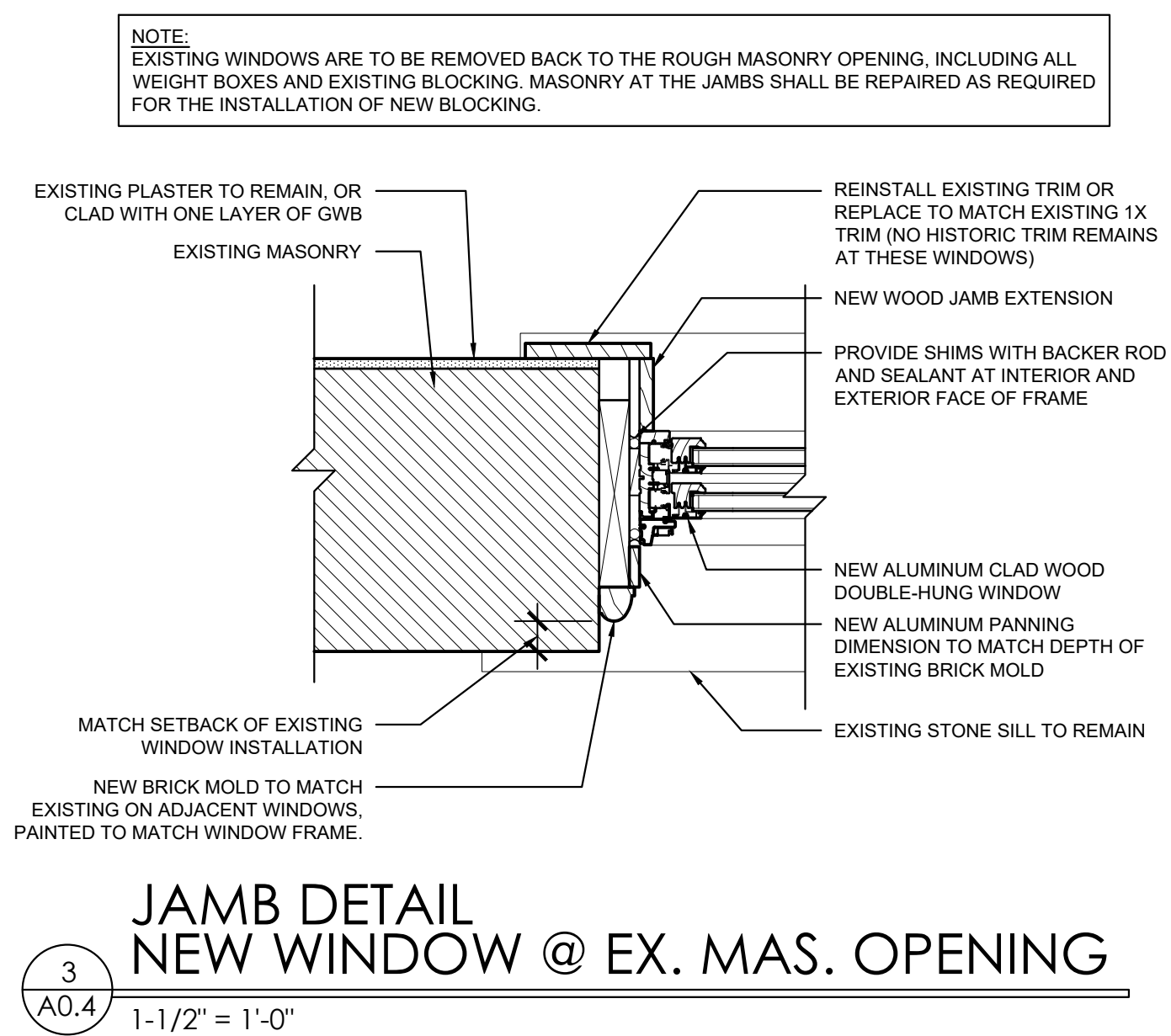
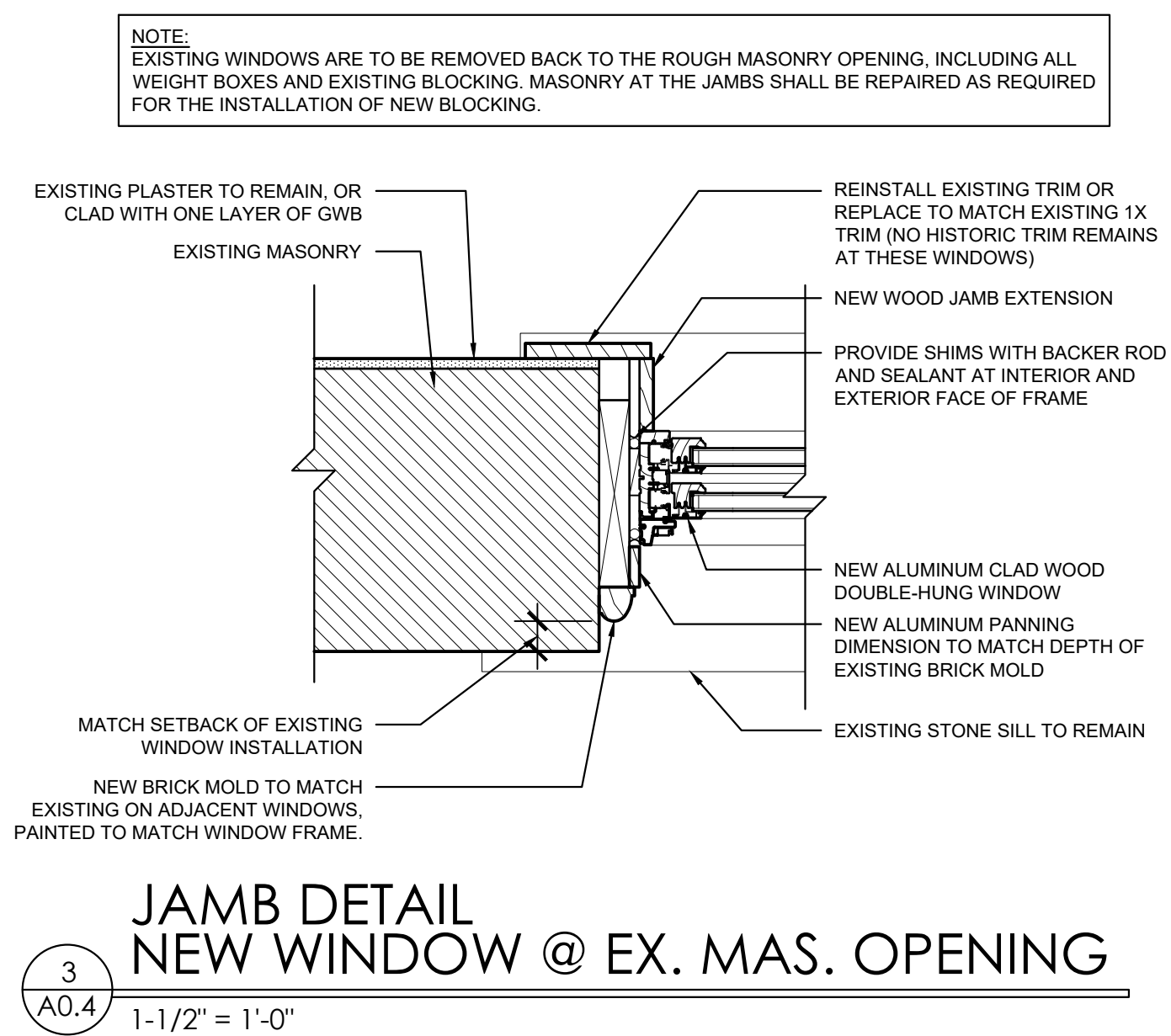
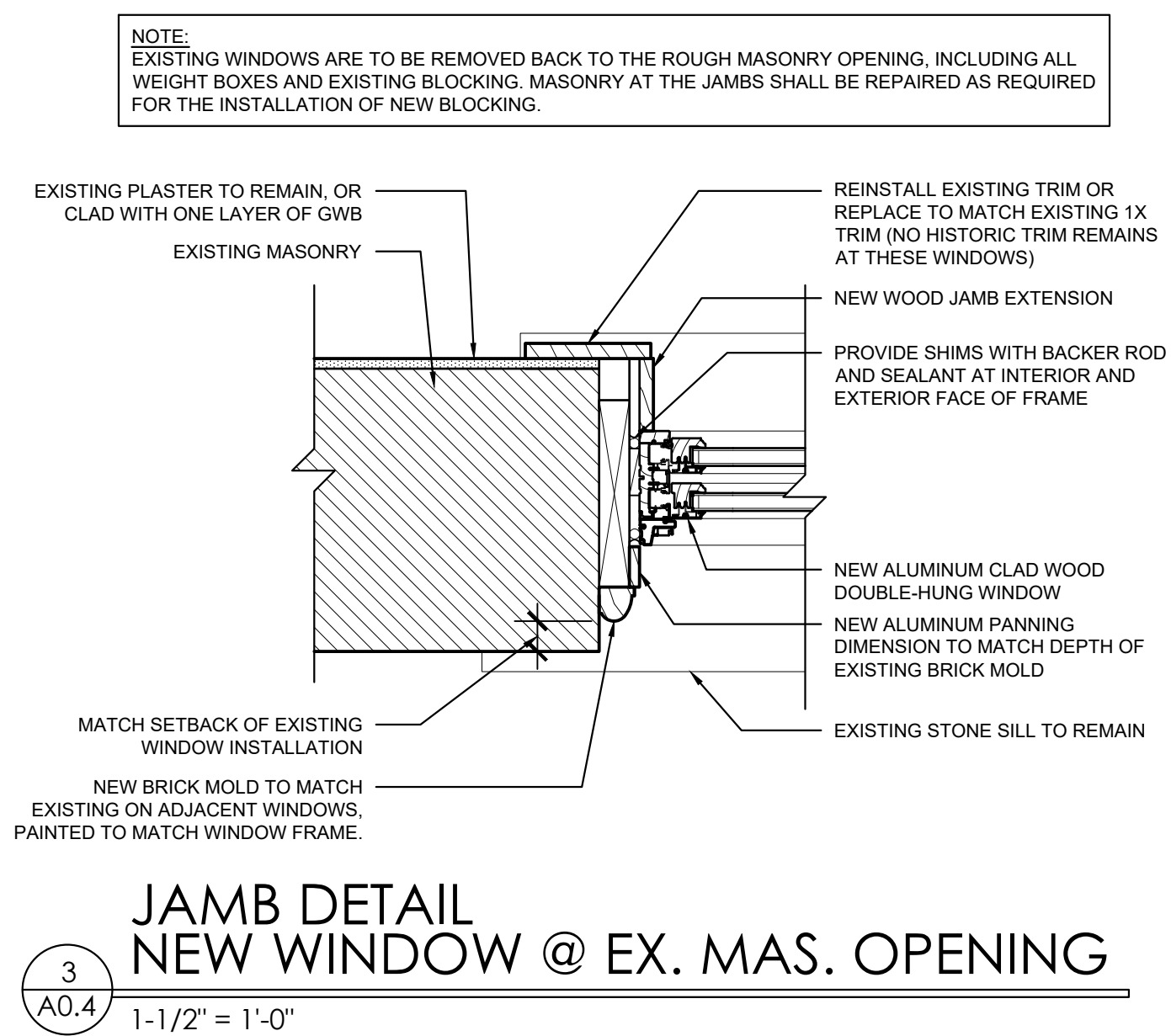
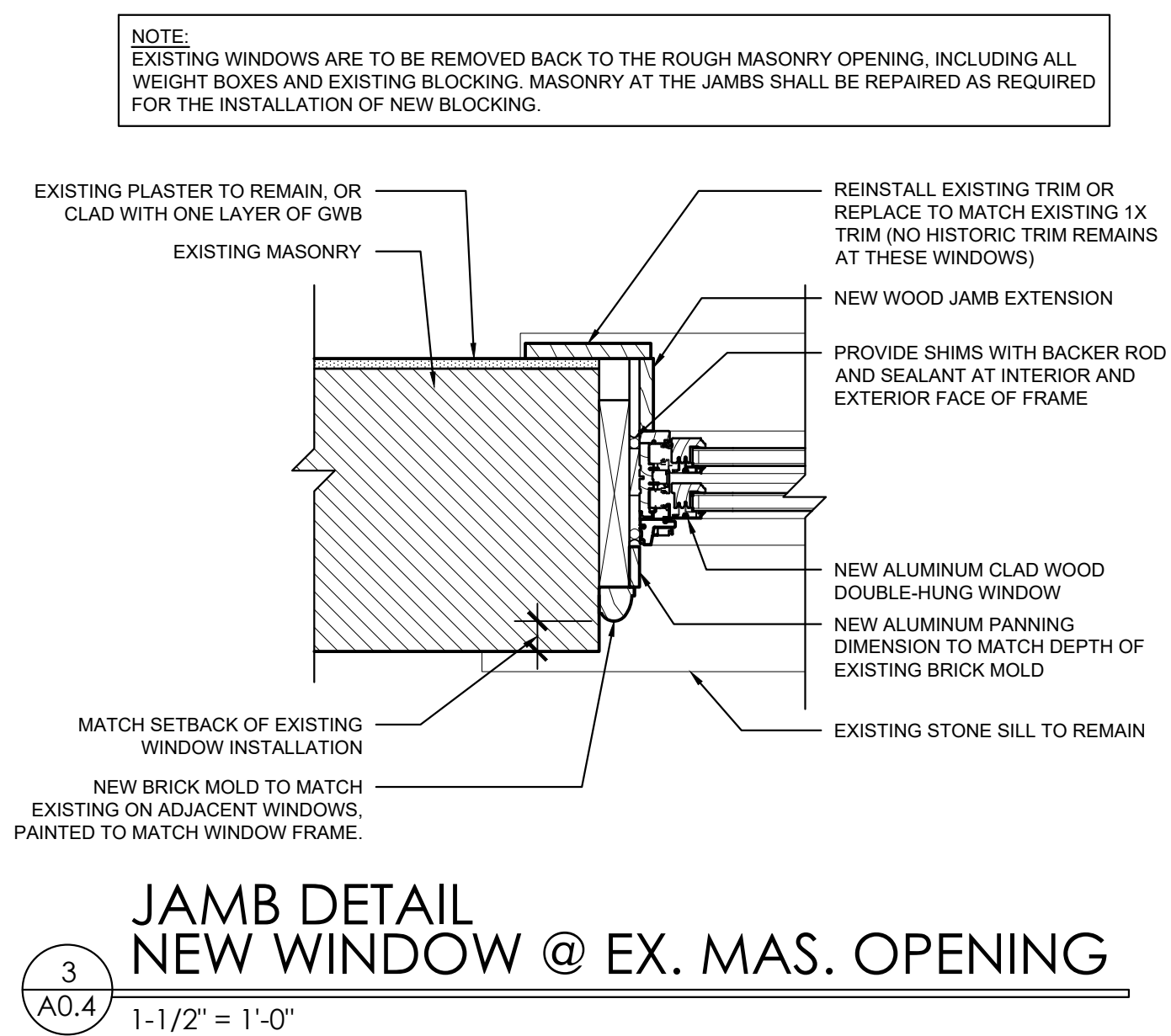
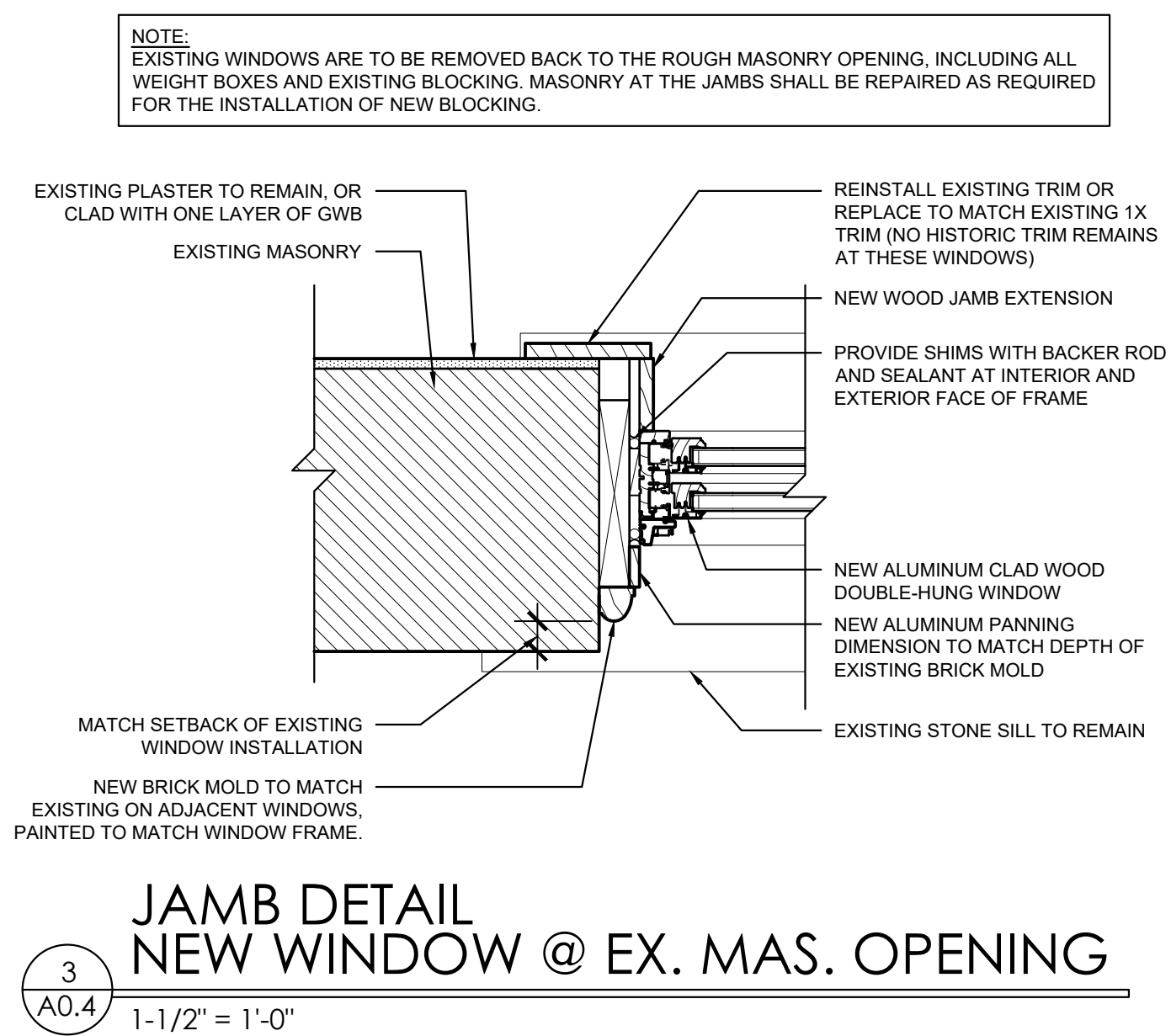
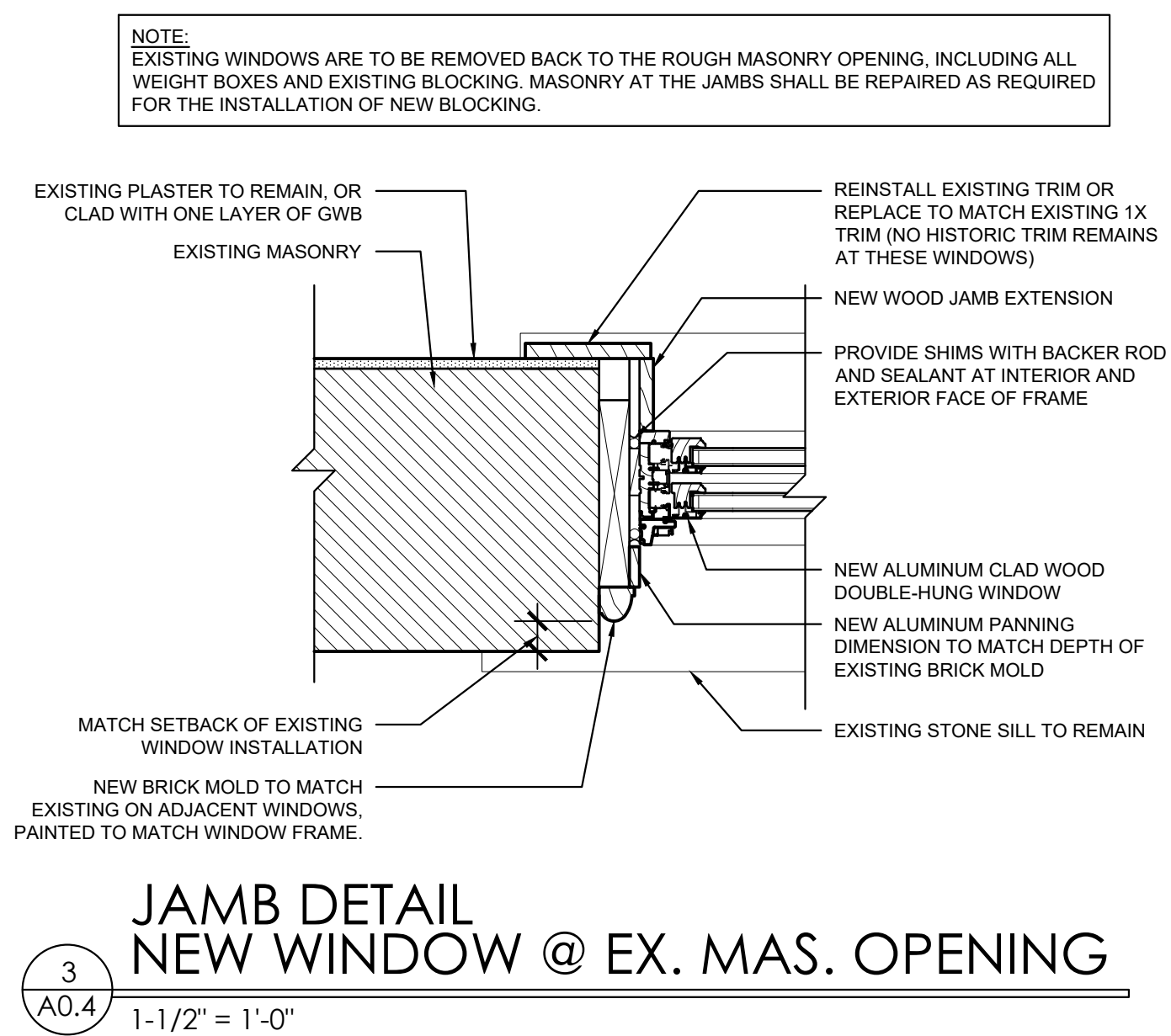
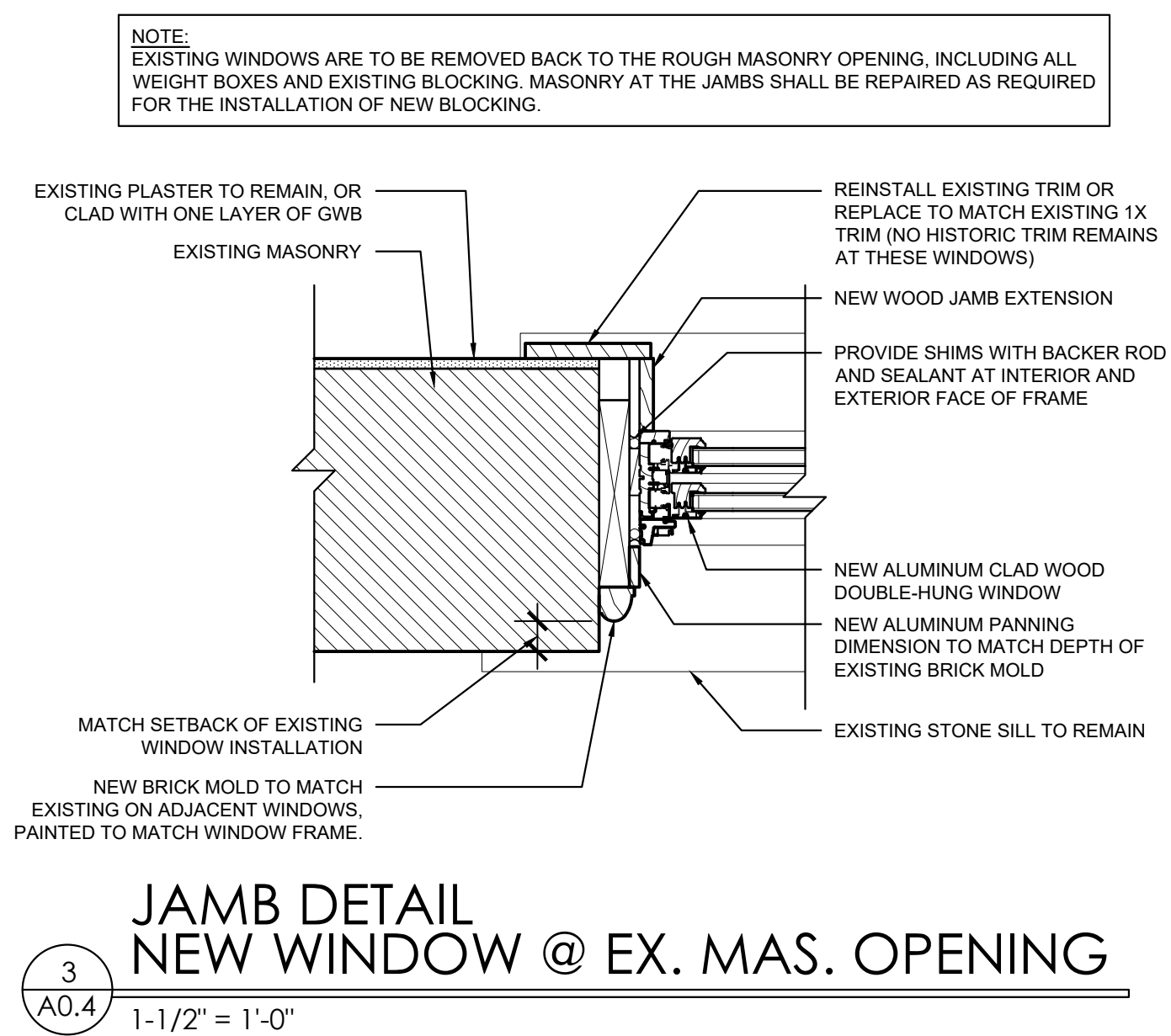
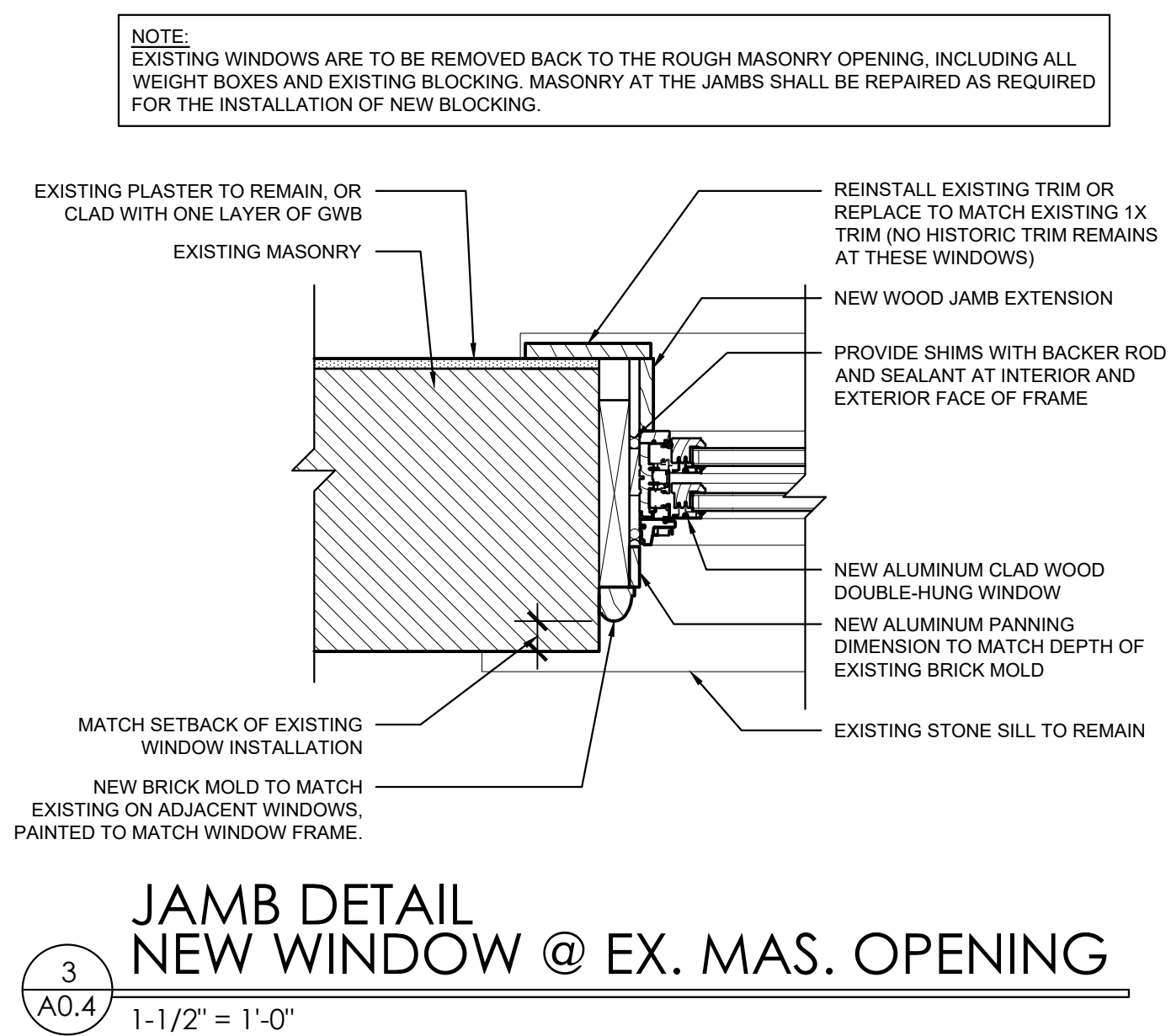
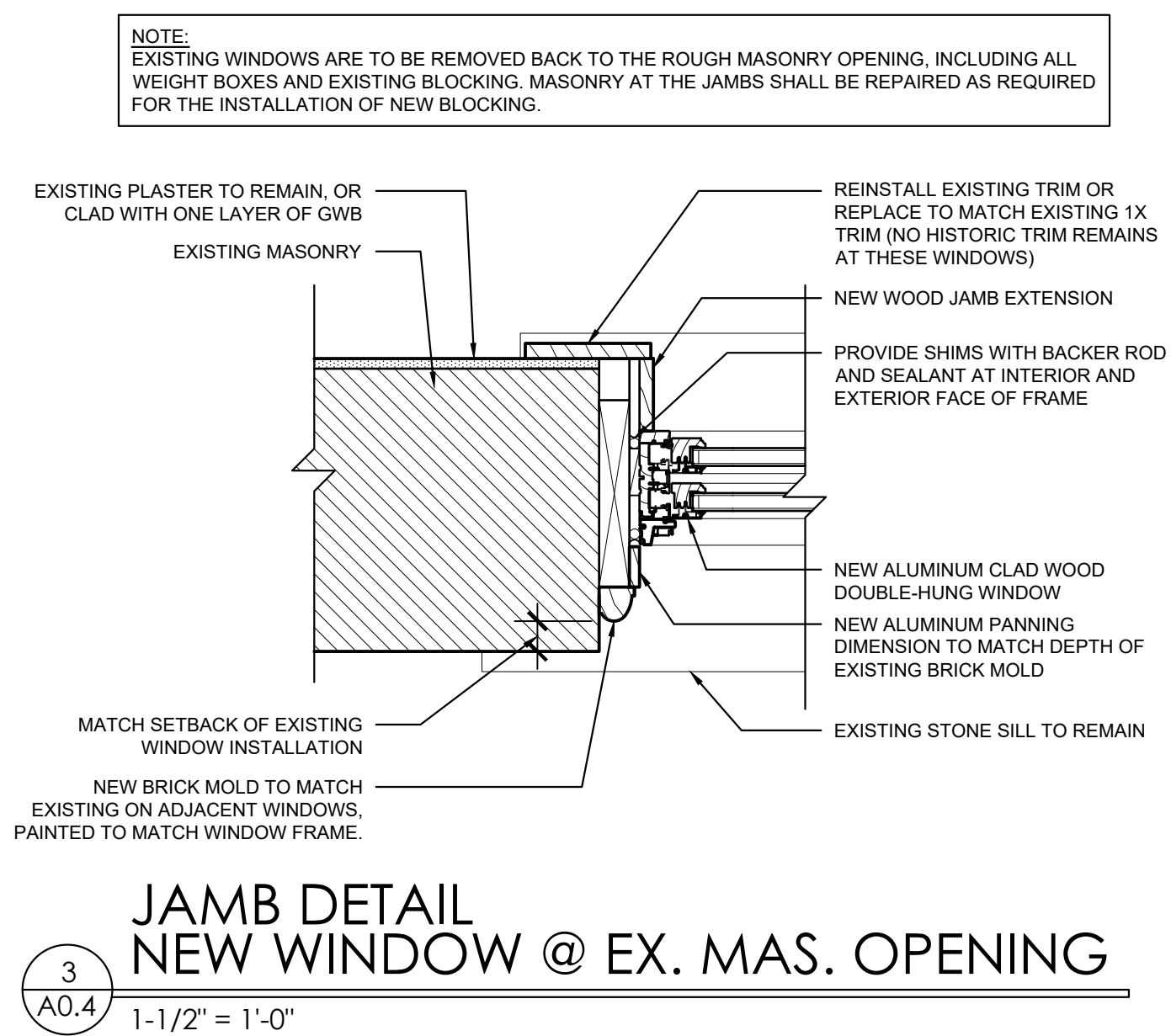
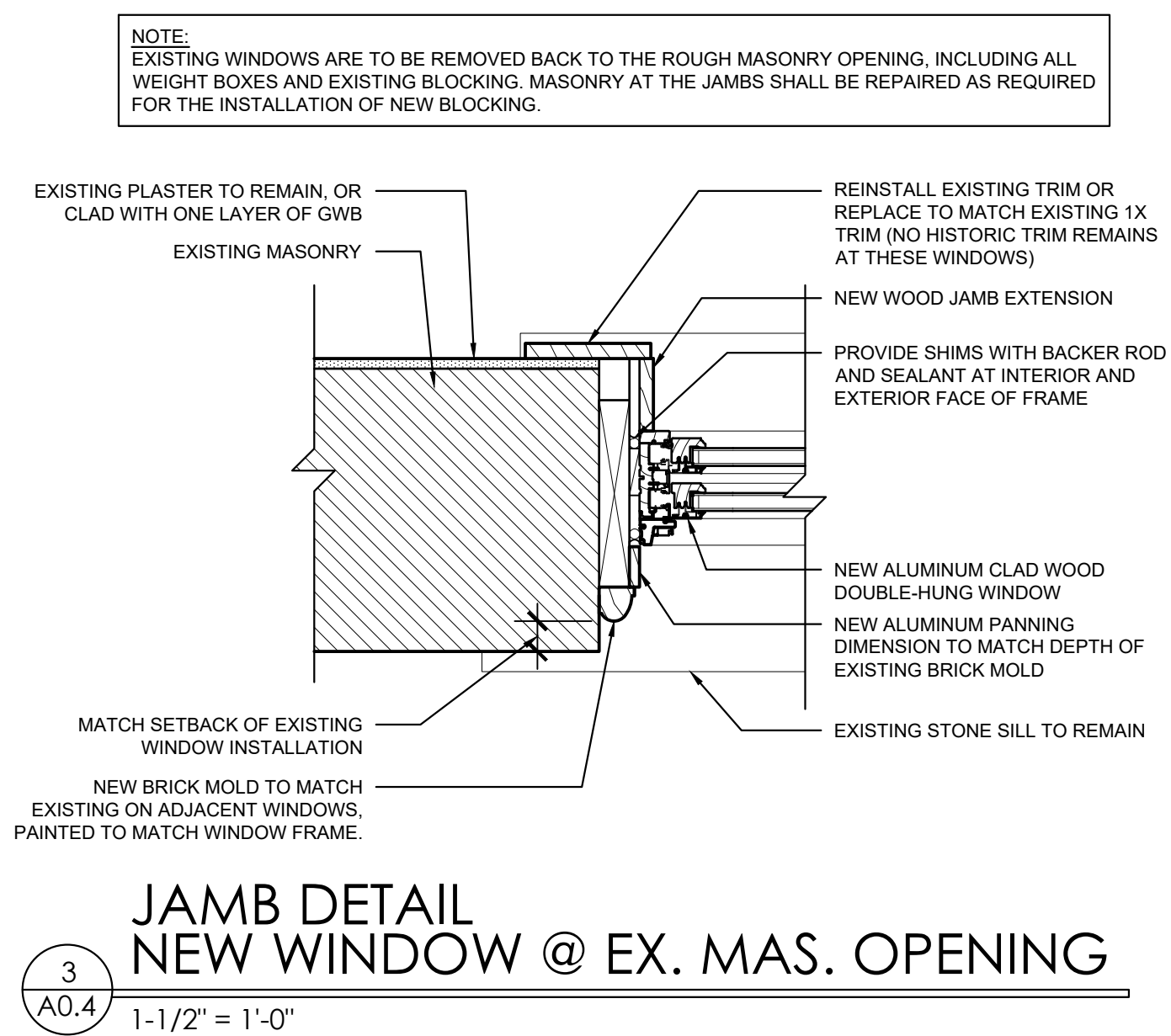
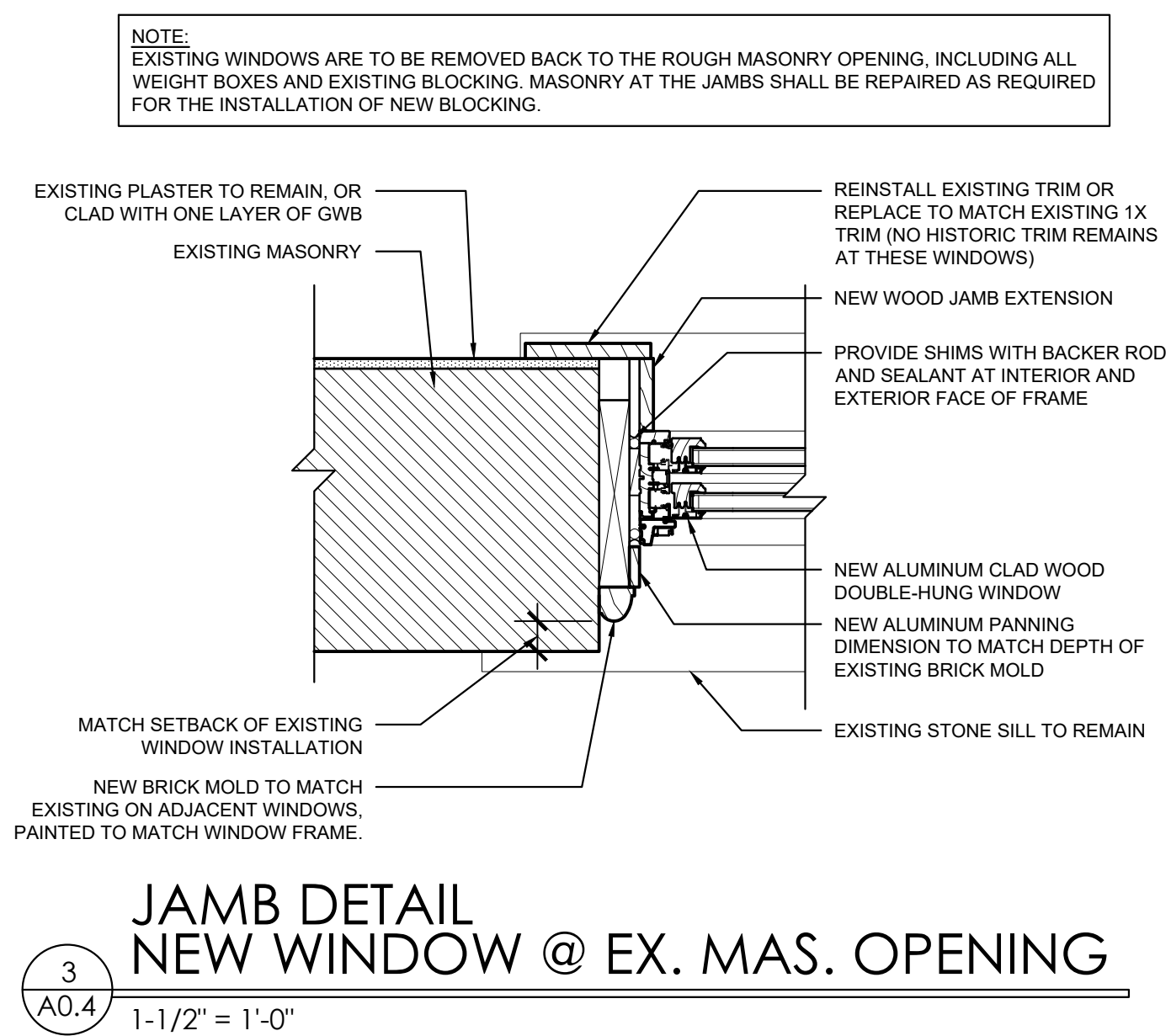
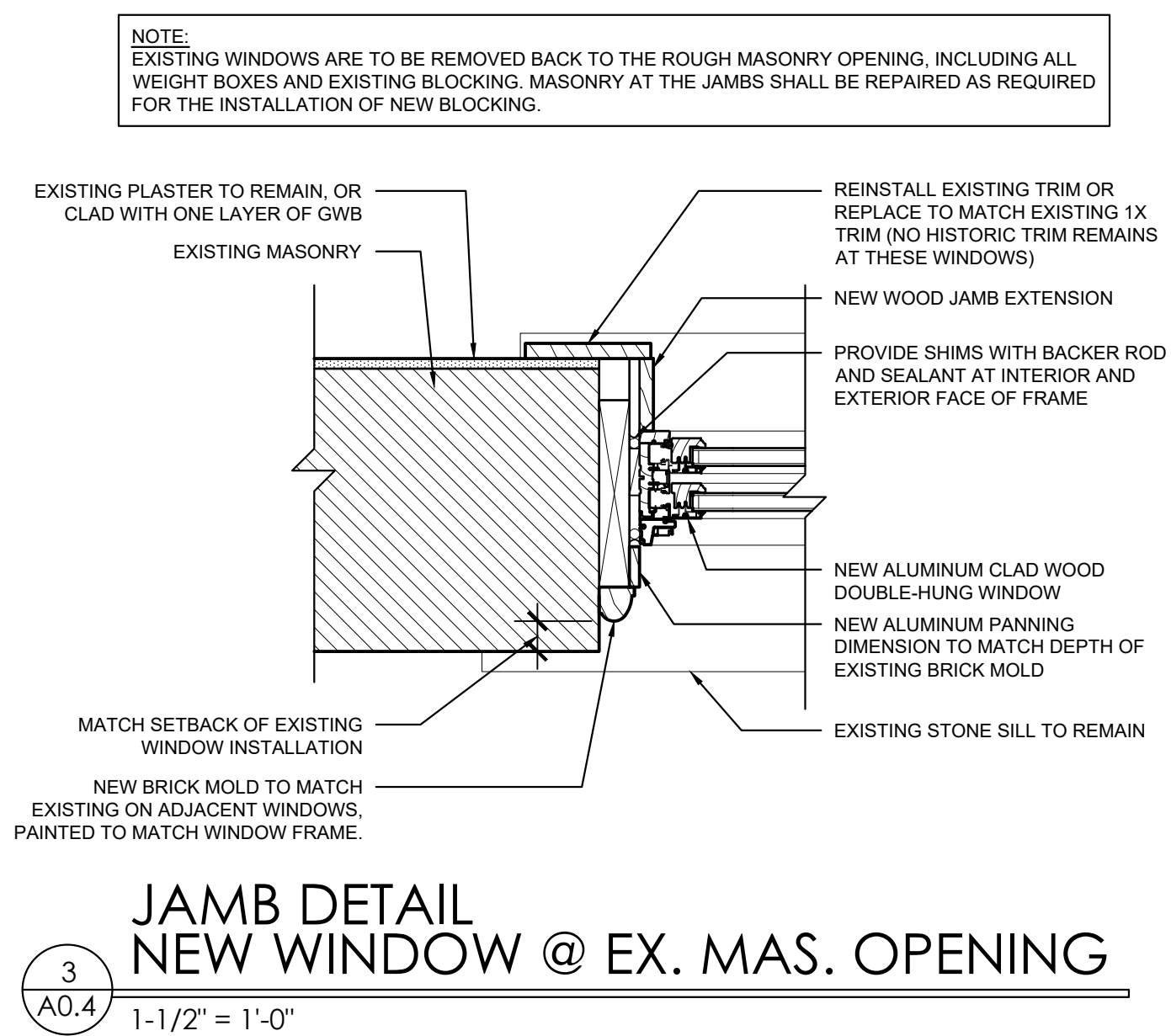
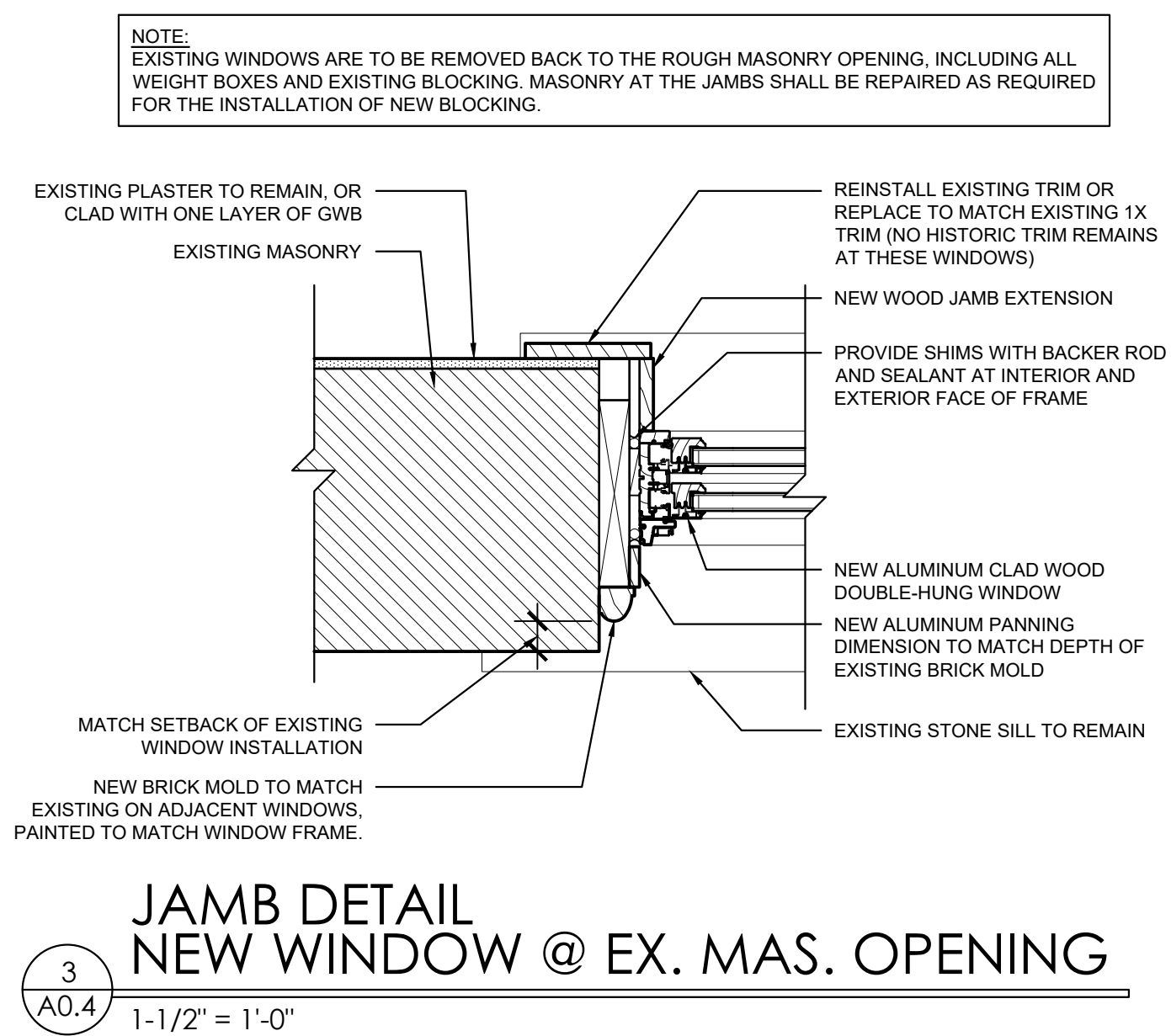
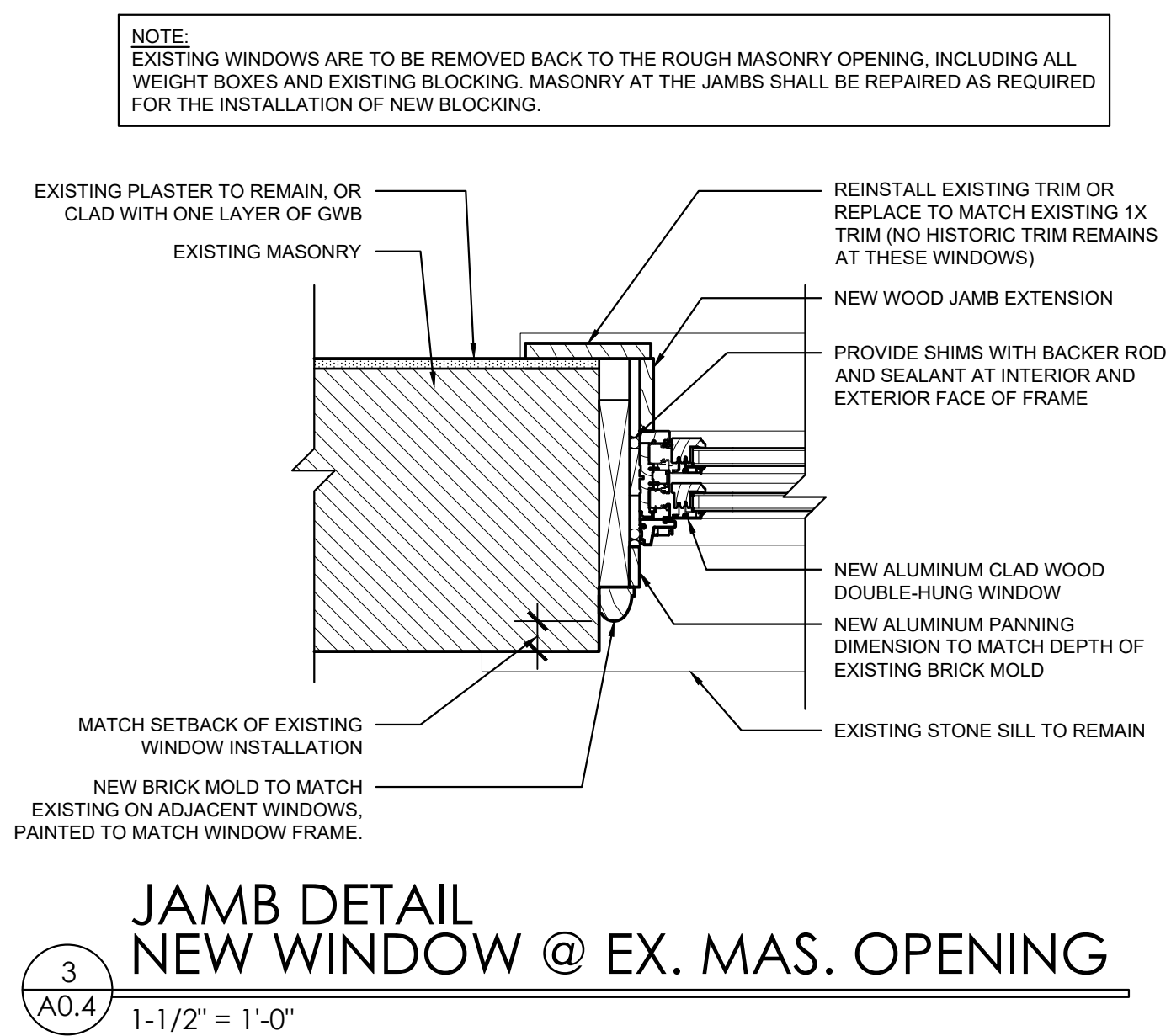
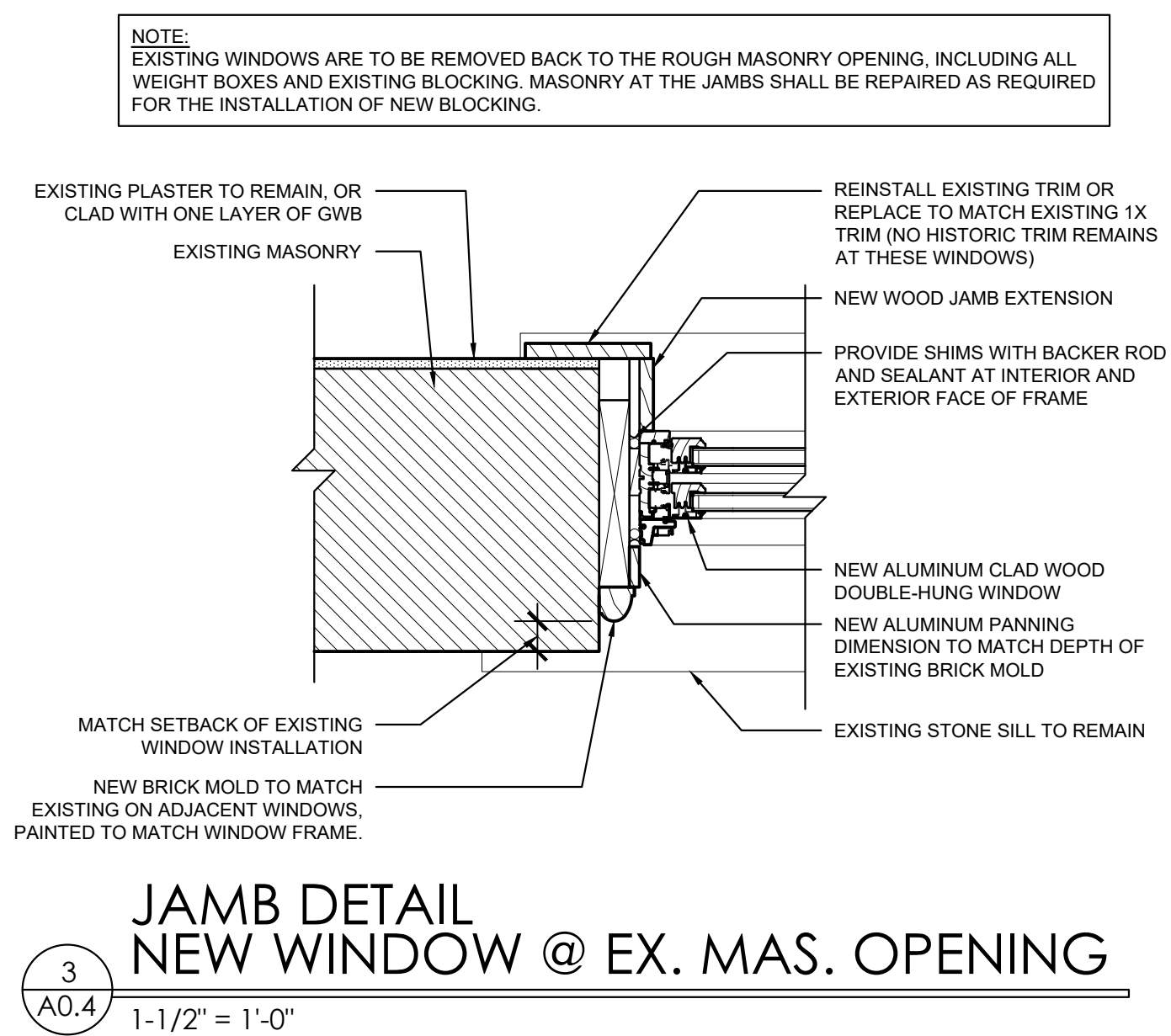
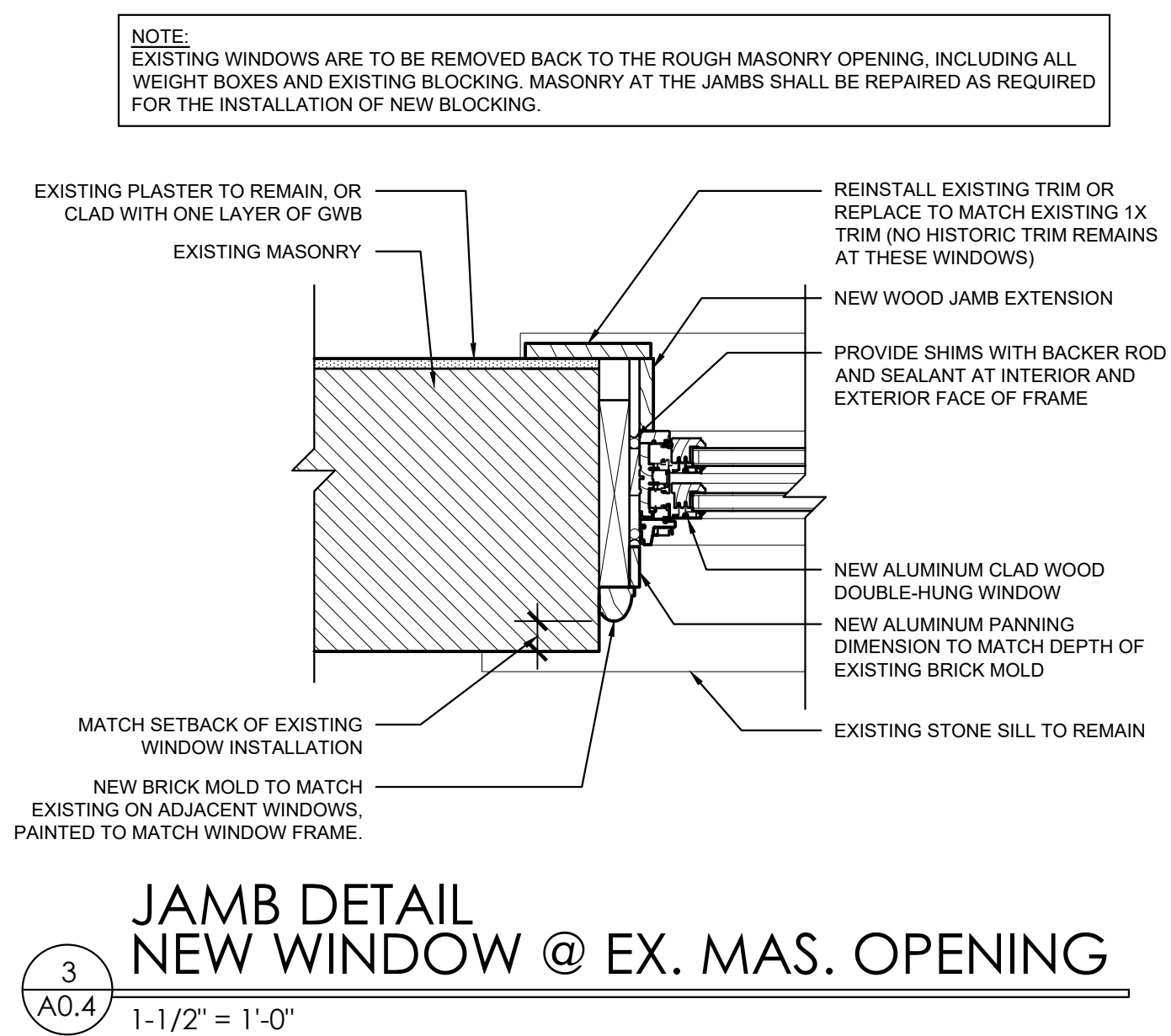
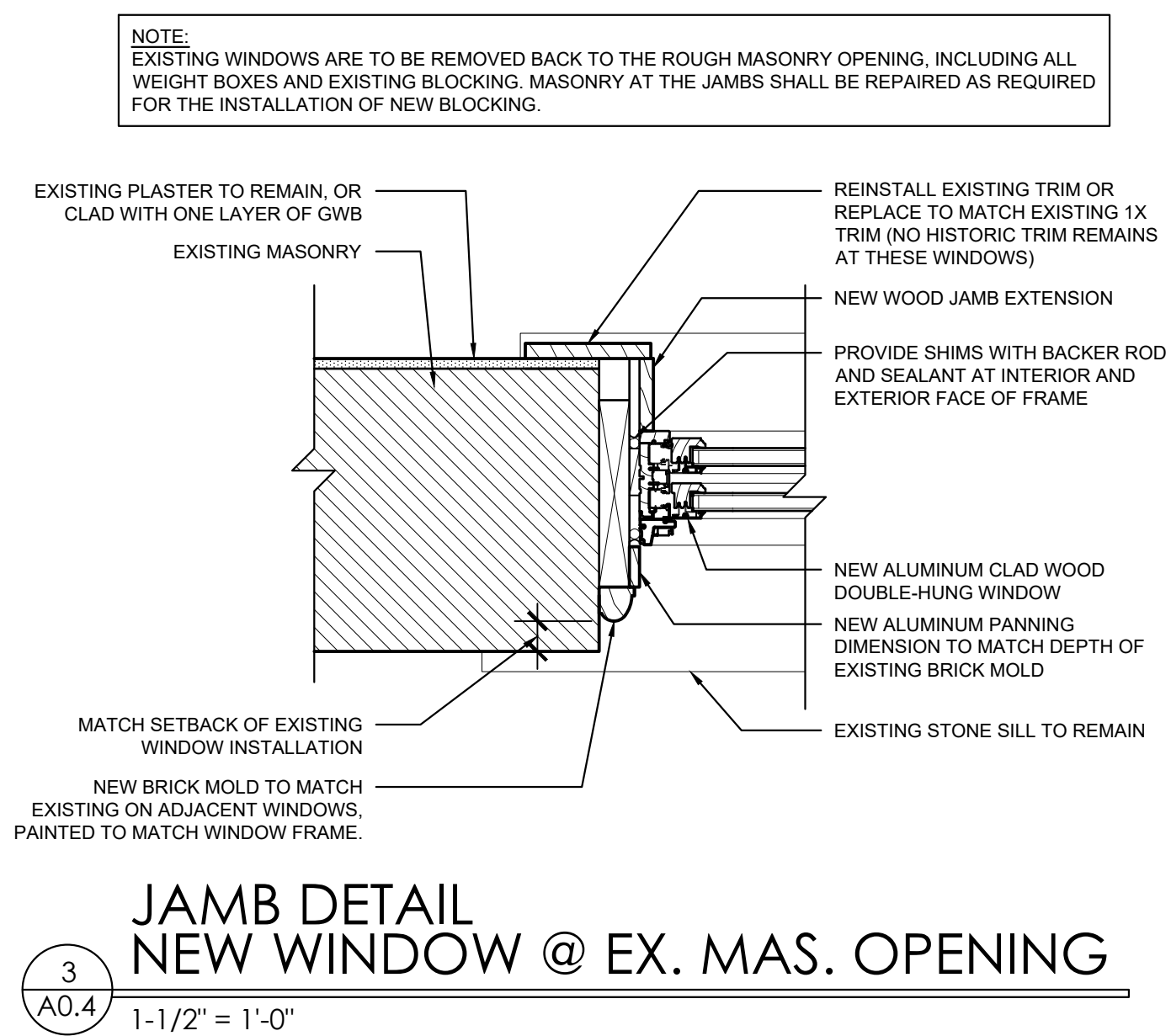
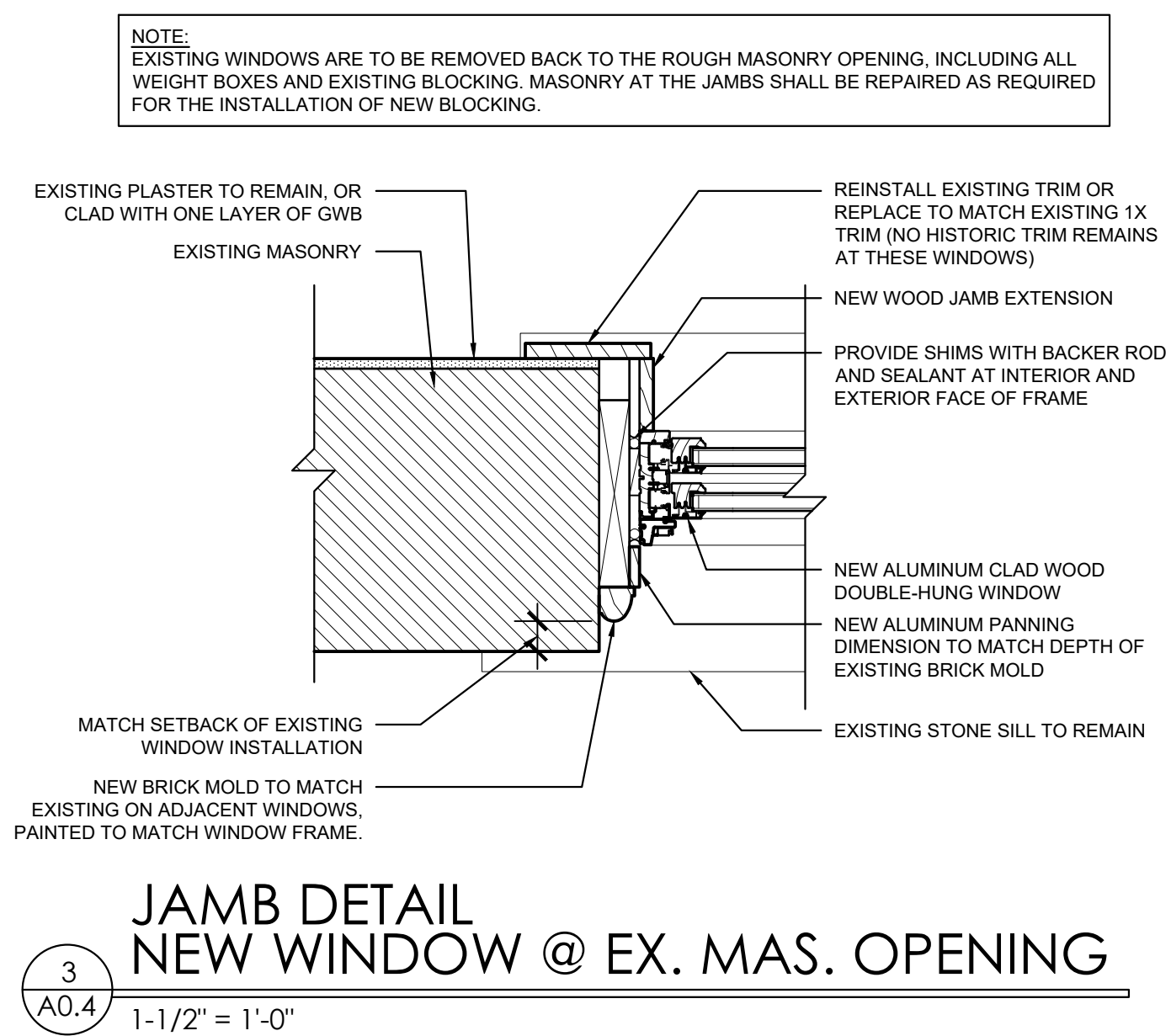
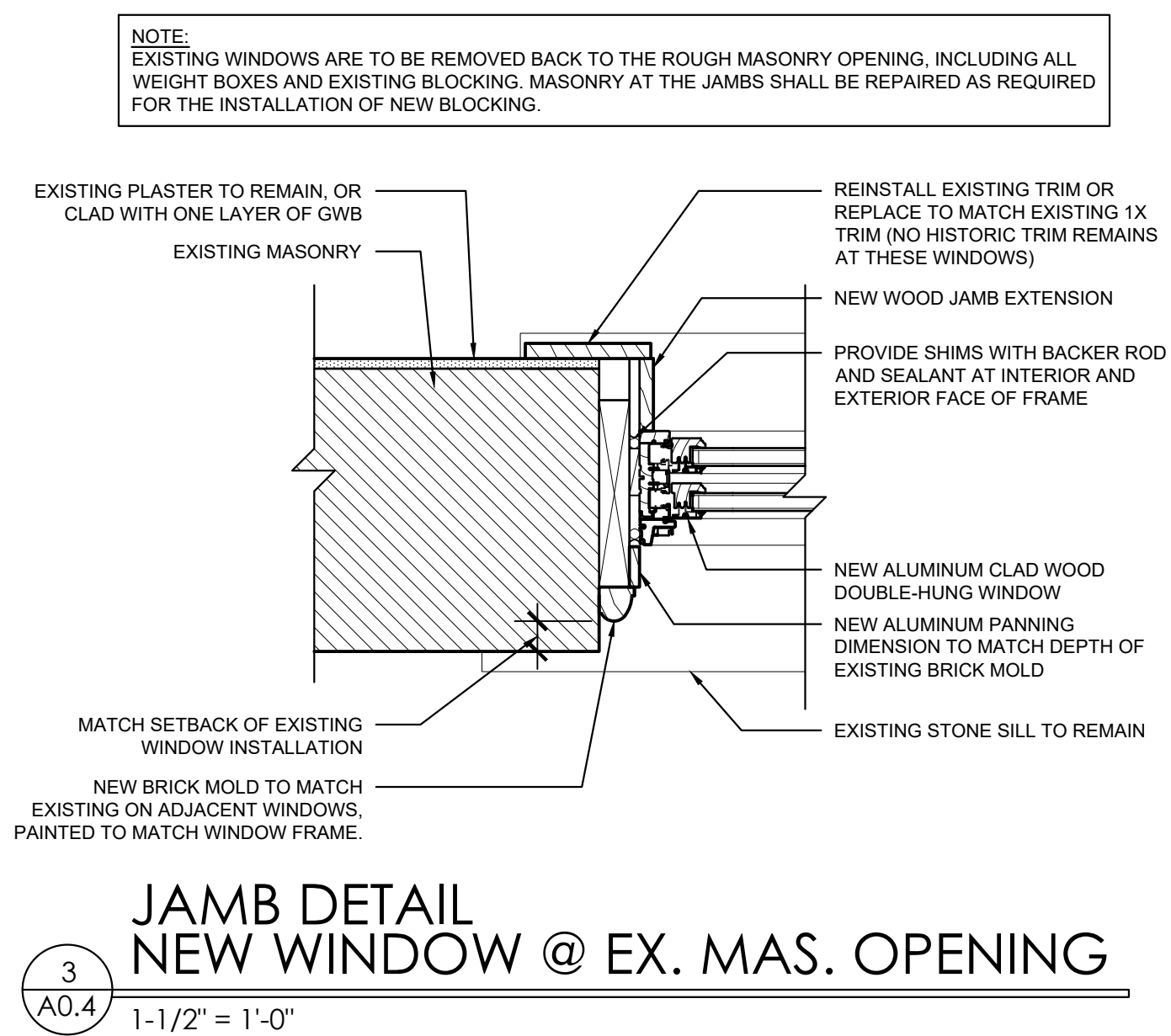
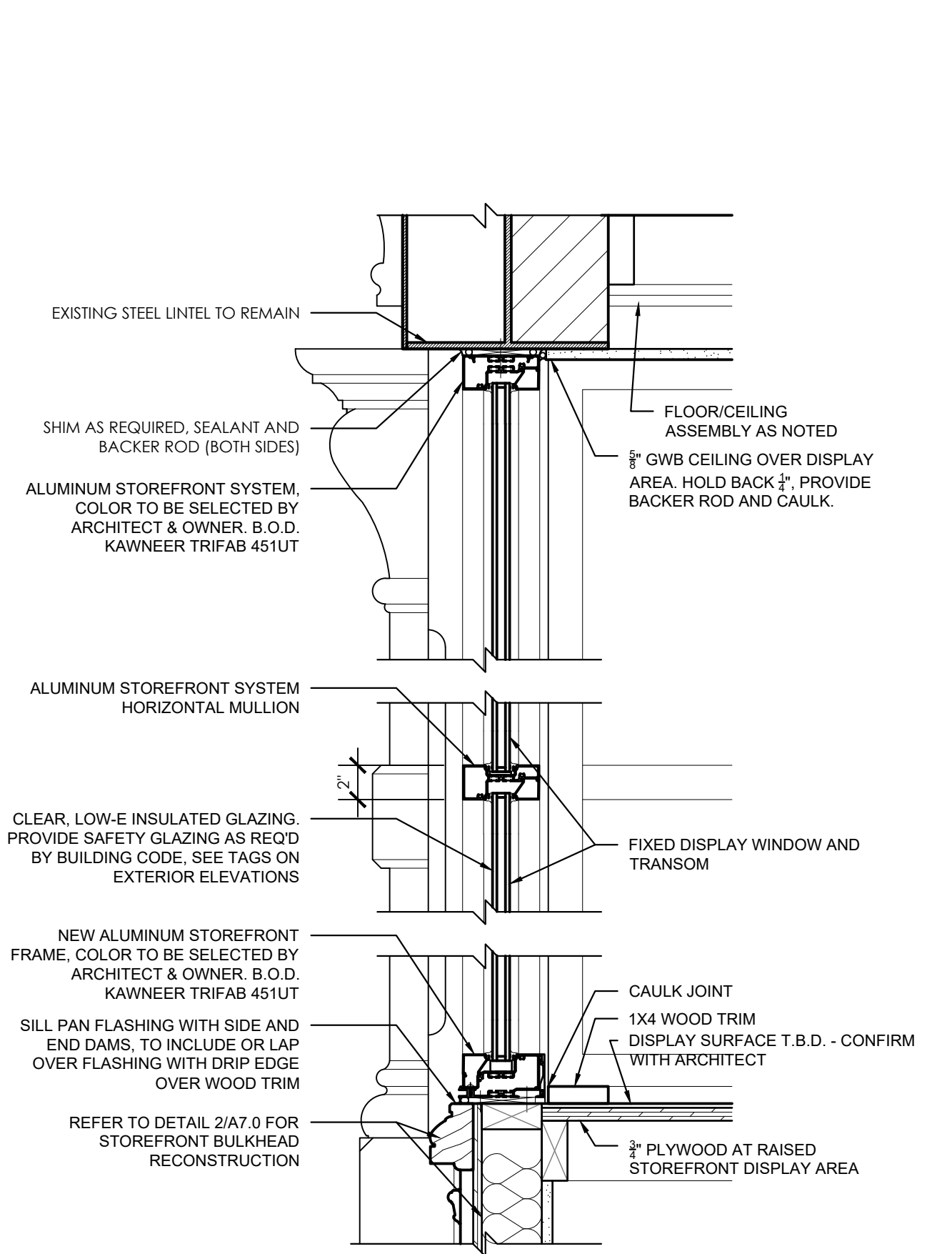
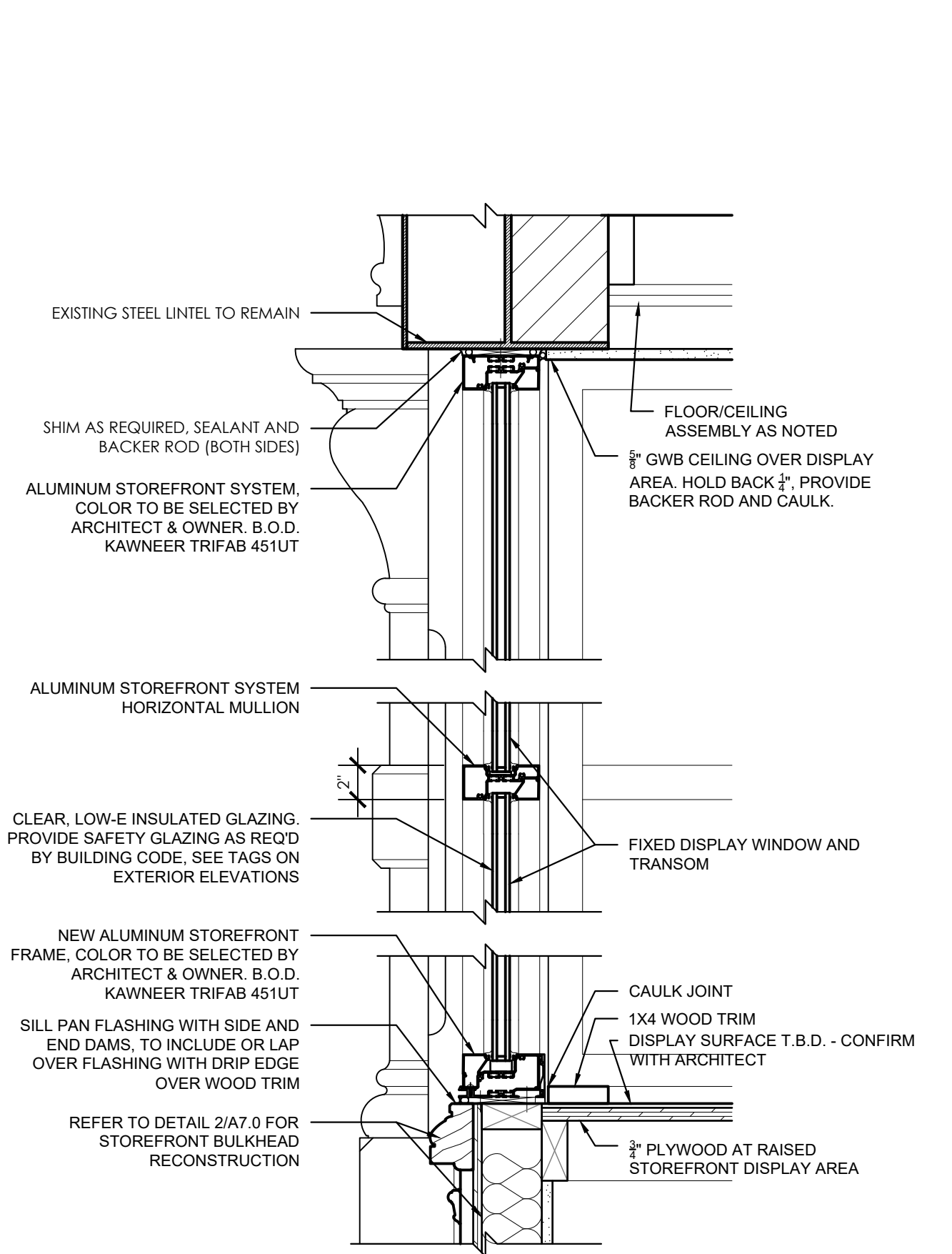
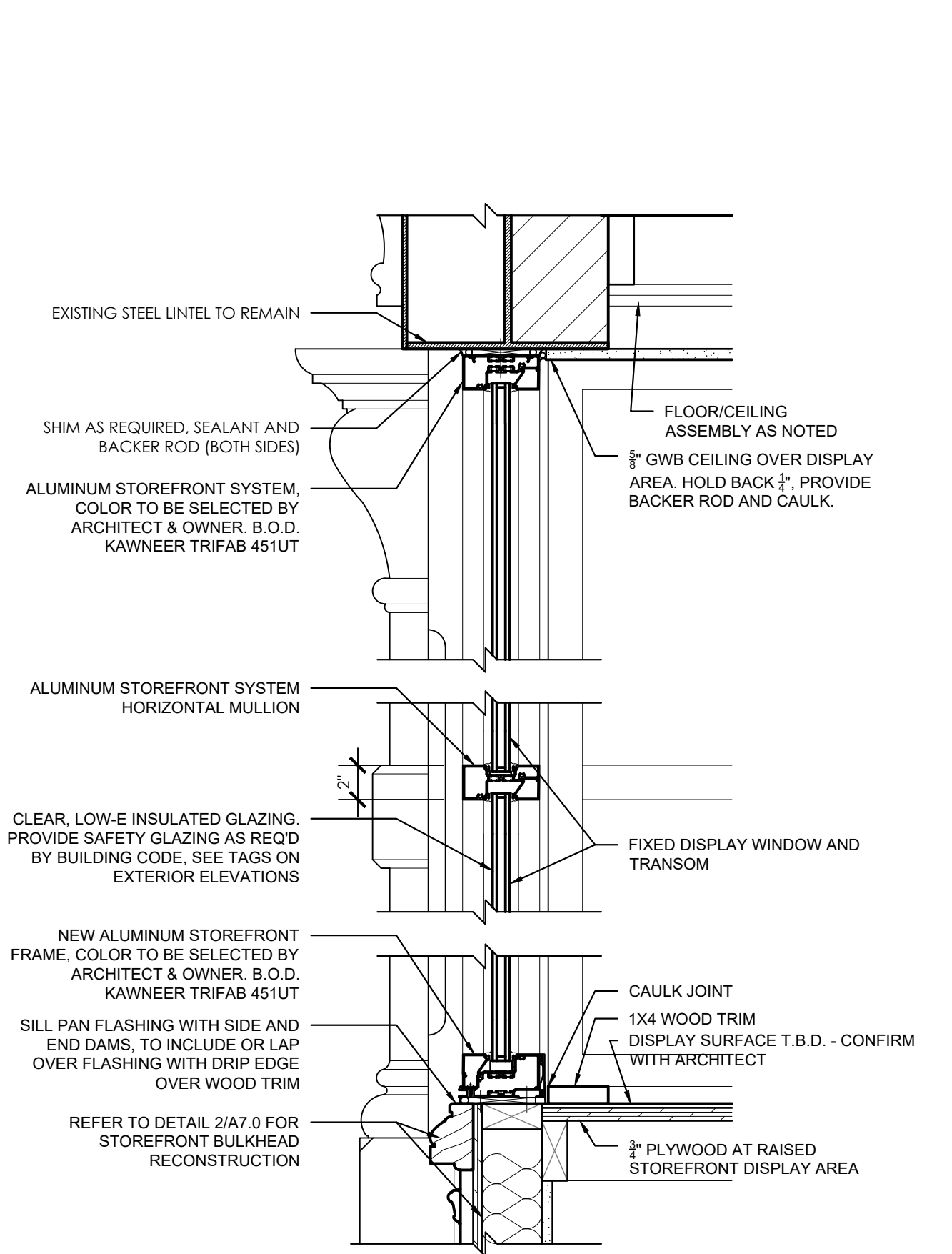
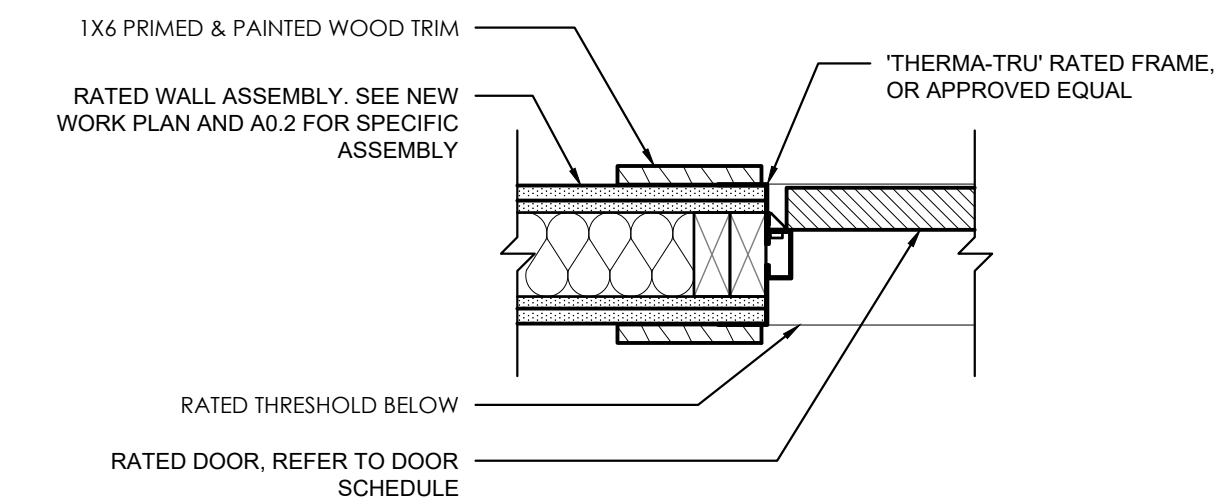
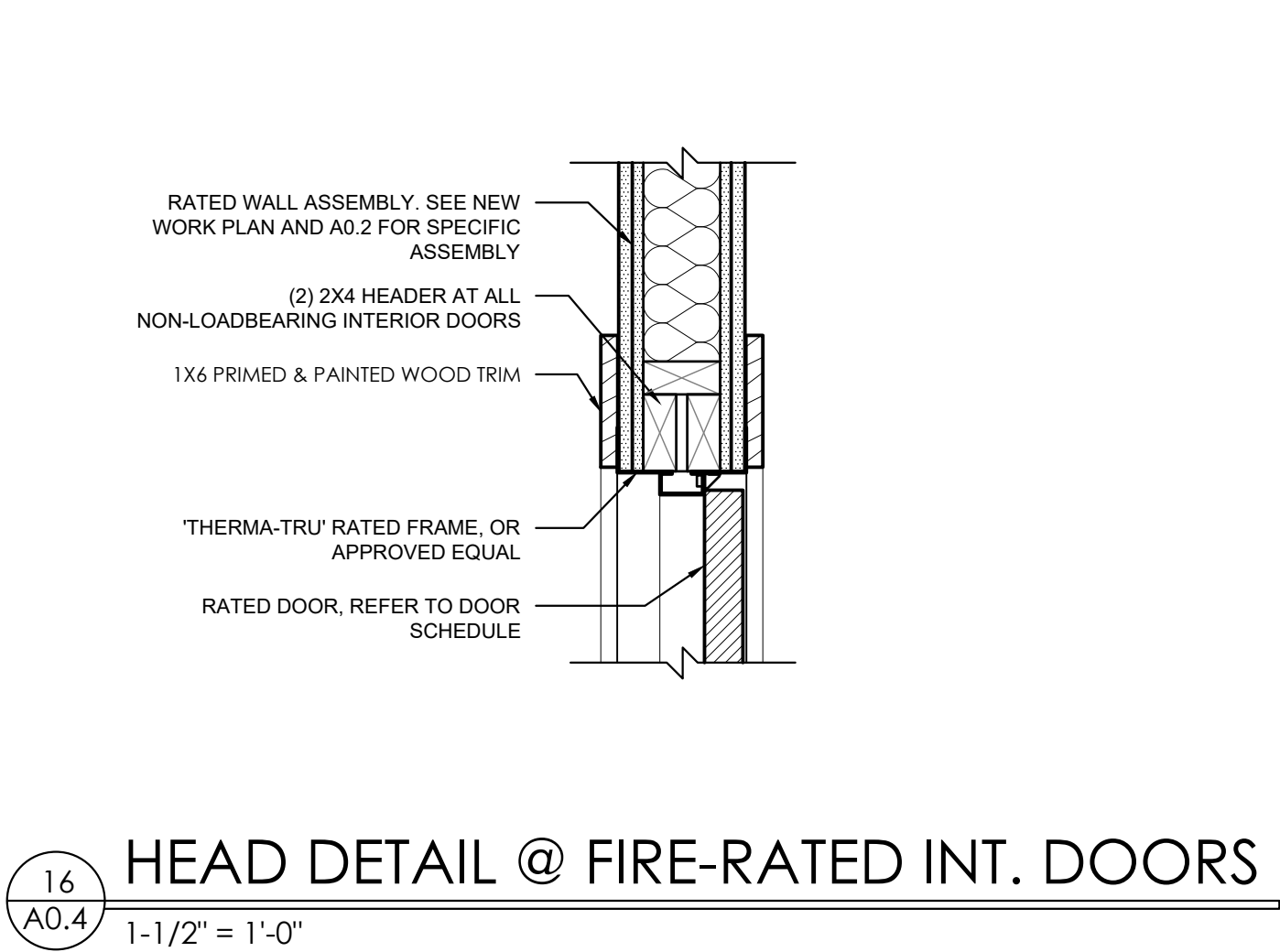
1338 - 1340 Main St.

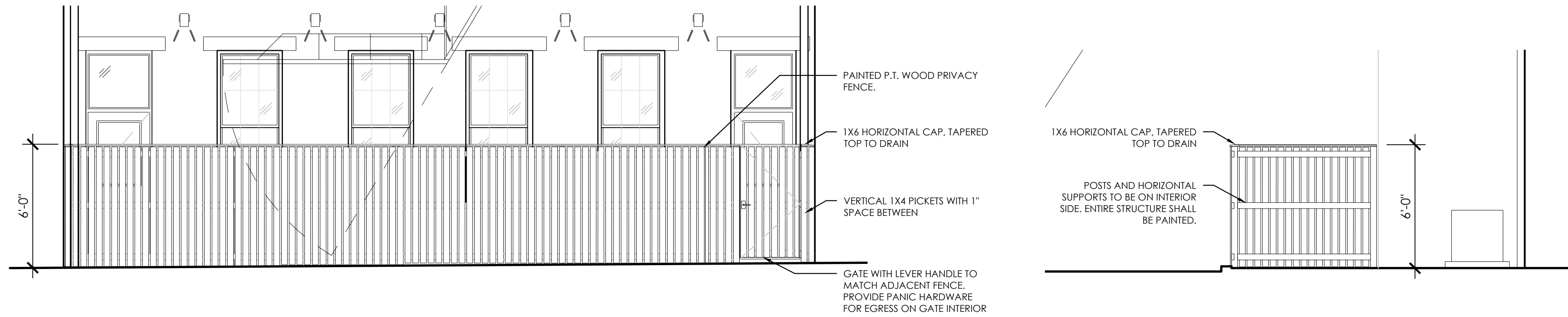
Cincinnati, OH, 45202

0089

DOOR AND WINDOW
TYPES AND SCHEDULES

A0.3





3
A1.0
FENCE ELEVATION
1/4" = 1'-0"

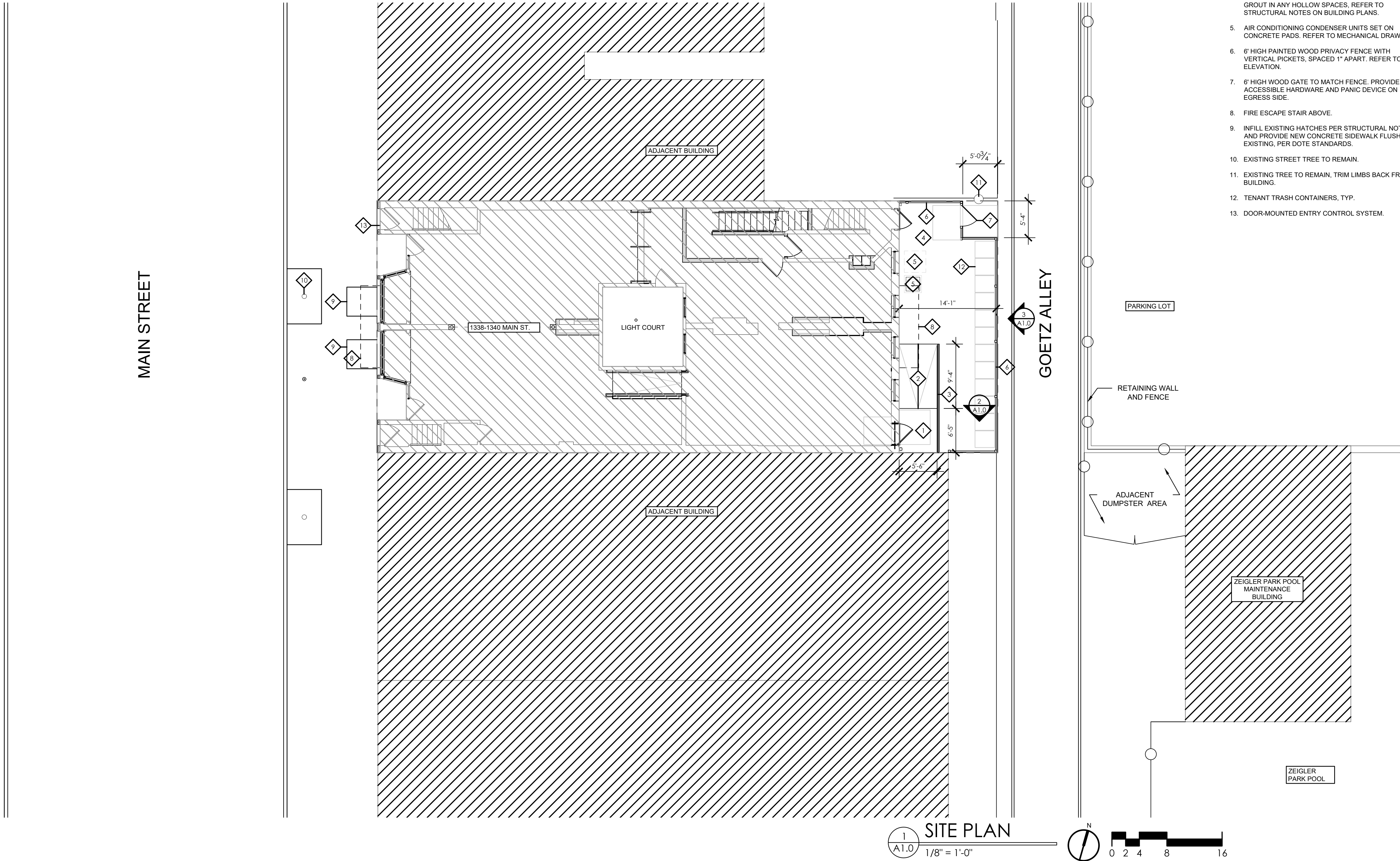
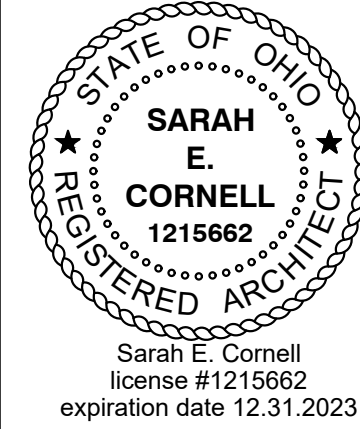
2
A1.0
FENCE ELEVATION
1/4" = 1'-0"

SITE PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- B. ALL WOOD IN CONTACT WITH CONCRETE, STONE, OR SOIL TO BE PRESSURE TREATED.
- C. CONTRACTOR TO SCOPE EXISTING DOWNSPOUT CONNECTIONS TO STORM DRAIN AND MAKE REPAIRS AS REQUIRED.

SITE PLAN KEYNOTES

- CONCRETE LANDING TO BE LEVEL WITH DOOR THRESHOLD FOR ACCESSIBLE ENTRY. CROSS SLOPE AWAY FROM BUILDING MAX. 2%, WITH A DROP-OFF OF LESS THAN 6".
- SLOPED WALK DOWN TO EXISTING CONCRETE PATIO. 1:20 SLOPE OR LESS.
- 42" HIGH BLACK PAINTED METAL GUARDRAIL.
- EXISTING CONCRETE PATIO. CONTRACTOR TO INVESTIGATE INFILLED BASEMENT WELLS AND INJECT GROUT IN ANY HOLLOW SPACES. REFER TO STRUCTURAL NOTES ON BUILDING PLANS.
- AIR CONDITIONING CONDENSER UNITS SET ON CONCRETE PADS. REFER TO MECHANICAL DRAWINGS.
- 6' HIGH PAINTED WOOD PRIVACY FENCE WITH VERTICAL PICKETS, SPACED 1" APART. REFER TO ELEVATION.
- 6' HIGH WOOD GATE TO MATCH FENCE. PROVIDE ACCESSIBLE HARDWARE AND PANIC DEVICE ON EGRESS SIDE.
- FIRE ESCAPE STAIR ABOVE.
- INFILL EXISTING HATCHES PER STRUCTURAL NOTES, AND PROVIDE NEW CONCRETE SIDEWALK FLUSH WITH EXISTING, PER DOTE STANDARDS.
- EXISTING STREET TREE TO REMAIN.
- EXISTING TREE TO REMAIN. TRIM LIMBS BACK FROM BUILDING.
- TENANT TRASH CONTAINERS, TYP.
- DOOR-MOUNTED ENTRY CONTROL SYSTEM.



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

SITE PLAN

A1.0

DEMOLITION GRAPHIC KEY

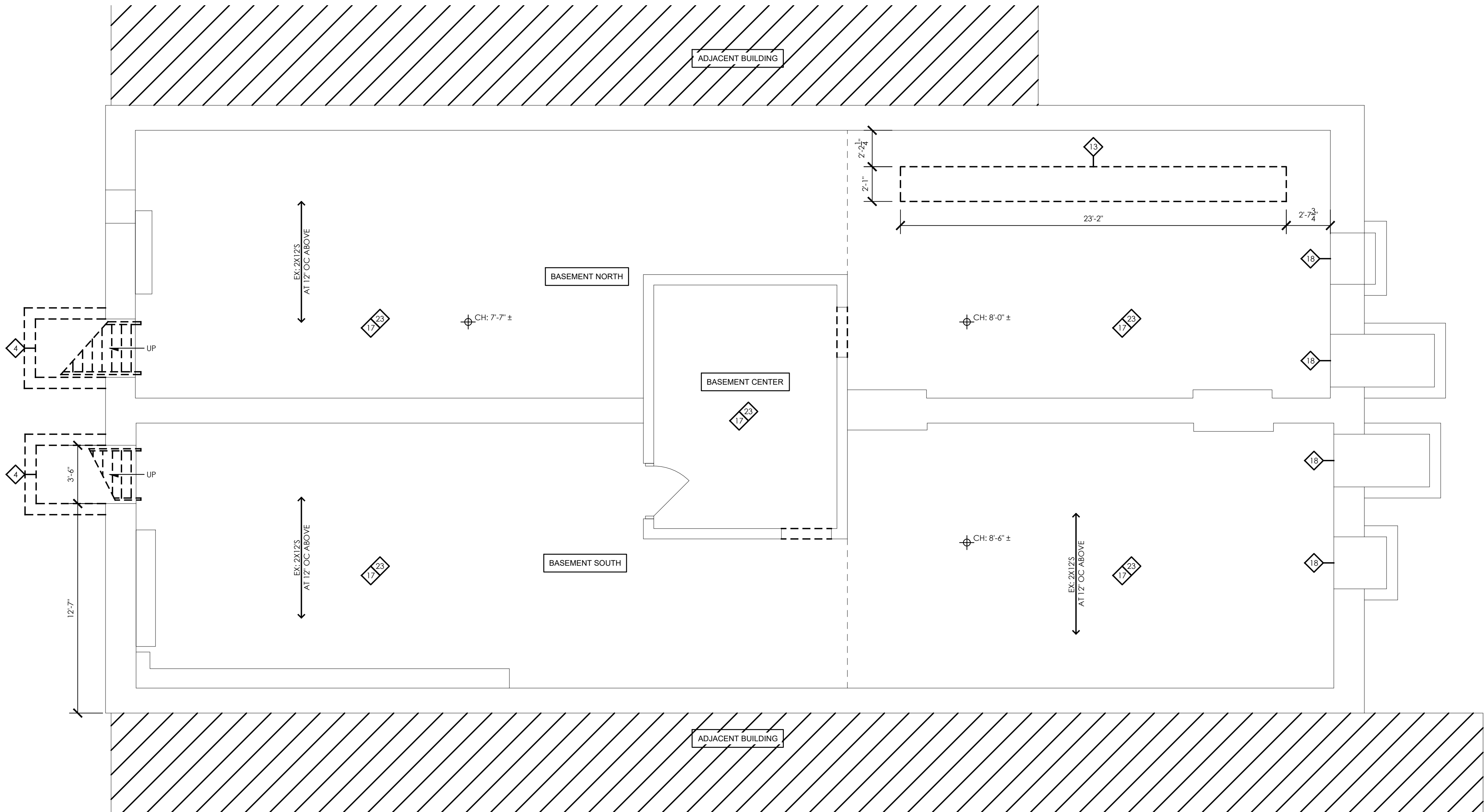
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--- EXISTING FRAMED WALL
--- EXISTING MASONRY WALL
✓ EXISTING DOOR TO REMAIN
✗ EXISTING DOOR TO BE REMOVED
E E E EXISTING WINDOW TO BE REMOVED
[] AREA OF FLOOR/WALL/INFILL TO BE REMOVED

DEMO GENERAL NOTES

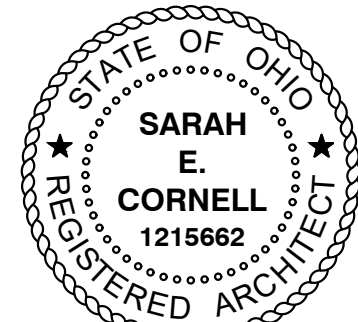
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- B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING GAS, WATER, AND SEWER LINES, AND VERIFYING THAT EXISTING DOWNSPOUTS AND DRAINS ARE FUNCTIONAL AND PROPERLY CONNECTED.
- C. REMOVE VEGETATION AND PREPARE MASONRY & STONE FOR CLEANING, REPAIR & RESTORATION.
- D. ALL LOAD BEARING WALLS AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
- E. REMOVE ALL EXISTING LIGHT FIXTURES.
- F. REMOVE ALL LOOSE PLASTER AND MATERIAL FROM MASONRY WALLS. EXISTING STABLE PLASTER IN GOOD CONDITION TO REMAIN.
- G. EXISTING WINDOW TRIM AND BASEBOARD ON EXTERIOR WALLS TO REMAIN.
- H. VERIFY CONDITION OF ANY EXPOSED INTERIOR WOOD LINTELS. REPLACE AS NECESSARY, SEE STRUCTURAL NOTES ON A0.1 FOR REPLACEMENT.
- I. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, INCLUDING CONDUIT, HANGERS, ETC. CAP / TERMINATE AT BASMENT AS REQUIRED PER THE GOVERNING BODIES. REFER TO MEP DRAWINGS.
- J. REMOVE ALL EXISTING DRYWALL CEILINGS TO EXPOSE JOISTS. CONSULT ARCHITECT BEFORE REMOVING ANY REMAINING PLASTER/LATH CEILINGS.
- K. REMOVE ALL FRAMED SOFFITS AND DROPPED CEILINGS.
- L. REMOVE ALL FINISH FLOORING DOWN TO ORIGINAL T&G SUBFLOOR, INCLUDING MULTIPLE LAYERS AND ALL FASTENERS.
- M. REMOVE DETERIORATED SUBFLOOR SHEATHING, PREPARE FOR NEW.
- N. REMOVE MASONRY AS REQUIRED FOR DUCTWORK PENETRATIONS. REFER TO MECHANICAL DRAWINGS.
- O. SALVAGE BRICK FROM NEW OPENINGS FOR REPAIRS/REUSE.
- P. REMOVE AND REPLACE ALL CRACKED LINTELS AND SILLS WITH MATERIALS MATCHING EXISTING.
- Q. COORDINATE ALL NEW ROOF PENETRATIONS WITH MEP DRAWINGS.

DEMOLITION KEYNOTES

1. REMOVE MASONRY AT INFILLED DOOR OPENING
2. REMOVE EXISTING STAIR ABOVE 2ND FLOOR
3. EXISTING HISTORIC STAIR FROM 1ST - 2ND FLOOR TO REMAIN
4. REMOVE EXISTING BASEMENT ACCESS HATCHES AND STAIRS. BASEMENT ACCESS TO BE INFILLED. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS AND STRUCTURAL NOTES.
5. NEW FLOOR OPENING. SEE NEW WORK PLANS FOR FRAMING.
6. ALL FLOORS TO BE TEMPORARILY SHORED THROUGHOUT DEMOLITION AND RECONSTRUCTION PROCESS. TYPICAL FOR ALL FLOOR DEMO.
7. EXISTING ROOF STRUCTURE TO BE FURTHER INSPECTED AT TIME OF DEMOLITION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
8. REMOVE EXISTING ROOF HATCH
9. REMOVE EXISTING STOREFRONT WINDOWS AND TRANSOMS (REFER TO DEMOLITION ELEVATION)
10. REMOVE STOREFRONT KNEE WALL. SALVAGE HISTORIC TRIM TO REINSTALL
11. CUT BACK EXISTING SIDEWALK AS REQUIRED TO PROVIDE ACCESS TO CAST IRON STOREFRONT SILL. TO RE-SET AND LEVEL SILL.
12. REMOVE EXISTING PLATFORM AS REQUIRED TO ALLOW ACCESS FOR STOREFRONT SILL REPAIRS. SALVAGE REMOVED PIECES TO REINSTALL OR RE-BUILD TO MATCH.
13. SAW-CUT EXISTING SLAB TO ALLOW FOR NEW BEARING WALL FOUNDATION. REFER TO STRUCTURAL NOTES ON NEW WORK PLANS.
14. REMOVE EXISTING WINDOW.
15. REMOVE EXISTING MASONRY FROM CHIMNEY TO LIGHT WELL, FROM THE THIRD FLOOR UP TO THE ROOF. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLAN FOR FRAMING OF NEW BEARING WALL TO SUPPORT EXISTING JOISTS.
16. REMOVE EXISTING ROOFING MEMBRANE, INSULATION, AND ANY ROTTEN OR DAMAGED ROOF SHEATHING.
17. REMOVE EXISTING BATT INSULATION IN CEILING JOIST CAVITIES.
18. REMOVE DEBRIS FROM DESERTED COAL CHUTES TO ALLOW FOR NEW BLOCK INFILL.
19. EXISTING ROOFING TO BE REMOVED. INSPECT ROOF SHEATHING AND REPAIR DAMAGED OR DETERIORATED AREAS AS REQUIRED.
20. REMOVE EXISTING GUTTERS AND DOWNSPOUTS.
21. REMOVE EXISTING EXTERIOR SIDING AND ALL THROUGH-WALL PENETRATIONS IN LIGHT WELL.
22. REMOVE EXISTING ENTRY CONTROL SYSTEM AND MAILBOXES.
23. EXISTING CONCRETE SLAB TO REMAIN.
24. REMOVE EXISTING STAIRS AND LANDINGS TO PREPARE FOR FLOOR OPENING INFILL.



1 A2.0 BASEMENT DEMOLITION PLAN 1/4" = 1'-0"



Sarah E. Cornell
license #1215662
expiration date 12.31.2023



12/22/2021
STRUCTURE ONLY



925 Lenox Place
Cincinnati, Ohio 45229
mobile: 419.266.4021



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

BASEMENT DEMOLITION PLAN

A2.0

DEMOLITION GRAPHIC KEY

- EXISTING WALL TO BE REMOVED
--- EXISTING FRAMED WALL
--- EXISTING MASONRY WALL
✓ EXISTING DOOR TO REMAIN
✗ EXISTING DOOR TO BE REMOVED
E E E EXISTING WINDOW TO BE REMOVED
[] AREA OF FLOOR/WALL/INFILL TO BE REMOVED

DEMO GENERAL NOTES

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B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING GAS, WATER, AND SEWER LINES, AND VERIFYING THAT EXISTING DOWNSPOUTS AND DRAINS ARE FUNCTIONAL AND PROPERLY CONNECTED.
C. REMOVE VEGETATION AND PREPARE MASONRY & STONE FOR CLEANING, REPAIR & RESTORATION.
D. ALL LOAD BEARING WALLS AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
E. REMOVE ALL EXISTING LIGHT FIXTURES.
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K. REMOVE ALL FRAMED SOFFITS AND DROPPED CEILINGS.
L. REMOVE ALL FINISH FLOORING DOWN TO ORIGINAL T&G SUBFLOOR, INCLUDING MULTIPLE LAYERS AND ALL FASTENERS.
M. REMOVE DETERIORATED SUBFLOOR SHEATHING, PREPARE FOR NEW.
N. REMOVE MASONRY AS REQUIRED FOR DUCTWORK PENETRATIONS. REFER TO MECHANICAL DRAWINGS.
O. SALVAGE BRICK FROM NEW OPENINGS FOR REPAIRS/REUSE.
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12/22/2021
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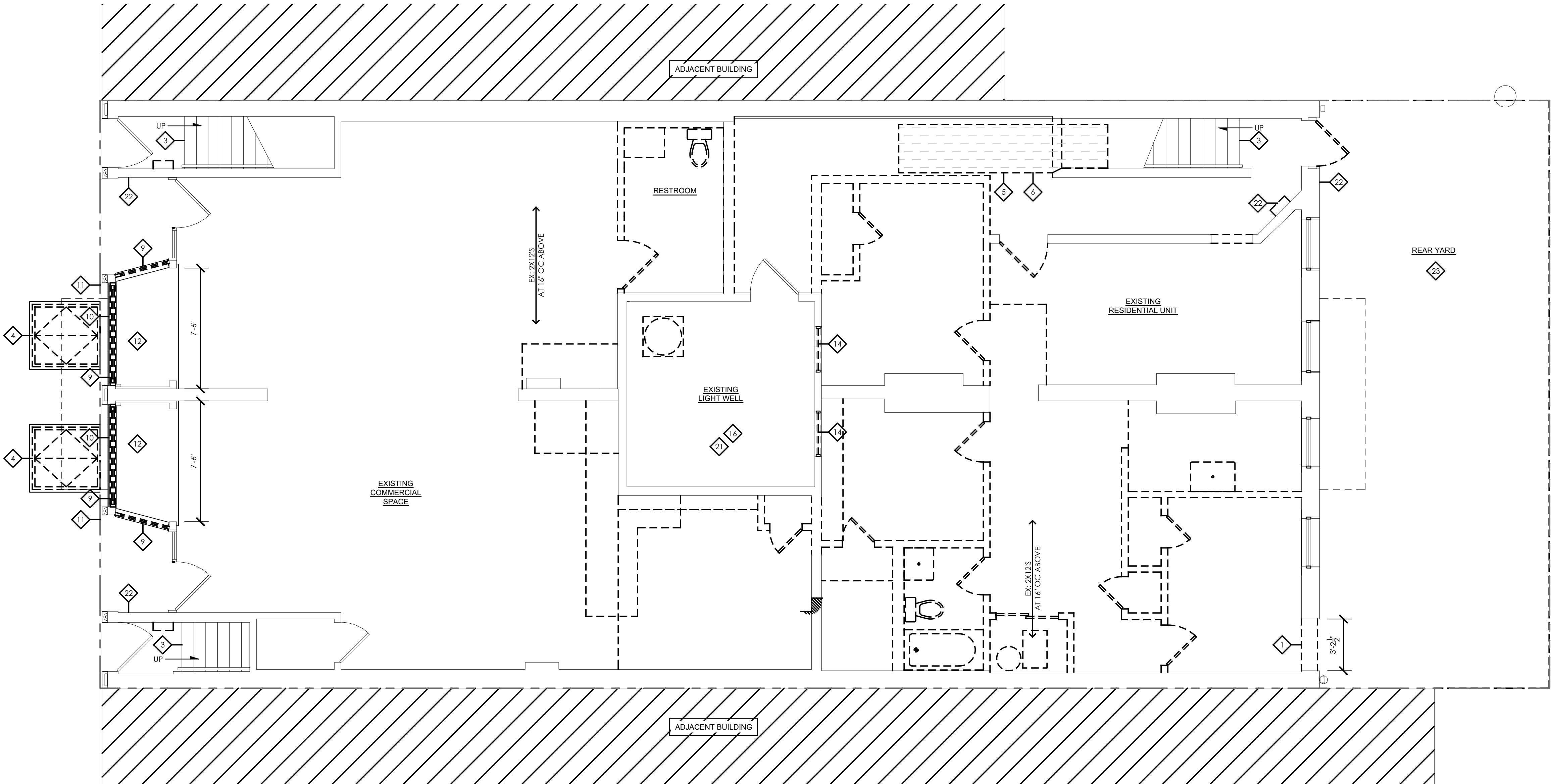
1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

FIRST FLOOR
DEMOLITION PLAN

A2.1



1
A2.1
FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



DEMOLITION GRAPHIC KEY

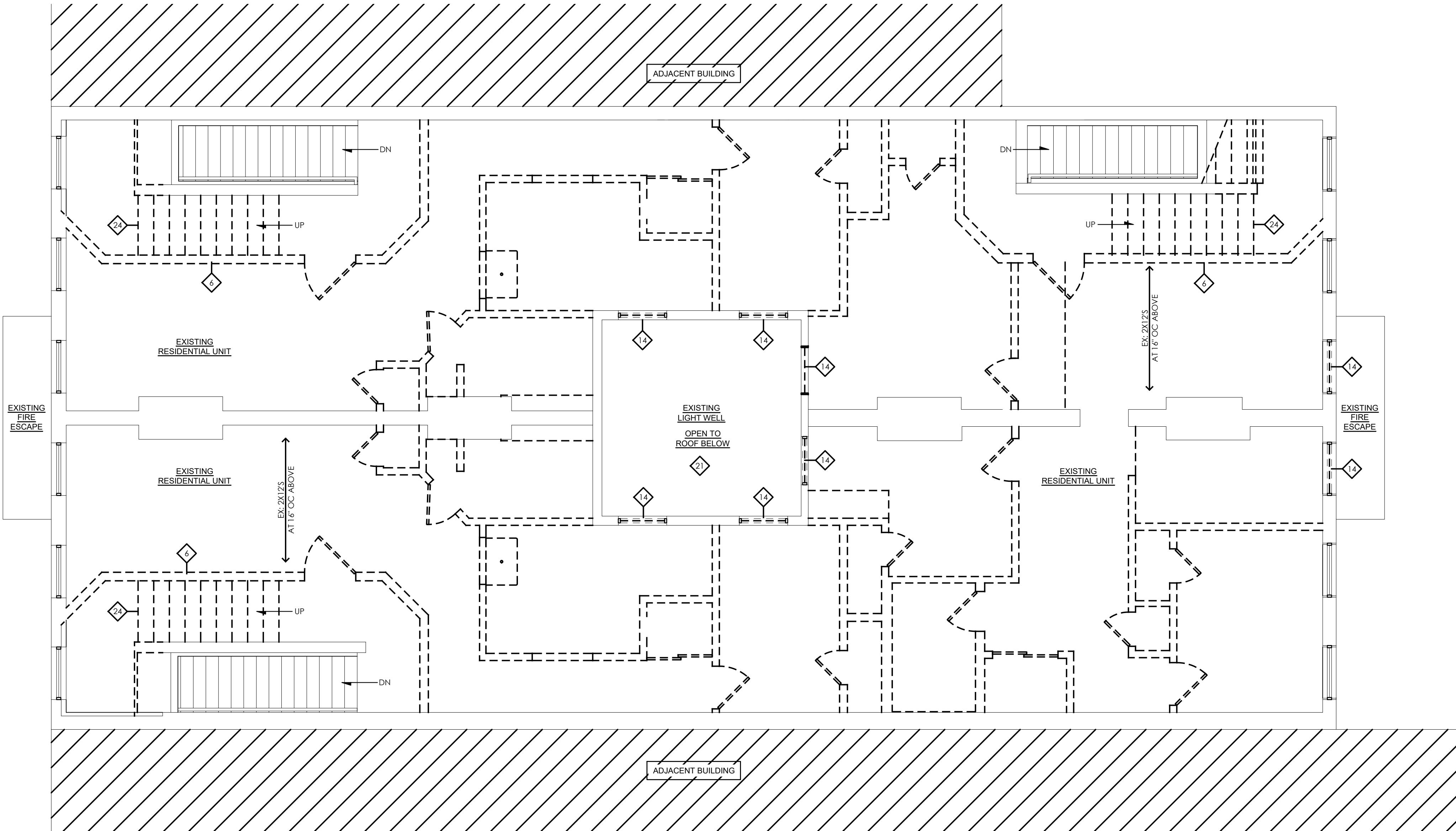
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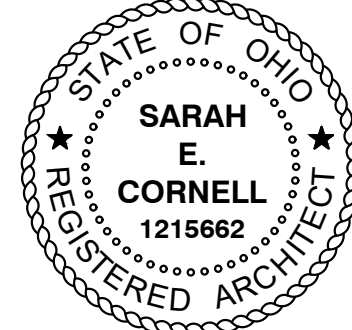
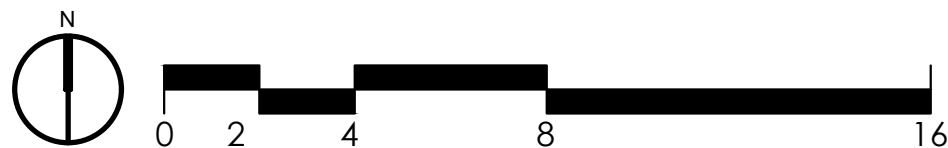
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- Q. COORDINATE ALL NEW ROOF PENETRATIONS WITH MEP DRAWINGS.

DEMOLITION KEYNOTES

1. REMOVE MASONRY AT INFILLED DOOR OPENING
2. REMOVE EXISTING STAIR ABOVE 2ND FLOOR
3. EXISTING HISTORIC STAIR FROM 1ST - 2ND FLOOR TO REMAIN
4. REMOVE EXISTING BASEMENT ACCESS HATCHES AND STAIRS. BASEMENT ACCESS TO BE INFILLED. STONE ENCLOSURE TO BE REMOVED MIN. 12" BELOW GRADE AS REQUIRED FOR NEW PAVING AT COURTYARD / SIDEWALK. SEE NEW WORK PLANS AND STRUCTURAL NOTES.
5. NEW FLOOR OPENING. SEE NEW WORK PLANS FOR FRAMING.
6. ALL FLOORS TO BE TEMPORARILY SHORED THROUGHOUT DEMOLITION AND RECONSTRUCTION PROCESS. TYPICAL FOR ALL FLOOR DEMO.
7. EXISTING ROOF STRUCTURE TO BE FURTHER INSPECTED AT TIME OF DEMOLITION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
8. REMOVE EXISTING ROOF HATCH
9. REMOVE EXISTING STOREFRONT WINDOWS AND TRANSOMS (REFER TO DEMOLITION ELEVATION)
10. REMOVE STOREFRONT KNEE WALL. SALVAGE HISTORIC TRIM TO REINSTALL
11. CUT BACK EXISTING SIDEWALK AS REQUIRED TO PROVIDE ACCESS TO CAST IRON STOREFRONT SILL TO RE-SET AND LEVEL SILL.
12. REMOVE EXISTING PLATFORM AS REQUIRED TO ALLOW ACCESS FOR STOREFRONT SILL REPAIRS. SALVAGE REMOVED PIECES TO REINSTALL OR RE-BUILD TO MATCH.
13. SAW-CUT EXISTING SLAB TO ALLOW FOR NEW BEARING WALL FOUNDATION. REFER TO STRUCTURAL NOTES ON NEW WORK PLANS.
14. REMOVE EXISTING WINDOW.
15. REMOVE EXISTING MASONRY FROM CHIMNEY TO LIGHT WELL, FROM THE THIRD FLOOR UP TO THE ROOF. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLAN FOR FRAMING OF NEW BEARING WALL TO SUPPORT EXISTING JOISTS.
16. REMOVE EXISTING ROOFING MEMBRANE, INSULATION, AND ANY ROTTEN OR DAMAGED ROOF SHEATHING.
17. REMOVE EXISTING BATT INSULATION IN CEILING JOIST CAVITIES.
18. REMOVE DEBRIS FROM DESERTED COAL CHUTES TO ALLOW FOR NEW BLOCK INFILL.
19. EXISTING ROOFING TO BE REMOVED. INSPECT ROOF SHEATHING AND REPAIR DAMAGED OR DETERIORATED AREAS AS REQUIRED.
20. REMOVE EXISTING GUTTERS AND DOWNSPOUTS.
21. REMOVE EXISTING EXTERIOR SIDING AND ALL THROUGH-WALL PENETRATIONS IN LIGHT WELL.
22. REMOVE EXISTING ENTRY CONTROL SYSTEM AND MAILBOXES.
23. EXISTING CONCRETE SLAB TO REMAIN.
24. REMOVE EXISTING STAIRS AND LANDINGS TO PREPARE FOR FLOOR OPENING INFILL.



1
A2.2
SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



Project	FOR PERMIT	12.22.2021
Revised		

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

SECOND FLOOR
DEMOLITION PLAN

A2.2

DEMOLITION GRAPHIC KEY

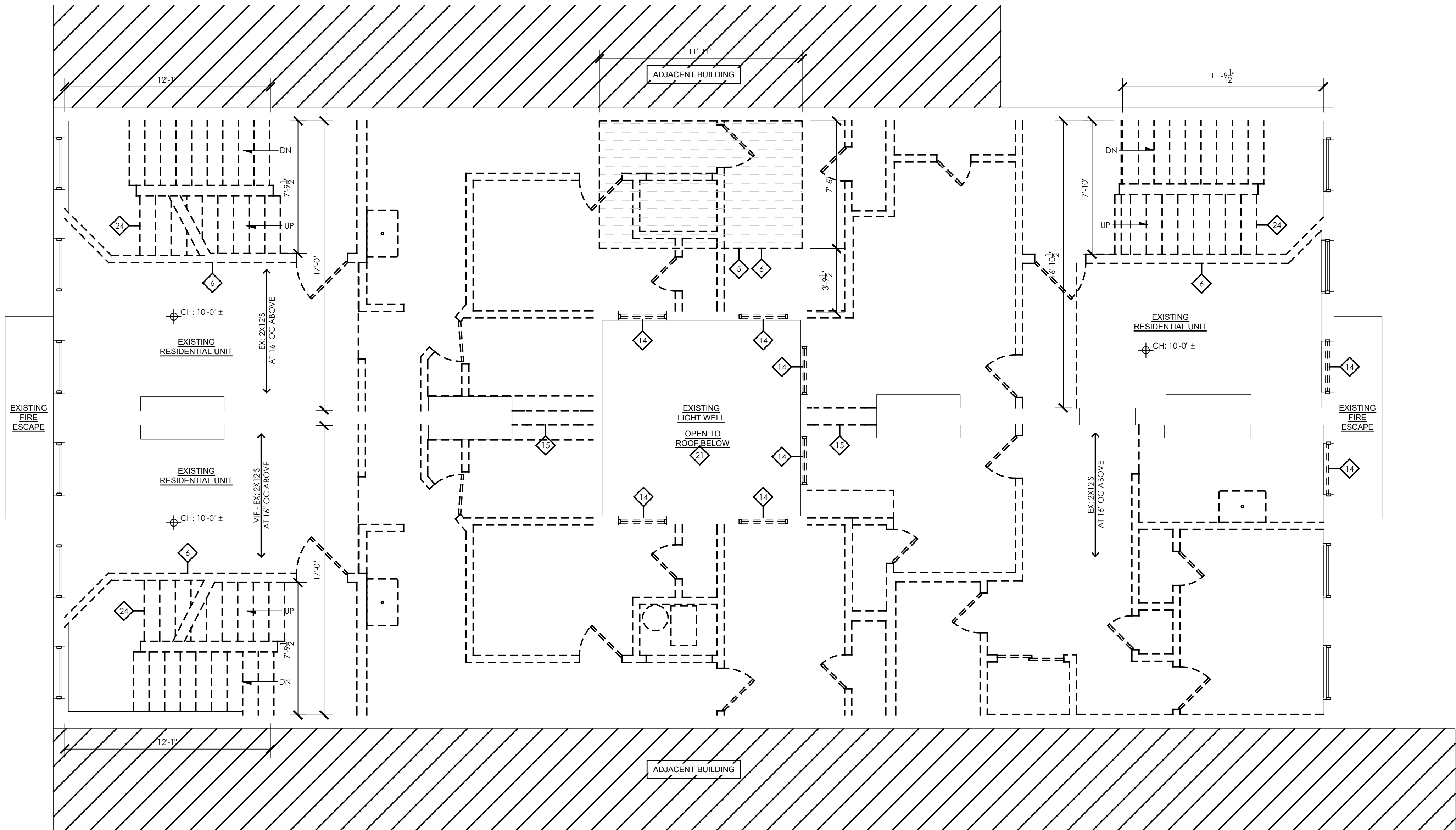
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E E E EXISTING WINDOW TO BE REMOVED
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DEMO GENERAL NOTES

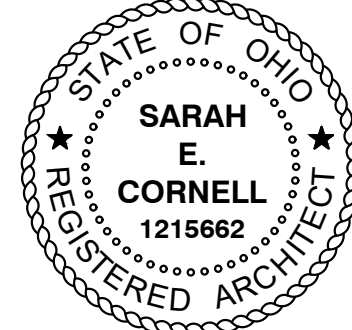
- A. CONTRACTOR IS RESPONSIBLE FOR BRACING ENTIRE STRUCTURE DURING CONSTRUCTION AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING GAS, WATER, AND SEWER LINES, AND VERIFYING THAT EXISTING DOWNSPOUTS AND DRAINS ARE FUNCTIONAL AND PROPERLY CONNECTED.
- C. REMOVE VEGETATION AND PREPARE MASONRY & STONE FOR CLEANING, REPAIR & RESTORATION.
- D. ALL LOAD BEARING WALLS AND STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
- E. REMOVE ALL EXISTING LIGHT FIXTURES.
- F. REMOVE ALL LOOSE PLASTER AND MATERIAL FROM MASONRY WALLS. EXISTING STABLE PLASTER IN GOOD CONDITION TO REMAIN.
- G. EXISTING WINDOW TRIM AND BASEBOARD ON EXTERIOR WALLS TO REMAIN.
- H. VERIFY CONDITION OF ANY EXPOSED INTERIOR WOOD LINTELS. REPLACE AS NECESSARY, SEE STRUCTURAL NOTES ON A0.1 FOR REPLACEMENT.
- I. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, INCLUDING CONDUIT, HANGERS, ETC. CAP / TERMINATE AT BASMENT AS REQUIRED PER THE GOVERNING BODIES. REFER TO MEP DRAWINGS.
- J. REMOVE ALL EXISTING DRYWALL CEILINGS TO EXPOSE JOISTS. CONSULT ARCHITECT BEFORE REMOVING ANY REMAINING PLASTER/LATH CEILINGS.
- K. REMOVE ALL FRAMED SOFFITS AND DROPPED CEILINGS.
- L. REMOVE ALL FINISH FLOORING DOWN TO ORIGINAL T&G SUBFLOOR, INCLUDING MULTIPLE LAYERS AND ALL FASTENERS.
- M. REMOVE DETERIORATED SUBFLOOR SHEATHING, PREPARE FOR NEW.
- N. REMOVE MASONRY AS REQUIRED FOR DUCTWORK PENETRATIONS. REFER TO MECHANICAL DRAWINGS.
- O. SALVAGE BRICK FROM NEW OPENINGS FOR REPAIRS/REUSE.
- P. REMOVE AND REPLACE ALL CRACKED LINTELS AND SILLS WITH MATERIALS MATCHING EXISTING.
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1 THIRD FLOOR DEMOLITION PLAN
A2.3 1/4" = 1'-0"



FOR PERMIT 12.22.2021

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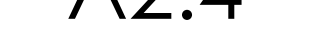
THIRD FLOOR
DEMOLITION PLAN

A2.3

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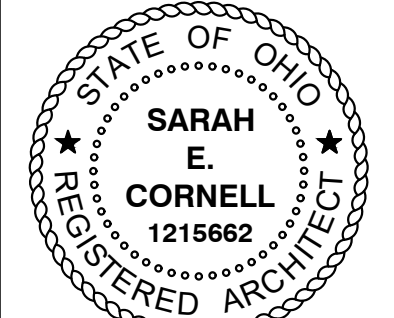
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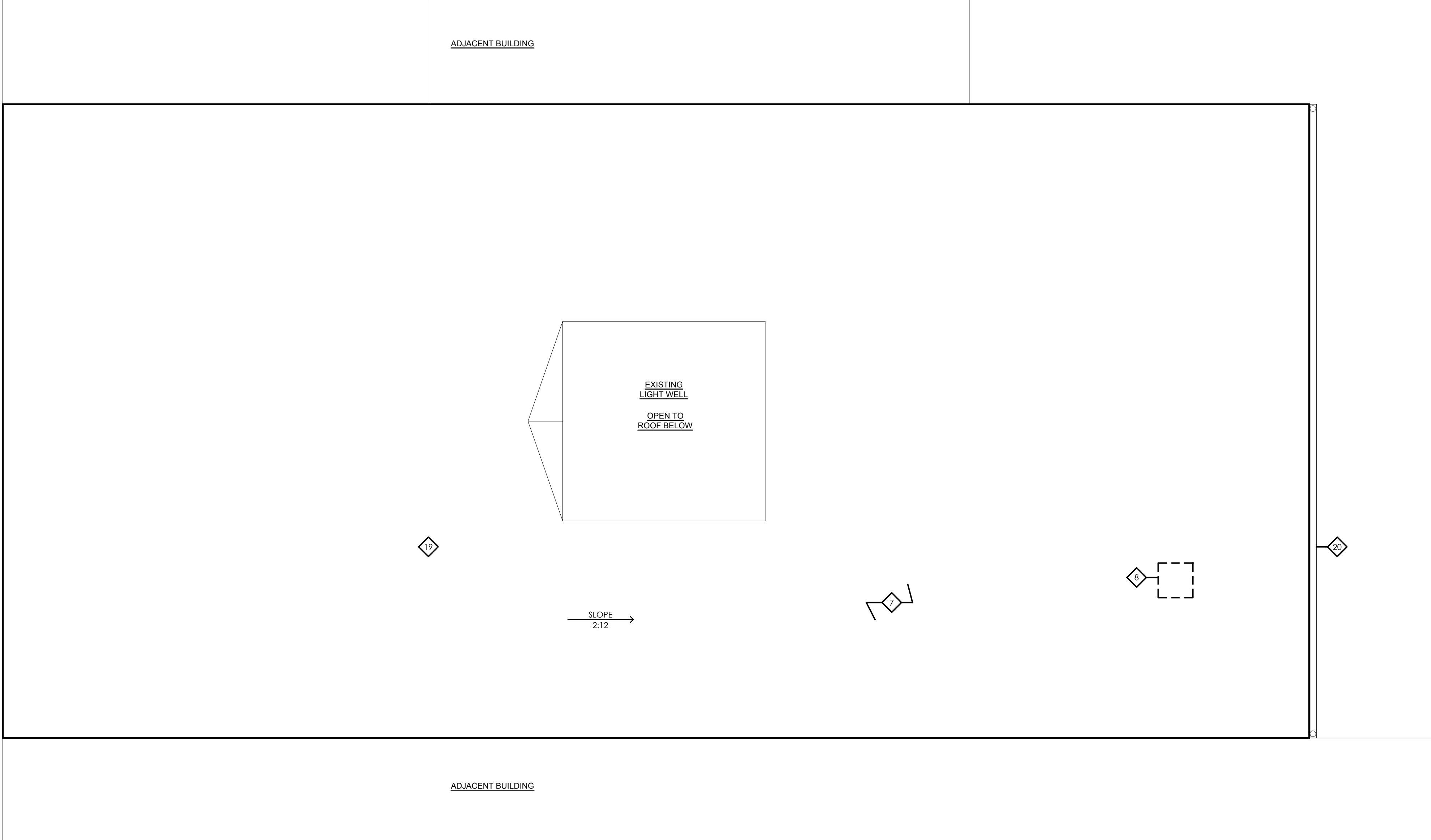


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Sheet Title	

ROOF DEMOLITION PLAN

A2.5



1
A3.5

ROOF DEMOLITION PLAN

1/4" = 1'-0"

N

0 2 4 8 16

PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
- LOWERED CEILING CONSTRUCTION
- NEW FLOOR STRUCTURE & SUB- FLOOR
- DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
- HOSE BIB
- 1-HOUR FIRE RATED PARTITION WALL
- 2-HOUR FIRE RATED PARTITION WALL
- WATER CURTAIN - TO BE USED AT DOORS AND WINDOW OPENINGS ALONG A FIRE ESCAPE/EGRESS PATH.

PLAN GENERAL NOTES

- A. ALL THROUGH PENETRATIONS OF FIRE-RATED WALLS OR HORIZONTAL ASSEMBLIES SHALL BE PROTECTED PER SECTION 714.3 AND 714.4 OF THE OBC.
- B. PROVIDE FIRE BLOCKING THROUGHOUT BUILDING, PER OBC SECTION 718.2.
- C. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- D. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. PROTECT EXISTING CONSTRUCTION ADJACENT TO NEW WORK - PATCH ANY HOLES/DAMAGE MADE DURING CONSTRUCTION.

PLAN KEYNOTES

1. EXISTING FIRE ESCAPE TO REMAIN. PAINT / REPAIR AS REQUIRED.
2. REPAIR & PAINT EXISTING HISTORIC STAIR TREADS, RISERS, AND TRIM.
3. EXISTING HANDRAIL TO REMAIN. PAINT & REPAIR AS REQUIRED.
4. REPLACE HISTORIC WOOD HANDRAIL TO MATCH EXISTING.
5. PROVIDE 1 3/4" DIAMETER PAINTED STEEL HANDRAIL AT 36" A.F.F. - PROVIDE BLOCKING / APPROPRIATE MASONRY ANCHORS AS REQUIRED. RETURN ENDS TO WALL OR FLOOR, TYP. EXTEND (1) TREAD DEPTH AT BOTTOM RISER AND 12" HORIZONTAL PAST TOP RISER/TOP OF RAMP. REFER TO DETAIL 3/A7.0.
6. SIDE MOUNTED 42" STEEL GUARDRAIL WITH HANDRAIL.
7. EXISTING STOREFRONT DISPLAY PLATFORMS TO BE RE-BUILT TO MATCH EXISTING. PROVIDE R-20 INSULATION AT EXTERIOR KNEE WALLS. REFER TO DETAIL 2/A7.0.
8. EXISTING CAST IRON CURB TO BE RE-SET. REMOVE ADDITIONAL MATERIAL BELOW HEAVED AREAS AND REPAIR STONE FOUNDATION WALL. SET CURB AS LEVEL AS POSSIBLE AND FILL BELOW WITH GROUT. COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
9. REPLACE GUTTERS AND DOWNSPOUTS. PROVIDE NEW 7" GUTTER TO MITIGATE OVERFLOW ISSUES WITH EXISTING GUTTER. REPAIR UNDERGROUND CONNECTION TO STORM DRAINAGE IN BASEMENT.
10. PROVIDE WATERPROOFING MEMBRANE AT NEW MASONRY INFILL BELOW GRADE.
11. KITCHEN ISLAND WITH FRAMED LOW WALL TO CONTAIN PLUMBING AND ELECTRICAL.
12. LINE OF LOWERED SOFFIT AREA. REFER TO REFLECTED CEILING PLANS FOR DETAILS.
13. PROVIDE BULKHEAD ABOVE CABINETS. REFER TO INTERIOR ELEVATIONS FOR HEIGHT. BULKHEAD TO BE FLUSH WITH FACE OF CABINETS.
14. WALL AT REFRIGERATOR TO BE RECESSED 4" WALL SUPPORTING UPPER CABINETS TO BE CONTINUOUS/FLUSH. REFER TO INTERIOR ELEVATIONS FOR REFRIGERATOR CAVITY DIMENSIONS.
15. SHOWER WITH TILED WALLS TO CEILING AND PREFABRICATED STEEL SHOWER PAN. REFER TO PLUMBING DRAWINGS. PROVIDE SHOWER CURTAIN ROD AT 78" AFF.
16. PROVIDE WASHER PAN WITH DRAIN, WASHER AND DRYER HOOKUP.
17. PROVIDE NEW MECHANICAL UNIT AND WATER HEATER. PROVIDE DRAIN AS REQUIRED. UNITS SHOULD BE STACKED WITH PLATFORM AS SHOWN IN MECHANICAL DRAWINGS.
18. NEW WOOD-FRAMED STAIR WITH PAINTED WOOD TREADS AND RISERS. MAXIMUM RISE 7", MINIMUM TREAD DEPTH 11".
19. NEW EGRESS STAIR WITH STAINED WOOD TREADS AND PAINTED RISERS. MAXIMUM RISE 7", MINIMUM TREAD DEPTH 11".
20. NEW RECESSED USPS MAILBOXES, B.O.D. SALISBURY 4C 37/070-12 WITH ADDITIONAL PACKAGE COMPARTMENTS.
21. PROVIDE RAMP WITH MAX. 1:12 SLOPE. FINISH TO MATCH ADJACENT SUBFLOOR. FINAL FINISH AS PART OF TENANT FIT-OUT.
22. 42" (MIN.) PARTITION WALL AT CHANGE IN FLOOR ELEVATION AND ALONG SIDE OF RAMP.
23. BATHTUB WITH TILED WALLS TO CEILING. PROVIDE SHOWER CURTAIN ROD AT 78" A.F.F.
24. INFILL EXISTING WINDOW TO MATCH EXISTING LIGHT WELL WALL CONSTRUCTION (WALL TYPE E ON SHEET A0.2).
25. NEW ROOF HATCH 24" X 36".
26. NEW 42" GUARD RAIL ADJACENT TO ROOF HATCH, PAINTED WHITE.
27. MAINTAIN EXISTING CRICKET TO DIVERT WATER FROM LIGHT WELL.
28. NEW EPDM MEMBRANE ROOF.
29. HATCH INDICATES WALKING PATH FOR EQUIPMENT ACCESS THAT IS OVER 10' FROM ANY ROOF EDGE.
30. HVAC CONDENSER UNITS, TYP. REFER TO MECHANICAL DRAWINGS.
31. ROOF INSULATION: REFER TO INSULATION KEY ON A0.2. RIGID INSULATION TO BE INSTALLED CONTINUOUSLY ABOVE SHEATHING, ALL SEAMS TAPED.
32. PROVIDE NEW FIBER CEMENT RAKE TRIM AT EXPOSED SIDES AS REQUIRED TO COVER INSULATION AND ROOFING.
33. PROVIDE SMALL-FORMAT PORCELAIN TILE AT RECESSED VESTIBULES. UNDERLAYMENT TO BE CEMENT BOARD OVER A WATERPROOFING MEMBRANE SLOPED TO DRAIN AT CURB.
34. PROVIDE SMALL-FORMAT PORCELAIN TILE AT ENTRY VESTIBULE OVER CEMENT BOARD UNDERLAYMENT.
35. REPLACE MEMBRANE ROOF, SLOPED INSULATION, AND DETERIORATED ROOF SHEATHING AT LIGHT WELL. REPLACE ANY DETERIORATED JOISTS. NEW EPDM ROOF TO SLOPE TO DRAIN. MEMBRANE SHOULD EXTEND 12" UP SIDE WALLS TO COUNTER FLASHING.
36. ROOF DRAIN WITH OVERFLOW DRAIN. REFER TO PLUMBING DRAWINGS.
37. PROVIDE METAL CLOTHING ROD AND MELAMINE SHELF FOR CLOSETS.
38. PROVIDE WARDROBE FURNITURE UNIT TO SERVE AS CLOSET. B.O.D. IS IKEA PAX 39" WIDE UNIT WITH HANGING BAR AND SHELVES.

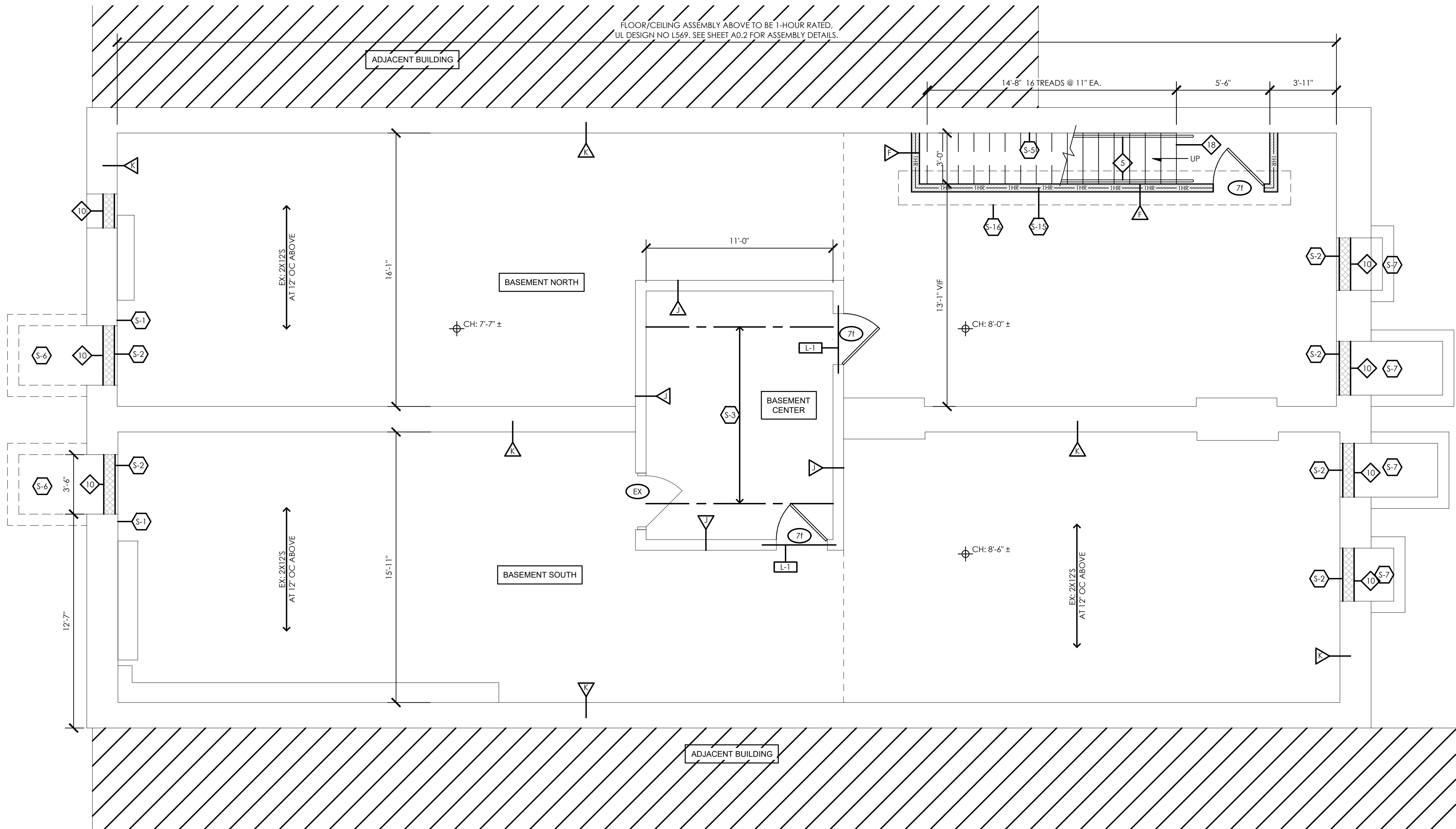
STRUCTURAL KEYNOTES

1. REMOVE DETERIORATED STONE AND RUSTING CAST IRON BELOW EXISTING CAST IRON SILL. REPOSITION AND LEVEL SILL WITH USE OF GROUT INJECTED LEVELING PAD ACROSS ENTIRE BASE. GROUT TO BE COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
2. 8" CMU INFILL. GROUTED SOLID. DOWEL SIDES OF OPENING WITH #4 X 2'-0" LONG BARS WITH 4" EMBED INTO EXISTING STONE. LOCATE @ 24" O.C. CENTERED IN GROUTED WALL / BOND BEAM.
3. REPLACE OR SISTER ALL COMPROMISED FLOOR JOISTS AT LIGHT WELL ROOF. REPLACE PLYWOOD SHEATHING AS NEEDED WITH MIN. 5/8" STRUCTURAL OSB OR PLYWOOD. NAIL AT 6" O.C. THROUGHOUT.
4. HEAD OFF EXISTING FLOOR JOISTS TO CREATE NEW STAIR OPENING ABOVE. USE SIMPSON U210-R HANGERS (OR APPROVED EQUAL FOR ACTUAL WIDTH OF JOIST).
5. HSS 8"x4"x3/8" HORIZONTAL WHALER BEAM ANCHORED TO EXTERIOR WALL AT NEW STAIR OPENINGS. REFER TO DETAIL 3/A0.1.
6. EXISTING OPENING TO BE INFILLED. BLOCK UP OPENING PER NOTE #2 ABOVE. USE LEAN CONCRETE FILL TO BACKFILL VOIDS BEHIND NEW CMU INFILL PER DOTE STANDARDS.
7. CONTRACTOR TO EXPLORE AREA OF FORMER BASEMENT ACCESS BELOW CONCRETE SLAB. WHERE VOIDS EXIST, PUMP IN LEAN CONCRETE FILL ACCORDINGLY.
8. REFRAME OPENING WITH FULL LENGTH 2X JOISTS OF MATCHING DEPTH. SISTER WITH EXISTING FLOOR FRAMING THAT WILL REMAIN. COORDINATE WITH EXISTING OPENING FOR EXTENT OF NEW FRAMING. ATTACH NEW JOISTS TO EXISTING WITH (2) 16d NAIL AT 8" O.C.
9. PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 3/4" DIAMETER ALL-THREAD RODS WITH SIMPSON DTT2 ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
10. ROOF CONDENSER UNITS ABOVE. REINFORCE EXISTING ROOF RAFTERS IN THIS AREA WITH MATCHING DEPTH 2X SISTERED FULL LENGTH. NAIL WITH (2) 16d @ 8" O.C. THROUGHOUT.
11. BOLT WALL LEDGER TO EXISTING EXTERIOR WALL WITH 3/4" DIAMETER THREADED RODS AND HY270 ADHESIVE. HANG JOISTS WITH SIMPSON U210 HANGERS. REFER TO DETAIL 7/A0.1.
12. EXISTING FIRE ESCAPE TO BE INSPECTED AT TIME OF CONSTRUCTION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
13. DUE TO PRESENCE OF EXCESSIVE MOISTURE, CONTRACTOR REQUIRED TO EXPOSE INTERIOR WOOD HEADER AT WINDOW OPENING FOR POTENTIAL ROT/DECAY. NOTIFY ENGINEER AT TIME OF DEMO FOR VISUAL OBSERVATION.
14. PROVIDE HEADER AT NEW HATCH LOCATION. SISTER (2) ADJACENT RAFTERS WITH MATCHING DEPTH RAFTERS FASTENED WITH 16d NAILS @ 8" O.C.
15. FRAME P.T. 2X4 BEARING WALL FOR SUPPORT OF EXISTING FLOOR JOISTS WITH STUDS AT 16" O.C.
16. NEW CONCRETE FOOTING, 2'-0" WIDE x 1'-0" DEEP WITH (2) #5s, CONTINUOUS
17. PROVIDE (2) 3/4"x8" THRU BOLTS TOP AND BOTTOM THROUGH NEW BEAM AND EXISTING (2) 2X12 FRAMING AT PERPENDICULAR WALL.

STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
B-1	LVL BEAM	(2) 11 1/4" LVL - AT MASONRY BEARING, POCKET NEW LVL & WRAP ENDS W/ MOISTURE-RESISTANT FELT PAPER (TYP)
B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4X1/2 AT OUTER WYTHE.
L-3	WOOD-FRAMED HEADER	(2) 2X10 HEADER, REFER TO 8/A0.1

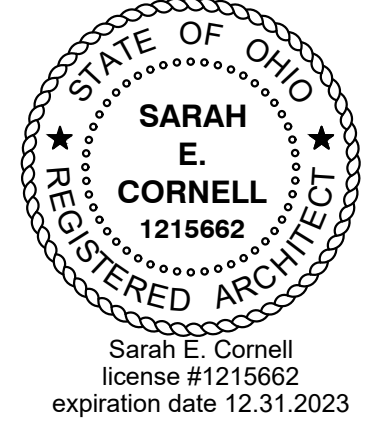
* FR - REFER TO DETAIL 4/A7.0 FOR 2-HR RATING IN 1-HR CEILING ASSEMBLY

- NOTES:
1. PROVIDE MIN. 8" BEARING AT EACH END OF STRUCTURAL MEMBER ABOVE, UNLESS NOTED OTHERWISE.
2. ALL LINTELS EXPOSED TO EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
3. THE FIRST LEG SIZE LISTED ABOVE SHALL BE THE VERTICAL LEG.
4. USE (1) LINTEL FOR EVERY 4" OF MASONRY WIDTH. THIS INCLUDES OPENINGS IN CONCRETE MASONRY.
5. PROVIDE LINTELS AT ALL MECHANICAL PENETRATIONS OF INTERIOR MASONRY WALLS. COORDINATE SIZE & LOCATIONS WITH APPROPRIATE TRADES.



BASEMENT NEW WORK PLAN

1/4" = 1'-0"



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

BASEMENT FLOOR PLAN

A3.0

STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
B-1	LVL BEAM	(2) 11 1/4" LVL - AT MASONRY BEARING, POCKET NEW LVL & WRAP ENDS W/ MOISTURE-RESISTANT FELT PAPER (TYP)
B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4 1/2 AT OUTER WYTHE.
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STRUCTURAL KEYNOTES

- REMOVE DETERIORATED STONE AND RUSTING CAST IRON BELOW EXISTING CAST IRON SILL. REPOSITION AND LEVEL SILL WITH USE OF GROUT INJECTED LEVELING PAD ACROSS ENTIRE BASE. GROUT TO BE COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
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- PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 1/2" DIAMETER ALL-THREAD RODS WITH SIMPSON DTT2 ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
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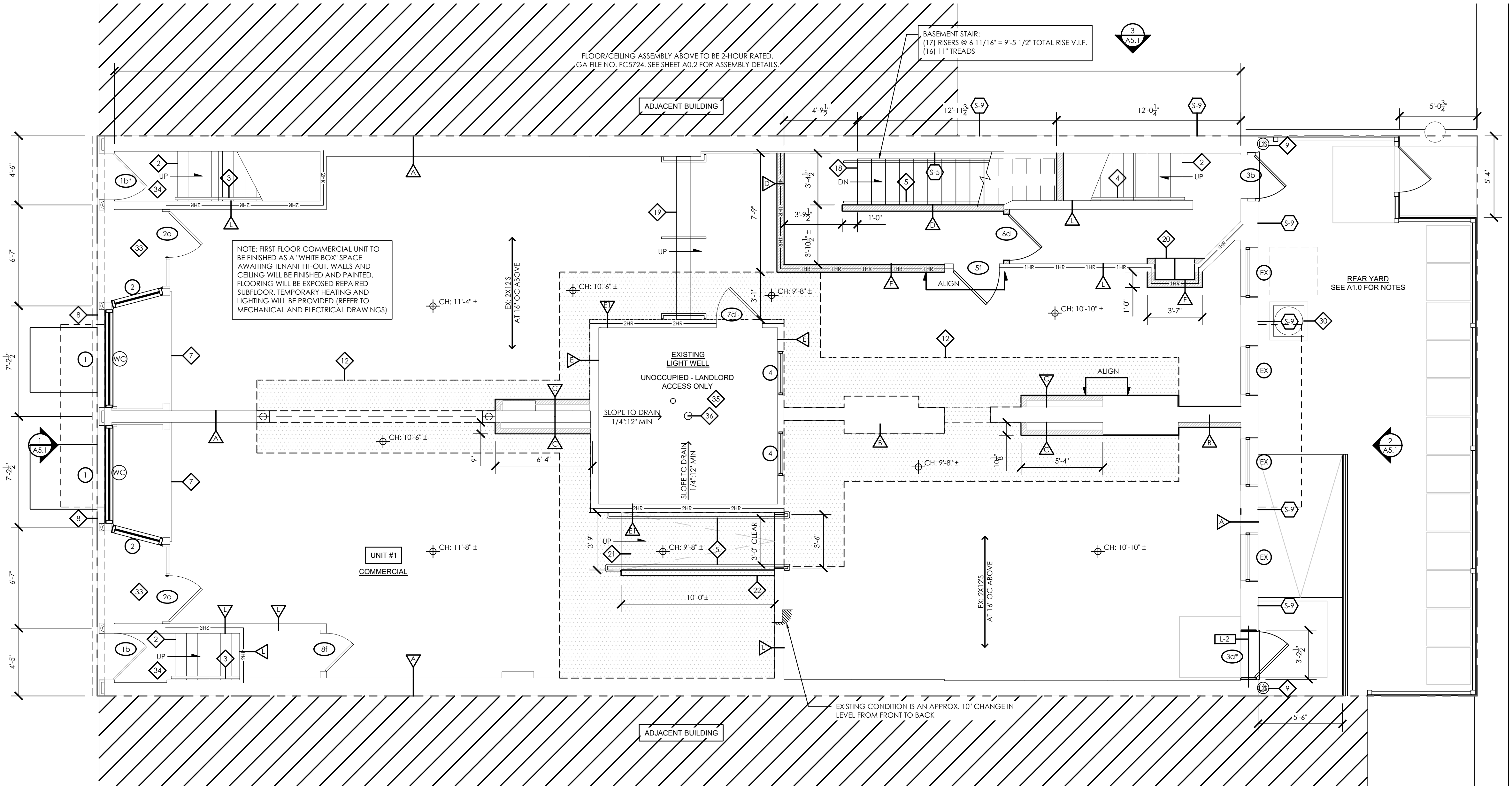
PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
- LOWERED CEILING CONSTRUCTION
- NEW FLOOR STRUCTURE & SUB- FLOOR
- DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
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- WATER CURTAIN - TO BE USED AT DOORS AND WINDOW OPENINGS ALONG A FIRE ESCAPE/EGRESS PATH.

PLAN GENERAL NOTES

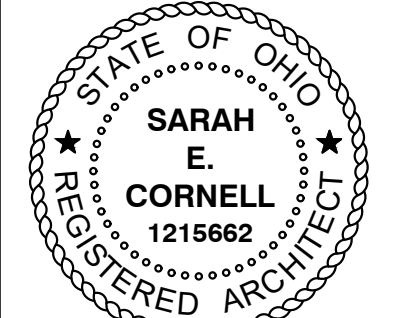
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 - PROVIDE FIRE BLOCKING THROUGHOUT BUILDING, PER OBC SECTION 718.2
 - ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
 - ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
 - CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
 - PROTECT EXISTING CONSTRUCTION ADJACENT TO NEW WORK - PATCH ANY HOLES/DAMAGE MADE DURING CONSTRUCTION.
- EXISTING FIRE ESCAPE TO REMAIN. PAINT / REPAIR AS REQUIRED.
 - REPAIR & PAINT EXISTING HISTORIC STAIR TREADS, RISERS, AND TRIM.
 - EXISTING HANDRAIL TO REMAIN. PAINT & REPAIR AS REQUIRED.
 - REPLACE HISTORIC WOOD HANDRAIL TO MATCH EXISTING.
 - PROVIDE 1 1/2" DIAMETER PAINTED STEEL HANDRAIL AT 36" A.F.F. - PROVIDE BLOCKING / APPROPRIATE MASONRY ANCHORS AS REQUIRED. RETURN ENDS TO WALL OR FLOOR. TYP. EXTEND (1) TREAD DEPTH AT BOTTOM RISER AND 12" HORIZONTAL PAST TOP RISER/TOP OF RAMP. REFER TO DETAIL 3/A7.0.
 - SIDE MOUNTED 42" STEEL GUARDRAIL WITH HANDRAIL.
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 - REPLACE GUTTERS AND DOWNSPOUTS. PROVIDE NEW 7" GUTTER TO MITIGATE OVERFLOW ISSUES WITH EXISTING GUTTER. REPAIR UNDERGROUND CONNECTION TO STORM DRAINAGE IN BASEMENT.
 - PROVIDE WATERPROOFING MEMBRANE AT NEW MASONRY INFILL BELOW GRADE.
 - KITCHEN ISLAND WITH FRAMED LOW WALL TO CONTAIN PLUMBING AND ELECTRICAL.
 - LINE OF LOWERED SOFFIT AREA. REFER TO REFLECTED CEILING PLANS FOR DETAILS.
 - PROVIDE BULKHEAD ABOVE CABINETS. REFER TO INTERIOR ELEVATIONS FOR HEIGHT. BULKHEAD TO BE FLUSH WITH FACE OF CABINETS.
 - WALL AT REFRIGERATOR TO BE RECESSED 4". WALL SUPPORTING UPPER CABINETS TO BE CONTINUOUS/FLUSH. REFER TO INTERIOR ELEVATIONS FOR REFRIGERATOR CAVITY DIMENSIONS.
 - SHOWER WITH TILED WALLS TO CEILING AND PREFABRICATED STEEL SHOWER PAN. REFER TO PLUMBING DRAWINGS. PROVIDE SHOWER CURTAIN ROD AT 78" AFF.
 - PROVIDE WASHER PAN WITH DRAIN, WASHER AND DRYER HOOKUP.
 - PROVIDE NEW MECHANICAL UNIT AND WATER HEATER. PROVIDE DRAIN AS REQUIRED. UNITS SHOULD BE STACKED WITH PLATFORM AS SHOWN IN MECHANICAL DRAWINGS.
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 - NEW EGRESS STAIR WITH STAINED WOOD TREADS AND PAINTED RISERS. MAXIMUM RISE 7". MINIMUM TREAD DEPTH 11".
 - NEW RECESSED USPS MAILBOXES, B.O.D. SALISBURY 4C 37070-12 WITH ADDITIONAL PACKAGE COMPARTMENTS.
 - PROVIDE RAMP WITH MAX. 1:12 SLOPE. FINISH TO MATCH ADJACENT SUBFLOOR. FINAL FINISH AS PART OF TENANT FIT-OUT.
 - 42" (MIN.) PARTITION WALL AT CHANGE IN FLOOR ELEVATION AND ALONG SIDE OF RAMP.
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 - NEW ROOF HATCH 24" X 36"
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 - HVAC CONDENSER UNITS, TYP. REFER TO MECHANICAL DRAWINGS.
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PLAN KEYNOTES



FIRST FLOOR NEW WORK PLAN

1/4" = 1'-0"



Sarah E. Cornell
license #1215662
expiration date 12.31.2023



12/22/2021
STRUCTURE ONLY



925 Lenox Place
Cincinnati, Ohio 45229
mobile: 419.266.4021



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

FIRST FLOOR PLAN

A3.1

PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
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6. EXISTING OPENING TO BE INFILLED. BLOCK UP OPENING PER NOTE #2 ABOVE. USE LEAN CONCRETE FILL TO BACKFILL VOIDS BEHIND NEW CMU INFILL PER DOTE STANDARDS.
7. CONTRACTOR TO EXPLORE AREA OF FORMER BASEMENT ACCESS BELOW CONCRETE SLAB. WHERE VOIDS EXIST, PUMP IN LEAN CONCRETE FILL ACCORDINGLY.
8. REFRAME OPENING WITH FULL LENGTH 2X JOISTS OF MATCHING DEPTH. SISTER WITH EXISTING FLOOR FRAMING THAT WILL REMAIN. COORDINATE WITH EXISTING OPENING FOR EXTENT OF NEW FRAMING. ATTACH NEW JOISTS TO EXISTING WITH (2) 16d NAIL AT 8" O.C.
9. PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 3" DIAMETER ALL-THREAD RODS WITH SIMPSON DTT2 ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
10. ROOF CONDENSER UNITS ABOVE. REINFORCE EXISTING ROOF RAFTERS IN THIS AREA WITH MATCHING DEPTH 2X SISTERED FULL LENGTH. NAIL WITH (2) 16d @ 8" O.C. THROUGHOUT.
11. BOLT WALL LEDGER TO EXISTING EXTERIOR WALL WITH 3/2" DIAMETER THREADED RODS AND HY20 ADHESIVE. HANG JOISTS WITH SIMPSON U210 HANGERS. REFER TO DETAIL 7/A0.1.
12. EXISTING FIRE ESCAPE TO BE INSPECTED AT TIME OF CONSTRUCTION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
13. DUE TO PRESENCE OF EXCESSIVE MOISTURE, CONTRACTOR REQUIRED TO EXPOSE INTERIOR WOOD HEADER AT WINDOW OPENING FOR POTENTIAL ROT/DECAY. NOTIFY ENGINEER AT TIME OF DEMO FOR VISUAL OBSERVATION.
14. PROVIDE HEADER AT NEW HATCH LOCATION. SISTER (2) ADJACENT RAFTERS WITH MATCHING DEPTH RAFTERS FASTENED WITH 16d NAILS @ 8" O.C.
15. FRAME P.T. 2X4 BEARING WALL FOR SUPPORT OF EXISTING FLOOR JOISTS WITH STUDS AT 16" O.C.
16. NEW CONCRETE FOOTING, 2'-0" WIDE x 1'-0" DEEP WITH (2) #5s, CONTINUOUS
17. PROVIDE (2) 3/4"x8" THRU BOLTS TOP AND BOTTOM THROUGH NEW BEAM AND EXISTING (2) 2X12 FRAMING AT PERPENDICULAR WALL.

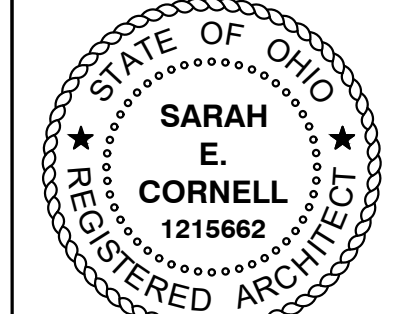
STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
B-1	LVL BEAM	(2) 11 1/2" LVL - AT MASONRY BEARING, POCKET NEW LVL & WRAP ENDS W/ MOISTURE-RESISTANT FELT PAPER (TYP)
B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4X1/2 AT OUTER WYTHE.
L-3	WOOD-FRAMED HEADER	(2) 2X10 HEADER, REFER TO 8/A0.1

* FR - REFER TO DETAIL 4/A7.0 FOR 2-HR RATING IN 1-HR CEILING ASSEMBLY

- NOTES:
1. PROVIDE MIN. 8" BEARING AT EACH END OF STRUCTURAL MEMBER ABOVE, UNLESS NOTED OTHERWISE.
2. ALL LINTELS EXPOSED TO EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
3. THE FIRST LEG SIZE LISTED ABOVE SHALL BE THE VERTICAL LEG.
4. USE (1) LINTEL FOR EVERY 4" OF MASONRY WIDTH. THIS INCLUDES OPENINGS IN CONCRETE MASONRY.
5. PROVIDE LINTELS AT ALL MECHANICAL PENETRATIONS OF INTERIOR MASONRY WALLS. COORDINATE SIZE & LOCATIONS WITH APPROPRIATE TRADES.

SECOND FLOOR NEW WORK PLAN

1/4" = 1'-0"



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

SECOND FLOOR PLAN

A3.2

PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
- LOWERED CEILING CONSTRUCTION
- NEW FLOOR STRUCTURE & SUB- FLOOR
- DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
- HOSE BIB
- 1-HOUR FIRE RATED PARTITION WALL
- 2-HOUR FIRE RATED PARTITION WALL
- WATER CURTAIN - TO BE USED AT DOORS AND WINDOW OPENINGS ALONG A FIRE ESCAPE/EGRESS PATH.

PLAN GENERAL NOTES

- A. ALL THROUGH PENETRATIONS OF FIRE-RATED WALLS OR HORIZONTAL ASSEMBLIES SHALL BE PROTECTED PER SECTION 714.3 AND 714.4 OF THE OBC.
- B. PROVIDE FIRE BLOCKING THROUGHOUT BUILDING, PER OBC SECTION 718.2
- C. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- D. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. PROTECT EXISTING CONSTRUCTION ADJACENT TO NEW WORK - PATCH ANY HOLES/DAMAGE MADE DURING CONSTRUCTION.

PLAN KEYNOTES

1. EXISTING FIRE ESCAPE TO REMAIN. PAINT / REPAIR AS REQUIRED.
2. REPAIR & PAINT EXISTING HISTORIC STAIR TREADS, RISERS, AND TRIM.
3. EXISTING HANDRAIL TO REMAIN. PAINT & REPAIR AS REQUIRED.
4. REPLACE HISTORIC WOOD HANDRAIL TO MATCH EXISTING.
5. PROVIDE 1 3/4" DIAMETER PAINTED STEEL HANDRAIL AT 36" A.F.F. - PROVIDE BLOCKING / APPROPRIATE MASONRY ANCHORS AS REQUIRED. RETURN ENDS TO WALL OR FLOOR. TYP. EXTEND (1) TREAD DEPTH AT BOTTOM RISER AND 12" HORIZONTAL PAST TOP RISER/TOP OF RAMP. REFER TO DETAIL 3/A7.0.
6. SIDE MOUNTED 42" STEEL GUARDRAIL WITH HANDRAIL.
7. EXISTING STOREFRONT DISPLAY PLATFORMS TO BE RE-BUILT TO MATCH EXISTING. PROVIDE R-20 INSULATION AT EXTERIOR KNEE WALLS. REFER TO DETAIL 2/A7.0.
8. EXISTING CAST IRON CURB TO BE RE-SET. REMOVE ADDITIONAL MATERIAL BELOW HEAVED AREAS AND REPAIR STONE FOUNDATION WALL. SET CURB AS LEVEL AS POSSIBLE AND FILL BELOW WITH GROUT. COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
9. REPLACE GUTTERS AND DOWNSPOUTS. PROVIDE NEW 7" GUTTER TO MITIGATE OVERFLOW ISSUES WITH EXISTING GUTTER. REPAIR UNDERGROUND CONNECTION TO STORM DRAINAGE IN BASEMENT.
10. PROVIDE WATERPROOFING MEMBRANE AT NEW MASONRY INFILL BELOW GRADE.
11. KITCHEN ISLAND WITH FRAMED LOW WALL TO CONTAIN PLUMBING AND ELECTRICAL.
12. LINE OF LOWERED SOFFIT AREA. REFER TO REFLECTED CEILING PLANS FOR DETAILS.
13. PROVIDE BULKHEAD ABOVE CABINETS. REFER TO INTERIOR ELEVATIONS FOR HEIGHT. BULKHEAD TO BE FLUSH WITH FACE OF CABINETS.
14. WALL AT REFRIGERATOR TO BE RECESSED 4". WALL SUPPORTING UPPER CABINETS TO BE CONTINUOUS/FLUSH. REFER TO INTERIOR ELEVATIONS FOR REFRIGERATOR CAVITY DIMENSIONS.
15. SHOWER WITH TILED WALLS TO CEILING AND PREFABRICATED STEEL SHOWER PAN. REFER TO PLUMBING DRAWINGS. PROVIDE SHOWER CURTAIN ROD AT 78" AFF.
16. PROVIDE WASHER PAN WITH DRAIN, WASHER AND DRYER HOOKUP.
17. PROVIDE NEW MECHANICAL UNIT AND WATER HEATER. PROVIDE DRAIN AS REQUIRED. UNITS SHOULD BE STACKED WITH PLATFORM AS SHOWN IN MECHANICAL DRAWINGS.
18. NEW WOOD-FRAMED STAIR WITH PAINTED WOOD TREADS AND RISERS. MAXIMUM RISE 7". MINIMUM TREAD DEPTH 11".
19. NEW EGRESS STAIR WITH STAINED WOOD TREADS AND PAINTED RISERS. MAXIMUM RISE 7". MINIMUM TREAD DEPTH 11".
20. NEW RECESSED USPS MAILBOXES, B.O.D. SALISBURY 4C 3070-12 WITH ADDITIONAL PACKAGE COMPARTMENTS.
21. PROVIDE RAMP WITH MAX. 1:12 SLOPE. FINISH TO MATCH ADJACENT SUBFLOOR. FINAL FINISH AS PART OF TENANT FIT-OUT.
22. 42" (MIN.) PARTITION WALL AT CHANGE IN FLOOR ELEVATION AND ALONG SIDE OF RAMP.
23. BATHTUB WITH TILED WALLS TO CEILING. PROVIDE SHOWER CURTAIN ROD AT 78" A.F.F.
24. INFILL EXISTING WINDOW TO MATCH EXISTING LIGHT WELL WALL CONSTRUCTION (WALL TYPE E ON SHEET A0.2).
25. NEW ROOF HATCH 24" X 36"
26. NEW 42" GUARD RAIL ADJACENT TO ROOF HATCH, PAINTED WHITE.
27. MAINTAIN EXISTING CRICKET TO DIVERT WATER FROM LIGHT WELL.
28. NEW EPDM MEMBRANE ROOF
29. HATCH INDICATES WALKING PATH FOR EQUIPMENT ACCESS THAT IS OVER 10' FROM ANY ROOF EDGE.
30. HVAC CONDENSER UNITS, TYP. REFER TO MECHANICAL DRAWINGS.
31. ROOF INSULATION: REFER TO INSULATION KEY ON A0.2. RIGID INSULATION TO BE INSTALLED CONTINUOUSLY ABOVE SHEATHING, ALL SEAMS TAPED.
32. PROVIDE NEW FIBER CEMENT RAKE TRIM AT EXPOSED SIDES AS REQUIRED TO COVER INSULATION AND ROOFING.
33. PROVIDE SMALL-FORMAT PORCELAIN TILE AT RECESSED VESTIBULES. UNDERLAYMENT TO BE CEMENT BOARD OVER A WATERPROOFING MEMBRANE SLOPED TO DRAIN AT CURB.
34. PROVIDE SMALL-FORMAT PORCELAIN TILE AT ENTRY VESTIBULE OVER CEMENT BOARD UNDERLAYMENT.
35. REPLACE MEMBRANE ROOF, SLOPED INSULATION, AND DETERIORATED ROOF SHEATHING AT LIGHT WELL. REPLACE ANY DETERIORATED JOISTS. NEW EPDM ROOF TO SLOPE TO DRAIN. MEMBRANE SHOULD EXTEND 12" UP SIDE WALLS TO COUNTER FLASHING.
36. ROOF DRAIN WITH OVERFLOW DRAIN. REFER TO PLUMBING DRAWINGS.
37. PROVIDE METAL CLOTHING ROD AND MELAMINE SHELF FOR CLOSETS.
38. PROVIDE WARDROBE FURNITURE UNIT TO SERVE AS CLOSET. B.O.D. IS IKEA PAX 39" WIDE UNIT WITH HANGING BAR AND SHELVES.

STRUCTURAL KEYNOTES

1. REMOVE DETERIORATED STONE AND RUSTING CAST IRON BELOW EXISTING CAST IRON SILL. REPOSITION AND LEVEL SILL WITH USE OF GROUT INJECTED LEVELING PAD ACROSS ENTIRE BASE. GROUT TO BE COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
2. 8" CMU INFILL. GROUTED SOLID. DOWEL SIDES OF OPENING WITH #4 X 2'-0" LONG BARS WITH 4" EMBED INTO EXISTING STONE. LOCATE @ 24" O.C. CENTERED IN GROUTED WALL / BOND BEAM.
3. REPLACE OR SISTER ALL COMPROMISED FLOOR JOISTS AT LIGHT WELL ROOF. REPLACE PLYWOOD SHEATHING AS NEEDED WITH MIN. 5/8" STRUCTURAL OSB OR PLYWOOD. NAIL AT 6" O.C. THROUGHOUT.
4. HEAD OFF EXISTING FLOOR JOISTS TO CREATE NEW STAIR OPENING ABOVE. USE SIMPSON U210-R HANGERS (OR APPROVED EQUAL FOR ACTUAL WIDTH OF JOIST).
5. HSS 8"x4"x3/8" HORIZONTAL WHALER BEAM ANCHORED TO EXTERIOR WALL AT NEW STAIR OPENINGS. REFER TO DETAIL 3/A0.1.
6. EXISTING OPENING TO BE INFILLED. BLOCK UP OPENING PER NOTE #2 ABOVE. USE LEAN CONCRETE FILL TO BACKFILL VOIDS BEHIND NEW CMU INFILL PER DOTE STANDARDS.
7. CONTRACTOR TO EXPLORE AREA OF FORMER BASEMENT ACCESS BELOW CONCRETE SLAB. WHERE VOIDS EXIST, PUMP IN LEAN CONCRETE FILL ACCORDINGLY.
8. REFRAME OPENING WITH FULL LENGTH 2X JOISTS OF MATCHING DEPTH. SISTER WITH EXISTING FLOOR FRAMING THAT WILL REMAIN. COORDINATE WITH EXISTING OPENING FOR EXTENT OF NEW FRAMING. ATTACH NEW JOISTS TO EXISTING WITH (2) 16d NAIL AT 8" O.C.
9. PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 3" DIAMETER ALL-THREAD RODS WITH SIMPSON DITZ ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
10. ROOF CONDENSER UNITS ABOVE. REINFORCE EXISTING ROOF RAFTERS IN THIS AREA WITH MATCHING DEPTH 2X SISTERED FULL LENGTH. NAIL WITH (2) 16d @ 8" O.C. THROUGHOUT.
11. BOLT WALL LEDGER TO EXISTING EXTERIOR WALL WITH 3" DIAMETER THREADED RODS AND HY270 ADHESIVE. HANG JOISTS WITH SIMPSON U210 HANGERS. REFER TO DETAIL 7/A0.1.
12. EXISTING FIRE ESCAPE TO BE INSPECTED AT TIME OF CONSTRUCTION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
13. DUE TO PRESENCE OF EXCESSIVE MOISTURE, CONTRACTOR REQUIRED TO EXPOSE INTERIOR WOOD HEADER AT WINDOW OPENING FOR POTENTIAL ROT/DECAY. NOTIFY ENGINEER AT TIME OF DEMO FOR VISUAL OBSERVATION.
14. PROVIDE HEADER AT NEW HATCH LOCATION. SISTER (2) ADJACENT RAFTERS WITH MATCHING DEPTH RAFTERS FASTENED WITH 16d NAILS @ 8" O.C.
15. FRAME P.T. 2X4 BEARING WALL FOR SUPPORT OF EXISTING FLOOR JOISTS WITH STUDS AT 16" O.C.
16. NEW CONCRETE FOOTING, 2'-0" WIDE X 1'-0" DEEP WITH (2) #5s. CONTINUOUS
17. PROVIDE (2) 3/4"x8" THRU BOLTS TOP AND BOTTOM THROUGH NEW BEAM AND EXISTING (2) 2X12 FRAMING AT PERPENDICULAR WALL.

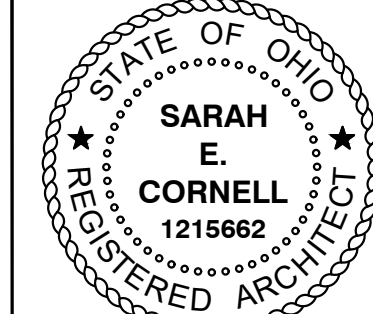
STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
B-1	LVL BEAM	(2) 11 1/2" LVL - AT MASONRY BEARING, POCKET NEW LVL & WRAP ENDS W/ MOISTURE-RESISTANT FELT PAPER (TYP)
B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4X1/2 AT OUTER WYTHE.
L-3	WOOD-FRAMED HEADER	(2) 2X10 HEADER, REFER TO 8/A0.1

* FR - REFER TO DETAIL 4/A7.0 FOR 2-HR RATING IN 1-HR CEILING ASSEMBLY

- NOTES:
1. PROVIDE MIN. 8" BEARING AT EACH END OF STRUCTURAL MEMBER ABOVE, UNLESS NOTED OTHERWISE.
2. ALL LINTELS EXPOSED TO EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
3. THE FIRST LEG SIZE LISTED ABOVE SHALL BE THE VERTICAL LEG.
4. USE (1) LINTEL FOR EVERY 4" OF MASONRY WIDTH. THIS INCLUDES OPENINGS IN CONCRETE MASONRY.
5. PROVIDE LINTELS AT ALL MECHANICAL PENETRATIONS OF INTERIOR MASONRY WALLS. COORDINATE SIZE & LOCATIONS WITH APPROPRIATE TRADES.

THIRD FLOOR NEW WORK PLAN

1/4" = 1'-0"



Sarah E. Cornell
license #1215662
expiration date 12.31.2023



12/22/2021
STRUCTURE ONLY



Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.



925 Lenox Place
Cincinnati, Ohio 45229
mobile: 419.266.4021



DATE FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

THIRD FLOOR PLAN

A3.3

PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
- LOWERED CEILING CONSTRUCTION
- NEW FLOOR STRUCTURE & SUB- FLOOR
- DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
- HOSE BIB
- 1-HOUR FIRE RATED PARTITION WALL
- 2-HOUR FIRE RATED PARTITION WALL
- WATER CURTAIN - TO BE USED AT DOORS AND WINDOW OPENINGS ALONG A FIRE ESCAPE/EGRESS PATH.

PLAN GENERAL NOTES

- A. ALL THROUGH PENETRATIONS OF FIRE-RATED WALLS OR HORIZONTAL ASSEMBLIES SHALL BE PROTECTED PER SECTION 714.3 AND 714.4 OF THE OBC.
- B. PROVIDE FIRE BLOCKING THROUGHOUT BUILDING, PER OBC SECTION 718.2
- C. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- D. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. PROTECT EXISTING CONSTRUCTION ADJACENT TO NEW WORK - PATCH ANY HOLES/DAMAGE MADE DURING CONSTRUCTION.

PLAN KEYNOTES

1. EXISTING FIRE ESCAPE TO REMAIN. PAINT / REPAIR AS REQUIRED.
2. REPAIR & PAINT EXISTING HISTORIC STAIR TREADS, RISERS, AND TRIM.
3. EXISTING HANDRAIL TO REMAIN. PAINT & REPAIR AS REQUIRED.
4. REPLACE EXISTING WOOD HANDRAIL TO MATCH EXISTING.
5. PROVIDE 1 3/4" DIAMETER PAINTED STEEL HANDRAIL AT 36" A.F.F. - PROVIDE BLOCKING / APPROPRIATE MASONRY ANCHORS AS REQUIRED. RETURN ENDS TO WALL OR FLOOR. TYP. EXTEND (1) TREAD DEPTH AT BOTTOM RISER AND 12" HORIZONTAL PAST TOP RISER/TOP OF RAMP. REFER TO DETAIL 3/A7.0.
6. SIDE MOUNTED 42" STEEL GUARDRAIL WITH HANDRAIL.
7. EXISTING STOREFRONT DISPLAY PLATFORMS TO BE RE-BUILT TO MATCH EXISTING. PROVIDE R-20 INSULATION AT EXTERIOR KNEE WALLS. REFER TO DETAIL 2/A7.0.
8. EXISTING CAST IRON CURB TO BE RE-SET. REMOVE ADDITIONAL MATERIAL BELOW HEAVED AREAS AND REPAIR STONE FOUNDATION WALL. SET CURB AS LEVEL AS POSSIBLE AND FILL BELOW WITH GROUT. COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
9. REPLACE GUTTERS AND DOWNSPOUTS. PROVIDE NEW 7" GUTTER TO MITIGATE OVERFLOW ISSUES WITH EXISTING GUTTER. REPAIR UNDERGROUND CONNECTION TO STORM DRAINAGE IN BASEMENT.
10. PROVIDE WATERPROOFING MEMBRANE AT NEW MASONRY INFILL BELOW GRADE.
11. KITCHEN ISLAND WITH FRAMED LOW WALL TO CONTAIN PLUMBING AND ELECTRICAL.
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13. PROVIDE BULKHEAD ABOVE CABINETS. REFER TO INTERIOR ELEVATIONS FOR HEIGHT. BULKHEAD TO BE FLUSH WITH FACE OF CABINETS.
14. WALL AT REFRIGERATOR TO BE RECESSED 4" WALL SUPPORTING UPPER CABINETS TO BE CONTINUOUS/FLUSH. REFER TO INTERIOR ELEVATIONS FOR REFRIGERATOR CAVITY DIMENSIONS.
15. SHOWER WITH TILED WALLS TO CEILING AND PREFABRICATED STEEL SHOWER PAN. REFER TO PLUMBING DRAWINGS. PROVIDE SHOWER CURTAIN ROD AT 78" AFF.
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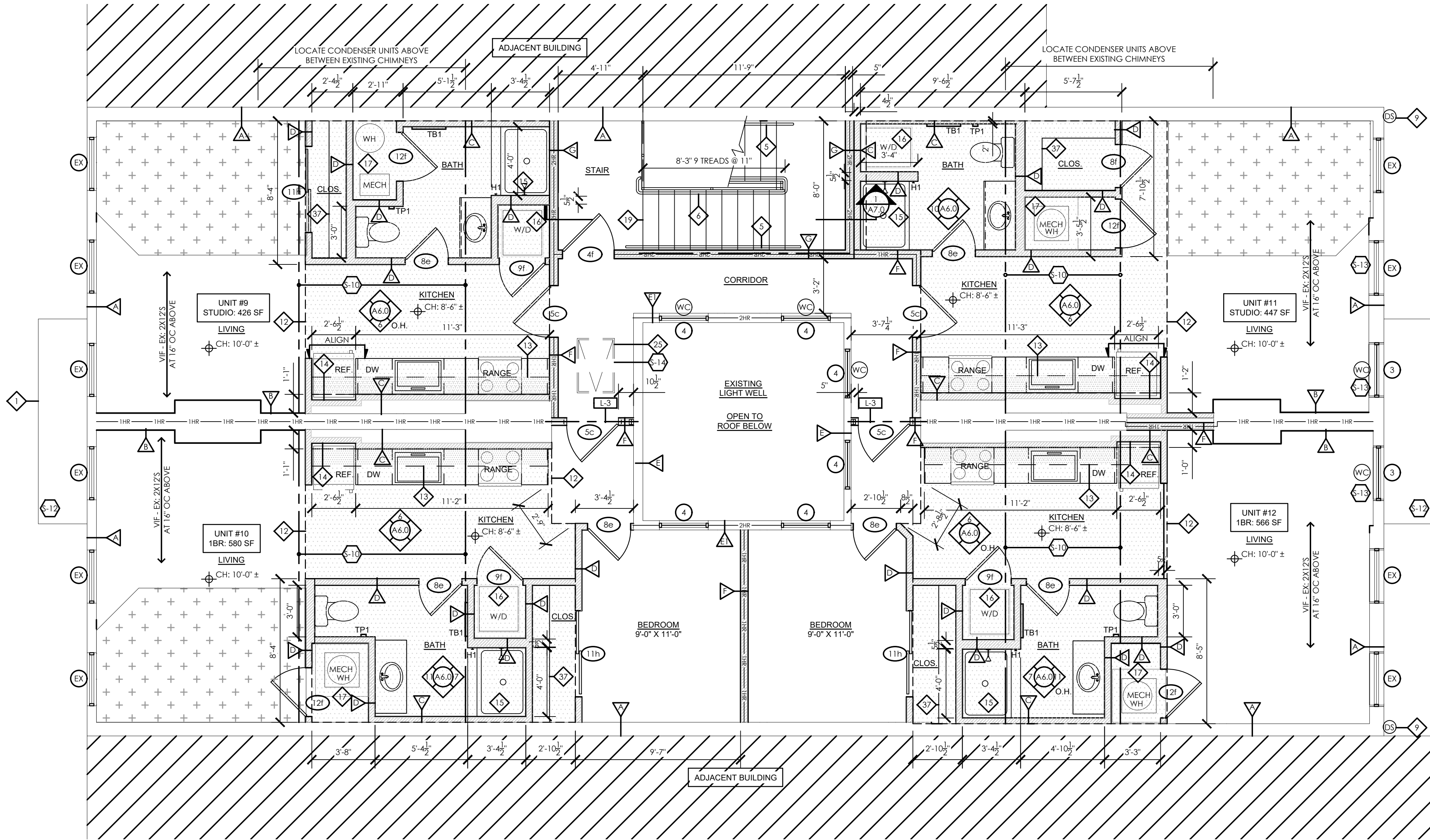
STRUCTURAL KEYNOTES

1. REMOVE DETERIORATED STONE AND RUSTING CAST IRON BELOW EXISTING CAST IRON SILL. REPOSITION AND LEVEL SILL WITH USE OF GROUT INJECTED LEVELING PAD ACROSS ENTIRE BASE. GROUT TO BE COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
2. 8" CMU INFILL. GROUTED SOLID. DOWEL SIDES OF OPENING WITH #4 X 2'-0" LONG BARS WITH 4" EMBED INTO EXISTING STONE. LOCATE @ 24" O.C. CENTERED IN GROUTED WALL / BOND BEAM.
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9. PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 3/4" DIAMETER ALL-THREAD RODS WITH SIMPSON DTT2 ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
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13. DUE TO PRESENCE OF EXCESSIVE MOISTURE, CONTRACTOR REQUIRED TO EXPOSE INTERIOR WOOD HEADER AT WINDOW OPENING FOR POTENTIAL ROT/DECAY. NOTIFY ENGINEER AT TIME OF DEMO FOR VISUAL OBSERVATION.
14. PROVIDE HEADER AT NEW HATCH LOCATION. SISTER (2) ADJACENT RAFTERS WITH MATCHING DEPTH RAFTERS FASTENED WITH 16d NAILS @ 8" O.C.
15. FRAME P.T. 2X4 BEARING WALL FOR SUPPORT OF EXISTING FLOOR JOISTS WITH STUDS AT 16" O.C.
16. NEW CONCRETE FOOTING; 2'-0" WIDE x 1'-0" DEEP WITH (2) #5s. CONTINUOUS
17. PROVIDE (2) 3/4"x8" THRU BOLTS TOP AND BOTTOM THROUGH NEW BEAM AND EXISTING (2) 2X12 FRAMING AT PERPENDICULAR WALL.

STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
B-1	LVL BEAM	(2) 11 1/2" LVL - AT MASONRY BEARING, POCKET NEW LVL & WRAP ENDS W/ MOISTURE-RESISTANT FELT PAPER (TYP)
B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4 1/2 AT OUTER WYTHE.
L-3	WOOD-FRAMED HEADER	(2) 2X10 HEADER, REFER TO 8/A0.1

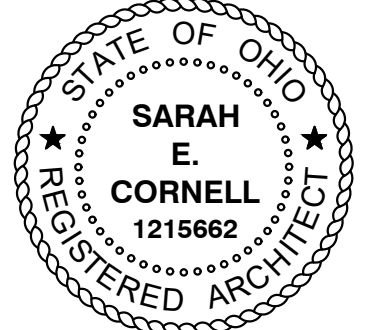
* FR - REFER TO DETAIL 4/A7.0 FOR 2-HR RATING IN 1-HR CEILING ASSEMBLY

- NOTES:
1. PROVIDE MIN. 8" BEARING AT EACH END OF STRUCTURAL MEMBER ABOVE, UNLESS NOTED OTHERWISE.
2. ALL LINTELS EXPOSED TO EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
3. THE FIRST LEG SIZE LISTED ABOVE SHALL BE THE VERTICAL LEG.
4. USE (1) LINTEL FOR EVERY 4" OF MASONRY WIDTH. THIS INCLUDES OPENINGS IN CONCRETE MASONRY.
5. PROVIDE LINTELS AT ALL MECHANICAL PENETRATIONS OF INTERIOR MASONRY WALLS. COORDINATE SIZE & LOCATIONS WITH APPROPRIATE TRADES.



FOURTH FLOOR NEW WORK PLAN

1/4" = 1'-0"



Sarah E. Cornell
license #1215662
expiration date 12.31.2023



12/22/2021
STRUCTURE ONLY



Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.



925 Lenox Place
Cincinnati, Ohio 45229
mobile: 419.266.4021



DATE FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

0089

FOURTH FLOOR PLAN

A3.4

PLAN GRAPHIC KEY

- NEW FULL HEIGHT WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- NEW MASONRY INFILL
- LOWERED CEILING CONSTRUCTION
- NEW FLOOR STRUCTURE & SUB- FLOOR
- DOWNSPOUT - SIZE APPROPRIATELY FOR ROOF AREA
- HOSE BIB
- 1-HOUR FIRE RATED PARTITION WALL
- 2-HOUR FIRE RATED PARTITION WALL
- WATER CURTAIN - TO BE USED AT DOORS AND WINDOW OPENINGS ALONG A FIRE ESCAPE/EGRESS PATH.

PLAN GENERAL NOTES

- A. ALL THROUGH PENETRATIONS OF FIRE-RATED WALLS OR HORIZONTAL ASSEMBLIES SHALL BE PROTECTED PER SECTION 714.3 AND 714.4 OF THE OBC.
- B. PROVIDE FIRE BLOCKING THROUGHOUT BUILDING, PER OBC SECTION 718.2.
- C. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- D. ALL STRUCTURAL DIMENSIONS ARE TO CENTERLINE OF STRUCTURAL MEMBER.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. PROTECT EXISTING CONSTRUCTION ADJACENT TO NEW WORK - PATCH ANY HOLES/DAMAGE MADE DURING CONSTRUCTION.

PLAN KEYNOTES

1. EXISTING FIRE ESCAPE TO REMAIN. PAINT / REPAIR AS REQUIRED.
2. REPAIR & PAINT EXISTING HISTORIC STAIR TREADS, RISERS, AND TRIM.
3. EXISTING HANDRAIL TO REMAIN. PAINT & REPAIR AS REQUIRED.
4. REPLACE HISTORIC WOOD HANDRAIL TO MATCH EXISTING.
5. PROVIDE 1 3/4" DIAMETER PAINTED STEEL HANDRAIL AT 36" A.F.F. - PROVIDE BLOCKING / APPROPRIATE MASONRY ANCHORS AS REQUIRED. RETURN ENDS TO WALL OR FLOOR, TYP. EXTEND (1) TREAD DEPTH AT BOTTOM RISER AND 12" HORIZONTAL PAST TOP RISER/TOP OF RAMP. REFER TO DETAIL 3/A7.0.
6. SIDE MOUNTED 42" STEEL GUARDRAIL WITH HANDRAIL.
7. EXISTING STOREFRONT DISPLAY PLATFORMS TO BE RE-BUILT TO MATCH EXISTING. PROVIDE R-20 INSULATION AT EXTERIOR KNEE WALLS. REFER TO DETAIL 2/A7.0.
8. EXISTING CAST IRON CURB TO BE RE-SET. REMOVE ADDITIONAL MATERIAL BELOW HEAVED AREAS AND REPAIR STONE FOUNDATION WALL. SET CURB AS LEVEL AS POSSIBLE AND FILL BELOW WITH GROUT. COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
9. REPLACE GUTTERS AND DOWNSPOUTS. PROVIDE NEW 7" GUTTER TO MITIGATE OVERFLOW ISSUES WITH EXISTING GUTTER. REPAIR UNDERGROUND CONNECTION TO STORM DRAINAGE IN BASEMENT.
10. PROVIDE WATERPROOFING MEMBRANE AT NEW MASONRY INFILL BELOW GRADE.
11. KITCHEN ISLAND WITH FRAMED LOW WALL TO CONTAIN PLUMBING AND ELECTRICAL.
12. LINE OF LOWERED SOFFIT AREA. REFER TO REFLECTED CEILING PLANS FOR DETAILS.
13. PROVIDE BULKHEAD ABOVE CABINETS. REFER TO INTERIOR ELEVATIONS FOR HEIGHT. BULKHEAD TO BE FLUSH WITH FACE OF CABINETS.
14. WALL AT REFRIGERATOR TO BE RECESSED 4" WALL SUPPORTING UPPER CABINETS TO BE CONTINUOUS/FLUSH. REFER TO INTERIOR ELEVATIONS FOR REFRIGERATOR CAVITY DIMENSIONS.
15. SHOWER WITH TILED WALLS TO CEILING AND PREFABRICATED STEEL SHOWER PAN. REFER TO PLUMBING DRAWINGS. PROVIDE SHOWER CURTAIN ROD AT 78" AFF.
16. PROVIDE WASHER PAN WITH DRAIN, WASHER AND DRYER HOOKUP.
17. PROVIDE NEW MECHANICAL UNIT AND WATER HEATER. PROVIDE DRAIN AS REQUIRED. UNITS SHOULD BE STACKED WITH PLATFORM AS SHOWN IN MECHANICAL DRAWINGS.
18. NEW WOOD-FRAMED STAIR WITH PAINTED WOOD TREADS AND RISERS. MAXIMUM RISE 7", MINIMUM TREAD DEPTH 11".
19. NEW EGRESS STAIR WITH STAINED WOOD TREADS AND PAINTED RISERS, MAXIMUM RISE 7", MINIMUM TREAD DEPTH 11".
20. NEW RECESSED USPS MAILBOXES, B.O.D. SALISBURY 4C 37070-12 WITH ADDITIONAL PACKAGE COMPARTMENTS.
21. PROVIDE RAMP WITH MAX. 1:12 SLOPE. FINISH TO MATCH ADJACENT SUBFLOOR. FINAL FINISH AS PART OF TENANT FIT-OUT.
22. 42" (MIN.) PARTITION WALL AT CHANGE IN FLOOR ELEVATION AND ALONG SIDE OF RAMP.
23. BATHTUB WITH TILED WALLS TO CEILING. PROVIDE SHOWER CURTAIN ROD AT 78" A.F.F.
24. INFILL EXISTING WINDOW TO MATCH EXISTING LIGHT WELL WALL CONSTRUCTION (WALL TYPE E ON SHEET A0.2).
25. NEW ROOF HATCH 24" X 36"
26. NEW 42" GUARD RAIL ADJACENT TO ROOF HATCH, PAINTED WHITE.
27. MAINTAIN EXISTING CRICKET TO DIVERT WATER FROM LIGHT WELL.
28. NEW EPDM MEMBRANE ROOF
29. HATCH INDICATES WALKING PATH FOR EQUIPMENT ACCESS THAT IS OVER 10' FROM ANY ROOF EDGE.
30. HVAC CONDENSER UNITS, TYP. REFER TO MECHANICAL DRAWINGS.
31. ROOF INSULATION: REFER TO INSULATION KEY ON A0.2. RIGID INSULATION TO BE INSTALLED CONTINUOUSLY ABOVE SHEATHING, ALL SEAMS TAPED.
32. PROVIDE NEW FIBER CEMENT RAKE TRIM AT EXPOSED SIDES AS REQUIRED TO COVER INSULATION AND ROOFING.
33. PROVIDE SMALL-FORMAT PORCELAIN TILE AT RECESSED VESTIBULES. UNDERLAYMENT TO BE CEMENT BOARD OVER A WATERPROOFING MEMBRANE SLOPED TO DRAIN AT CURB.
34. PROVIDE SMALL-FORMAT PORCELAIN TILE AT ENTRY VESTIBULE OVER CEMENT BOARD UNDERLAYMENT.
35. REPLACE MEMBRANE ROOF, SLOPED INSULATION, AND DETERIORATED ROOF SHEATHING AT LIGHT WELL. REPLACE ANY DETERIORATED JOISTS. NEW EPDM ROOF TO SLOPE TO DRAIN. MEMBRANE SHOULD EXTEND 12" UP SIDE WALLS TO COUNTER FLASHING.
36. ROOF DRAIN WITH OVERFLOW DRAIN. REFER TO PLUMBING DRAWINGS.
37. PROVIDE METAL CLOTHING ROD AND MELAMINE SHELF FOR CLOSETS.
38. PROVIDE WARDROBE FURNITURE UNIT TO SERVE AS CLOSET. B.O.D. IS IKEA PAX 39" WIDE UNIT WITH HANGING BAR AND SHELVES.

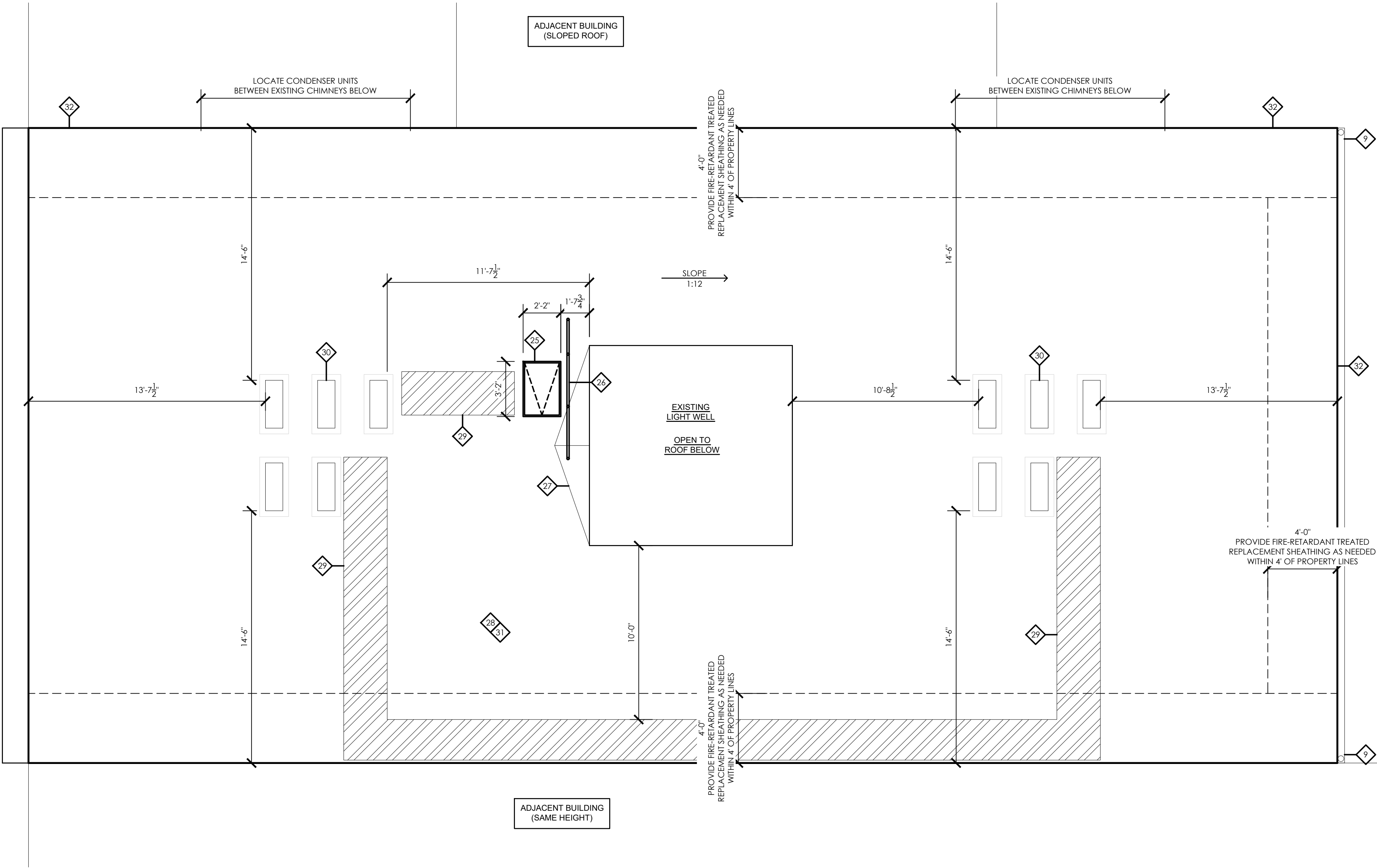
STRUCTURAL KEYNOTES

1. REMOVE DETERIORATED STONE AND RUSTING CAST IRON BELOW EXISTING CAST IRON SILL. REPOSITION AND LEVEL SILL WITH USE OF GROUT INJECTED LEVELING PAD ACROSS ENTIRE BASE. GROUT TO BE COLOR-MATCHED TO EXISTING SILL (DARK BROWN).
2. 8" CMU INFILL. GROUTED SOLID. DOWEL SIDES OF OPENING WITH #4 X 2'-0" LONG BARS WITH 4" EMBED INTO EXISTING STONE. LOCATE @ 24" O.C. CENTERED IN GROUTED WALL / BOND BEAM.
3. REPLACE OR SISTER ALL COMPROMISED FLOOR JOISTS AT LIGHT WELL ROOF. REPLACE PLYWOOD SHEATHING AS NEEDED WITH MIN. 5/8" STRUCTURAL OSB OR PLYWOOD. NAIL AT 6" O.C. THROUGHOUT.
4. HEAD OFF EXISTING FLOOR JOISTS TO CREATE NEW STAIR OPENING ABOVE. USE SIMPSON U210-R HANGERS (OR APPROVED EQUAL FOR ACTUAL WIDTH OF JOIST).
5. HSS 8"x4"x3/8" HORIZONTAL WHALER BEAM ANCHORED TO EXTERIOR WALL AT NEW STAIR OPENINGS. REFER TO DETAIL 3/A0.1.
6. EXISTING OPENING TO BE INFILLED. BLOCK UP OPENING PER NOTE #2 ABOVE. USE LEAN CONCRETE FILL TO BACKFILL VOIDS BEHIND NEW CMU INFILL PER DOTE STANDARDS.
7. CONTRACTOR TO EXPLORE AREA OF FORMER BASEMENT ACCESS BELOW CONCRETE SLAB. WHERE VOIDS EXIST, PUMP IN LEAN CONCRETE FILL ACCORDINGLY.
8. REFRAME OPENING WITH FULL LENGTH 2X JOISTS OF MATCHING DEPTH. SISTER WITH EXISTING FLOOR FRAMING THAT WILL REMAIN. COORDINATE WITH EXISTING OPENING FOR EXTENT OF NEW FRAMING. ATTACH NEW JOISTS TO EXISTING WITH (2) 16d NAIL AT 8" O.C.
9. PROVIDE THROUGH WALL TIES AT EACH FLOOR LEVEL CONNECTING OUTER PERIMETER MASONRY WALLS TO WOOD FLOOR STRUCTURE. USE 3/4" DIAMETER ALL-THREAD RODS WITH SIMPSON DTT2 ANCHOR AND CAST IRON STAR PLATE WASHER. SEE TYPICAL DETAILS 1, 2, AND 5 ON A0.1.
10. ROOF CONDENSER UNITS ABOVE. REINFORCE EXISTING ROOF RAFTERS IN THIS AREA WITH MATCHING DEPTH 2X SISTERED FULL LENGTH. NAIL WITH (2) 16D @ 8" O.C. THROUGHOUT.
11. BOLT WALL LEDGER TO EXISTING EXTERIOR WALL WITH 3/2" DIAMETER THREADED RODS AND HY20 ADHESIVE. HANG JOISTS WITH SIMPSON U210 HANGERS. REFER TO DETAIL 7/A0.1.
12. EXISTING FIRE ESCAPE TO BE INSPECTED AT TIME OF CONSTRUCTION. CONTACT ARCHITECT AND ENGINEER TO COORDINATE ACCESS.
13. DUE TO PRESENCE OF EXCESSIVE MOISTURE, CONTRACTOR REQUIRED TO EXPOSE INTERIOR WOOD HEADER AT WINDOW OPENING FOR POTENTIAL ROT/DECAY. NOTIFY ENGINEER AT TIME OF DEMO FOR VISUAL OBSERVATION.
14. PROVIDE HEADER AT NEW HATCH LOCATION. SISTER (2) ADJACENT RAFTERS WITH MATCHING DEPTH RAFTERS FASTENED WITH 16D NAILS @ 8" O.C.
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16. NEW CONCRETE FOOTING, 2'-0" WIDE x 1'-0" DEEP WITH (2) #5s. CONTINUOUS
17. PROVIDE (2) 3/4"x8" THRU BOLTS TOP AND BOTTOM THROUGH NEW BEAM AND EXISTING (2) 2X12 FRAMING AT PERPENDICULAR WALL.

STRUCTURAL MEMBER SCHEDULE		
DESIGNATION	TYPE	MEMBER SIZE & NOTES
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B-2	HEADER	(2) 2X12S
L-1	PRECAST LINTEL	(2) 8X4 PRECAST CONCRETE LINTEL W/ (1) #4 TOP & BOTTOM. GROUT BEARING CELLS SOLID (3) COURSES BELOW. MIN. 8" BEARING
L-2	PRECAST & STEEL LINTEL	8X4 PRECAST WITH (1) #4 TOP & BOTTOM FOR EACH INNER WYTHE, AND (1) L4X4X1/2 AT OUTER WYTHE.
L-3	WOOD-FRAMED HEADER	(2) 2X10 HEADER, REFER TO 8/A0.1

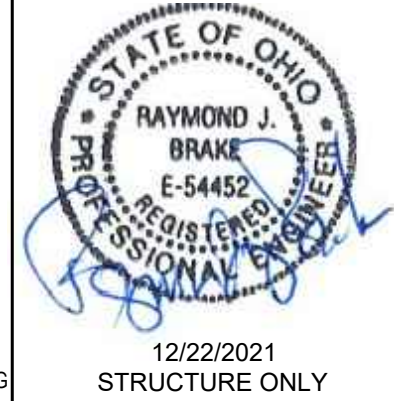
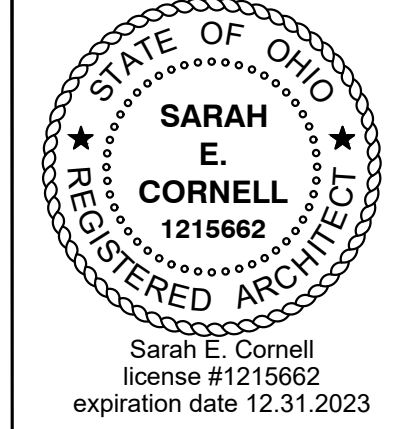
* FR - REFER TO DETAIL 4/A7.0 FOR 2-HR RATING IN 1-HR CEILING ASSEMBLY

- NOTES:
1. PROVIDE MIN. 8" BEARING AT EACH END OF STRUCTURAL MEMBER ABOVE, UNLESS NOTED OTHERWISE.
2. ALL LINTELS EXPOSED TO EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
3. THE FIRST LEG SIZE LISTED ABOVE SHALL BE THE VERTICAL LEG.
4. USE (1) LINTEL FOR EVERY 4" OF MASONRY WIDTH. THIS INCLUDES OPENINGS IN CONCRETE MASONRY.
5. PROVIDE LINTELS AT ALL MECHANICAL PENETRATIONS OF INTERIOR MASONRY WALLS. COORDINATE SIZE & LOCATIONS WITH APPROPRIATE TRADES.



ROOF NEW WORK PLAN

1/4" = 1'-0"



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

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0089

ROOF PLAN

A3.5

RCP KEYNOTES

1. LOWERED SOFFIT BELOW RATED CONSTRUCTION. REFER TO CEILING HEIGHTS FOR SIZE.
2. CEILING-MOUNTED HEATER, REFER TO MECHANICAL DRAWINGS.
3. BULKHEAD OVER KITCHEN UPPER CABINETS TO ALIGN WITH FACE OF CABINETS. REFER TO INTERIOR ELEVATIONS.

RCP GENERAL NOTES

- A. ALL CEILINGS TO HAVE A SMOOTH PAINTED GWB FINISH.
- B. LIGHT FIXTURES IN CONTACT WITH INSULATION TO HAVE AN IC RATED ENCLOSURE .
- C. RECESSED FIXTURES IN RATED HORIZONTAL ASSEMBLIES TO HAVE A ONE-HOUR ENCLOSURE.
- D. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS.

RCP LEGEND (GRAPHIC KEY)

-  COMBINATION LIGHT / EXHAUST FAN (GCG)
-  SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (CENTER IN SPACE)
- 


-  SHOWER/WATERPROOF RECESSED LIGHT
-  VANITY LIGHT FIXTURE (CENTER OVER SINK)
- 



 INTERIOR SCONCE LIGHT

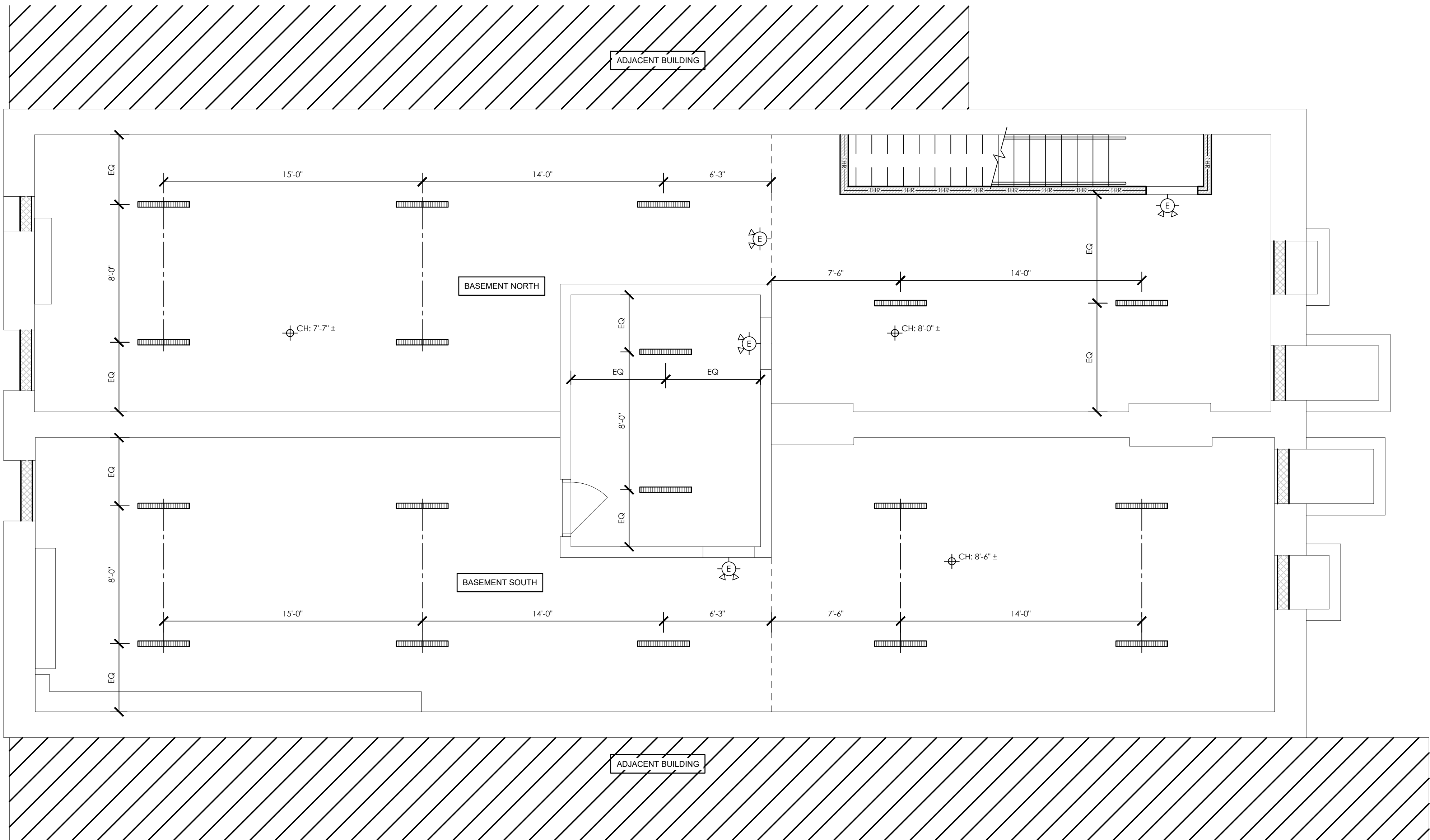




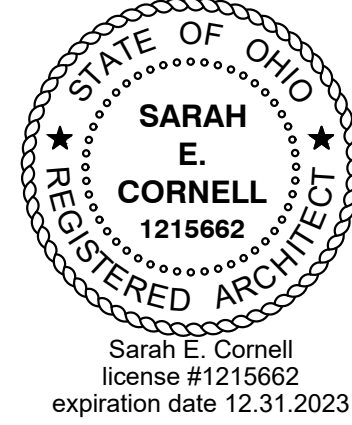
 SMOKE DETECTOR - HARDWIRED. LOCATE MIN. 3'-0" FROM FAN BLADES OR ANY MECHANICAL REGISTER. CARBON MONOXIDE DETECTOR - WALL MOUNTED (GCG) - INSTALL AT HEIGHT AS SPECIFIED BY MANUFACTURER. CABLE JACK PHONE / INTERNET JACK ELECTRICAL PANEL THERMOSTAT RANGE HOOD/MICROWAVE COMBO UNIT WITH INTEGRAL WORK LIGHT CEILING FAN WITH LIGHT, BOTH SWITCHED. CENTER IN ROOM. ELECTRICAL SWITCHES (REGULAR AND 3-WAY) RETURN AIR GRILLE - LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS SUPPLY AIR GRILLE. LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS





 DROPPED SOFFIT AT RESIDENTIAL UNITS, CH: 8'-1/2" DROPPED SOFFIT AT KITCHEN CABINETRY. SEE RCPS FOR FINISH CEILING ELEVATION. DROPPED SOFFIT AT PUBLIC CORRIDORS. SEE RCPS FOR FINISH CEILING ELEVATION.

1
A4.0
BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"



Project	FOR PERMIT	12.22.2021
Revised		

1338 - 1340 MAIN STREET

Address 1338 - 1340 Main St.
Cincinnati, OH, 45202

Project Number 0089

Scale 1/4" = 1'-0"

BASEMENT REFLECTED CEILING PLAN

A4.0

RCP KEYNOTES

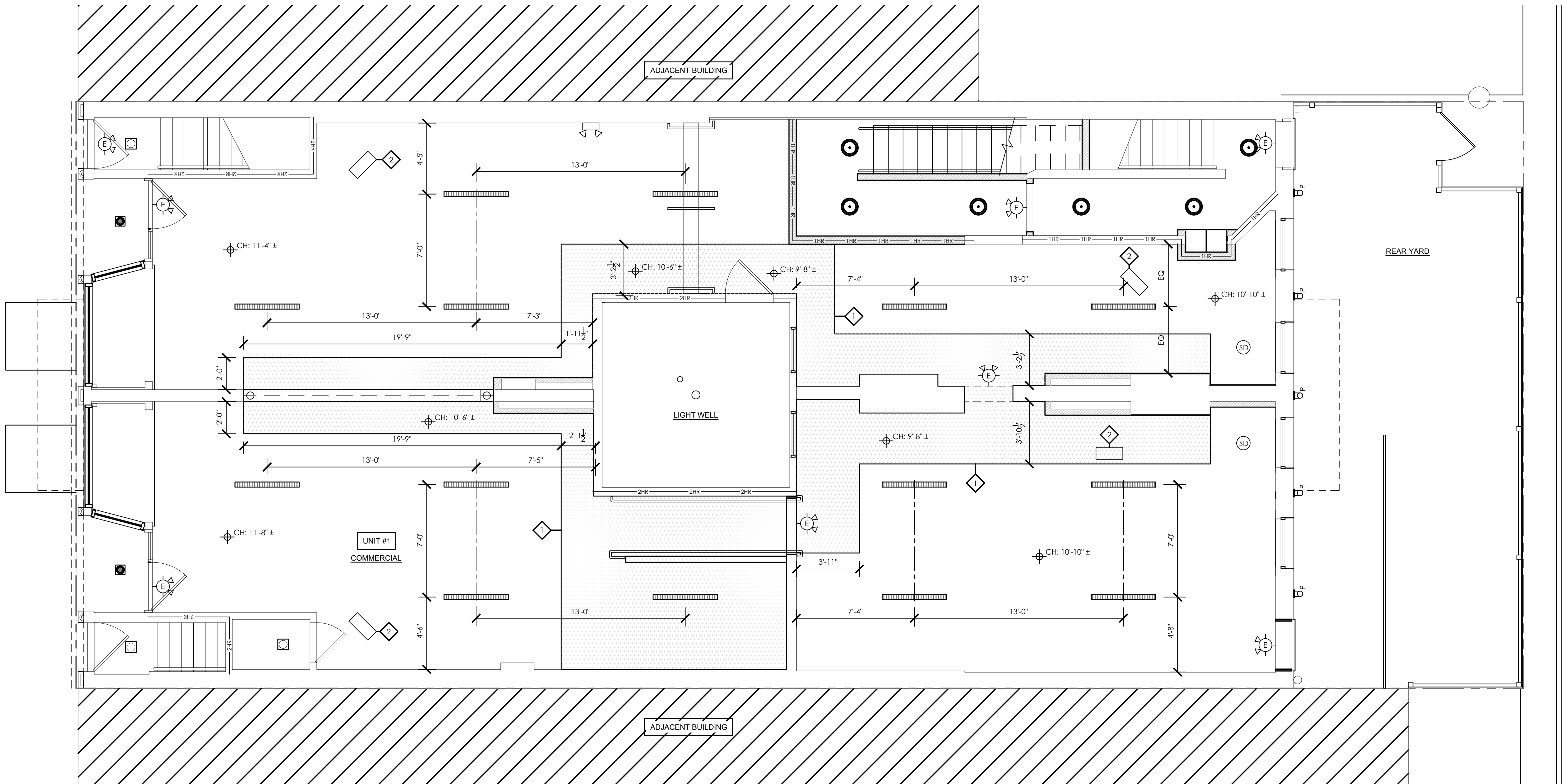
1. LOWERED SOFFIT BELOW RATED CONSTRUCTION. REFER TO CEILING HEIGHTS FOR SIZE.
2. CEILING-MOUNTED HEATER, REFER TO MECHANICAL DRAWINGS.
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RCP GENERAL NOTES

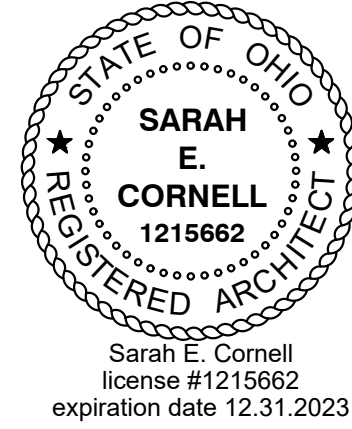
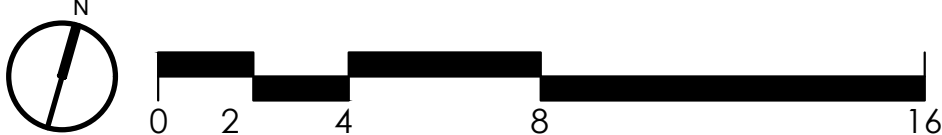
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- B. LIGHT FIXTURES IN CONTACT WITH INSULATION TO HAVE AN IC RATED ENCLOSURE .
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- D. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS.

RCP LEGEND (GRAPHIC KEY)

- COMBINATION LIGHT / EXHAUST FAN (GCG)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (CENTER IN SPACE)
- EXTERIOR LIGHT FIXTURE (SWITCHED)
- EXTERIOR LIGHT FIXTURE (W/ PHOTOCELL)
- SHOWER/WATERPROOF RECESSED LIGHT
- VANITY LIGHT FIXTURE (CENTER OVER SINK)
- SURFACE MOUNTED LIGHT - FLUSH LOOK
- RECESSED LIGHT
-



1
A4.1
FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



FOR PERMIT 12.22.2021

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FIRST FLOOR
REFLECTED CEILING PLAN

A4.1

RCP KEYNOTES

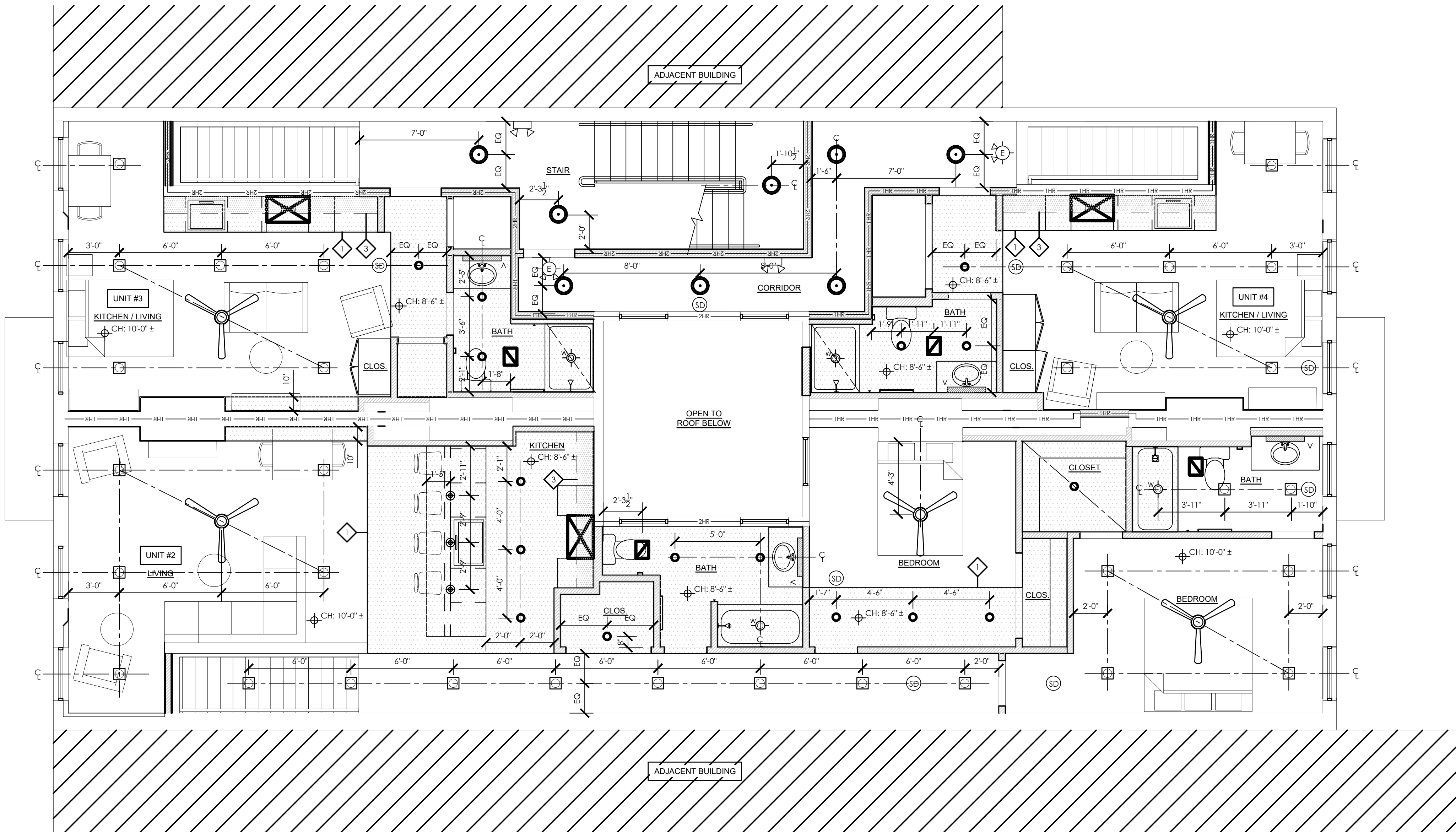
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2. CEILING-MOUNTED HEATER, REFER TO MECHANICAL DRAWINGS.
3. BULKHEAD OVER KITCHEN UPPER CABINETS TO ALIGN WITH FACE OF CABINETS. REFER TO INTERIOR ELEVATIONS.

RCP GENERAL NOTES

- A. ALL CEILINGS TO HAVE A SMOOTH PAINTED GWB FINISH.
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- C. RECESSED FIXTURES IN RATED HORIZONTAL ASSEMBLIES TO HAVE A ONE-HOUR ENCLOSURE.
- D. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
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RCP LEGEND (GRAPHIC KEY)

- COMBINATION LIGHT / EXHAUST FAN (GCG)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (CENTER IN SPACE)
- EXTERIOR LIGHT FIXTURE (SWITCHED)
- EXTERIOR LIGHT FIXTURE (W/ PHOTOCELL)
- SHOWER/WATERPROOF RECESSED LIGHT
- VANITY LIGHT FIXTURE (CENTER OVER SINK)
- SURFACE MOUNTED LIGHT - FLUSH LOOK
- RECESSED LIGHT
- SURFACE MOUNTED 14" LIGHT
- INTERIOR SCONCE LIGHT
- DECORATIVE PENDANT
- EXTERIOR SURFACE MOUNTED DOWNLIGHT
- SMOKE DETECTOR - HARDWIRED. LOCATE MIN. 3'-0" FROM FAN BLADES OR ANY MECHANICAL REGISTER.
- CARBON MONOXIDE DETECTOR - WALL MOUNTED (GCG) - INSTALL AT HEIGHT AS SPECIFIED BY MANUFACTURER.
- CABLE JACK
- PHONE / INTERNET JACK
- ELECTRICAL PANEL
- THERMOSTAT
- RANGE HOOD/MICROWAVE COMBO UNIT WITH INTEGRAL WORK LIGHT
- CEILING FAN WITH LIGHT, BOTH SWITCHED. CENTER IN ROOM.
- ELECTRICAL SWITCHES (REGULAR AND 3-WAY)
- RETURN AIR GRILLE - LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE. LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- EXIT SIGN AND EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1006, OBC
- EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1011, OBC
- DROPPED SOFFIT AT RESIDENTIAL UNITS. CH: 8'-1/2"
- DROPPED SOFFIT AT KITCHEN CABINETRY. SEE RCP'S FOR FINISH CEILING ELEVATION.
- DROPPED SOFFIT AT PUBLIC CORRIDORS. SEE RCP'S FOR FINISH CEILING ELEVATION.



1
A4.2
2ND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



DATE	FOR PERMIT	12.22.2021
REVISION		

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SECOND FLOOR
REFLECTED CEILING PLAN

A4.2

RCP KEYNOTES

1. LOWERED SOFFIT BELOW RATED CONSTRUCTION. REFER TO CEILING HEIGHTS FOR SIZE.
2. CEILING-MOUNTED HEATER, REFER TO MECHANICAL DRAWINGS.
3. BULKHEAD OVER KITCHEN UPPER CABINETS TO ALIGN WITH FACE OF CABINETS. REFER TO INTERIOR ELEVATIONS.

RCP GENERAL NOTES

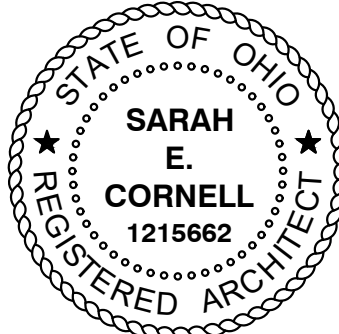
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RCP LEGEND (GRAPHIC KEY)

- COMBINATION LIGHT / EXHAUST FAN (GCG)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (CENTER IN SPACE)
- EXTERIOR LIGHT FIXTURE (SWITCHED)
- EXTERIOR LIGHT FIXTURE (W/ PHOTOCELL)
- SHOWER/WATERPROOF RECESSED LIGHT
- VANITY LIGHT FIXTURE (CENTER OVER SINK)
- SURFACE MOUNTED LIGHT - FLUSH LOOK
- RECESSED LIGHT
- SURFACE MOUNTED 14" LIGHT
- INTERIOR SCONCE LIGHT
- DECORATIVE PENDANT
- EXTERIOR SURFACE MOUNTED DOWNLIGHT
- SMOKE DETECTOR - HARDWIRED. LOCATE MIN. 3'-0" FROM FAN BLADES OR ANY MECHANICAL REGISTER.
- CARBON MONOXIDE DETECTOR - WALL MOUNTED (GCG) - INSTALL AT HEIGHT AS SPECIFIED BY MANUFACTURER.
- CABLE JACK
- PHONE / INTERNET JACK
- ELECTRICAL PANEL
- THERMOSTAT
- RANGE HOOD/MICROWAVE COMBO UNIT WITH INTEGRAL WORK LIGHT
- CEILING FAN WITH LIGHT, BOTH SWITCHED. CENTER IN ROOM.
- ELECTRICAL SWITCHES (REGULAR AND 3-WAY)
- RETURN AIR GRILLE - LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE. LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- EXIT SIGN AND EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1006, OBC
- EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1011, OBC
- DROPPED SOFFIT AT RESIDENTIAL UNITS, CH: 8'-1/2"
- DROPPED SOFFIT AT KITCHEN CABINETRY. SEE RCPs FOR FINISH CEILING ELEVATION.
- DROPPED SOFFIT AT PUBLIC CORRIDORS. SEE RCPs FOR FINISH CEILING ELEVATION.

3RD FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



FOR PERMIT 12.22.2021

1338 - 1340 MAIN STREET

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THIRD FLOOR
REFLECTED CEILING PLAN

A4.3

RCP KEYNOTES

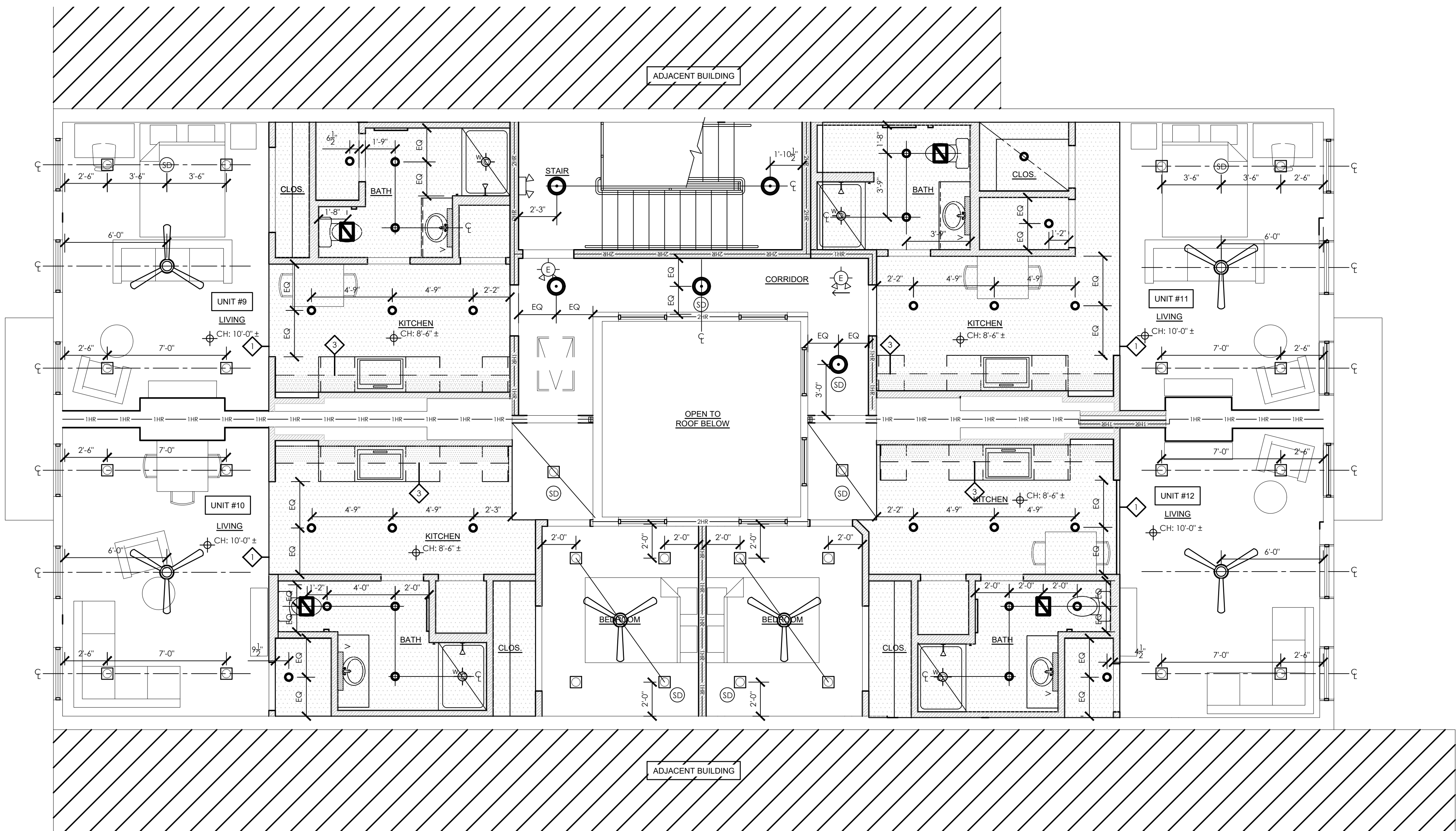
1. LOWERED SOFFIT BELOW RATED CONSTRUCTION. REFER TO CEILING HEIGHTS FOR SIZE.
2. CEILING-MOUNTED HEATER, REFER TO MECHANICAL DRAWINGS.
3. BULKHEAD OVER KITCHEN UPPER CABINETS TO ALIGN WITH FACE OF CABINETS. REFER TO INTERIOR ELEVATIONS.

RCP GENERAL NOTES

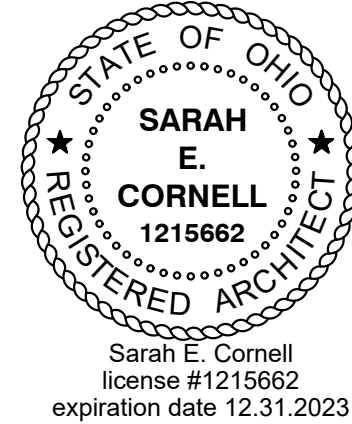
- A. ALL CEILINGS TO HAVE A SMOOTH PAINTED GWB FINISH.
- B. LIGHT FIXTURES IN CONTACT WITH INSULATION TO HAVE AN IC RATED ENCLOSURE .
- C. RECESSED FIXTURES IN RATED HORIZONTAL ASSEMBLIES TO HAVE A ONE-HOUR ENCLOSURE.
- D. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
- E. CEILING HEIGHTS INDICATED ON PLANS ARE FROM FINISH FLOOR TO FINISH CEILING. NOTIFY ARCHITECT OF DISCREPANCIES.
- F. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS.

RCP LEGEND (GRAPHIC KEY)

- COMBINATION LIGHT / EXHAUST FAN (GCG)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (CENTER IN SPACE)
- EXTERIOR LIGHT FIXTURE (SWITCHED)
- EXTERIOR LIGHT FIXTURE (W/ PHOTOCELL)
- SHOWER/WATERPROOF RECESSED LIGHT
- VANITY LIGHT FIXTURE (CENTER OVER SINK)
- SURFACE MOUNTED LIGHT - FLUSH LOOK
- RECESSED LIGHT
- SURFACE MOUNTED 14" LIGHT
- INTERIOR SCONCE LIGHT
- DECORATIVE PENDANT
- EXTERIOR SURFACE MOUNTED DOWNLIGHT
- SMOKE DETECTOR - HARDWIRED. LOCATE MIN. 3'-0" FROM FAN BLADES OR ANY MECHANICAL REGISTER.
- CARBON MONOXIDE DETECTOR - WALL MOUNTED (GCG) - INSTALL AT HEIGHT AS SPECIFIED BY MANUFACTURER.
- CABLE JACK
- PHONE / INTERNET JACK
- ELECTRICAL PANEL
- THERMOSTAT
- RANGE HOOD/MICROWAVE COMBO UNIT WITH INTEGRAL WORK LIGHT
- CEILING FAN WITH LIGHT, BOTH SWITCHED. CENTER IN ROOM.
- ELECTRICAL SWITCHES (REGULAR AND 3-WAY)
- RETURN AIR GRILLE - LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE. LOCATION TO BE COORDINATED WITH MECHANICAL DRAWINGS
- EXIT SIGN AND EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1006, OBC
- EMERGENCY EGRESS LIGHTING - TO BE CONNECTED TO THE BUILDING'S ELECTRIC SUPPLY AND W/ EMERGENCY BATTERY BACK-UP, IN ACCORDANCE WITH SECTION 1011, OBC
- DROPPED SOFFIT AT RESIDENTIAL UNITS, CH: 8'-1/2"
- DROPPED SOFFIT AT KITCHEN CABINETRY. SEE RCPS FOR FINISH CEILING ELEVATION.
- DROPPED SOFFIT AT PUBLIC CORRIDORS. SEE RCPS FOR FINISH CEILING ELEVATION.



4TH FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



FOR PERMIT 12.22.2021

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FOURTH FLOOR
REFLECTED CEILING PLAN

A4.4

DEMOLITION GRAPHIC KEY

- AREA OF DAMAGED MASONRY
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

STATE OF OHIO

SARAH E. CORNELL

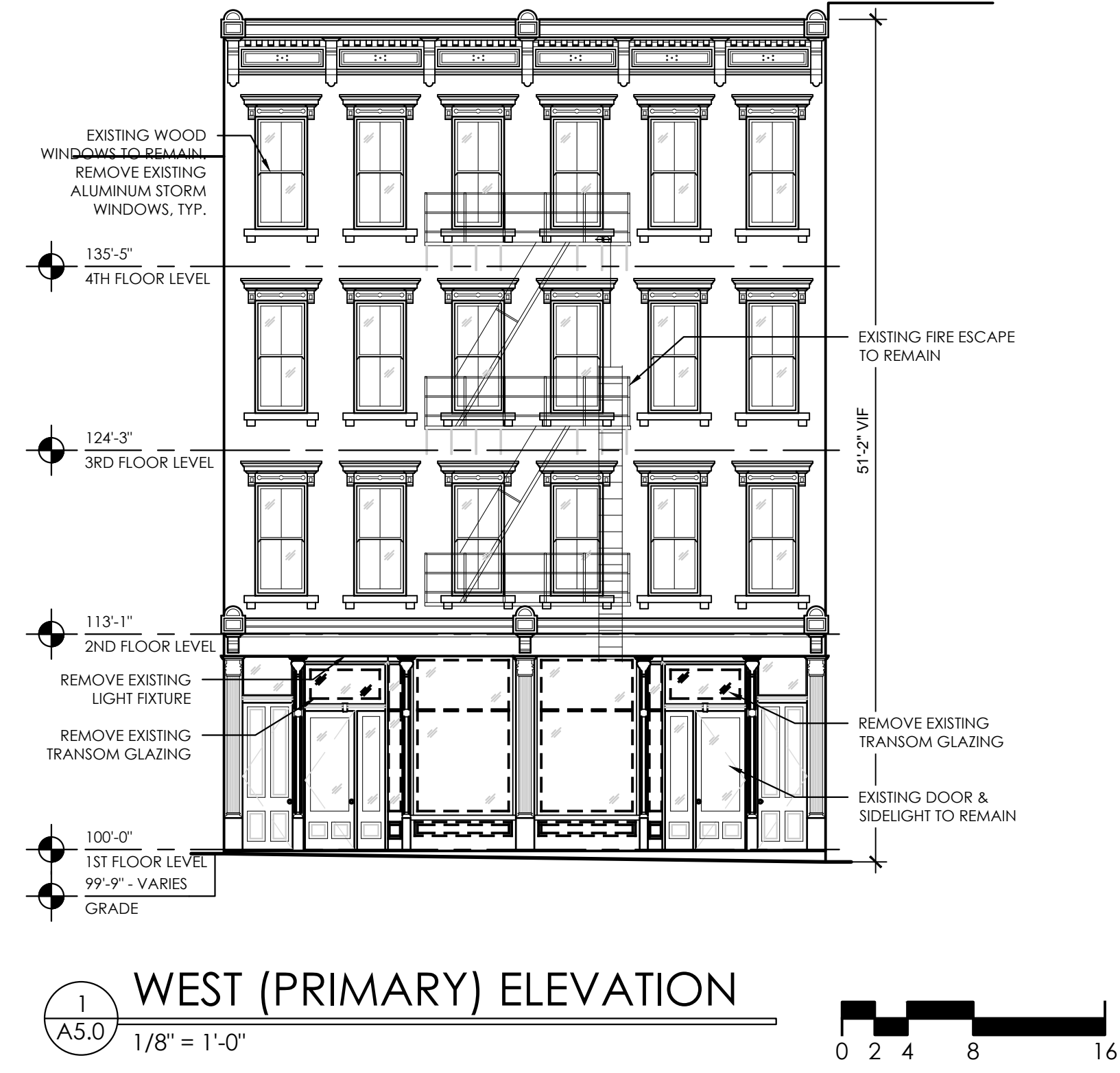
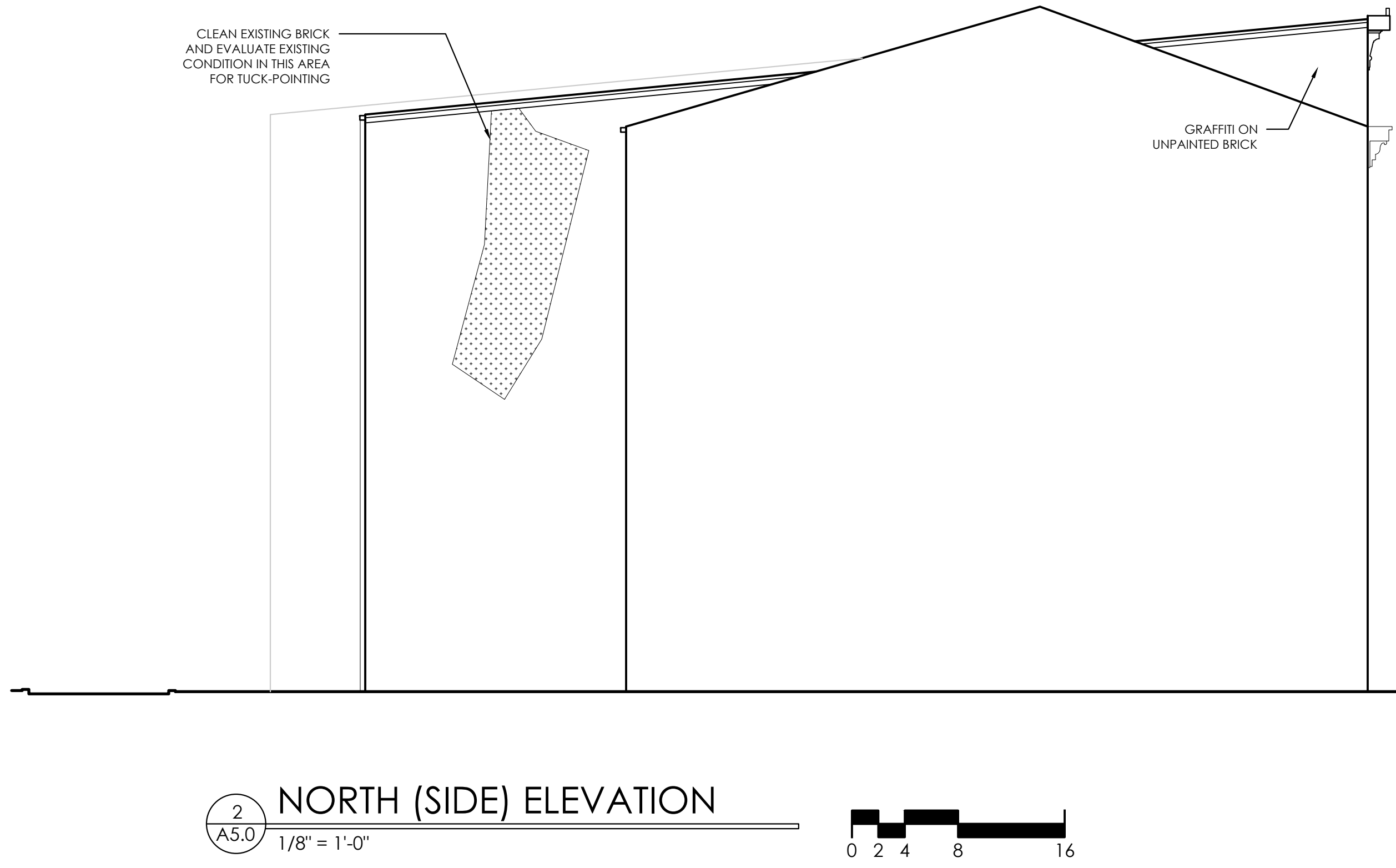
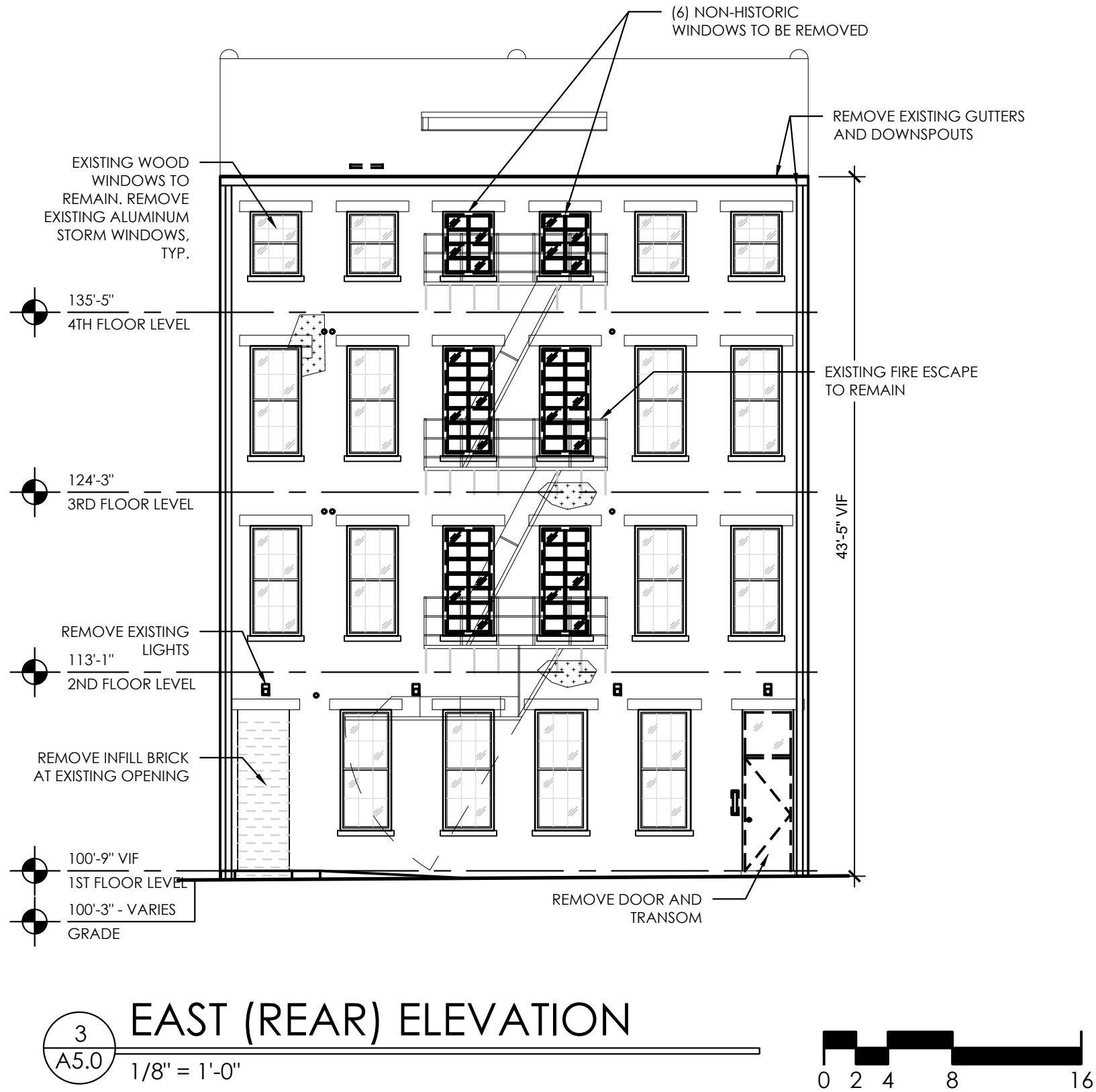
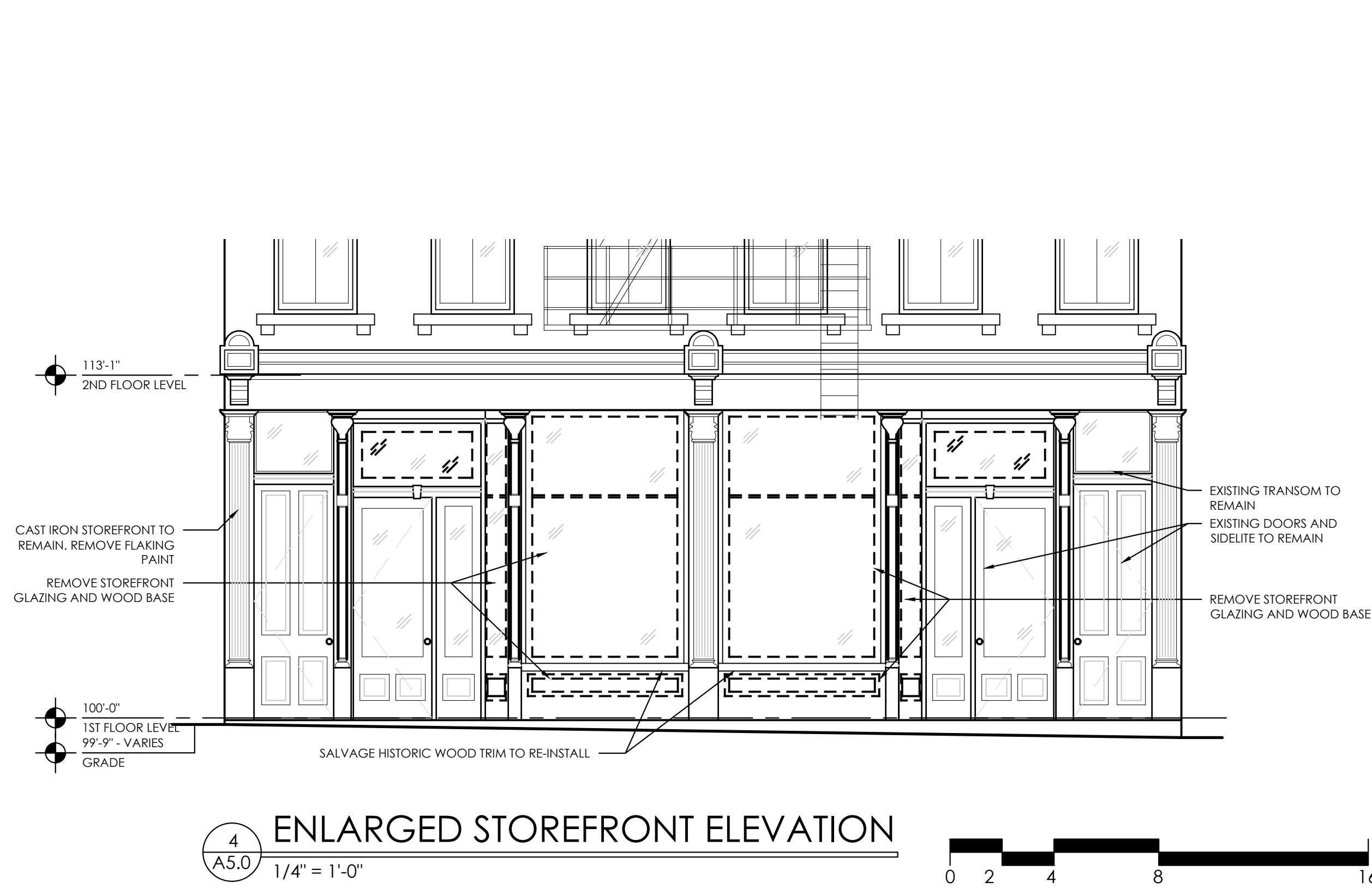
1215662

REGISTERED ARCHITECT

Sarah E. Cornell

license #1215662

expiration date 12.31.2023



FOR PERMIT	12.22.2021

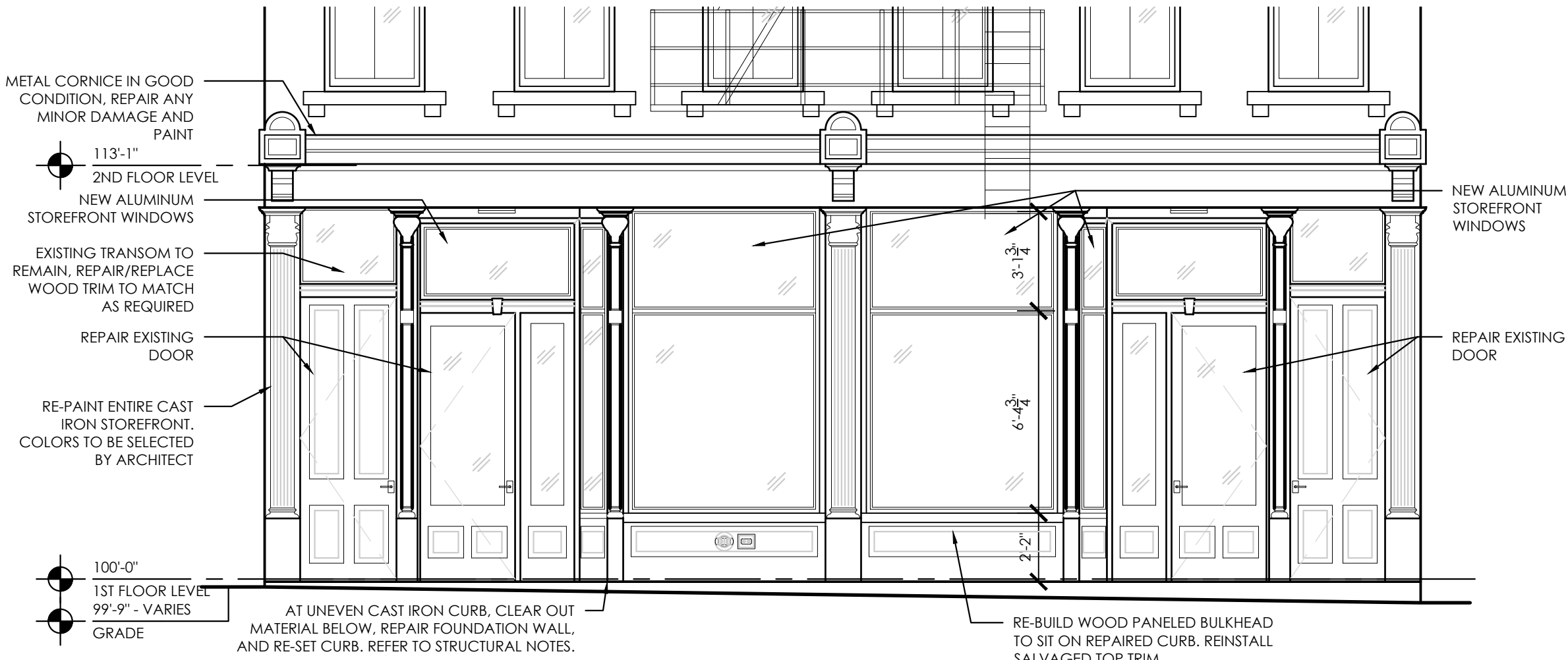
1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

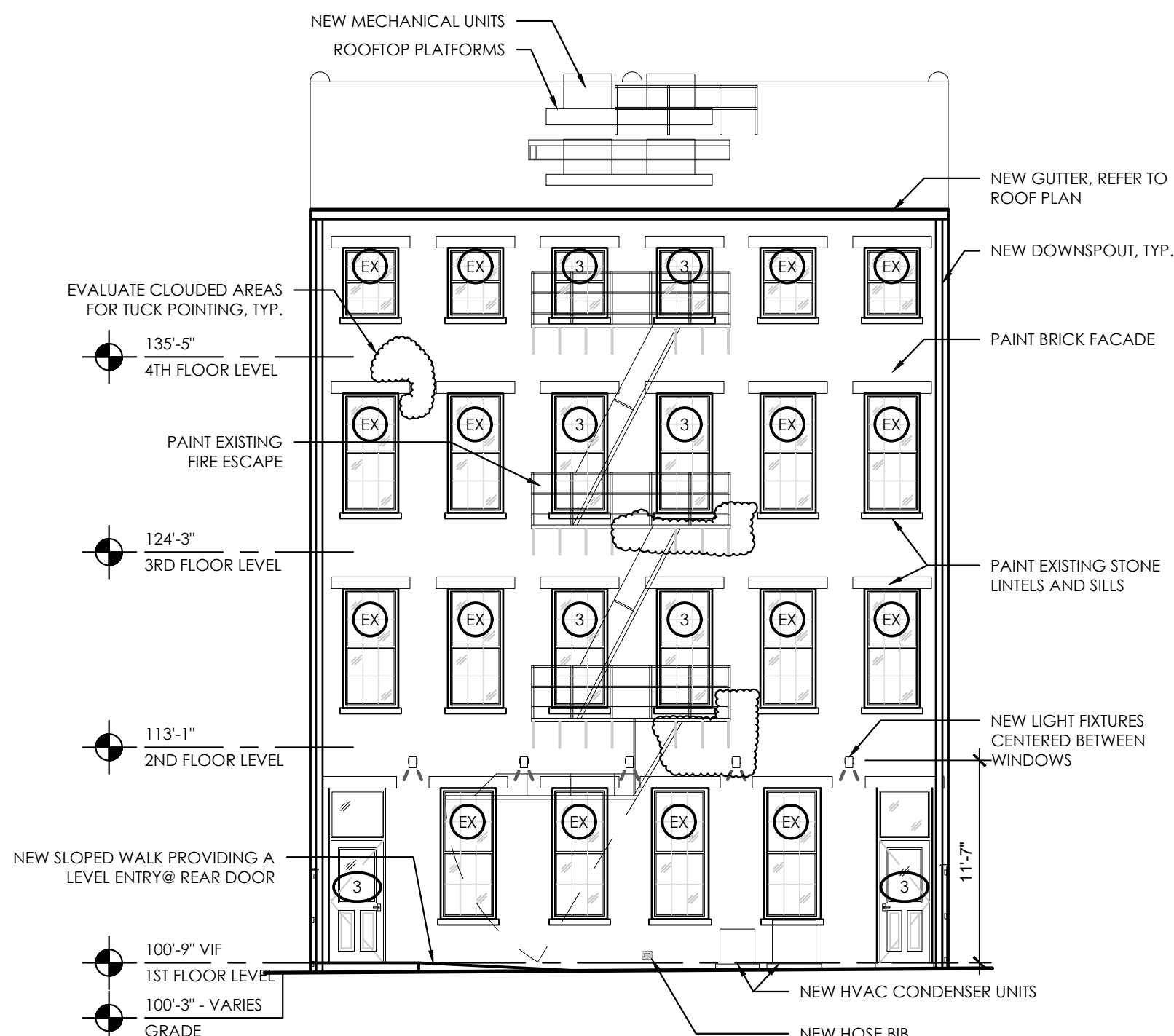
0089

EXISTING ELEVATIONS

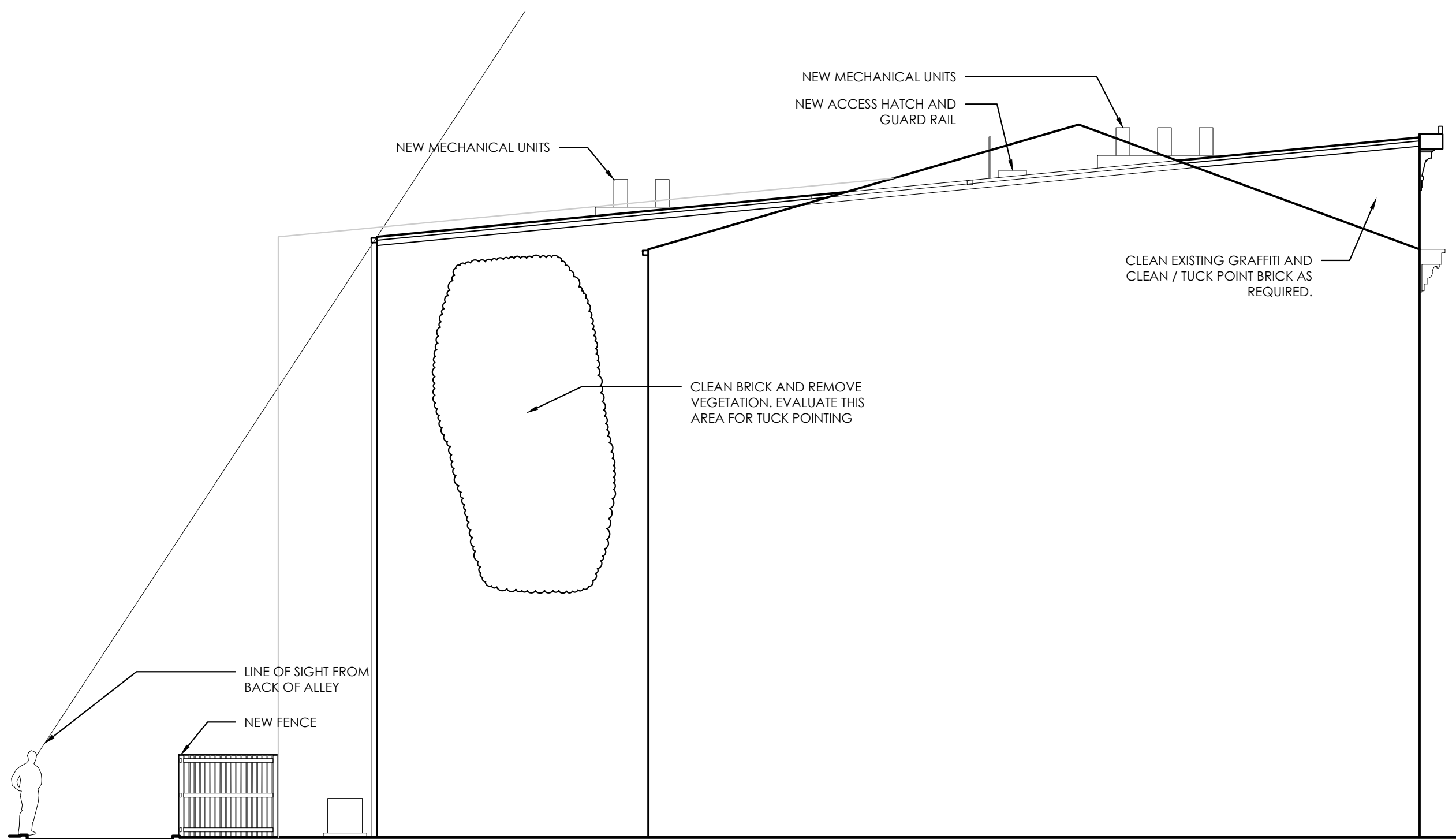
A5.0



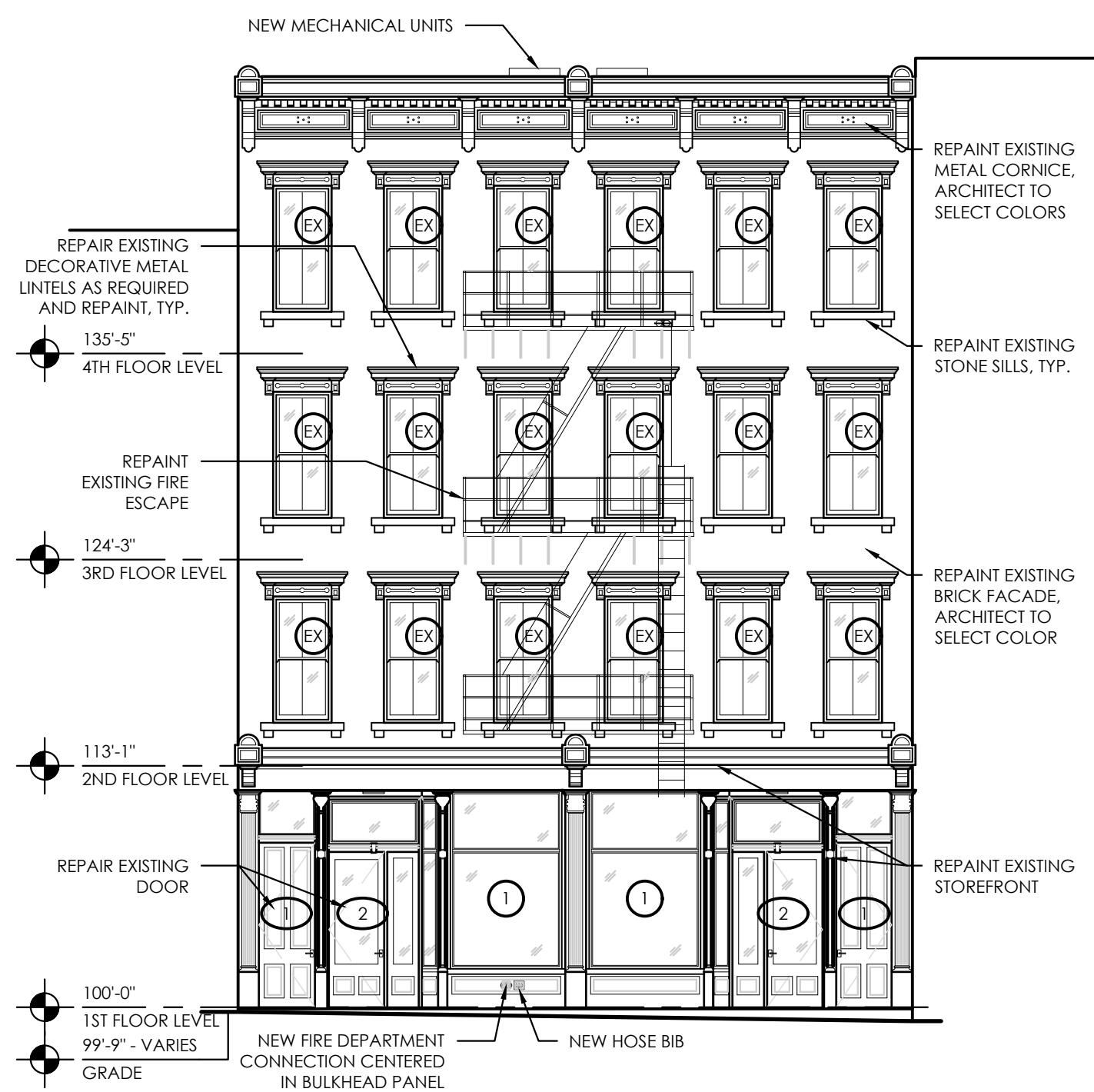
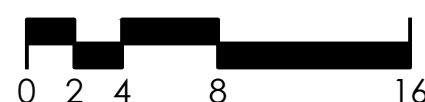
4
A5.1 ENLARGED STOREFRONT ELEVATION
1/4" = 1'-0"



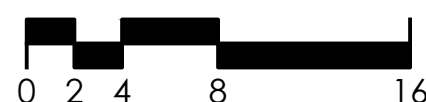
3
A5.1 EAST (REAR) ELEVATION
1/8" = 1'-0"

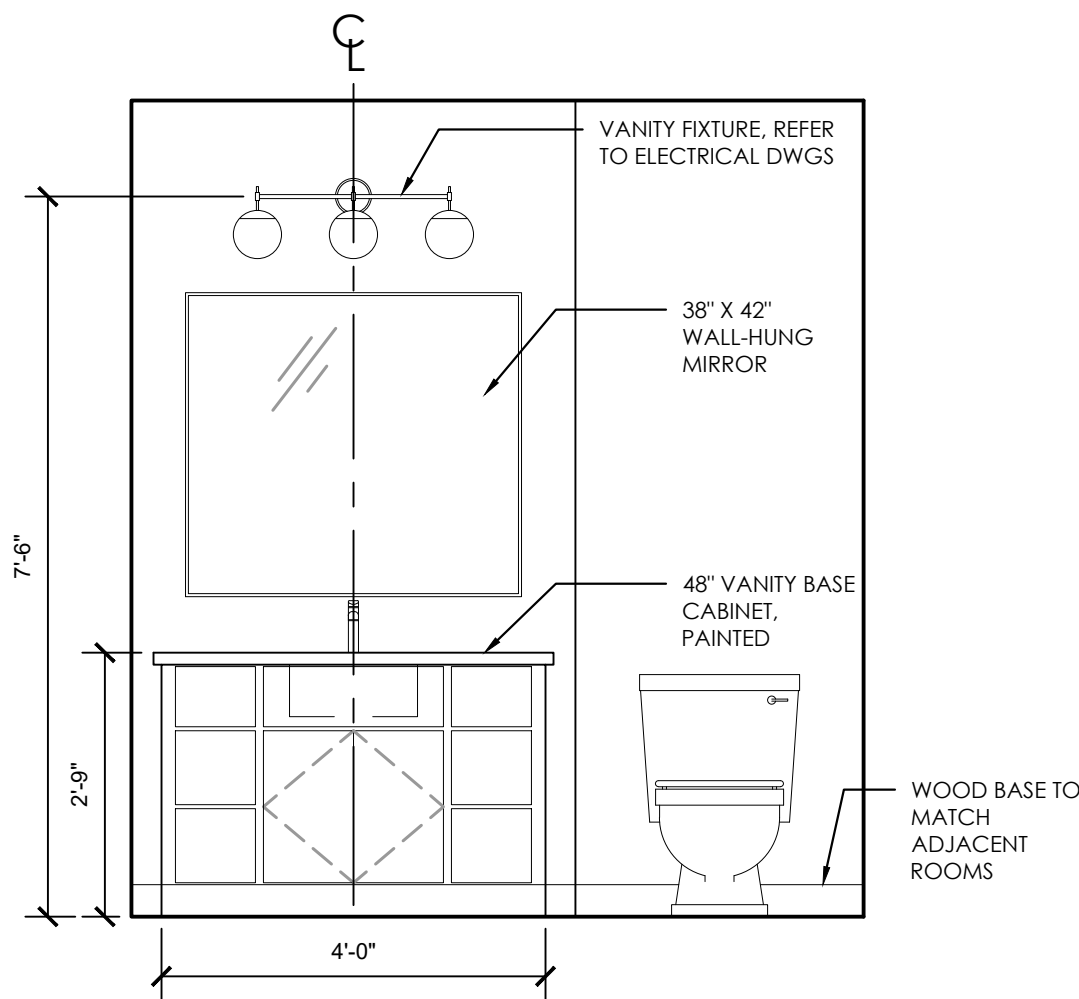


2
A5.1 NORTH (SIDE) ELEVATION
1/8" = 1'-0"

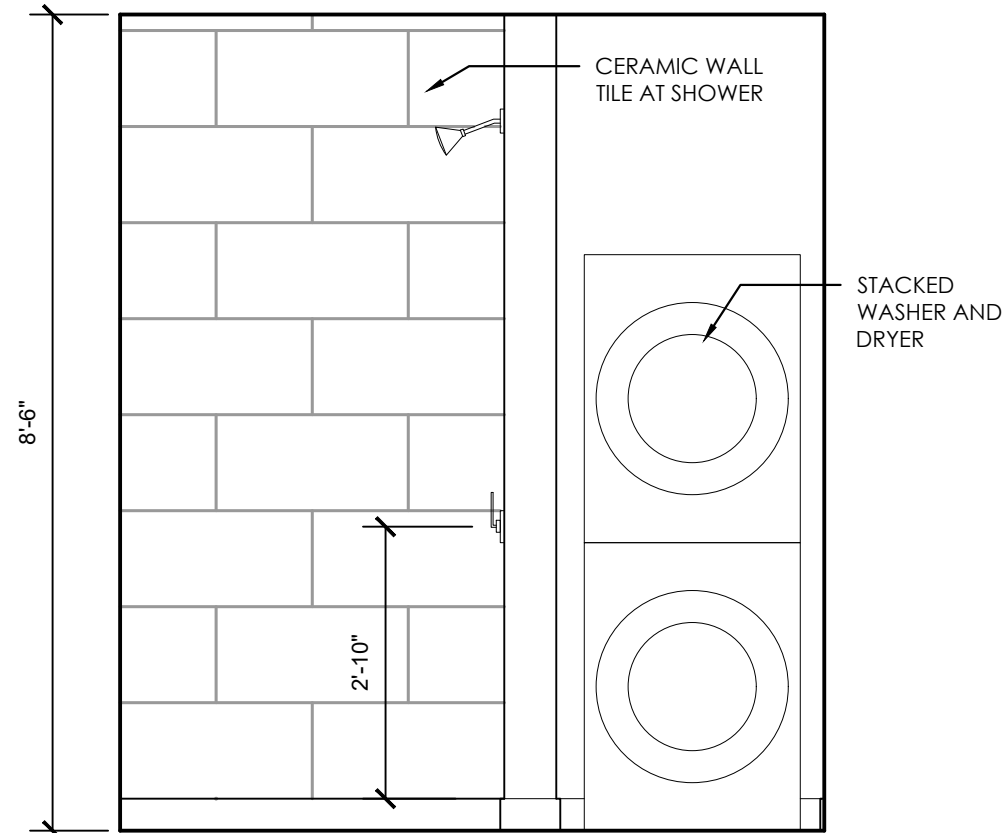


1
A5.1 WEST (PRIMARY) ELEVATION
1/8" = 1'-0"

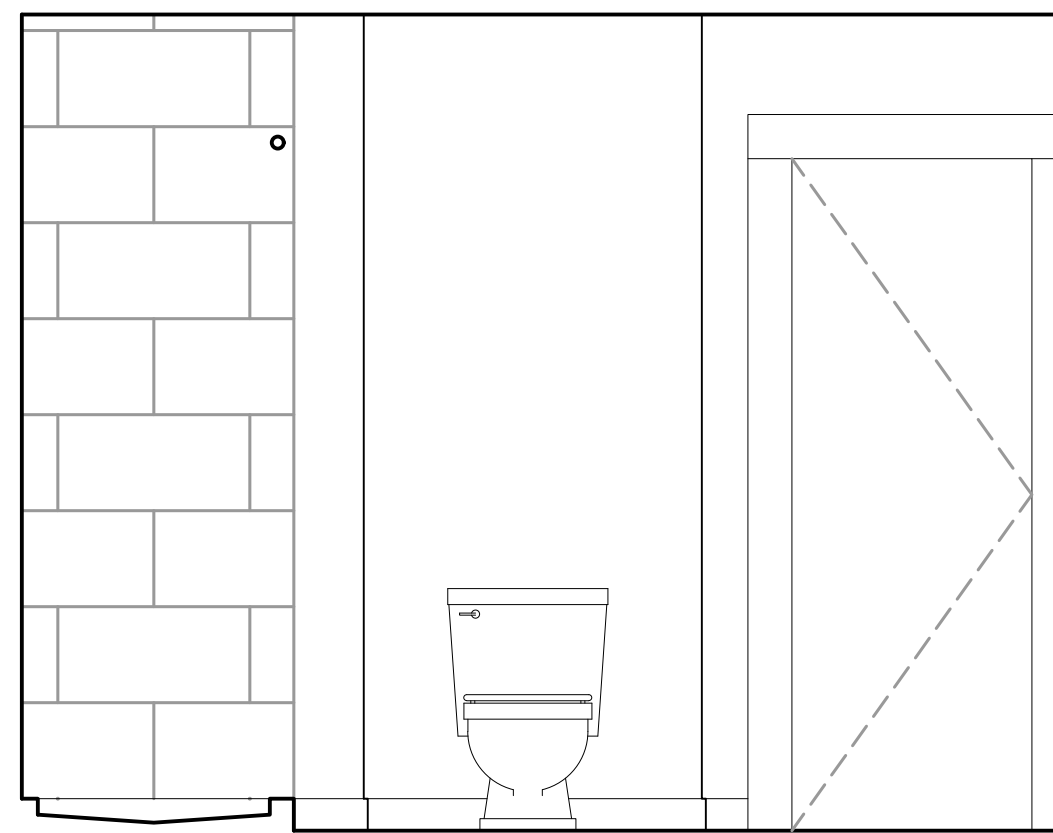




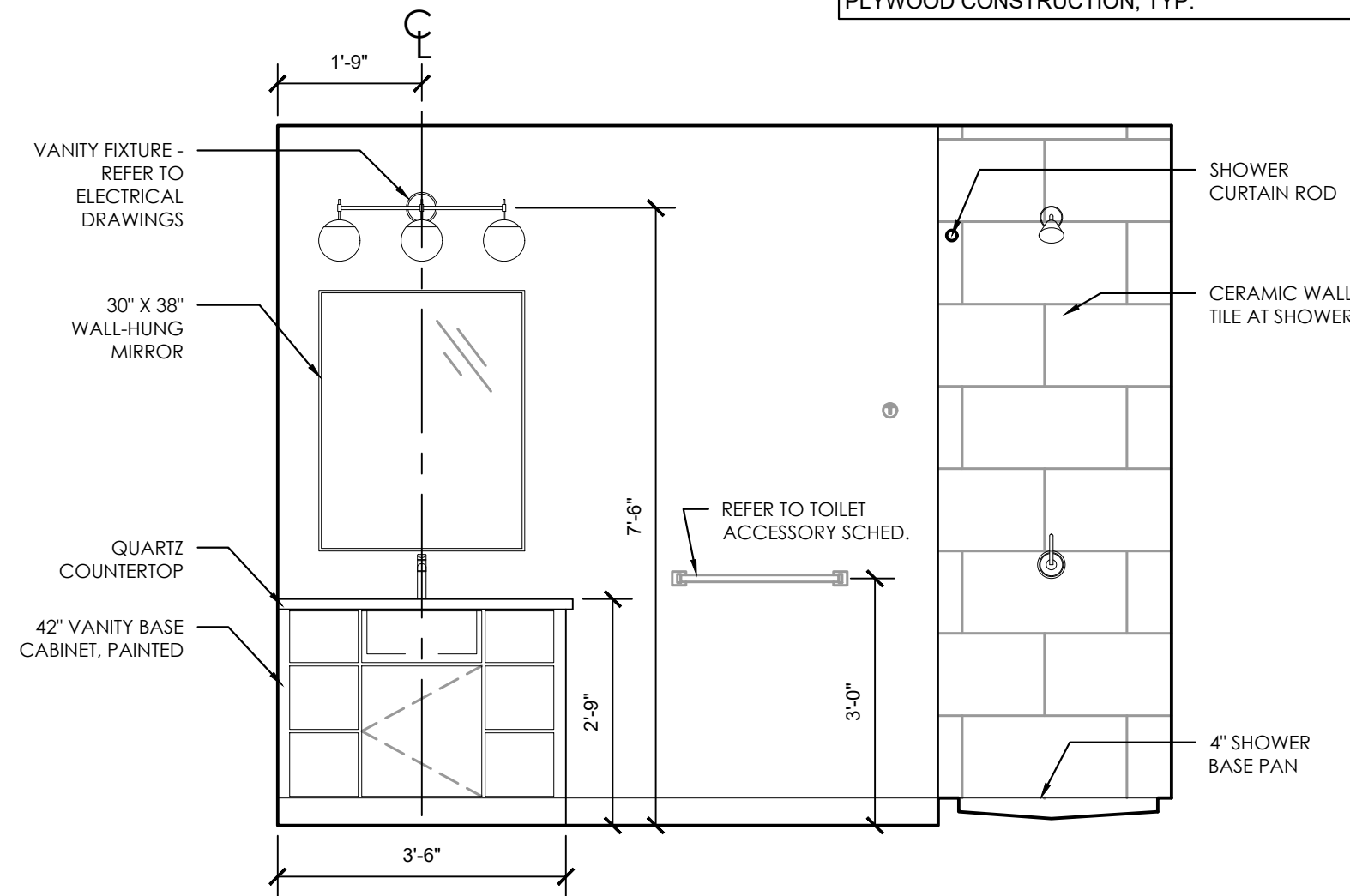
11
A6.0
UNITS 6, 8, 10 & 12 BATH ELEV.
1/2" = 1'-0"



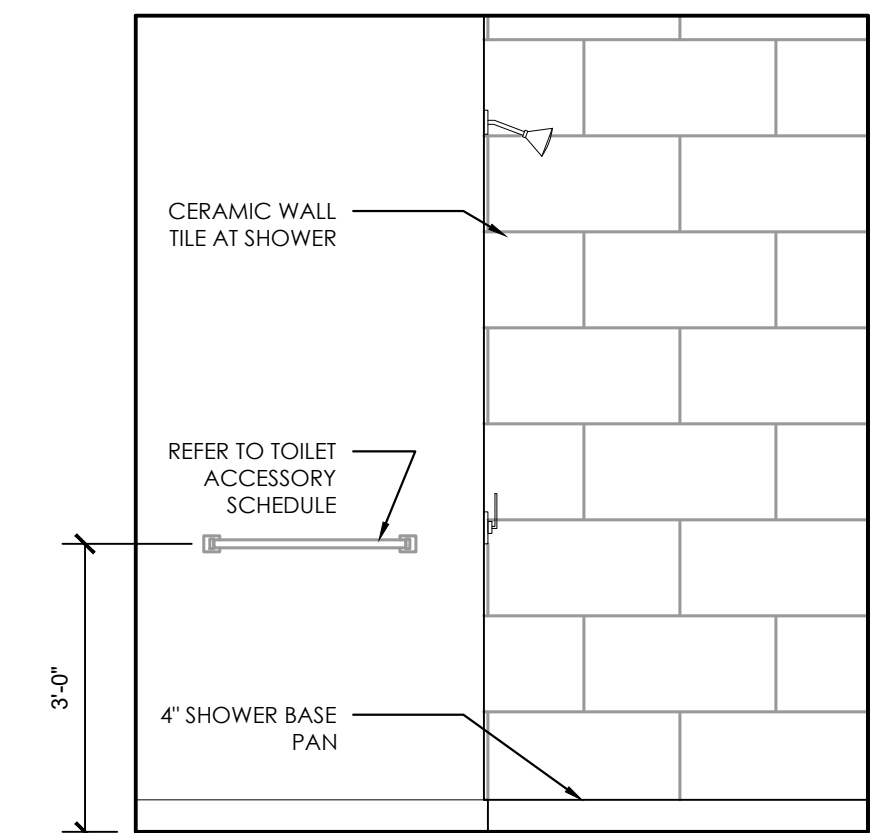
10
A6.0
UNIT 7 BATH ELEV.
1/2" = 1'-0"



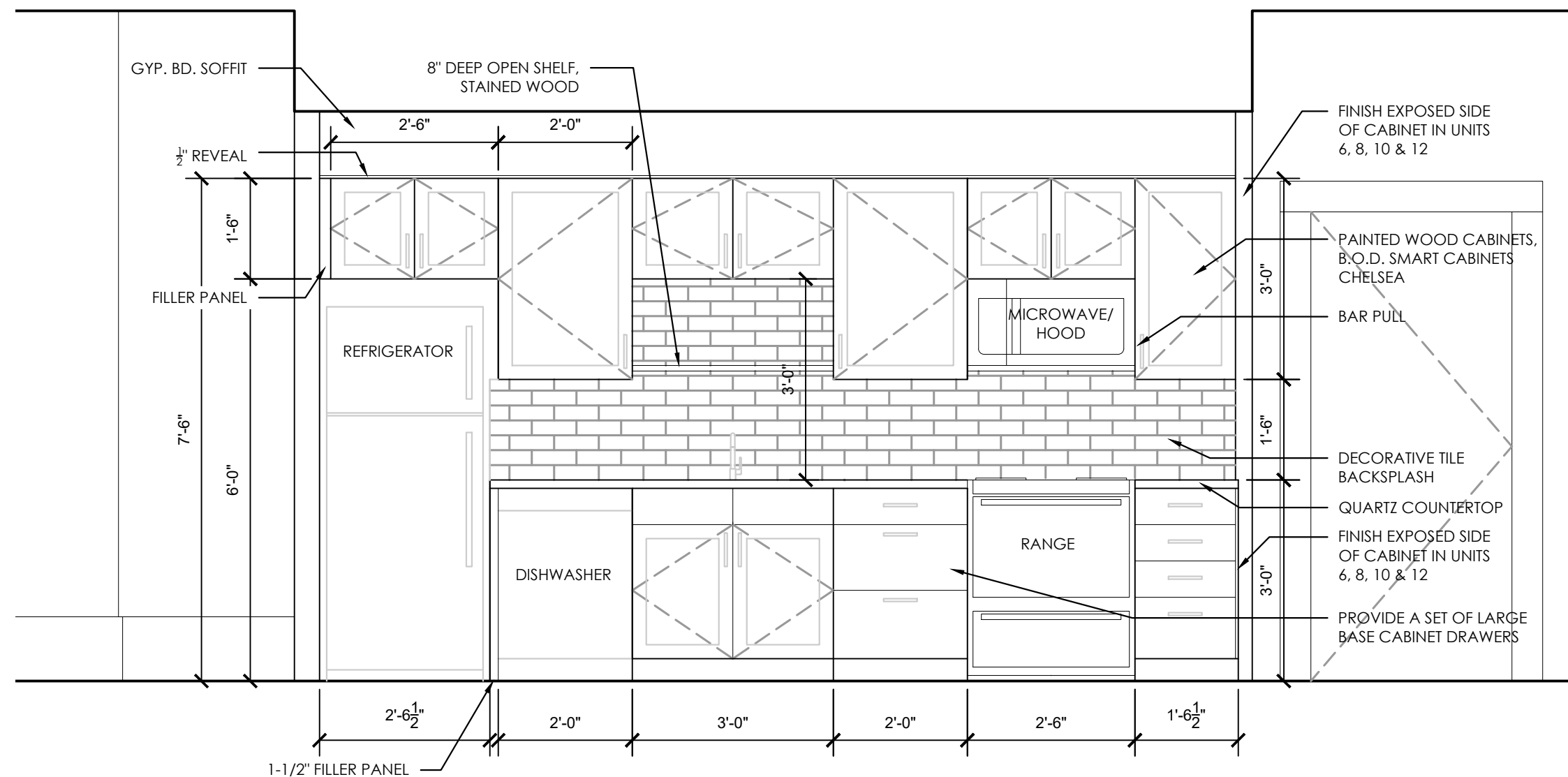
9
A6.0
UNIT 4 BATHROOM ELEVATION
1/2" = 1'-0"



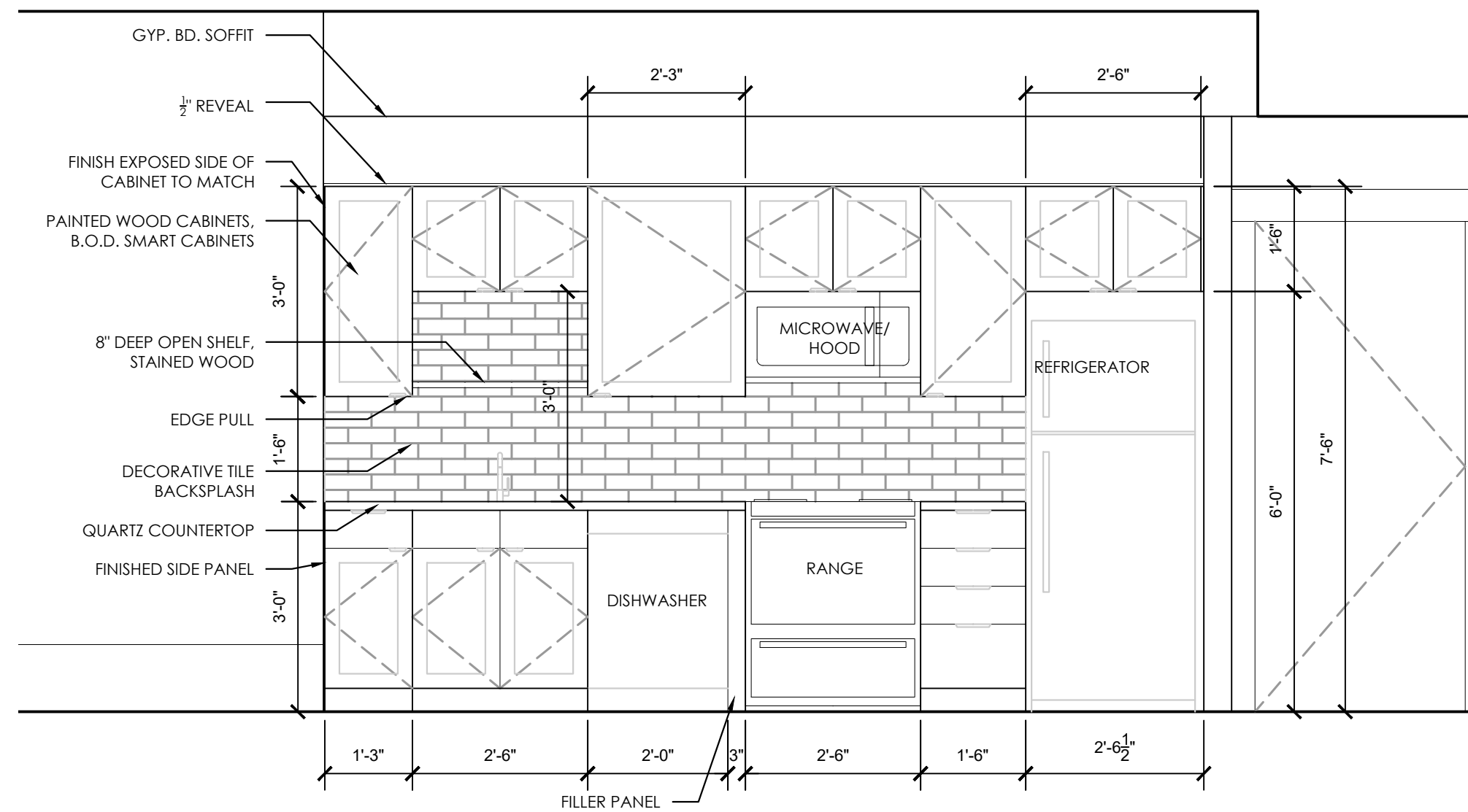
8
A6.0
UNIT 4 BATHROOM ELEVATION
1/2" = 1'-0"



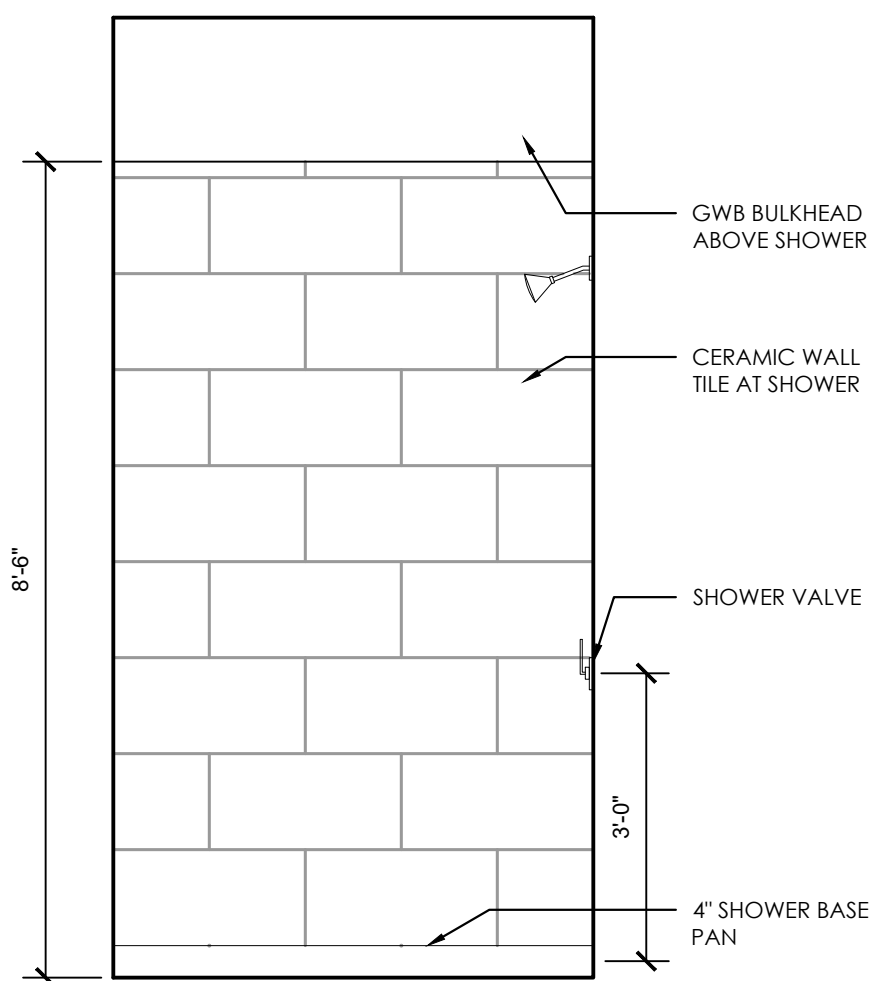
7
A6.0
UNITS 6, 8, 10 & 12 BATH ELEV.
1/2" = 1'-0"



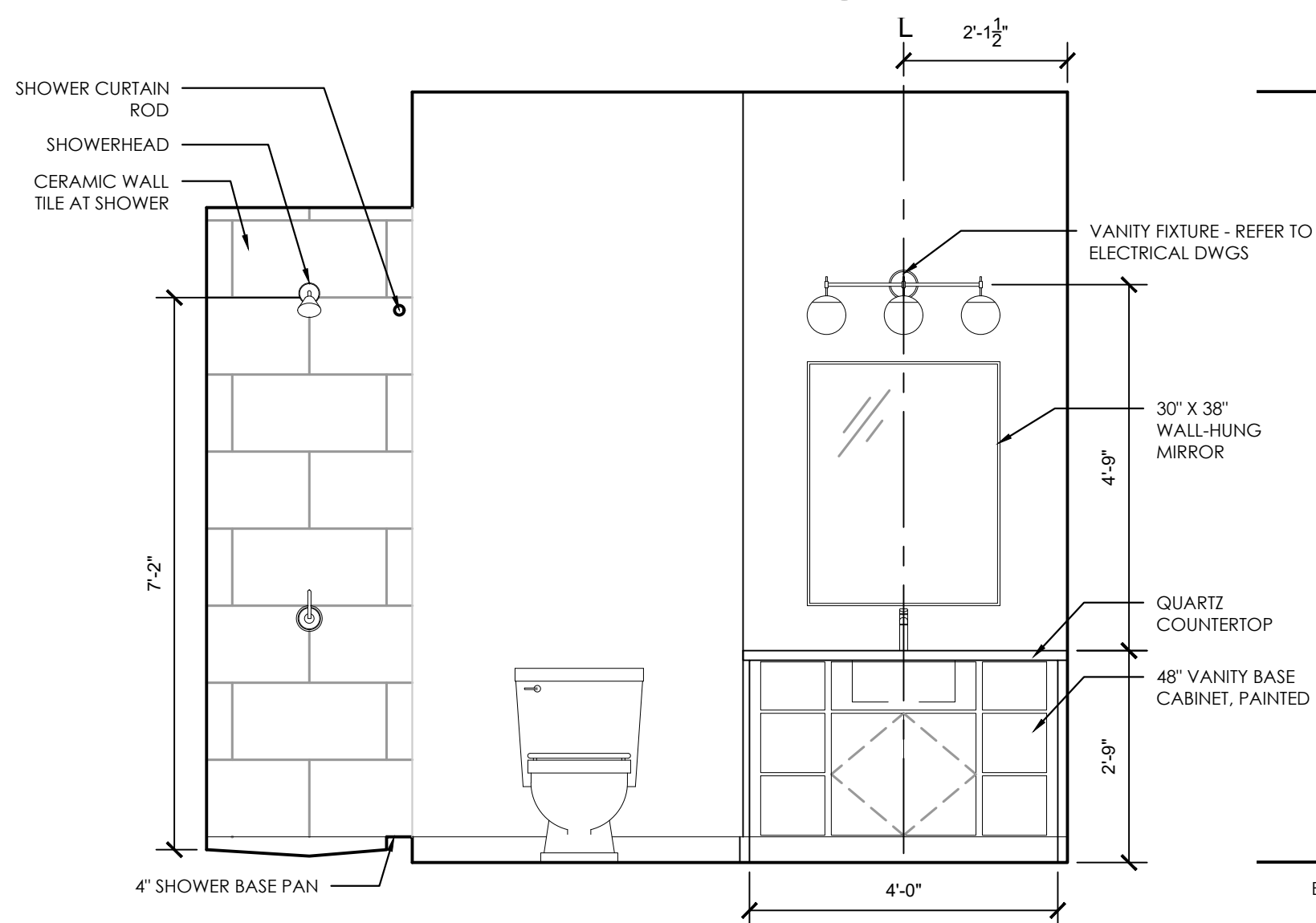
6
A6.0
UNITS 5-12 KITCHEN ELEVATION
1/2" = 1'-0"
UNITS 5, 8, 9, 12 ARE MIRRORED



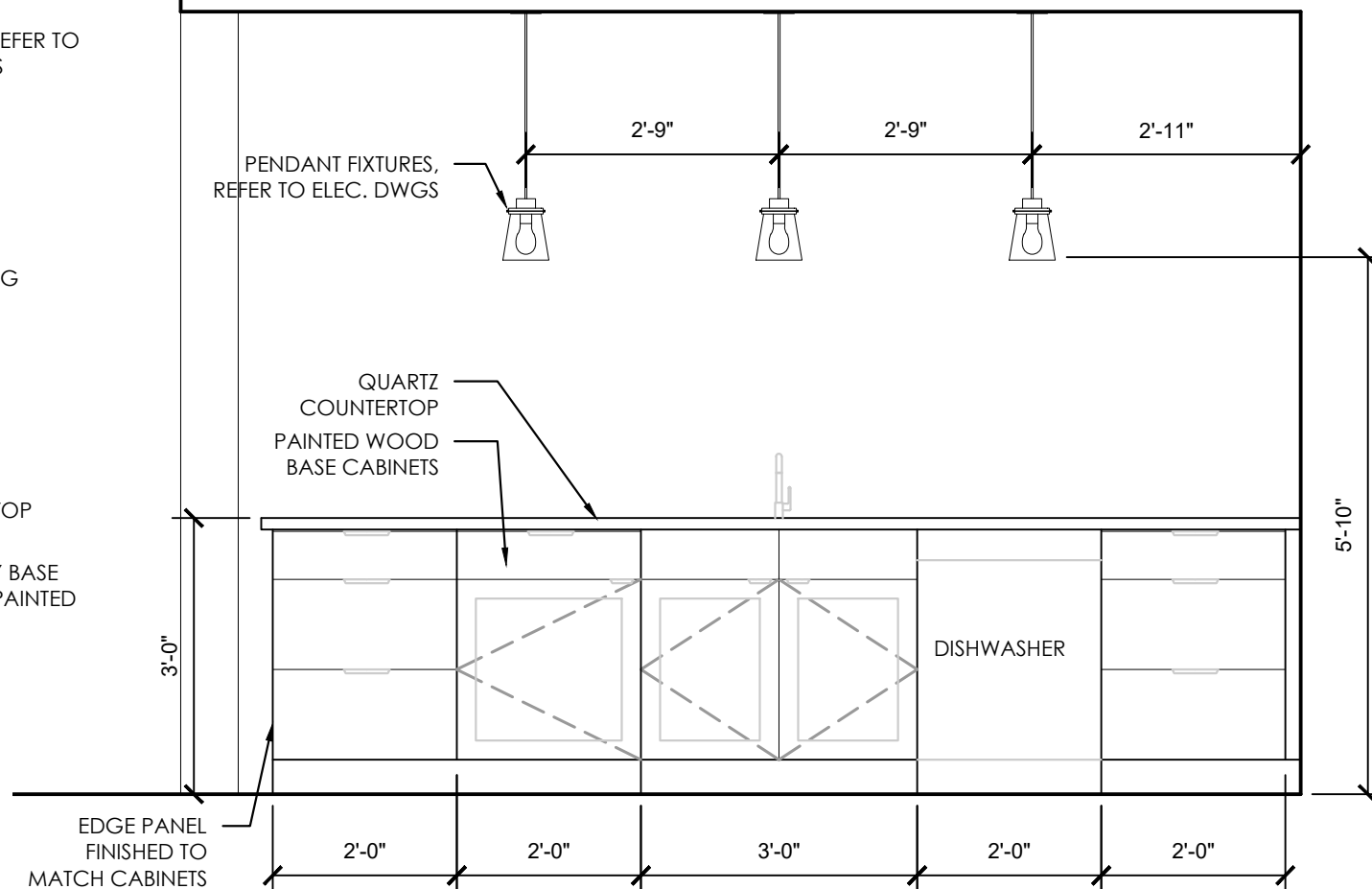
5
A6.0
UNITS 3 & 4 KITCHEN ELEVATION
1/2" = 1'-0"



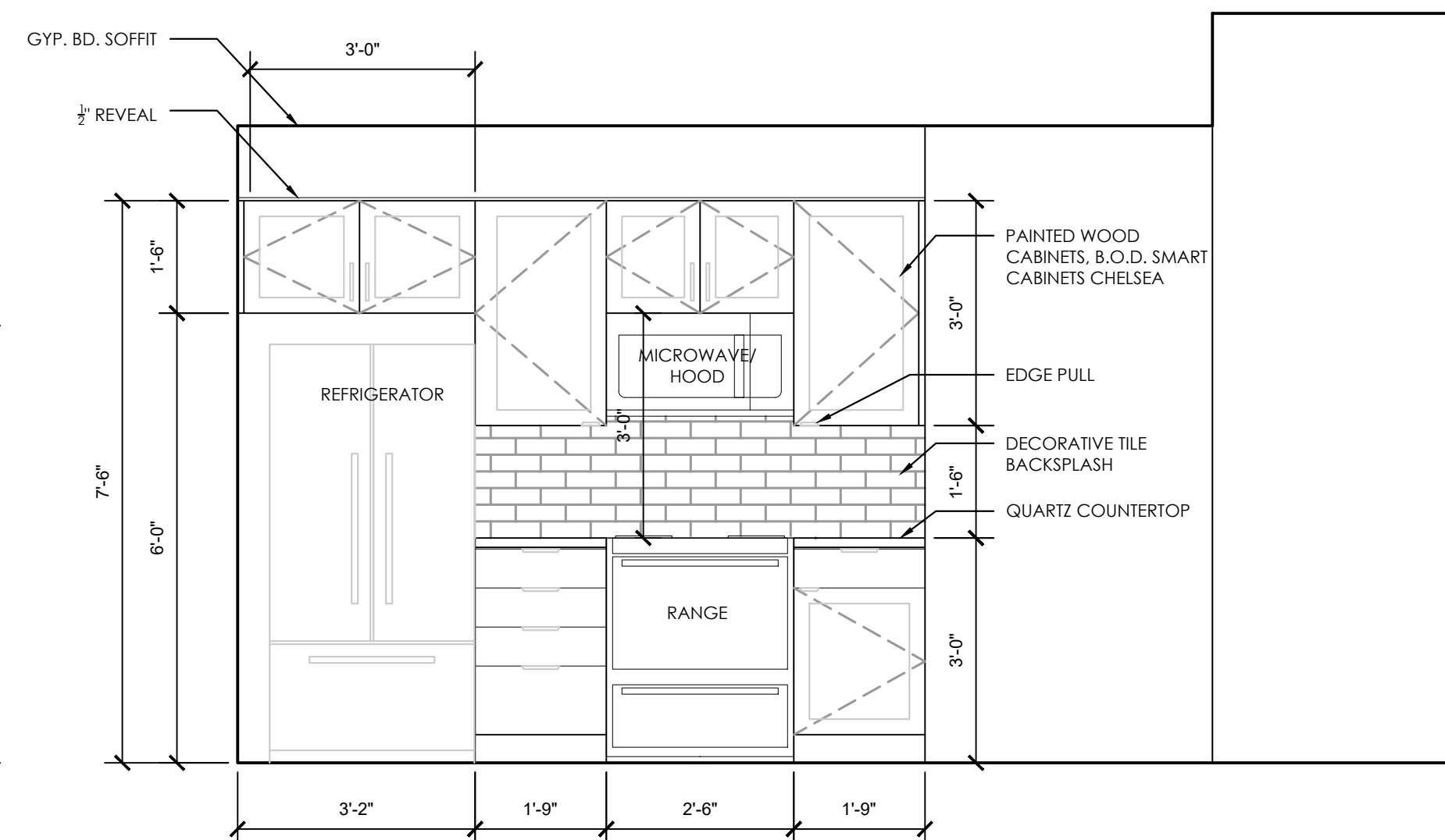
4
A6.0
UNIT 2 BATH ELEV.
1/2" = 1'-0"



3
A6.0
UNIT 2 BATHROOM 1 ELEVATION
1/2" = 1'-0"

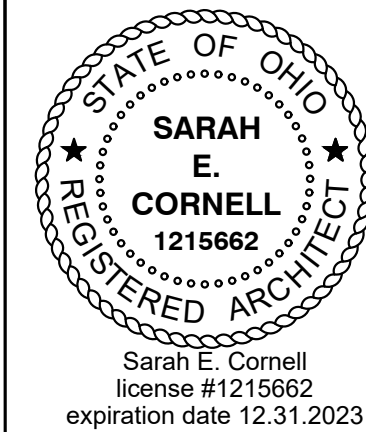


2
A6.0
UNIT 2 KITCHEN ISLAND
1/2" = 1'-0"



1
A6.0
UNIT 2 KITCHEN ELEVATION
1/2" = 1'-0"

NOTE:
KITCHEN & VANITY CABINET B.O.D.: SMART CABINETS,
CHELSEA STYLE, PAINTED. FRAMES UPGRADED TO
PLYWOOD CONSTRUCTION, TYP.



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INTERIOR ELEVATIONS

A6.0

NOTE:
KITCHEN & VANITY CABINET B.O.D.: SMART CABINETS,
CHELSEA STYLE, PAINTED. FRAMES UPGRADED TO
PLYWOOD CONSTRUCTION, TYP.



Project	FOR PERMIT	12.22.2021
Revised		

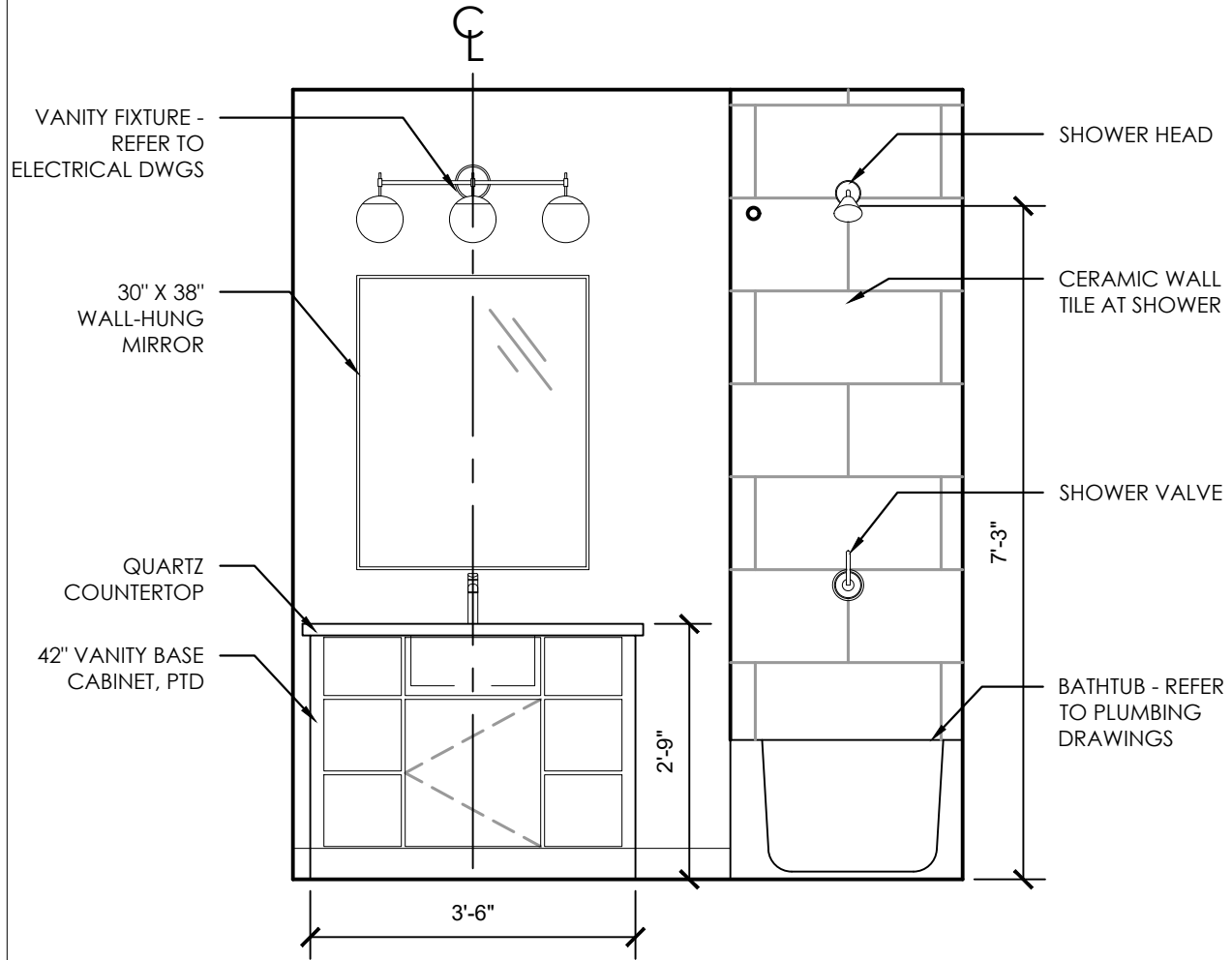
1338 - 1340 MAIN STREET

1338 - 1340 Main St.
Cincinnati, OH, 45202

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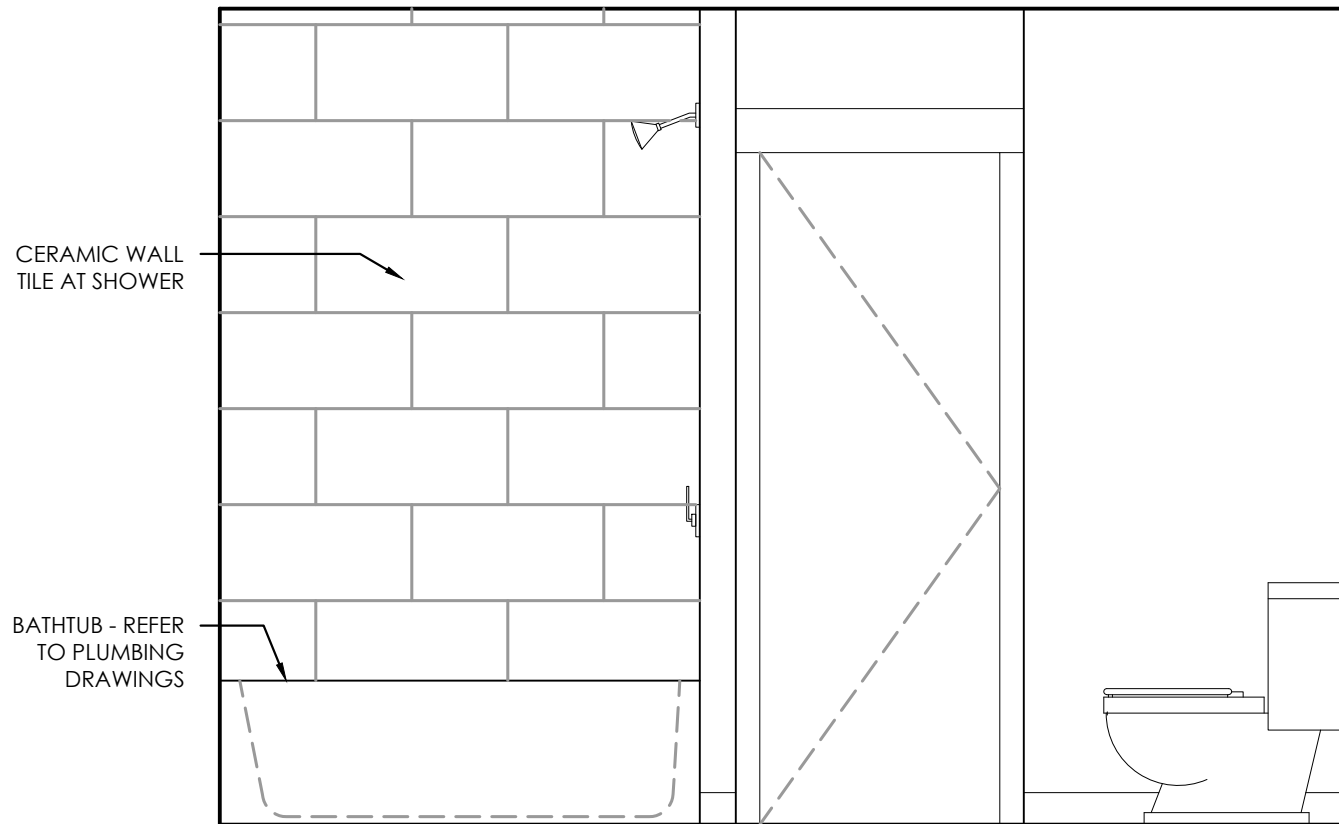
INTERIOR ELEVATIONS

A6.1



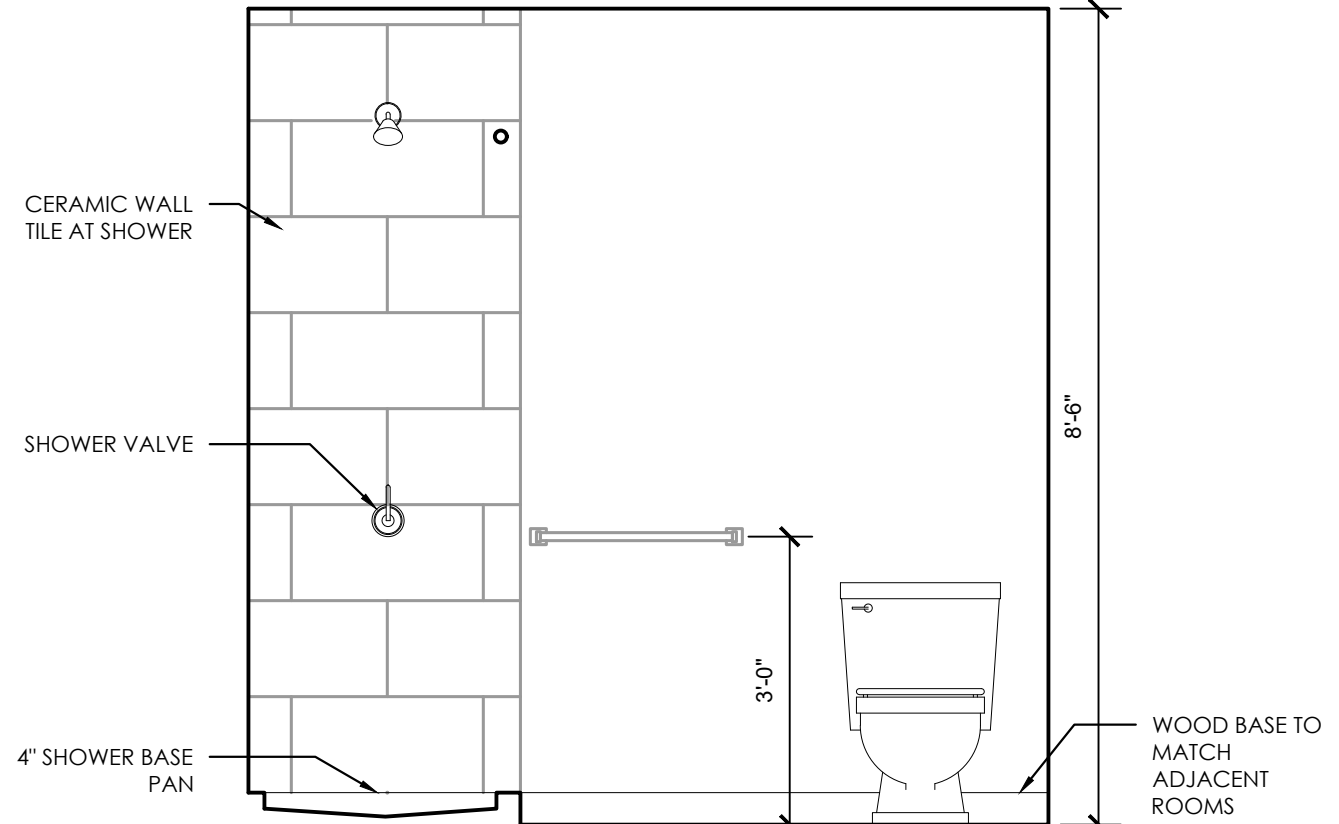
UNIT 2 BATH ELEV.

4
A6.1
1/2" = 1'-0"



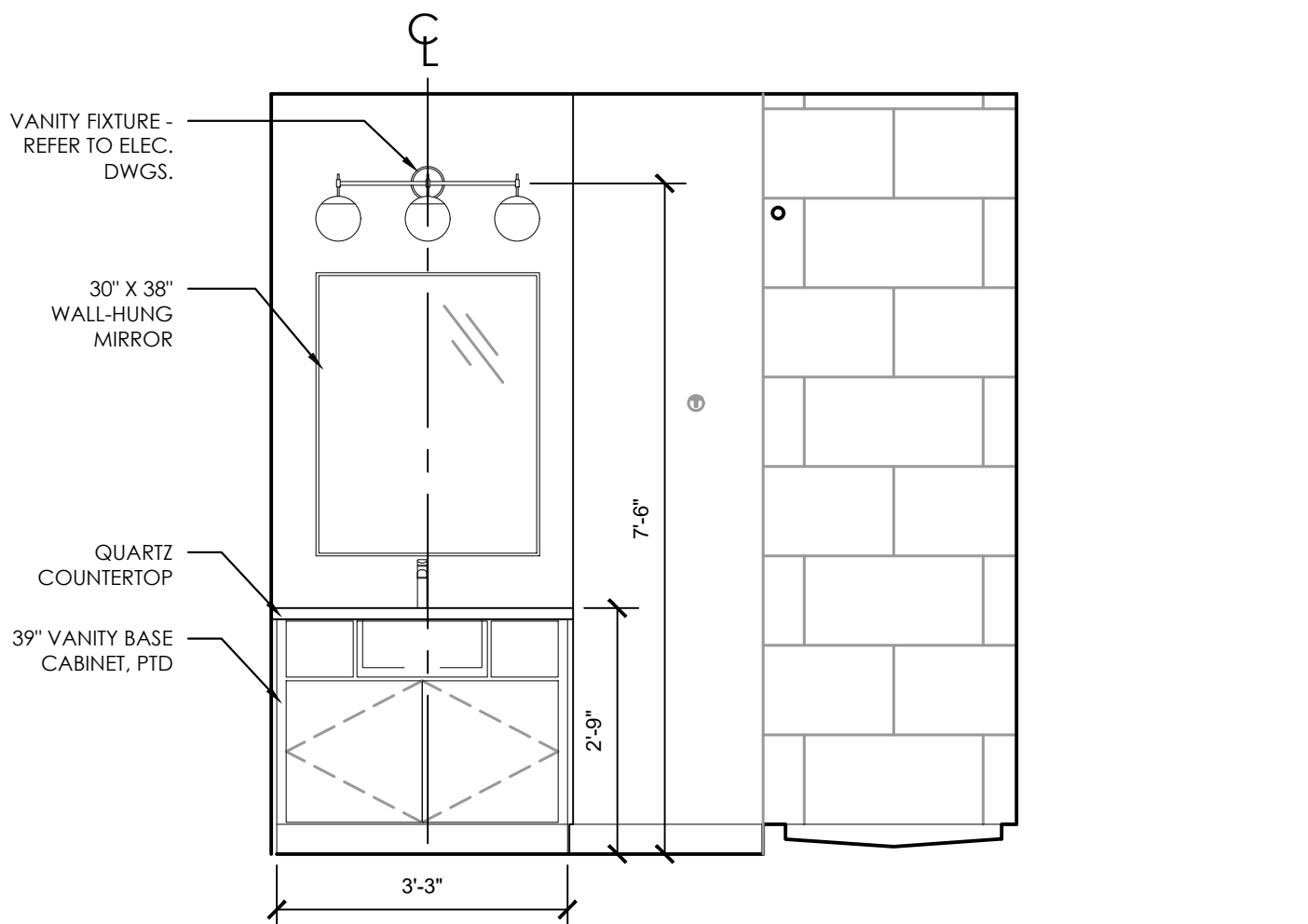
UNIT 2 BATHROOM 2 ELEVATION

3
A6.1
1/2" = 1'-0"



UNIT 3 BATHROOM ELEVATION

2
A6.1
1/2" = 1'-0"



UNIT 3 BATHROOM ELEVATION

1
A6.1
1/2" = 1'-0"

NEW FLUSH BEAM INSTALLED ADJACENT TO EXISTING (2) 2X12. RATED ENCLOSURE TO WRAP BOTH BEAMS

COORDINATE WITH THICKNESS OF 1-HOUR RATED FLOOR/CEILING ASSEMBLY TO ALLOW FOR FLUSH CEILING. CONTACT ARCHITECT IF CONFLICTS ARISE

(3) LAYERS TYPE "X" GWB TO WRAP BEAM. EXTEND TO UNDERSIDE OF FLOOR SHEATHING ABOVE.

1-HR FIRE RATED ASSEMBLY, A.02

NOTE:

- ALL NEW INTERIOR GUARDRAILS & HANDRAILS TO BE PAINTED STEEL.
- HANDRAIL AND GUARDRAIL ATTACHMENTS TO BE DELEGATED DESIGN. SHOP DRAWINGS SHALL BE SEALED BY A REGISTERED ENGINEER.

Technical drawing showing the side and end elevations of a handrail and guardrail system. The side elevation shows a handrail with a 6" gap between sections and a 4'-0" MAX. SPACING between guardrails. The end elevation shows a handrail with a 6" MAX. gap between sections. The drawing includes callouts for "RETURN HANDRAIL TO WALL / GUARDRAIL AT ENDS, PER CODE" and "PROVIDE 3" DIA. PAINTED MOUNTING PLATE AT WALL ATTACHMENTS". Dimensions include 3/4", 1 1/2", 3/8", 36" A.F.F., 6", 4'-0" MAX. SPACING, 6" MAX., and 3" DIA.

3 A7.0 HANDRAIL DETAILS --- 1'-1/2" = 1'-0"



Dusty Rhodes, Hamilton County Auditor

generated on 2/23/2022 2:30:25 PM EST

Property Report

Parcel ID 075-0004-0073-00	Address 1338 MAIN ST	Index Order Parcel Number	Tax Year 2021 Payable 2022
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Property Information

Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches 
Appraisal Area 01800 - OVER THE RHINE	Auditor Land Use 469 - LIHTC COMM	
Owner Name and Address OTR HOLDINGS INC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 (call 946-4015 if incorrect)	Tax Bill Mail Address OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 35,210	Effective Tax Rate 88.991088	
Property Description 1338-40 MAIN ST 36.50 X 90 ES MAIN ST 63.50 FT S OF E 14TH ST PARS 73-74 CONS		

Appraisal/Sales Summary	
Year Built	1850
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/20/2021
Last Sale Amount	\$0
Conveyance Number	276903
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.038

Tax/Credit/Value Summary	
Board of Revision	YES(18)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	43,090
CAUV Value	0
Market Improvement Value	57,510
Market Total Value	100,600
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,355.17
Tax as % of Total Value	0.000%

Notes

** 10/14/18 BOR #17-023407 DECREASE TO 80,480 TH ** 10/29/09 BOR #08-205346 DECREASE TO 40,030 SG ** CRA ABATEMENT EXPIRES 2009 PAY 2010
 ** 11-30-01 12 YR CRA ABATEMENT - BEGAN TAX YR 1997 THRU 2008 ** 2/26/98 BOR #96-13302 DISMISSED

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	469 LIHTC COMM	9,792	1850

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	2,736	12	1
Section 2	352 Multiple Res (Low Rise)	5,472	10	2
Section 3	352 Multiple Res (Low Rise)	1,584	10	1

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

Dusty Rhodes, Hamilton County Auditor

generated on 2/23/2022 2:30:25 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
075-0004-0073-00	1338 MAIN ST	Parcel Number	2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01800 - OVER THE RHINE	
Auditor Land Use	469 - LIHTC COMM	
Owner Name and Address	OTR HOLDINGS INC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 (call 946-4015 if incorrect)	Tax Bill Mail Address
		OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	35,210	Effective Tax Rate
		88.991088
Total Tax		\$3,355.17
Property Description		
1338-40 MAIN ST 36.50 X 90 ES MAIN ST 63.50 FT S OF E 14TH ST PARS 73-74 CONS		

Appraisal/Sales Summary

Year Built	1850
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	8/20/2021
Last Sale Amount	\$0
Conveyance Number	276903
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.038

Tax/Credit/Value Summary

Board of Revision	YES(18)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	43,090
CAUV Value	0
Market Improvement Value	57,510
Market Total Value	100,600
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,355.17
Tax as % of Total Value	0.000%

Notes

** 10/14/18 BOR #17-023407 DECREASE TO 80,480 TH ** 10/29/09 BOR #08-205346 DECREASE TO 40,030 SG ** CRA ABATEMENT EXPIRES 2009 PAY 2010
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Section 3	352 Multiple Res (Low Rise)	1,584	10	1

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

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

APPLICATION #: COA2022008
APPLICANT: Alice Emmons
OWNER: Dr. Barbara Brewer
ADDRESS: **2334 Ashland Ave**
PARCELS: 063-0002-0100
ZONING: RM-X
OVERLAYS: Uplands Historic District
COMMUNITY: East Walnut Hills
REPORT DATE: March 7, 2022

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the construction of an addition on the side of the building.

Existing Conditions:

2324 Ashland Ave is a 2.5 story Queen Anne Residential building within the Uplands Historic District. It is set back from the street on the top of a hill. It has a prominent front porch, hipped roof, dormers and projecting bay at the side.

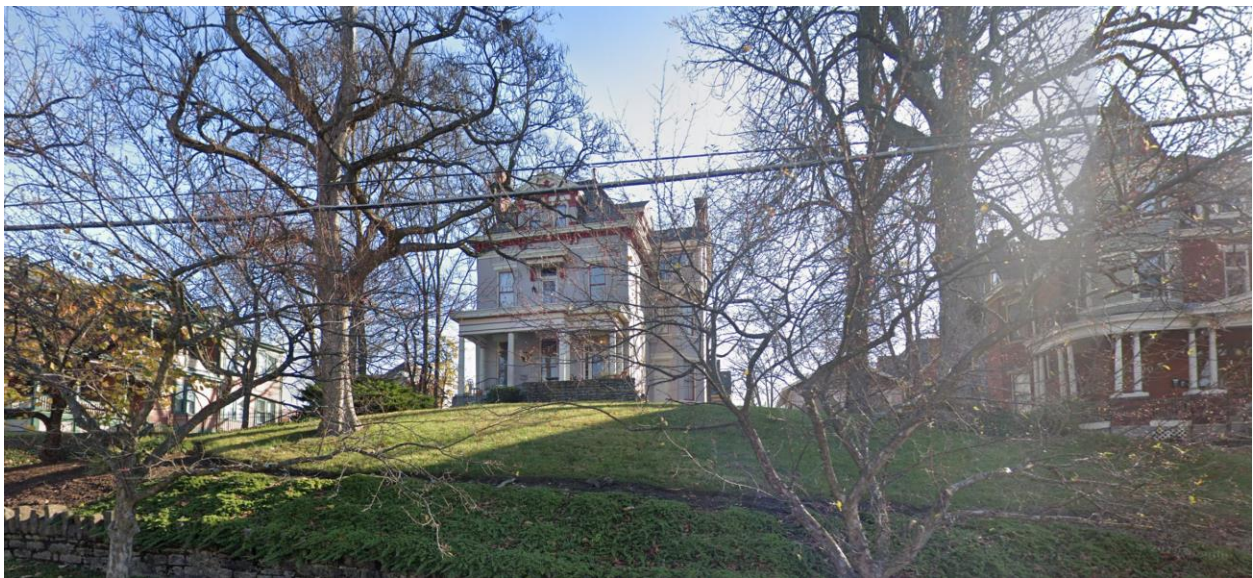


Figure 1: Google Street View of 2334 Ashland Ave. Provided by Google Street views.

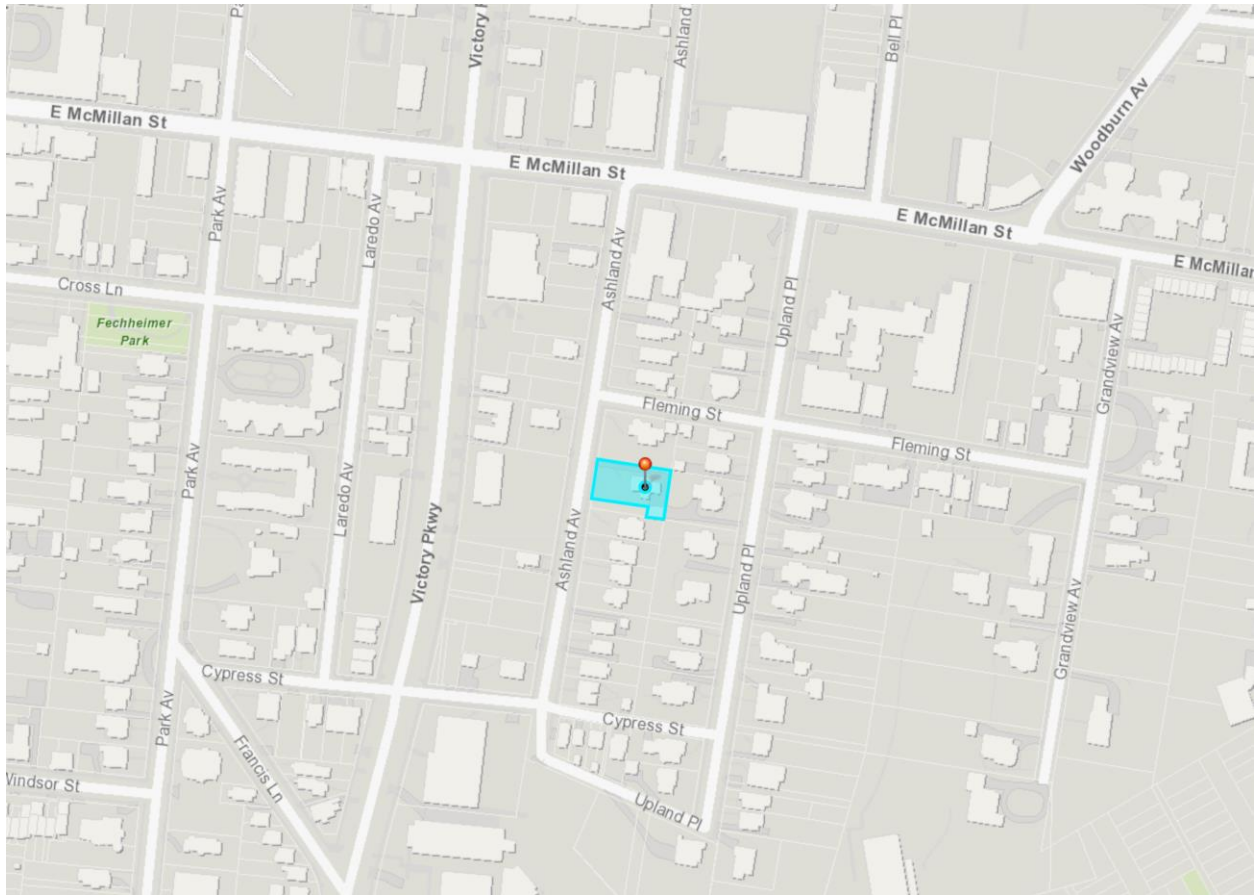


Figure 3: Map of 1890 Madison Rd. Map provided by Cagis Maps.

Proposed Conditions:

The proposal is to build a one-story addition on an existing foundation at the side of the building. The addition will be sided in cementitious lap siding and will have porch detailing and trim work to match the existing house.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	East Walnut Hills Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is requesting to build an addition on the property. The addition is within all required setbacks and height limitations.

Certificate of Appropriateness Review

A Certificate of Appropriateness is required for the for the addition. The applicant and architect worked well with staff to work with an existing condition of a previously approved foundation at this location. Working with the existing non-rectilinear foundation, the proposed design strikes great solution of creating an appropriate addition and using the rest of the foundation as a patio down to the yard.

ADDITIONS

1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION

In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.)

The materiality of the addition is an appropriate response to the building. Previous additions have been frame with lap siding and is a compatible approach that still provides differentiation from the original house.

The form, scale and height are all appropriate for an addition. The addition is a one-story addition that is tucked into a corner of the building. The addition is rectilinear in form similar to the house and other buildings in the district.

Siting for the addition is on the side towards the front. There have been other similarly placed additions within the district, notably 2322 Ashland just a few houses from the subject property.

2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building, the design should also respond, in a more general way, to adjacent buildings.

The addition takes its cues from the original building. The addition is scaled so that the cornice line matches the cornice line on the porch and the ornamentation, door style, and width are all within the existing parameters of the house.

3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

If the original building is architecturally or historically significant, the addition should take a respectful “back seat” to it and not overpower the original, an addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.

While the addition is visible from the street, the one story size and a form that has a width that is no wider than the bay window just to the east of the addition, make the addition not overpower the main building or detract from any details or defining features. The bay is still visible and still can be seen as defining feature. The non-rectilinear foundation that is creating the deck/patio will not be visible is an appropriate solution to deal with an existing condition.

4) CONNECTIONS: KEEP THEM SIMPLE

The connection of the addition to the original building should be designed so that it does not detract from either structure, Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition,

The addition will infill a door and create a new opening on what will be interior walls once the addition is built. The door and wall that are being removed are not architecturally defining features. On the interior the door will become a built in so if in the future the addition were to be removed, rebricking in the wall and removing the built in to replace it with a door would be potentially feasible.

Other Considerations:

Pre-Hearing: A pre-hearing was not held due to technical issues. .

Comments Provided to Staff: After the staff conference the applicants meet with the directly affected neighbors and adjusted the plans as necessary. The neighbors do not object to the project.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for additions and changes to the property at 2334 Ashland Avenue per plans submitted Alice Emmons, Architect per plans dated 2/24/22 with the following condition:
 - a. The building permits must be issued within two years of the decision date, or the Certificate of Appropriateness shall expire.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) Accessory structures should not overwhelm the main building is size or placement.



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am-4 pm
(513) 352-4848

Urban.Conservator@Cincinnati-OH.gov

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2334 Ashland Avenue Cincinnati OH 45206
Hamilton Co. Parcel ID No.: 063-0002-0100-00 Zoning District: RMX
Historic District: Uplands Overlay District: none

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

Name: Alice M. Emmons

Contact Person (if legal entity): _____

Address: 4395 Haight Avenue

City: Cincinnati State: OH Zip Code: 45223

Phone: (513) 535-1786 E-mail: alemarc1@gmail.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Dr. Barbara Brewer

Contact Person (if legal entity): _____

Address: 2334 Ashland Avenue

City: Cincinnati State: OH Zip Code: 45206

Phone: (513) 861-1466 E-mail: drbgbrewer34@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☒ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:

The project consists of a single-story addition to extend the existing kitchen. The project includes a small patio and stair to grade at the east end of the addition, and an extension of the existing front porch at the west end of the addition.

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: Alice M. Emmons

Date: 2.24.22

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. \$ 624.95

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

The building at 2334 Ashland Avenue was built in 1900, and is located in the Uplands Historic District in the East Walnut Hills neighborhood. The building is located on the east side of the street, and sits roughly 16' above the level of the street. The building's lot includes mortared retaining walls in the native stone often used in such historic properties along its western street face and alongside the south edge of its driveway.

The property is recognized in the Uplands District guidelines as an example of the Second Empire style of the Victorian period. It has painted brick exterior walls with stone accent coursing, slate roofing, a stone foundation, and an extensive collection of wood brackets, relief detailing, and trim. The house includes an angled bay with a gabled roof on its south side, and a hexagonal tower with a peaked cap on its north side. The third floor exterior walls of the gabled bay are faced with shingle siding.

The house has been previously added onto at its southeast corner, with frame extensions on both the first and second floors. These extensions are finished with lapped siding and simple corner trim, and have a parged concrete block foundation.

The property also includes a single-story parking pergola, held tight to the southeast corner of the lot. A concrete driveway on the north side of the house expands into a patio and access to the pergola at the east/rear side of the house. The pergola is wood frame with concrete block wall infill. The detailing of the pergola is intended to reflect the detailing of the main house, with trim profiles and pierced bracket detailing copied from elements of the house.

The building was originally used as a single family home, but was already subdivided into 3 apartments when its current owner Dr. Barbara Brewer purchased the property in 1985. She occupies the first floor apartment, from which she also operates her psychology practice.

In the mid-to-late 90's, Dr. Brewer explored building a significant addition on to the southeast corner of the house. The addition was intended to allow for an expanded kitchen, additional interior public/entertaining space, and a system of connected outdoor spaces. The addition was designed by Janek Dumbrova and represented a bold departure from the aesthetic of the existing house. This was prior to the creation of the Uplands Historic District, so the project did not require a Certificate of Appropriateness from the Historic Conservation Board. The project was permitted and a portion of the foundation and a forecourt to the existing front porch were completed before the project was put on hold due to funding issues.

The current project consists of a +/-10' x 30' addition at the southwest corner of the house. The addition includes a 10' x 14' extension of the existing front porch (a portion of which is under roof), a wood frame addition that will house a new and expanded kitchen, and a patio built on a portion of the foundation from the previous project that was halted. The kitchen is connected to the new porch via a french door with sidelights. The door will be chosen to match the existing front door as closely as possible. The patio, which is accessed via an inswing french door, will connect the kitchen to the yard and parking pergola via a set of stairs to grade. The patio is to be edged with a simple prefinished metal guard/handrail for maximum transparency.

The addition will not extend out beyond the existing angled bay on the south side of the house to allow the bay to remain a visible element from the street. The east end of the addition cuts back into the house at a 45 degree angle to avoid obscuring the window on the southwest facing facet of the angled bay.

The materials for the porch columns and roof structure will be a direct duplicate of the materials used

on the existing porch. The addition's roof will be flat to match the adjacent porch. The wood frame portion of the addition will be finished with horizontal lapped siding to match the existing additions on the southeast corner of the house. The entire addition will have a concrete block foundation parged to match that of the existing additions.

The height and shape of the addition has been designed to avoid obscuring as much of the angled bay's detailing as possible. The porch portion of the addition both provides sheltered outdoor space and creates a strong tie to the house's existing front elevation. We trust this design will prove to be a successful balance between the owner's goals and those of the Historic Conservation Board.

Witness List for 2334 Ashland Avenue COA application

Alice M. Emmons, Architect

alemarch91@gmail.com

(513) 535-1786

Dr. Barbara Brewer, owner

drbgbrewer34@gmail.com

(513) 861-1466



ADJUDICATION/DENIAL LETTER

Date: February 9, 2022

Location: 2334 Ashland Av

Request: Front Addition

Zoning District: RM-X/ Uplands 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 \ 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 \$624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

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

Sincerely,

Beth Johnson

Urban Conservator

(p): 513-352-4848

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



Online Property Access

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

Parcel ID
063-0002-0100-00

Address
2334 ASHLAND AVE

Index Order
Parcel Number

Tax Year
2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	00714 - EAST WALNUT HILLS 14	
Auditor Land Use	530 - THREE FAMILY DWLG	
Owner Name and Address	BREWER BARBARA G 2334 ASHLAND AVE CINCINNATI OH 45206 (call 946-4015 if incorrect)	Tax Bill Mail Address CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	102,590	
Effective Tax Rate	75.634697	Total Tax \$6,931.02
Property Description ASHLAND AVE 80 X 150 IRR PT LOT 16 DAVID R KEMBERS		

Appraisal/Sales Summary

Year Built	1900
Total Rooms	14
# Bedrooms	5
# Full Bathrooms	5
# Half Bathrooms	0
Last Transfer Date	11/1/1985
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.301

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	69,620
CAUV Value	0
Market Improvement Value	223,490
Market Total Value	293,110
TIF Value	98,310
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,474.16
Tax as % of Total Value	2.289%

Notes

1) 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

I Want To...

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

View:

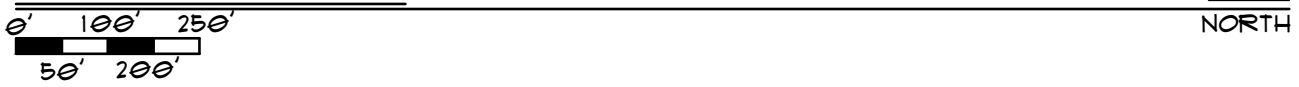
Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

Print:

Current Page
Property Report



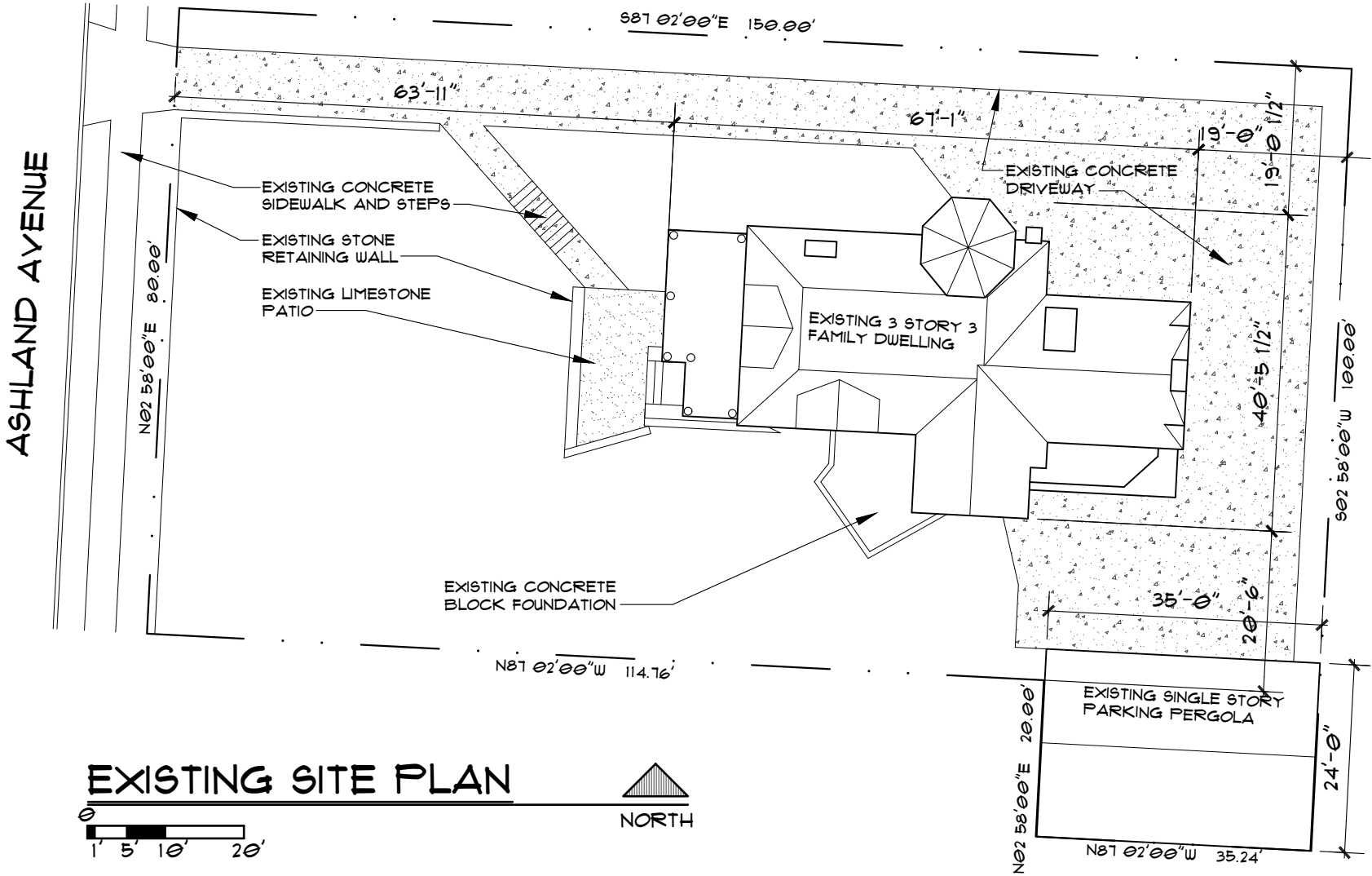
CONTEXT MAP



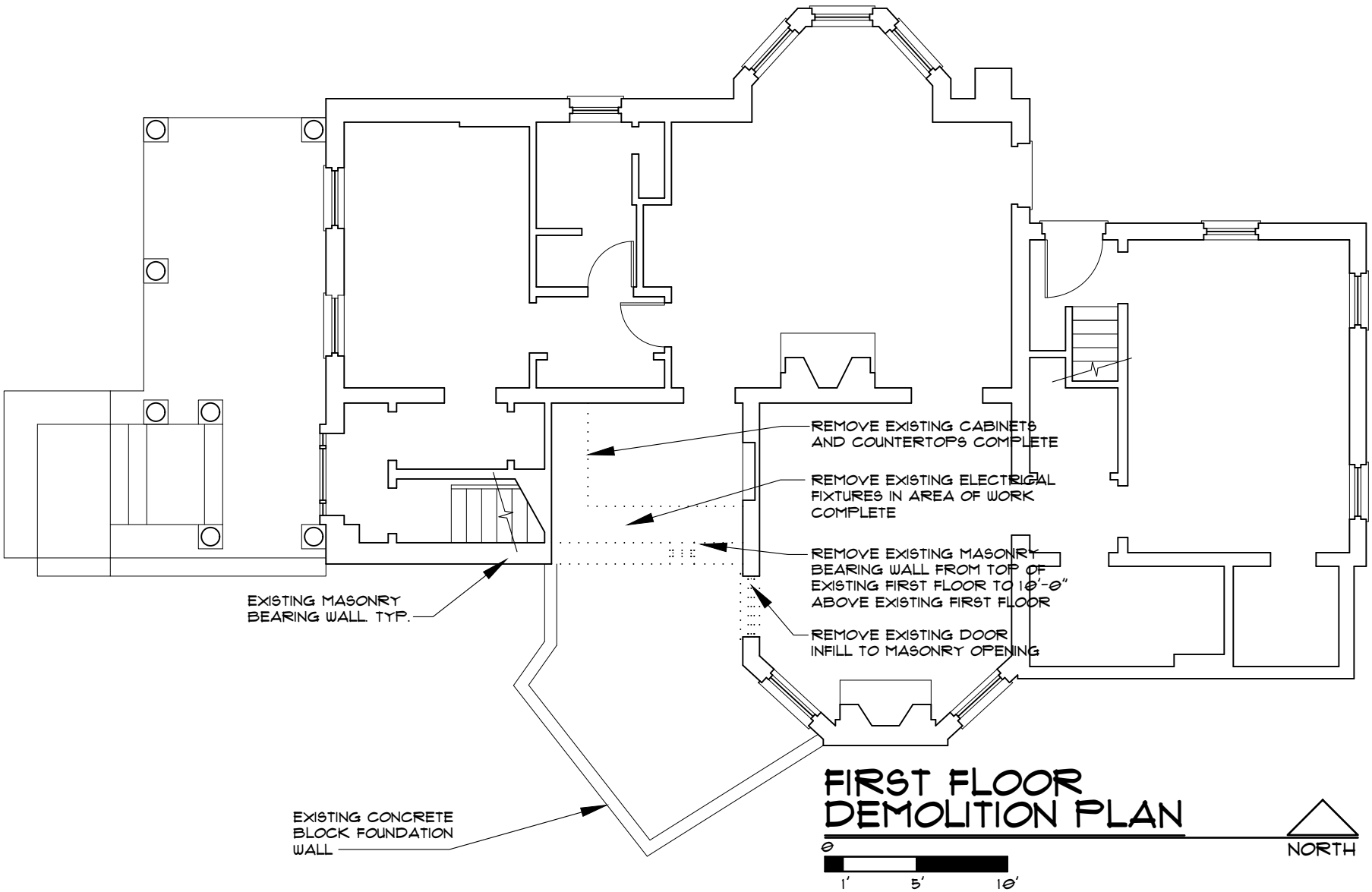
A. EXISTING SINGLE STORY PARKING PERGOLA

SHEET INDEX

- A-1 CONTEXT MAP, EXISTING SITE PLAN, FIRST FLOOR DEMOLITION PLAN, PARKING PERGOLA PHOTO
- A-2 EXISTING SOUTH (SIDE) AND WEST (FRONT) ELEVATIONS, PROPOSED SITE PLAN, PHOTOS OF EXISTING HOUSE
- A-3 PROPOSED SOUTH (SIDE) AND WEST (FRONT) ELEVATIONS, PHOTOS OF EXISTING HOUSE
- A-4 PROPOSED FIRST FLOOR PLAN
- A-5 CONTEXT PHOTOGRAPHS
- A-6 CONTEXT PHOTOGRAPHS



EXISTING SITE PLAN



FIRST FLOOR DEMOLITION PLAN



Alice M. Emmons, Architect
4395 Haight Avenue
Cincinnati, Ohio 45223
513.535.1786
alemarch91@gmail.com
Project No. 21019



Alice M. Emmons, License #9109888
Expiration date 12/31/2023

Proposed Addition to:

2334 Ashland Avenue
Cincinnati, Ohio 45206

Revisions

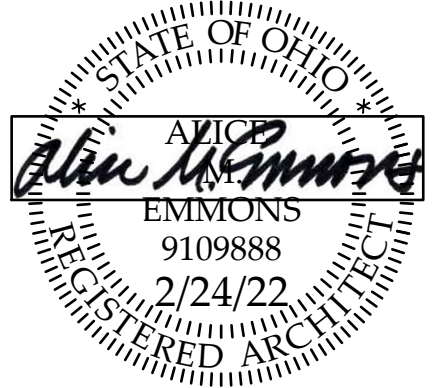
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Revised:

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Alice M. Emmons, License #9109888
Expiration date 12/31/2023

Proposed Addition to:

2334 Ashland Avenue

Cincinnati, Ohio 45206

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Issued: 2/24/22

Revised:

Page No.

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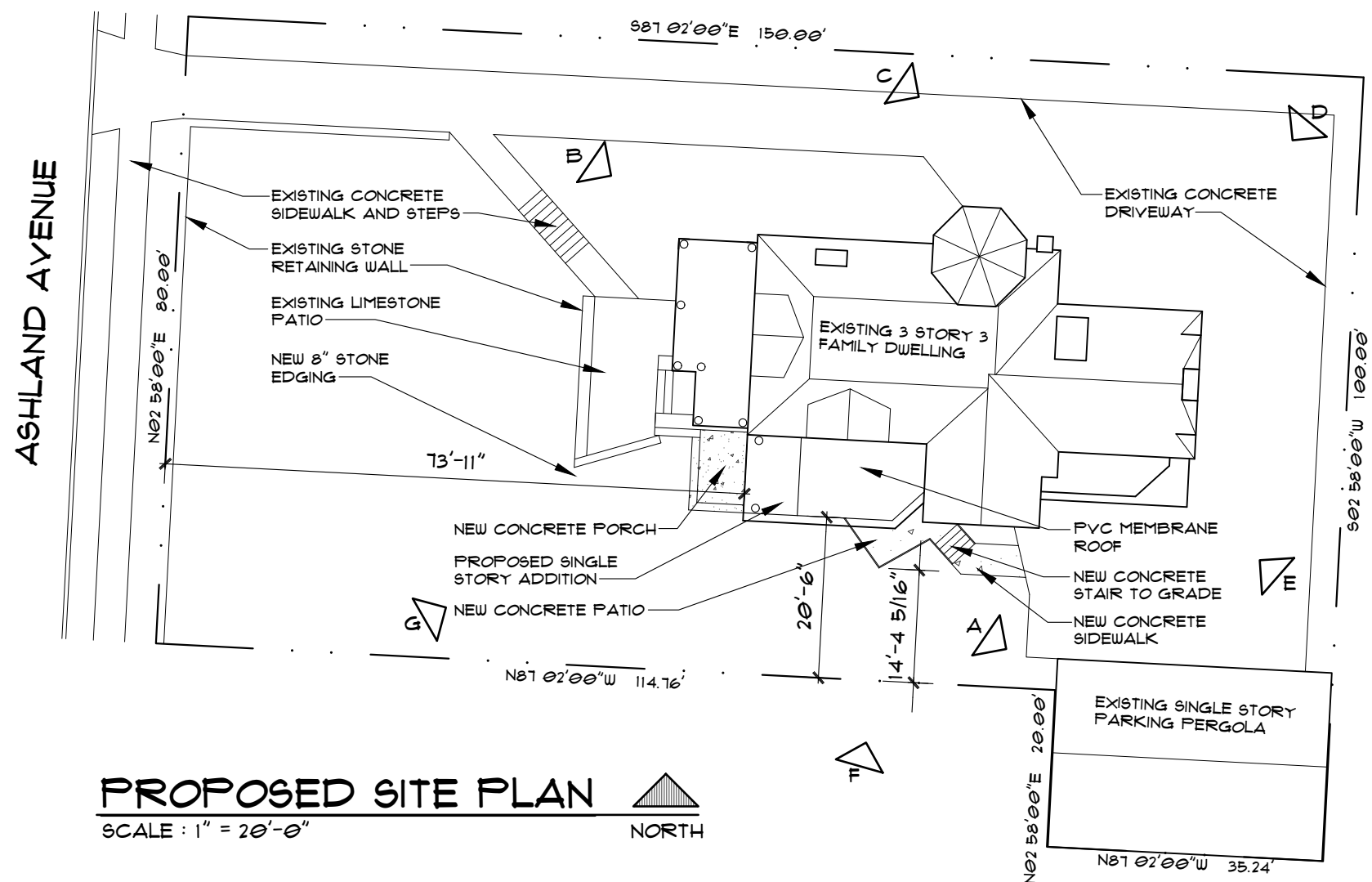
of 6



B. LOOKING SOUTHEAST
TOWARDS WEST/FRONT
ELEVATION OF HOUSE



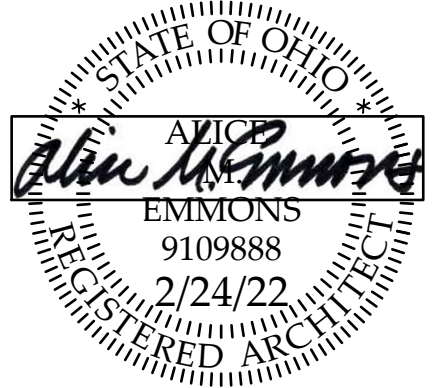
C. LOOKING SOUTHEAST
TOWARDS NORTH/SIDE
ELEVATION OF HOUSE



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"





Alice M. Emmons, License #9109888
Expiration date 12/31/2023

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2334 Ashland Avenue

Cincinnati, Ohio 45206

Revisions

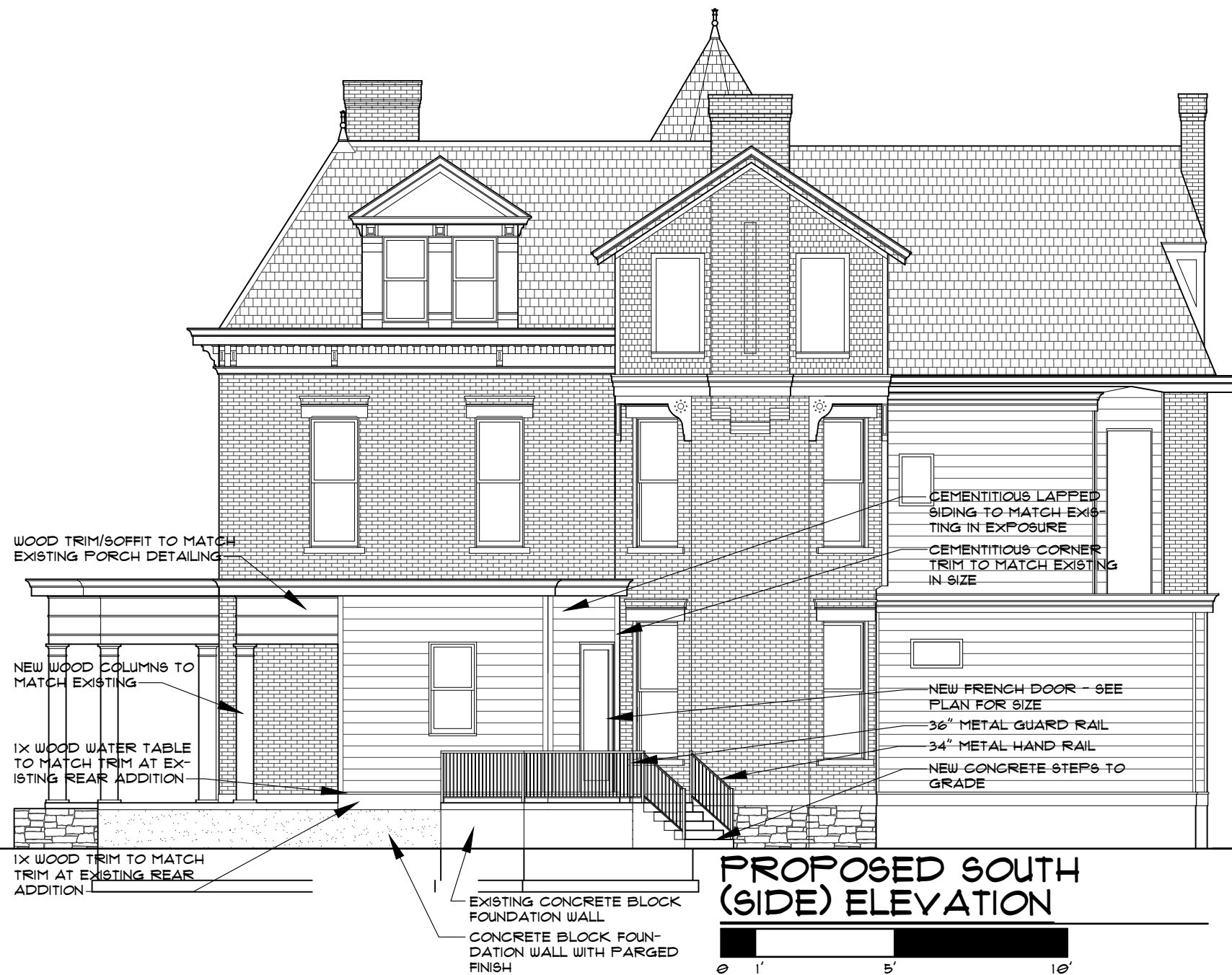
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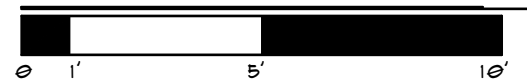
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PROPOSED SOUTH (SIDE) ELEVATION



PROPOSED WEST (FRONT) ELEVATION



D. LOOKING SOUTHWEST TOWARDS NORTH/SIDE ELEVATION OF HOUSE



E. LOOKING NORTHWEST TOWARDS EAST/REAR ELEVATION OF HOUSE

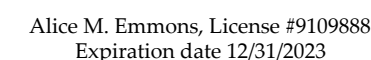


F. SOUTH/SIDE ELEVATION OF HOUSE



G. LOOKING NORTHEAST TOWARDS WEST/FRONT AND SOUTH/SIDE ELEVATIONS OF HOUSE

AE

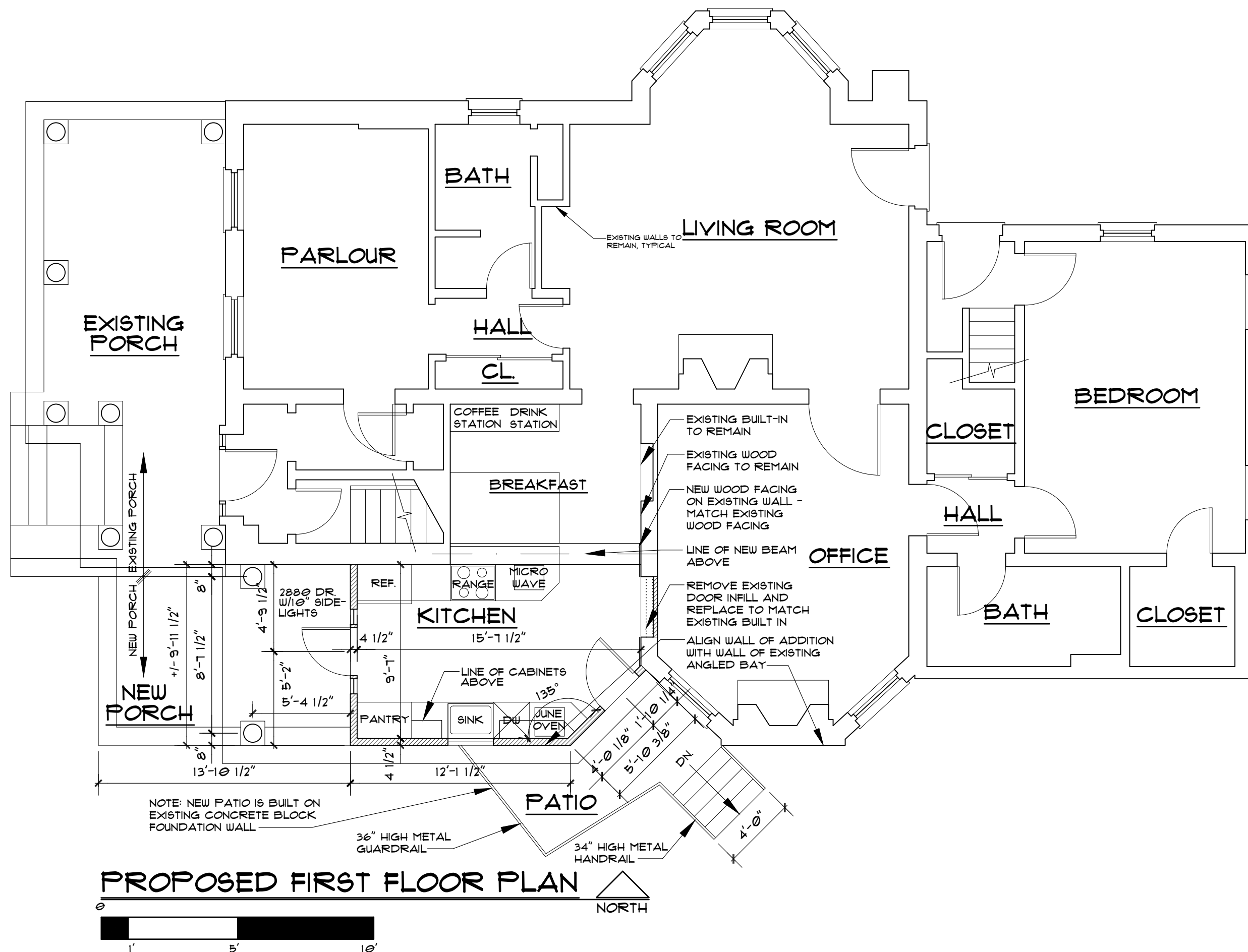


Proposed Addition to:

2334 Ashland Avenue

Cincinnati, Ohio 45206

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of 6





1. 2344 ASHLAND AVENUE

2. 2330 ASHLAND AVENUE

3. 2326/24 ASHLAND AVENUE

4. 2322 ASHLAND AVENUE



5. 2318 ASHLAND AVENUE

6. 2316 ASHLAND AVENUE

7. 2314 ASHLAND AVENUE

8. 2310 ASHLAND AVENUE

Alice M. Emmons, Architect
4395 Haight Avenue
Cincinnati, Ohio 45223
513.535.1786
alemarch91@gmail.com
Project No. 21019



Alice M. Emmons, License #9109888
Expiration date 12/31/2023

Proposed Addition to:

2334 Ashland Avenue

Cincinnati, Ohio 45206

Revisions

Issued: 2/24/22

Revised:

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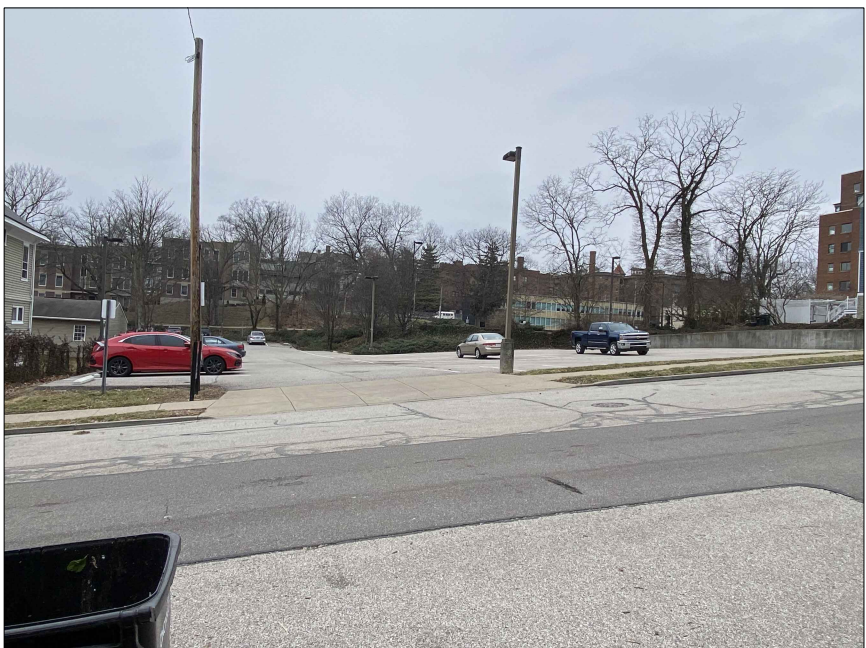
of 6



9. 2300 ASHLAND AVENUE



10. 2303 ASHLAND AVENUE



11. 2307/09/17 ASHLAND AVENUE
(PARKING LOT)



12. 2323 ASHLAND AVENUE

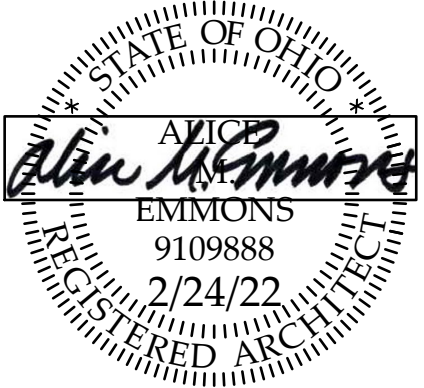


13. 2325/27/39/41 ASHLAND AVENUE
(PARKING LOT FOR 2330/32
VICTORY PARKWAY)



14. 2345 ASHLAND AVENUE

Alice M. Emmons, Architect
4395 Haight Avenue
Cincinnati, Ohio 45223
513.535.1786
alemarch91@gmail.com
Project No. 21019



Alice M. Emmons, License #9109888
Expiration date 12/31/2023

Proposed Addition to:

2334 Ashland Avenue

Cincinnati, Ohio 45206

Revisions

Issued: 2/24/22

Revised:

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

APPLICATION #: COA2022010/ZH20220028
APPLICANT: Newbar Design Group
OWNER: Woodburn South LLC
ADDRESS: **2724 Woodburn Ave**
PARCEL: 061-0003-0122; 061-0003-0123; 061-0003-0008
ZONING: CC-P
OVERLAYS: Woodburn Avenue Historic District
COMMUNITY: Walnut Hills
REPORT DATE: March 21, 2022

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a roof addition and roof deck as well as zoning relief for parking and entertainment for the outdoor area.

Zoning Relief Requested:

1. **1419-21(e)**: Outdoor entertainment. The proposed outdoor area will have outdoor entertainment and is within 500 feet of a residential district. This requires a Conditional Use Approval.
2. **1425-19**: A total of 13 parking spaces is required after the applicable reductions. 2 spaces are being provided so a Numerical Variance of 11 is required.

Existing Conditions:

The property is a contributing building within the Woodburn Avenue Historic District. The building is a 1- story brick commercial building that has a bricked in storefront and garage door on the front. These changes are not original to the building.

Proposed Conditions:

The proposal is to rehabilitate the building into an eating and drinking establishment with a rooftop addition and roof deck. The changes include

- New Storefront
- Rooftop addition set to the rear clad in cement panels with a shed roof dormer
- Roof deck at the front of the roof with a railing setback 10 feet from the front edge.



Figure 1: View to the property from Woodburn Avenue. Google Street Views.

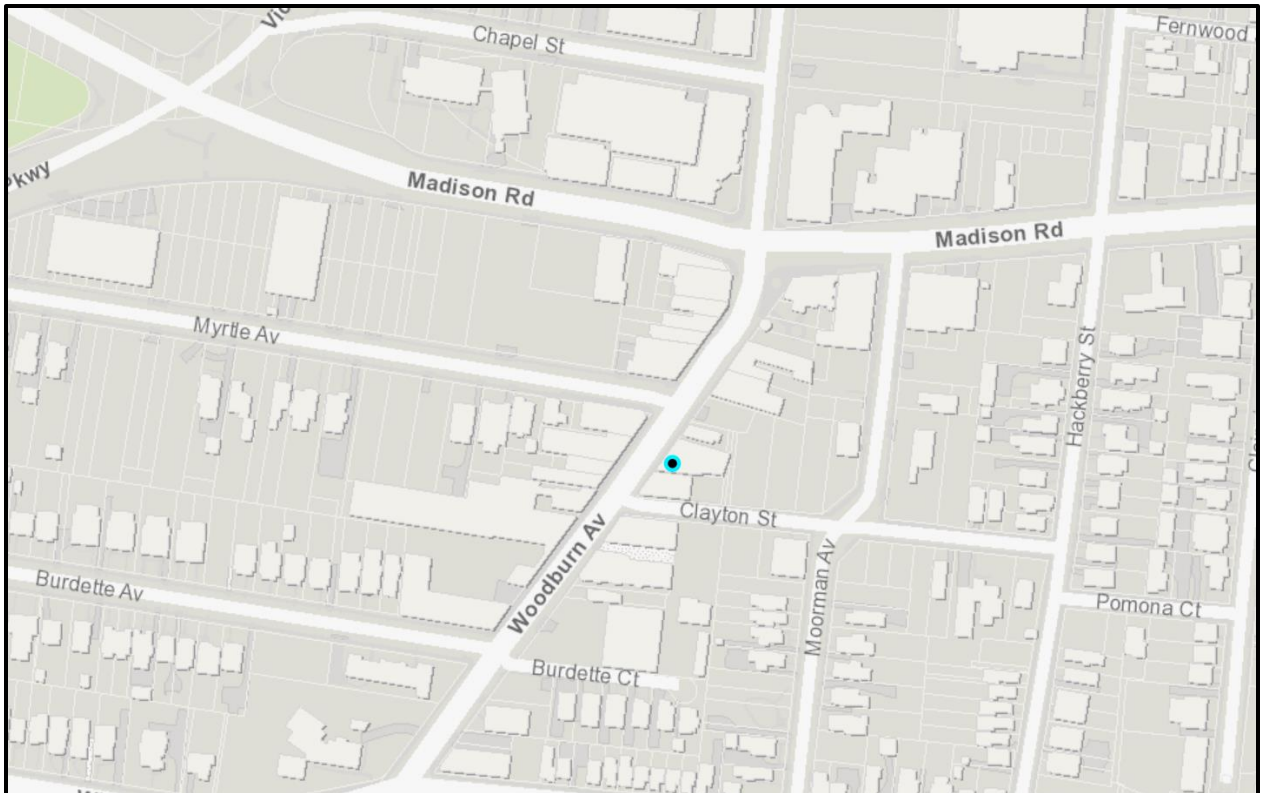


Figure 2: Map of 2724 Woodburn Ave. Cagis Map

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1419	Outdoor Eating and Drinking
	Section 1425	
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Woodburn Avenue	
COA Standard:	Section 1435-09-2	COA; Standard of Review

ZONING REVIEW:

The proposed uses of an eating and drinking establishment is permitted by right within a CC-P. The outdoor area's use of entertainment requires a conditional use as it is within 500 feet of a residential area. The project also requires 13 parking spaces. 2 spaces are able to be provided onsite and these will be reserved for employees so a parking variance of 11 spaces is required.

Standards for Conditional Uses and 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 outdoor area is at the front of the roof top deck towards the street. As an addition is being proposed, this new structure will direct the sound from the properties to the rear of the building. Further directly behind and adjacent to the building are commercial uses and a parking lot. The outdoor entertainment does not adversely affect the historic building.

As the existing building is a zero-lot line development, there is only room for limited parking onsite at the very rear of the building. As these are tandem spots, they would need to be reserved for employee use out of practicality. Requiring parking onsite is not feasible without demolition which is an antithesis of the purpose of a historic district.

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

A denial of the conditional uses would not result in the deprivation of all economically viable use, but it is providing more space and atmosphere for the eating and drinking establishment.

The applicant has explored all available options for parking that are available to them. Leasing parking within 600 feet is not feasible and there are no spots currently available for lease. Denying parking would limit the use of the building to a use that would only require 2 parking spaces. In an environment where the compatible uses are retail, restaurant and office uses, this would not be feasible.

Standards Variances per Section 1445

- (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.*

As the existing building is a zero-lot line development, there is only room for limited parking onsite at the very rear of the building. As this is within a historic district and demolition of adjacent buildings is not feasible, the limited onsite parking is a special circumstance and condition.

- (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 Woodburn Neighborhood Business District is a dense walkable neighborhood with zero lot line development. Multiple properties along the street have limited or no on-site parking. There is street parking and public parking lots available for use.

General Standards; Public Interest

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

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

The underlying zoning is CC-P. The use of the property conforms to the underlying zoning except for the Conditional Use and variance requested.

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

The project is within Woodburn Ave Neighborhood Business Historic District. The requested work for new construction does conform to the Historic District Guidelines.

- c. **Plans.** *The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*
The proposed work conforms to the Plan Cincinnati through the following goals:
- Capitalize on our historic character and cultural heritage
 - Foster a Climate conducive to growth, investment, stability and opportunity
- d. **Traffic.** *Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.*
There is adequate street parking and access to public parking to support the project.
- e. **Buffering.** *Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.*
No buffering is required by zoning as the adjacent parcels are in the same zoning district as the subject parcel.

The outdoor area at the rooftop of the property is physically buffered from adjacent properties by the new construction which is taller than the roof deck.

The closest residential zoning district is also buffered from the outdoor area and outdoor entertainment with other buildings which are all taller than the rooftop area.
- f. **Landscaping.** *Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*
There is no landscaping, or buffer yards required as the adjacent properties are within the same zoning district.
- g. **Hours of Operation.** *Operating hours of the venue are compatible with adjacent land uses and illustrated below. They are compliant with Sec. 1419-21(g):*
The hours of operation will comply with 1419-21.
- h. **Neighborhood Compatibility.** *The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.*
The proposed outdoor entertainment is in keeping with a neighborhood business district. The outdoor entertainment is at the street facing area of the roof deck which is an appropriate location.
- i. **Proposed Zoning Amendments.** *The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.*
None.
- j. **Adverse Effects.** *Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.*

There are no anticipated adverse effects to the extent of access to fire, police or other public services.

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

This property is not blighted but has been an underutilized property.

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

The proposed work will increase income gained from use of the outdoor spaces.

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

The proposed project will create temporary jobs during construction and will provide permanent jobs at extended outdoor spaces.

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

None anticipated.

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

The use of the property including the outdoor area provide additional opportunities for income for the property.

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

The project will result in no identified adverse effects to the public peace, health, safety, or general welfare and will add to the vibrancy of the neighborhood.

Certificate of Appropriateness Review

Staff is supportive of the design and recommends that the design substantially conforms to the Historic Conservation District 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.

Rehabilitation- Roofs:

Chimneys, dormers or towers and other architectural features that give the roofline of an building its identifying character should be preserved. Most of the buildings in the Woodburn Avenue NBD have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary.

Retain and repair original roof materials such as slate and standing seam metal roofs. Wood shakes and plastic roofing products, which are inappropriate materials in the Woodburn Avenue NBD, shall not be used. Simulated slate may be approved on a case-by-case basis.

Typically roof top additions, especially when they are not minimal and strictly for rooftop access are not something that we are supportive of as it does change the shape of the roof and overall form and massing of the building. However, with this property it a 1-story building between two 2-story buildings and the addition's height will not be above the neighboring buildings causing it to be inconspicuous and not take away from the massing and form appearance of the building from the streetscape. The addition will be slightly visible from across the street, but it will be limited to the very edge of the roof. The design has set back the addition 42 feet to remain largely out of the sight line from the street. The addition will not overpower the original or surrounding buildings or the streetscape and using a flat cement panel and simple lines will also reduce attention to the addition.

At the rear the addition is a 2-story addition. As this is already an existing utilitarian façade with little detailing on the rear of the existing buildings, a simple elevation is an appropriate treatment.

Site Improvement- Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade nor require modification of the existing roofline.

The roof is currently a flat roof and will be utilized for the deck. The front parapet is not tall enough to provide the required railing so an additional cable railing is being added. This railing while visible from the street will be minimally visible as it has been set back from the front edge a minimum of 10 ft.

Rehabilitation- Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First floor storefronts are common in the Woodburn Avenue NBD. Detailing and materials vary considerably. Each design should be considered individually, and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected, and the pressure should be less than 100 p.s.i.

The original storefront had previously been removed and bricked up and a garage door installed. The basic form and divisions of what was previously at this location can be induced from existing detailing and pier locations. The new design is an appropriate design that uses a typical 3-part storefront division with knee wall, large storefront glass and transoms that is similar to what was historically at this location per the 1921 photo below.



Figure 3: 1931 Photo of 2724 Woodburn Ave. Image sourced from UC database Cincinnati Subway and Street Improvements

Other Considerations:

Prehearing Results: A pre-hearing was not held due to technical issues.

Comments Provided to Staff:

1. A letter from the East Walnut Hills Assembly Board is submitted in support of approval.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

The following recommendations are proposed for the project proposed at 2724 Woodburn Ave per plans submitted by Newbar Design Group dated 2.24.22.

- A. Sec. 1419-21(e) – **APPROVE - Conditional Use** - Limited or Full-Service Restaurants and Drinking Establishment Outdoor Areas – Outdoor Entertainment. Allowing outdoor entertainment at the outdoor areas including the rooftop deck and courtyard area within 500 feet of a residential zone.
- B. Sec. 1425-19– **APPROVE – Zoning Variance** of required parking requirements to reduce the required parking spaces to 2 spaces with a variance of 11 spaces.

C. FINDINGS: The Board makes this determination that per Section 1435-05-4:

1. Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The outdoor areas are buffered from adjacent properties by the new construction at the site.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for the rehabilitation, addition, roof addition and roof deck at 2724 Woodburn Ave per plans submitted by Newbar Design Group dates 2.24.22.

1. The building permit must be issued within 2 years or the COA shall expire.

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

1. The plans for the roof deck and addition do not overpower the historic main building or neighboring buildings, are not highly visible from Woodburn Avenue, and are sympathetic in placement to the historic building.
2. The applicant has provided documentation that the proposal substantially conforms to the Woodburn Avenue Historic District Guidelines.

ADJUDICATION/DENIAL LETTER

Date: 2/14/2022 (REVISED)

Location: 2724 Woodburn Avenue

Request: Zoning Relief

Zoning District: CC-P/ Woodburn Avenue NBD Historic District

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

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$624.95 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1419-21: **Conditional Use** Approval is required for an Outdoor Area providing entertainment within 500' of a residential district.
2. 1425-19: A total of 13 parking spaces is required after the applicable reductions. A **Numerical 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 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Douglas Owen

Zoning Plans Examiner

(p): 513-352-2441

(e): douglas.owen@cincinnati-oh.gov



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

Office Use Only

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2724 Woodburn Ave
Hamilton Co. Parcel ID No.: 006200030122, 006200030123, 006200030008 Zoning District: CC-P
Historic District: Woodburn Avenue NBD Historic District Overlay District: _____

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

Name: Newbar Design Group, LLC
Contact Person (if legal entity): Joe Bodkin
Address: 129 Mary Lane
City: Cincinnati State: Ohio Zip Code: 45217
Phone: 513.240.1205 E-mail: jbodkin@newbargroup.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Woodburn South LLC
Contact Person (if legal entity): Troy McAndrews
Address: 820 South State Street
City: Cincinnati State: Ohio Zip Code: 45204
Phone: 513.961.4800 ext 12 E-mail: troy@mcandrewsglass.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☒ New Construction ☒ Alteration ☐ Demolition

Provide a very brief summary of the project:

Convert a storage garage into a restaurant. A new upper floor and deck will be added.

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

The Owners are requesting Two Variances. The first is a variance to reduce parking. Two parking spaces are provided.

The second request for variance is for outdoor entertainment on the deck within 500' of a residential neighborhood.

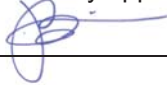
SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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: 02.24.2022

February 24, 2022

Douglas Owen
Zoning Plan Examiner
Business Development & Permit Center
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: PROJECT LOCATION: CERTIFICATE OF APPROPRIATENESS FOR 2724 WOODBURN AVE.

Dear Douglas:

The Owners would like to renovate a vacant one-story Spanish Revival building into a full-service restaurant to help with revitalizing this historic neighborhood. The building was used as a storage garage most recently. The original was built in c 1925 by J. Arthur King who was a confectioner.

Enclosed is the COA application and required documentation for the proposed new storefront and new roof deck and second floor structure.

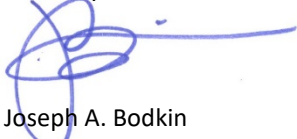
The Owner's and design team have studied the Woodburn Avenue NBD Historic District guidelines as well as other buildings in the neighborhood. For the Storefront, the period transoms and roof remain but storefronts below these have been removed and infilled with masonry on the north and south sides and a garage door in the center bay. The Roof and Transoms will remain. In the North and South bays new masonry knee walls and operable windows will be installed. The Center bay will have a single recessed door flanked by fixed windows.

The proposed second floor addition has been held back to the rear of the front building to reduce its visibility. The exterior cladding will from cement board panels and a shed roof that slopes to the rear. The deck guardrail will be held back from the front of the building not less than 10'-0" to minimize the visibility from across the street. The guardrail will be a cable railing system to further reduce its visibility.

The Owners are committed to help continue the revitalization of this historic neighborhood by bringing this deteriorating building back to life and create a business that adds life to the street and at the same time create jobs.

If you have questions regarding these please do not hesitate to contact me at your convenience.

Sincerely,



Joseph A. Bodkin
Newbar Design Group, llc

Cc: Troy McAndrews, building owner



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 2724 Woodburn Ave COMMUNITY East Walnut Hills
PARCEL ID(S) 006200030122, 006200030123, 006200030008 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☐ Yes: (name) Woodburn Ave NBD
☒ Non-Residential Project ☐ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Newbar Design Group, llc CONTACT PERSON (if legal entity) Joe Bodkin
ADDRESS 129 Mary Lane CITY Cincinnati STATE Ohio ZIP 45217
EMAIL jbodkin@newbargroup.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513.240.1205

Section 3. OWNER

NAME Woodburn South, LLC CONTACT PERSON (if legal entity) Joe Bodkin
ADDRESS 820 S State Street CITY Cincinnati STATE Ohio ZIP 45204
EMAIL troy@mcandrewsglass.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513.240.1205

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)

The project is the conversion of an existing sf storage garage into a full service restaurant. The project will add a sf second floor and outdoor seating on an upper deck and in the rear facing the parking lot. The front of the building will remove the garage doors and install an appropriate storefront.

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

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

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

Print Name Joe Bodkin Signature [Signature] Date 02 / 24 / 2022

February 24, 2022

Douglas Owen
Zoning Plan Examiner
Permit Center
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: PROJECT LOCATION: CONDITIONAL USE AND PARKING NUMERICAL VARIANCE FOR
2724 WOODBURN AVE.

Dear Douglas:

Per your Adjudication/Denial letter dated 02.14.2022 (Revised), the Owners of the property located at 2724 Woodburn Avenue, are requesting the following reliefs:

- 1419-21 Conditional Use for Outdoor Area providing entertainment within 500' of a residential district.
- 1419-19 Numerical Variance for Reduction in parking.

The Owners would like to renovate this vacant one-story storage garage into a full-service restaurant to help be a part of the revitalization this historic neighborhood.

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

- (a) *Zoning.* We feel this proposed project conforms to the CC-P zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- (b) *Guidelines.* We believe the proposed work conforms to guidelines adopted or approved by Council for the district in which the proposed work is located. The team has retained original fabric of the storefront and set the roof deck and second store addition back from the principal facades.
- (c) *Plans.* We believe the proposed work conforms to a comprehensive Walnut Hills plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- (d) *Traffic.* The existing streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed. The addition of the roof deck has no impact on traffic.

- (e) *Buffering.* The building is a zero-lot line existing building on the North, South & West facades. The proposed roof deck has been held back from the west side of the building edge. On the North and South sides of the roof deck, screens have been designed in to provide a visual block to the adjacent properties. The addition to the rear of the front building screens the roof to the east parking lot.
- (f) *Landscaping.* No landscaping is being proposed at this time.
- (g) *Hours of Operation.* Operating hours are compatible with adjacent land uses. The proposed deck will abide by hours of operation as specified in section 1419-21(g) (Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days)
- (h) *Neighborhood Compatibility.* We feel this project is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed building and will not have a material net cumulative adverse impact on the neighborhood.
- (i) *Proposed Zoning Amendments.* We believe this project is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.
- (j) *Adverse Effects.* There is no adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties is maintained; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
- (k) *Blight.* The current building has sat vacant for a couple years and before that served as a storage garage for a local business in the neighborhood.
- (l) *Economic Benefits.* We feel this project will help the owners turn a vacant building into an income and tax producing property.
- (m) *Job Creation.* The renovation and reopening this building into a viable business will add additional jobs for the neighborhood.
- (n) *Tax Valuation.* This project will increase the real property tax of the building.
- (o) *Private Benefits.* This location will give the owners of the building the ability to start new business and help continue the revitalization of their neighborhood.
- (p) *Public Benefits.* The owners hope this proposed project continues to become the neighborhood location for gathering.

To address Cincinnati Municipal Code 1535-05 & 1445-15:

Since this property is on a Zero lot line on the North, South & West sides and what was once an alley on the east, there is very little space available for parking. We were able to provide Two employee spaces on the property. This was a condition that existed prior to the purchase of the current owner and without the parking variance the building would not be able to be renovated for their current plans of a full-service restaurant. There are several business in the area with similar situations such as Woodburn Brewing, Twenties, Anjou, and Urbana Coffee.

The Owners and Design team have work with the City Urban Conservator and the East Walnut Hills Assembly on the design and we have made adjustments to the design based on feedback that was received from them. Our intentions for the roof deck and upper space were always to make it secondary to the building and the surrounding historic buildings.

The property, as it sits today, is a vacant, zero-income producing and deteriorating building. The proposed storefront designs open the storefront back open while retaining the historic materials that still exist. The second-floor addition has been held back over 42' from the front of the building and deck rail is held back at least 10' all to minimize its visual impact. Screens on the upper area have been designed to screen the deck from the adjacent properties.

We believe the proposed design would make a current dilapidated and noncontributing structure into a building that the neighborhood will no longer view as an eye sore. The Owners are excited to take on this project and to be a part of the East Walnut Hills neighborhood revitalization and by providing a place for the people in the area to gather with family and friends.

We look forward to continuing to work with the City and Neighborhood on moving this project forward.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' and 'B' followed by a horizontal line.

Joseph A. Bodkin
Newbar Design Group, LLC

Cc: Troy McAndrews, owner

Dusty Rhodes, Hamilton County Auditor

generated on 2/21/2022 8:42:04 AM EST

Property Report**Parcel ID**

062-0003-0122-00

Address

2724 WOODBURN AVE

Index Order

Parcel Number

Tax Year

2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	00713 - EAST WALNUT HILLS 13	
Auditor Land Use	420 - SM DETACHED RET (UNDER 10	
Owner Name and Address	WOODBURN SOUTH LLC 820 SOUTH STATE ST CINCINNATI OH 45204 (call 946-4015 if incorrect)	Tax Bill Mail Address WOODBURN SOUTH LLC 820 SOUTH STATE ST CINCINNATI OH 45204 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	16,490	Effective Tax Rate 88.991088
Property Description	ES WOODBURN AV 30.80 X 112.70 IRR PT LOT 11 WM WILLIAMS SUB	

Appraisal/Sales Summary

Year Built	1927
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	3/1/2019
Last Sale Amount	\$50,000
Conveyance Number	196050
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.054

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	31,740
CAUV Value	0
Market Improvement Value	15,360
Market Total Value	47,100
TIF Value	13,200
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,473.76
Tax as % of Total Value	0.000%

Notes

1) 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

Dusty Rhodes, Hamilton County Auditor

generated on 2/21/2022 8:43:04 AM EST

Property Report**Parcel ID**

062-0003-0123-00

Address

2724 WOODBURN AVE

Index Order

Parcel Number

Tax Year

2021 Payable 2022

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	00713 - EAST WALNUT HILLS 13	
Auditor Land Use	400 - COMMERCIAL VACANT LAND	
Owner Name and Address	WOODBURN SOUTH LLC 820 SOUTH STATE ST CINCINNATI OH 45204 (call 946-4015 if incorrect)	Tax Bill Mail Address WOODBURN SOUTH LLC 820 SOUTH STATE ST CINCINNATI OH 45204 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	1,020	Total Tax \$165.41
Property Description 2724-28 WOODBURN AV 30.80 X 97.70 IRR PT LOT 11 WM WILLIAMS SUB		

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	3/1/2019
Last Sale Amount	\$50,000
Conveyance Number	196050
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.051

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	2,900
CAUV Value	0
Market Improvement Value	0
Market Total Value	2,900
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$165.41
Tax as % of Total Value	0.000%

Notes

1) 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

February 24, 2022

Douglas Owen
Zoning Plan Examiner
Permit Center
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: PROJECT LOCATION: 2724 WOODBURN AVE. WITNESS LIST

Dear Douglas:

Witnesses for the above project will be:

- | | |
|-------------------|---------------------|
| 1. Joe Bodkin | Newbar Design Group |
| 2. Troy McAndrews | Building Owner |

Sincerely,



Joseph A. Bodkin
Newbar Design Group, LLC

Cc: Troy McAndrews, owner

Restaurant

2724 Woodburn Ave

Cincinnati, Ohio 45206

HCB SET

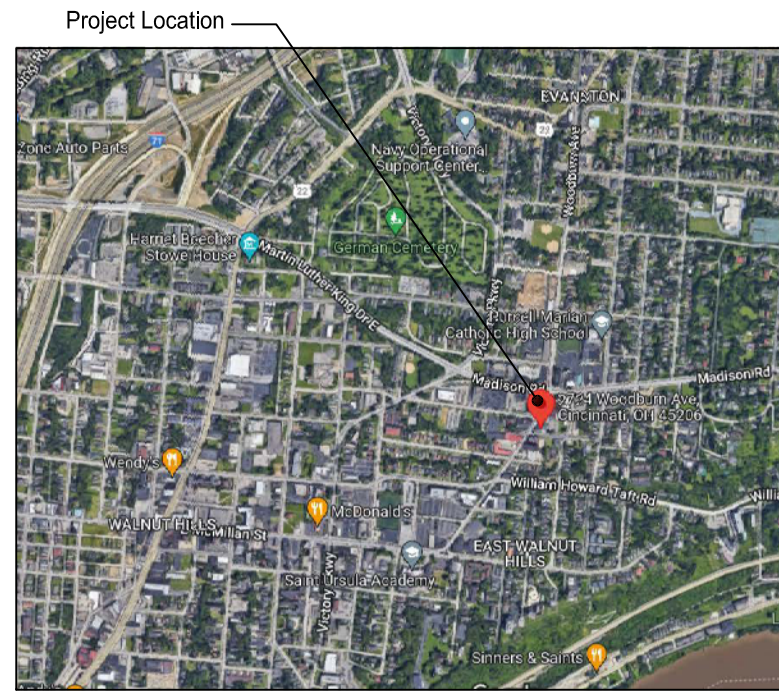
Owner

Woodburn South, Ilc
820 South State Street
Cincinnati Ohio 45204

Project Architect

Newbar Design Group, Ilc
129 Mary Lane
Cincinnati, Ohio 45217

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

PROJECT SCOPE:

PROJECT IS TO CONVERT AN 4500SF± EXISTING STORAGE GARAGE INTO A FULL SERVICE RESTAURANT. A 1200SF± SECOND FLOOR SPACE AND 1400SF± DECK WILL BE ADDED. THE WORK WILL INCLUDE NEW FINISHES, NEW BAR AREA, NEW FURNITURE, NEW LIGHTING, NEW ROOF, NEW STAIRS, NEW HVAC, PLUMBING, ELECTRIC, & SPRINKLER.

DRAWING INDEX

DRAWING INDEX:	
TS	TITLE SHEET
PH-1	PHOTOS
PH-2	AERIAL PHOTOS
D201	DEMOLITION PLAN
A201	FIRST FLOOR CONSTRUCTION PLAN
A202	SECOND FLOOR CONSTRUCTION PLAN
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS / LINE OF SIGHT

NOT FOR CONSTRUCTION

Project
WOODBURN RESTAURANT

2724 WOODBURN AVE
Cincinnati, OH 45206

Sheet Title
TITLE SHEET

CD

Project No. 2021_255
Scale As Noted

Drawn
Checked
Date
02.24.2022

Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

Newbar Design Group
Reallbar Architecture: 'show your seats' 'tm
129 Mary Lane
Cincinnati, Ohio 45217
513.240.1205
j.bodkin@newbargroup.com

Joseph A. Bodkin, License #513367
Expiration Date: 12.31.2023

TS

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FRONT - LOOKING SOUTHEAST
SCALE: NTS

1
PH-1



FRONT - LOOKING EAST
SCALE: NTS

2
PH-1



FRONT - LOOKING NORTHEAST
SCALE: NTS

3
PH-1



SIDE FROM CLAYTON ST. - SOUTH
SCALE: NTS

4
PH-1



SIDE FROM CLAYTON ST. - LOOKING NORTHEAST
SCALE: NTS

4
PH-1



REAR FROM PARKING LOT - EAST
SCALE: NTS

6
PH-1



REAR/SIDE FROM PARKING LOT - LOOKING SOUTHWEST
SCALE: NTS

7
PH-1



SIDE - NORTH
SCALE: NTS

8
PH-1

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Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

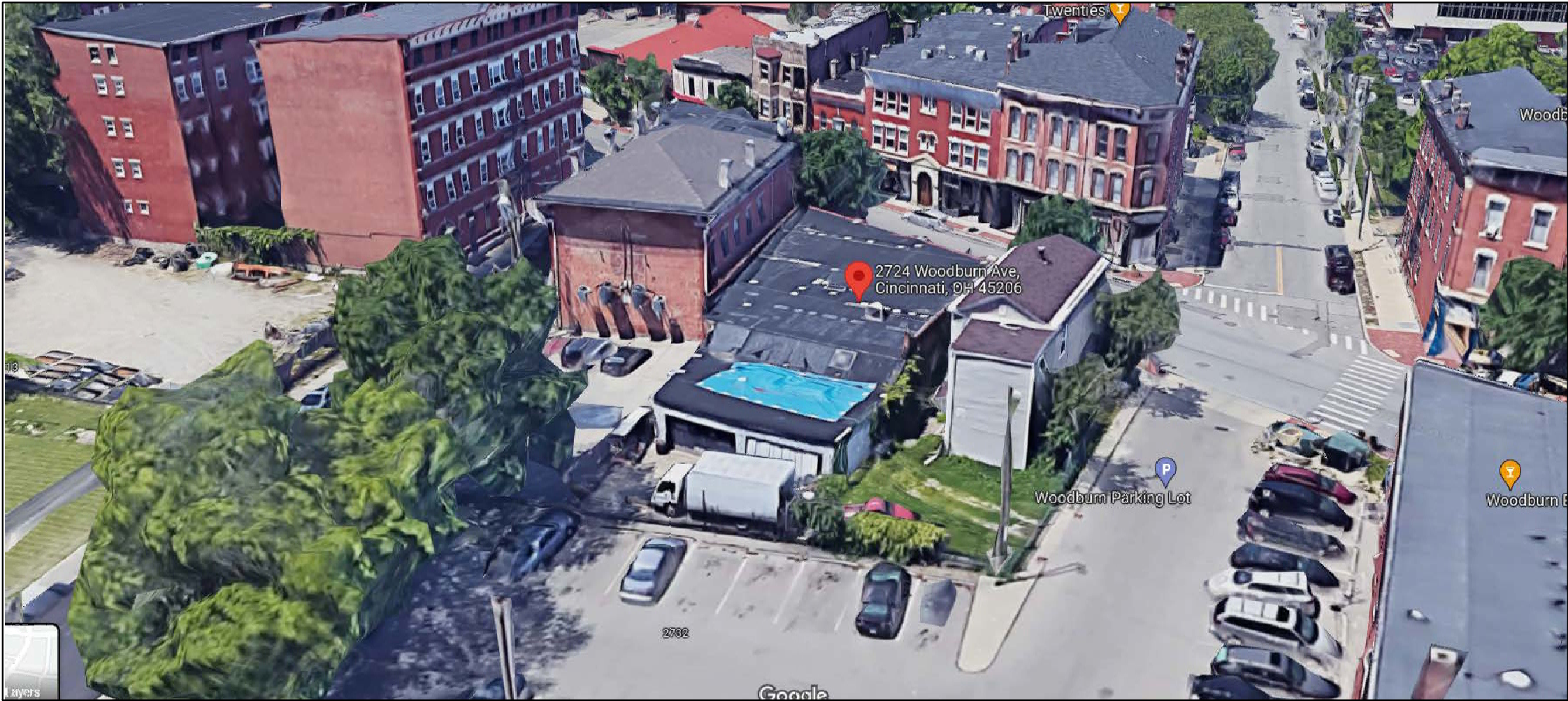
Newbar Design Group

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Project	Revisions	Date
Restaurant		
2724 Woodburn Ave		
Cincinnati, Ohio 45206		
Sheet Title PHOTOS		
CD		
Project No. 2020_255	Issue Date	Checked
Scale	02.24.2022	Drawn
As Noted		

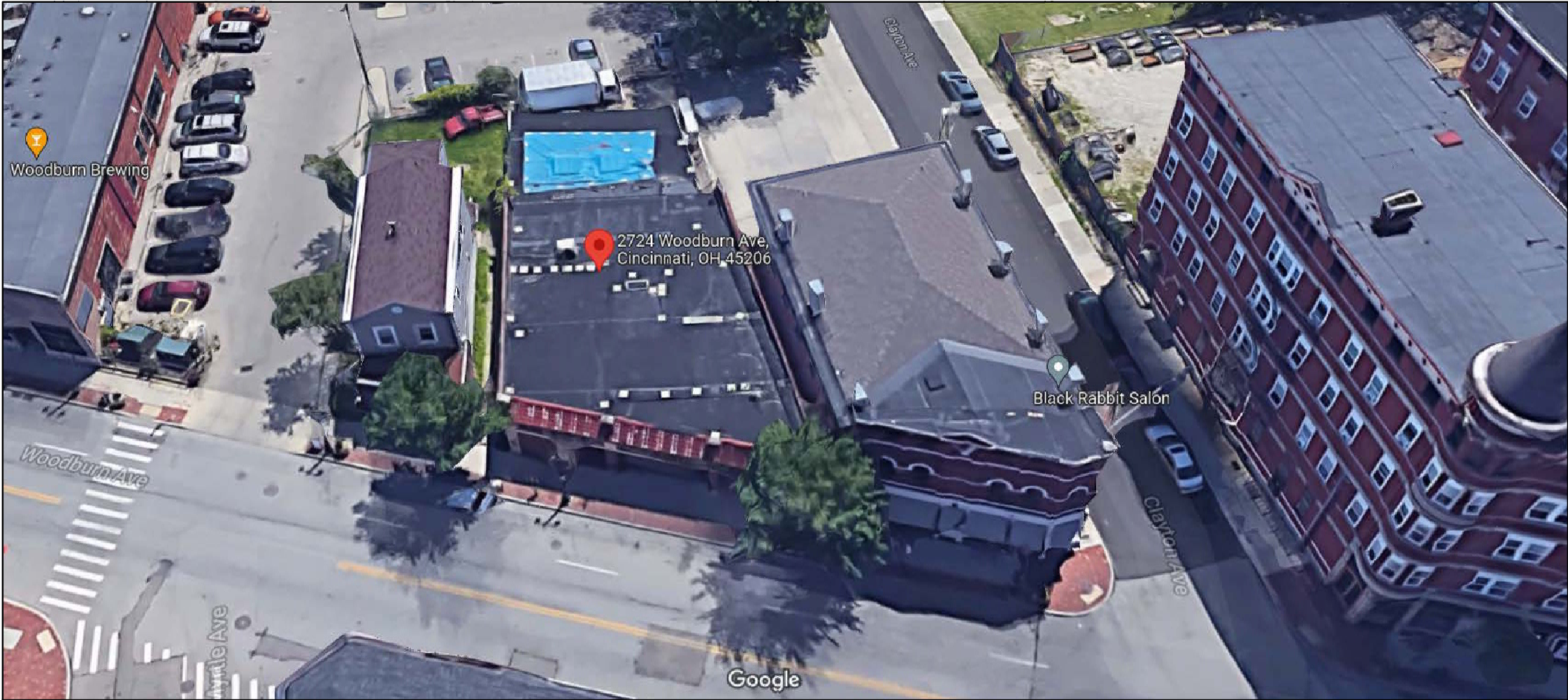
PH-1



AERIAL - LOOKING SOUTHWEST

SCALE: NTS

1
PH-2



AERIAL - LOOKING EAST

SCALE: NTS

2
PH-2

NOT FOR CONSTRUCTION

Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

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513.240.1205
jbodkin@newbargroup.com

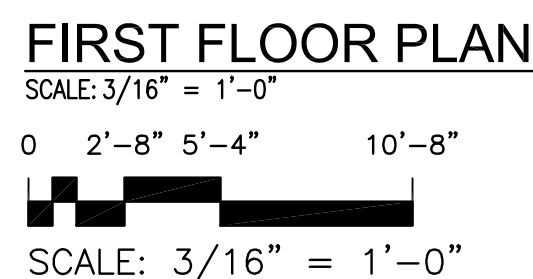
Project	No.	Revisions	Date
Restaurant			
2724 Woodburn Ave			
Cincinnati, Ohio 45206			
Sheet Title PHOTOS			
CD			
Project No. 2020_255			
Issue Date 02.24.2022			
Scale As Noted			
Drawn			Checked

PH-2

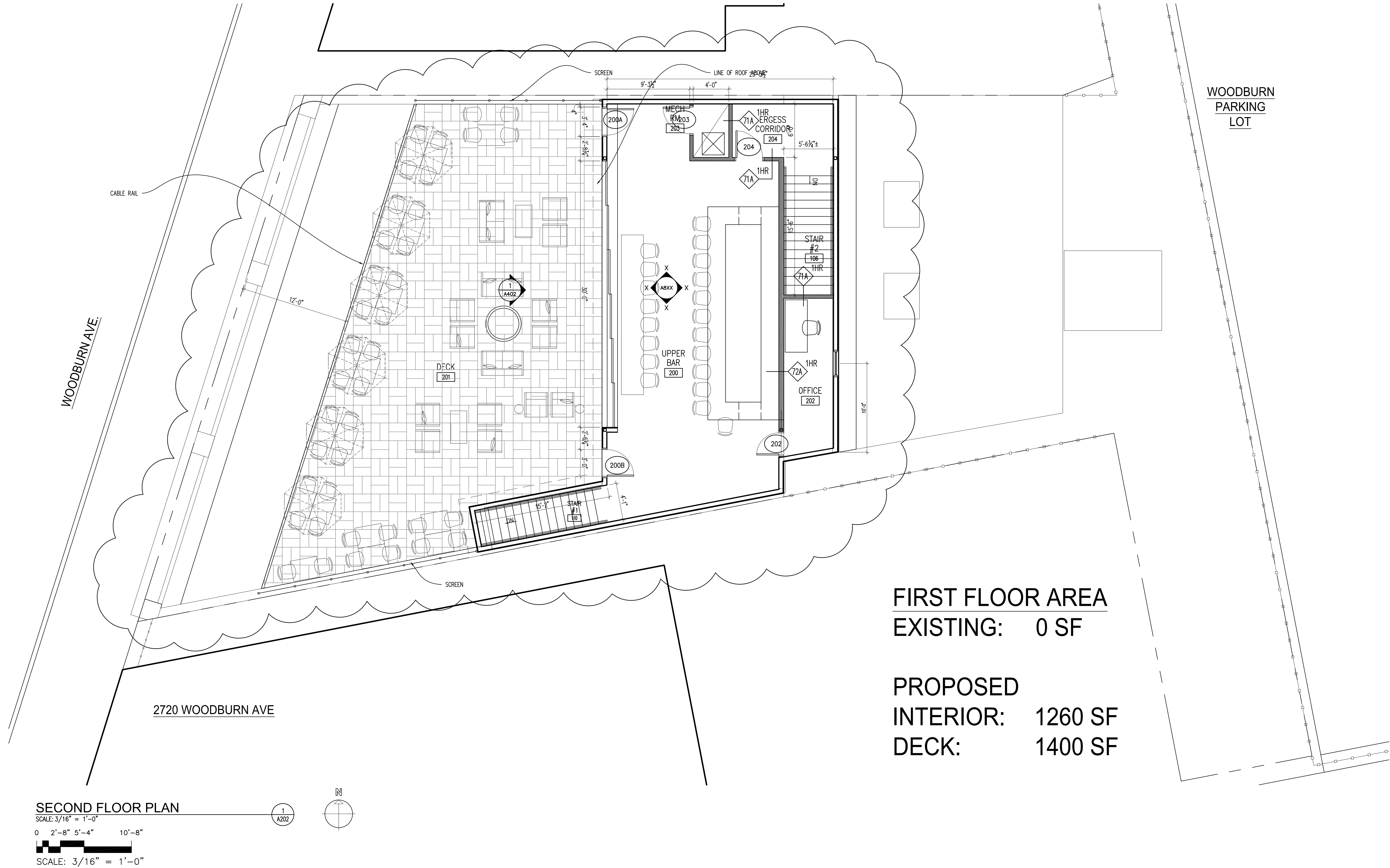
NOT FOR CONSTRUCTION

Project	No.	Revision	Date
Restaurant	2724 Woodburn Ave		
	Cincinnati, Ohio 45206		
Sheet Title	Floor Plans		
	Concept		
Project No.	255	Issue Date	03.21.2022
Scale		Drawn	
		Checked	

A201



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FIRST FLOOR AREA
EXISTING: 0 SF

PROPOSED
INTERIOR: 1260 SF
DECK: 1400 SF

NOT FOR CONSTRUCTION

Project	Restaurant
	2724 Woodburn Ave
	Cincinnati, Ohio 45206
Sheet Title	Floor Plans
	Concept
Project No.	2020_255
Scale	As Noted
Drawn	03/21/2022 HGB
Checked	REVISIONS
Date	

A202

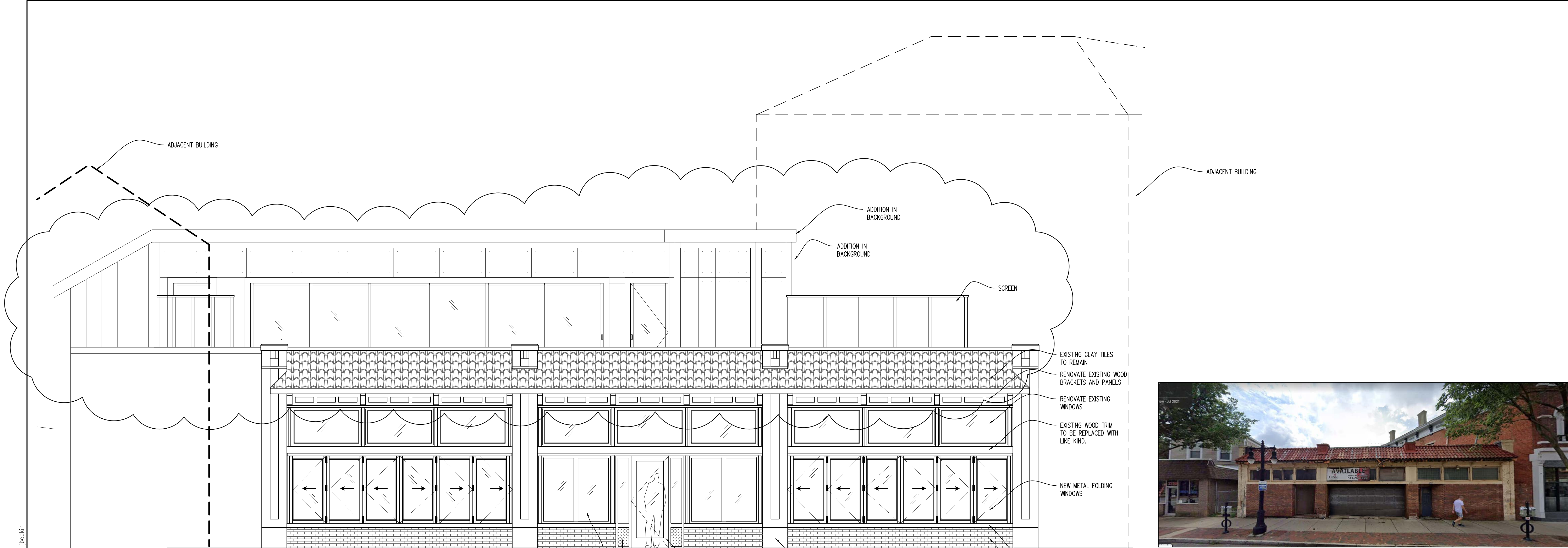
Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

Newbar Design Group

ReUrban Architecture: Showyourscars'In
129 Mary Lane
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513.240.1205
jbookin@newbargroup.com

Joseph A. Bookin, License #313567
Expiration Date: 12/31/2023

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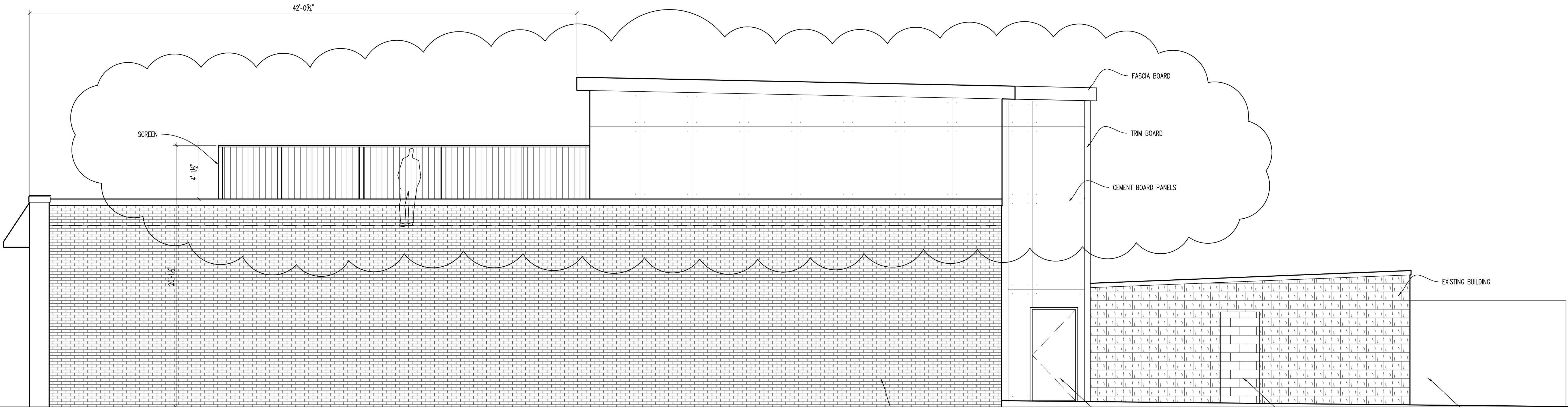
FRONT - WEST
ELEVATION
SCALE: 1/4" = 1'-0"

1
A400



FRONT - WEST
PHOTO CURRENT CONDITION
SCALE: NTS

3
A400



SOUTH
ELEVATION
SCALE: 1/4" = 1'-0"

2
A400

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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Project Restaurant

2724 Woodburn Ave

Cincinnati, Ohio 45206

Sheet Title EXTERIOR ELEVATIONS

CD

Project No. 2020_255

Scale As Noted

Drawn

Checked

Date

Revisions

No.

Revisions

Revisions

Revisions

Revisions

Revisions

Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

Newbar Design Group

Reuban Architecture: 'Showyourscars'™

129 Mary Lane

Cincinnati, Ohio 45217

513.240.1205

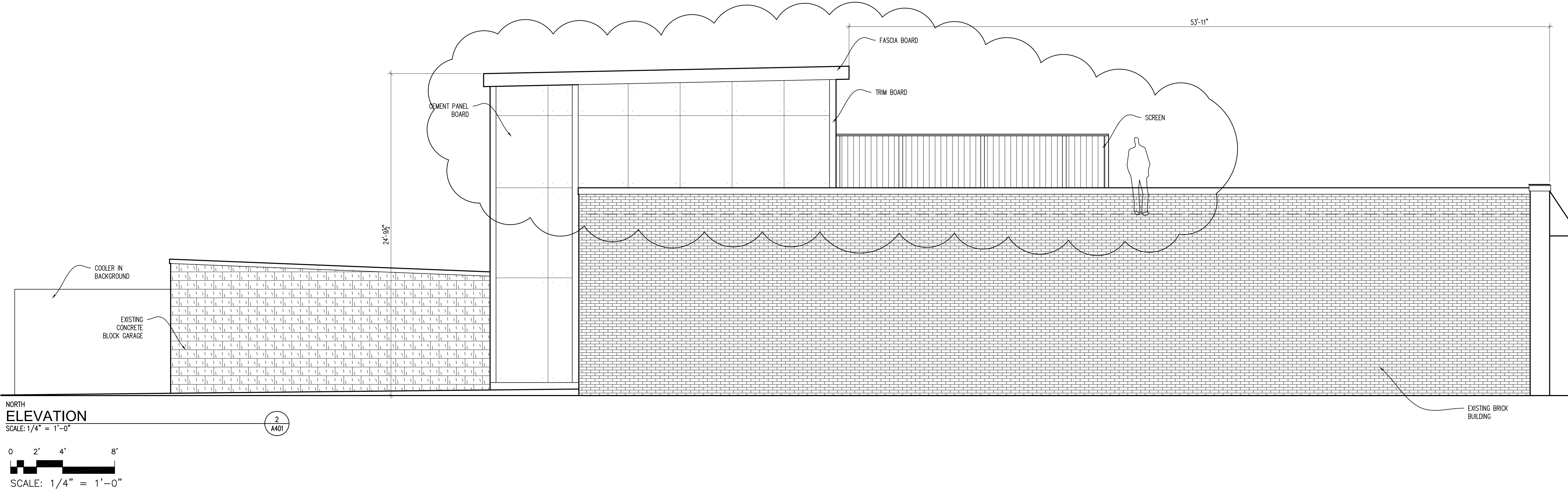
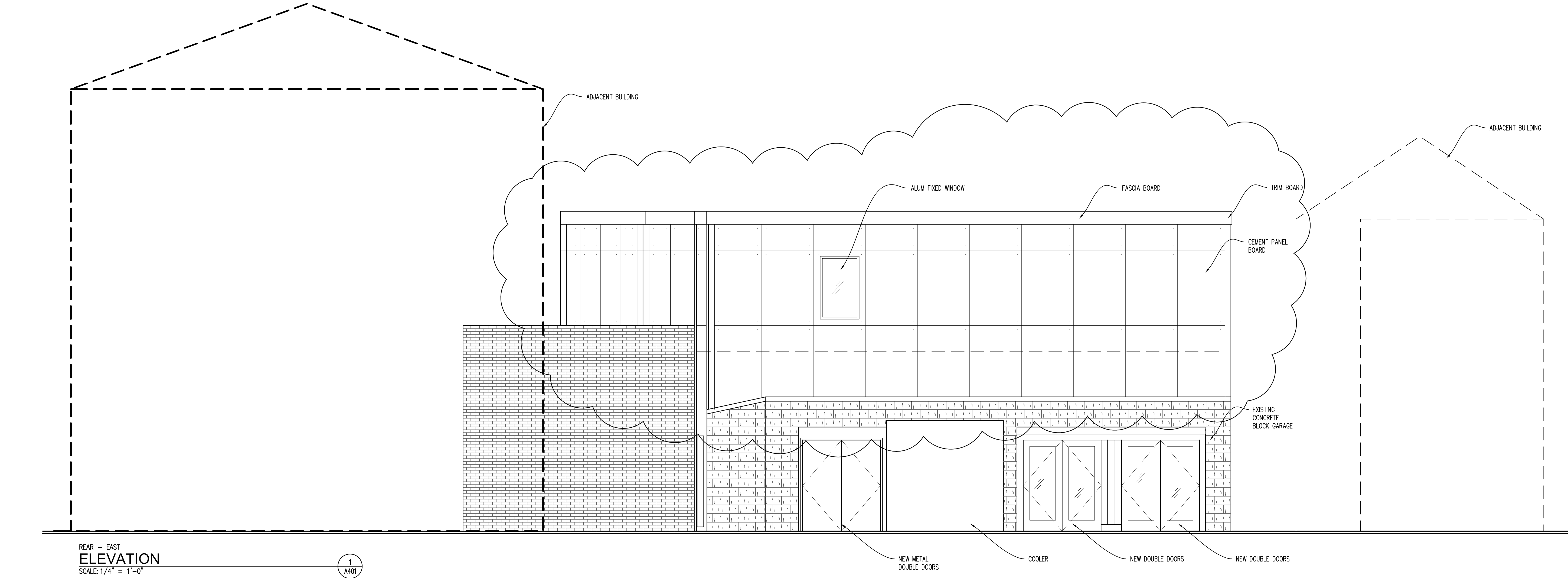
jboekin@newbargroup.com

Joseph A. Boekin, License #313567

Expiration Date 12.31.2023

A400

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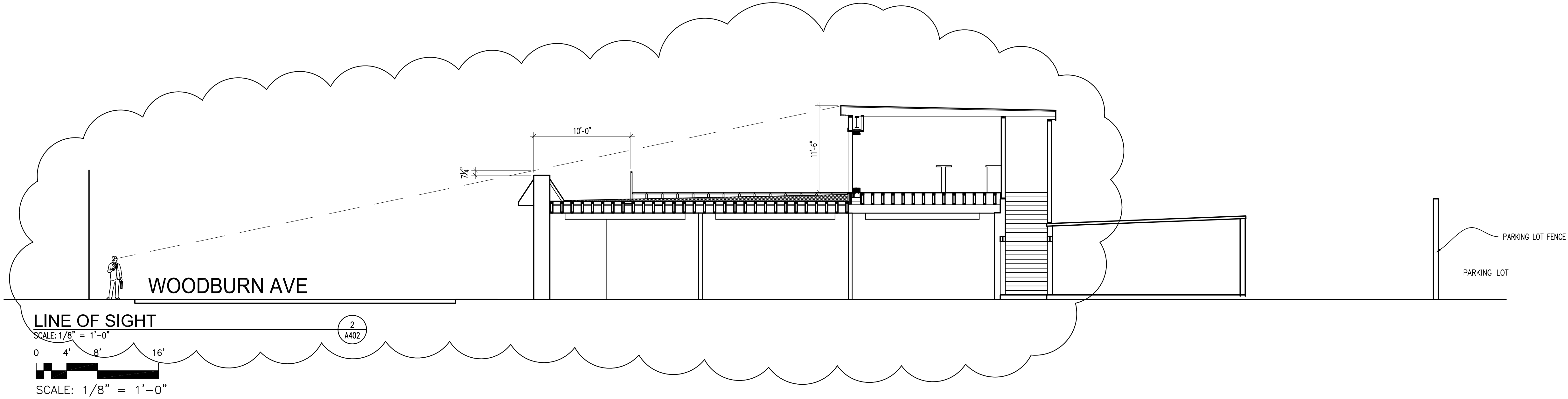
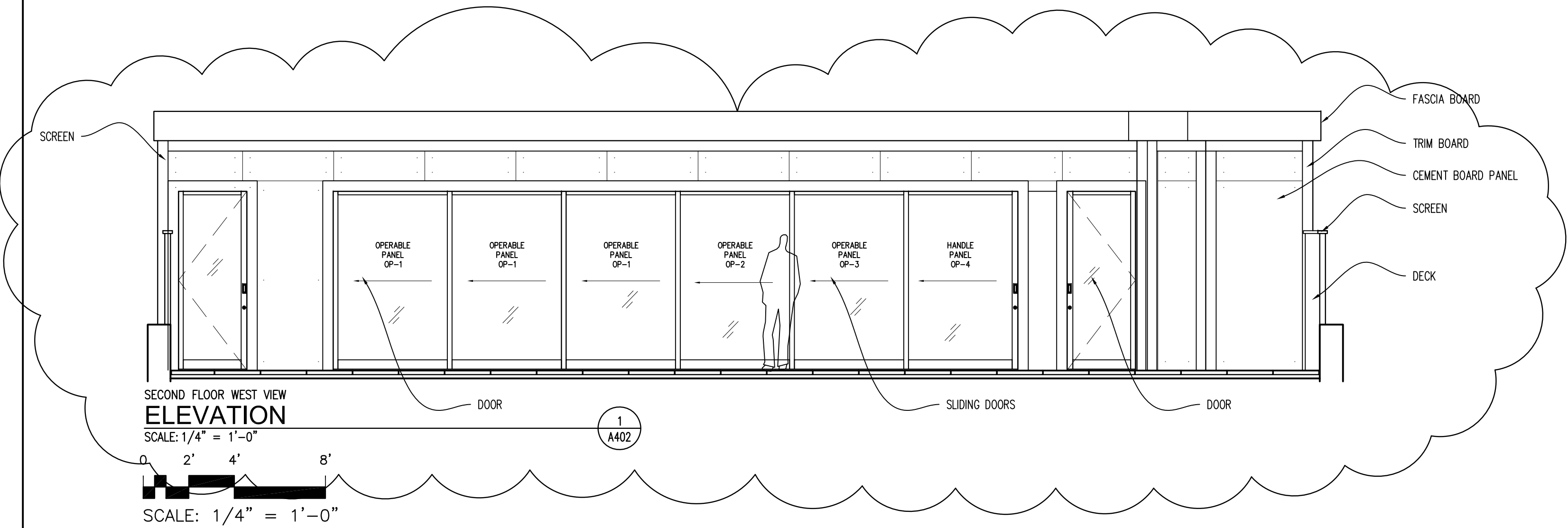
Joseph A. Boekin, License #313567
Expiration Date: 12.31.2023

Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

Project	Restaurant	No.	Revisions	Date
2724 Woodburn Ave				
Cincinnati, Ohio 45206				
Sheet Title	EXTERIOR ELEVATIONS -- LINE OF SIGHT			
CD				
Project No.	2020_255	Issue Date	03.21.2022	HOB REVISIONS
Scale	As Noted	Drawn	Checked	

A401

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NOT FOR CONSTRUCTION

Project	Restaurant	No.	Revisions	Date
	2724 Woodburn Ave			
	Cincinnati, Ohio 45206			
Sheet Title	EXTERIOR ELEVATIONS -- LINE OF SIGHT			
	CD			
Project No.	2020_255	Issue By		
Scale	As Noted	03/21/2022	HOB REVISIONS	
		Drawn	Checked	

A402

Newbar Design Group

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513.240.1205
jbookin@newbargroup.com

Restaurant
2724 Woodburn Ave
Cincinnati, Ohio 45206

Joseph A. Bookin, License #313367
Expiration Date: 12/31/2023



East Walnut Hills

The East Walnut Hills Assembly, Inc.
PO Box 68050
Cincinnati, OH 45206

CINCINNATI, OHIO
www.eastwalnuthills.org

March 3, 2022

By electronic mail

Beth Johnson
Urban Conservator
City of Cincinnati
beth.johnson@cincinnati-oh.gov

RE: COA
Woodburn South LLC
2724 Woodburn Avenue

Dear Ms. Johnson:

I am writing as the President of The East Walnut Hills Assembly, Inc., the community council for East Walnut Hills. Our development committee, board of trustees, and membership reviewed the proposal of Woodburn South LLC for a certificate of appropriateness to allow the renovation of the building on their property, which is in the Woodburn NBD Historic District. This renovation includes a two-story addition at the rear, as well as a roof deck. It also requires a parking variance.

We support this application, including the variance from the parking requirement, subject to the following requested conditions:

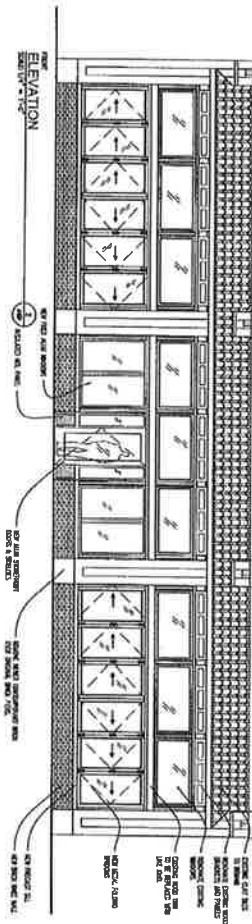
- (a) The changes to the street front of the building are materially the same as shown in Newbar Design Group Concept Drawing A401 (copy attached) or as modified with approval from the Historic Conservation Board.
- (b) The roof deck and second floor structure be set back to minimize sight lines from the street, substantially as illustrated in Newbar Design Group Concept Drawing A400 LOS (copy attached).
- (c) The paint colors used on the exterior surfaces be muted colors.

The community has been interested in seeing this building rehabilitated since at least 2010. We are pleased with this proposal. Thank you for your consideration.

Sincerely yours,

M. Freeman Durham
President

cc: Troy McAndrews troy@mcandrewsglass.com



NOT FOR CONSTRUCTION

A401	Project	Restaurant		
		2724 Woodburn Ave	City	Perkins
		Cincinnati, Ohio 45206		
	Sheet Title	Section Concept		
	Project No.	2020_255	Sheet No.	11 of 12
	Date	As Noted	Date	07/2021
Restaurant 2724 Woodburn Ave Cincinnati, Ohio 45206				
Newbar Design Group ReUrban Architecture "Showyourcard" Inc 129 Mary Lane Cincinnati, Ohio 45217 513.240.1205 jacob@newbargroup.com			James A. Smith, Owner Signature Date: 12/12/2021	

