HISTORIC CONSERVATION BOARD AGENDA

Monday, October 10, 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

Item 1. 1811 PLEASANT ST
COA2022047

The applicant requests a Certificate of Appropriateness to construct a roof top deck at the front of an existing structure, and rehabilitation of its two upper floors in the Over-the-Rhine Historic District. On January 6, 2020, the Board granted a COA in case number COA20170038 which expired in January 2022.

Applicant: KYLE CAMPBELL
Staff Report: DOUG OWEN

Item 2. 110 E 14TH ST
COA2022048

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including window repair and replacement in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density from 5 existing units to 6 units.

Applicant: NEW REPUBLIC ARCHITECTURE
Staff Report: DOUG OWEN

DISCUSSION ITEMS

Item 3. 2015 VINE ST
COA2022046

The applicant requests a Certificate of Appropriateness to construct a surface parking lot in the Over-the-Rhine Historic District. Additionally, the applicant requests conditional use approval to construct the parking lot and a special exception related to landscape requirements.

Applicant: BENELLI & BATSCH ARCHITECTS
Staff Report: DOUG OWEN

Item 4. 1215 MAIN ST
COA2022045

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including façade improvements, demolition of exterior addition, construction of a rear deck with staircase in the Over-the-Rhine Historic District

Applicant: DELLINGER ARCHITECTS
Staff Report: DOUG OWEN

Item 5. 24 W MCMICKEN AV
COA2022050

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including the removal of a fire escape, construction of new balconies and new openings with doors in the Over-the-Rhine Historic District

Applicant: REINHAUS WALTER
Staff Report: DOUG OWEN

Item 6. 1526 ELM ST
(1527-1531 Pleasant)
COA2022049

The applicant requests a Certificate of Appropriateness to construct a four-story mixed-use structure at 1527-1531 Pleasant Street in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density, setbacks, and building height.

Applicant: SOL DESIGN + CONSULTING
Staff Report: DOUG OWEN

OTHER BUSINESS

ADJOURN

ITEM 1 October 10, 2022

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

APPLICATION #:	COA2022047 (previously COA20170038)
APPLICANT:	Kyle Campbell Architects
OWNER:	City of Cincinnati/Andy and Rachel Reider
ADDRESS:	**1811 Pleasant Street (a.k.a. 118 W Elder Street)**
PARCELS:	094-0008-0251
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	June 14, 2017- updated December 11, 2019 – updated September 27, 2022
HEARING DATE:	Pre-hearing: June 7, 2017; December 18, 2020; September 21, 2022

UPDATE

Approval was originally granted for the proposal on June 26, 2017 and approval was granted again on January 6, 2020. The original COA expired on June 26, 2019 and the subsequent COA expired on January 6, 2022. The applicant has submitted the same design that was approved at the June 26, 2017 and January 6, 2020 Historic Conservation Board hearings. As nothing has changed staff still recommends approval and recommends this as a consent item. No material changes have occurred to the previous staff report analysis is included below.

Nature of Request:

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

Existing Conditions:

The property at 118 W. Elder Street (also known as 1811 Pleasant) is on the north side of Elder Street and at the intersection of the pedestrian way of Findlay Market in the Over-the-Rhine Historic District. The building is a three story brick Italianate building that has commercial on the first floor and residential above. The building is currently owned by the City of Cincinnati. They will be dividing the building into condos and the applicants will be purchasing the floors.



Figure 1: Context map of 118 W Elder Street. Map provided by CAGIS.



Figure 2: Pictures of 118 W Elder from the street provided by the applicant.

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

Exterior work includes:

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

Previous Reviews: June 26, 2017 and January 6, 2020. The application is the same as the proposal that was approved at the previous meetings.

Applicable Zoning Code Sections:

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

Zoning Review

The subject property is currently a mixed-use building and will remain a mixed-use building. As the building is not increasing the amount of residential units, no parking is required for these units. The property is also currently located in an Urban Parking Overlay, which requires no parking.

Certificate of Appropriateness Review:

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

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

Applicable Guidelines

REHABILITATION

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

The proposal is adding two small windows on the west façade that are a similar shape and size to an existing window. These are being added in order to provide

more natural light into the proposed Master Bedroom in order to maximize the space within the house.

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

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

SITE IMPROVEMENTS

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

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

   As there has recently been a lot of discussion of roof decks and what it is doing the skyline and view into Over-the-Rhine from the hills. In this particular case, even from the hills, the roof deck will not be highly visible as the design calls for maintenance of the hip and as the view to the building is of the back of the building, the front of the building is actually the least visible location for a roof deck.



Figure 3: view to 118 W Elder Street. Image provided by OTR Infill Committee.

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

Other Considerations:

Prehearing Results: The applicant was present at the September 21, 2022 prehearing.

Comments Provided to Staff: N/A

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

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness at 118 W. Elder Street per plans submitted by Kyle Campbell Architect with their application dated 10/21/2016.
    a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

    b. The roof deck is not highly visible from the street and is designed such that it is keeping the dormer which is an important architectural roof feature.

Historic Conservation Board

Hearing Application

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

Section 1. SUBJECT PROPERTY

ADDRESS 1811 Pleasant Street COMMUNITY OTR
PARCEL ID(S) 094-0008-0251-00 HISTORIC DISTRICT Over-the-Rhine
BASE ZONING CLASSIFICATION Commercial Community HILLSIDE DISTRICT: ☐ Yes ☐ No
☑ Non-Residential Project ☐ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Kyle L. Campbell CONTACT PERSON (if legal entity)
ADDRESS 3230 Hildreth Avenue CITY Cinc STATE OH ZIP 45211
EMAIL kyle.1255.campbell@gmail.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 317.544.9588

Section 3. OWNER

NAME Andy and Rachel Reider CONTACT PERSON (if legal entity)
ADDRESS 4125 Brookdale Lane, Apt 1 CITY Dayton STATE OH ZIP 45440
EMAIL areider@crossroads.net RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513.680.8219

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

The project is an interior renovation of second, third and attic floors and roof deck.

Exterior works includes replacement of existing windows with aluminum clad wood to match existing muntin profile and facade restoraction as needed. Note, COA was approved in 2017 and again in 2019 while project was awaiting finalization of sale.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☑ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

The project is an interior renovation of second, third and attic floors and roof deck.

The project is an interior renovation of second, third and attic floors and roof deck.

Section 6. SIGNATURE.

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.

Print Name Kyle L. Campbell **Signature** Kyle L. Campbell **Date** 08.25.2022

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☐	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. *No emails.*
☐	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☐	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☐	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request(s), your application may be denied.*
☐	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.*
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. *No larger sizes will be accepted.*
☐	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☐	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☐	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."

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.

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August 25, 2022

Douglas Owen
Urban Conservator
City of Cincinnati Building and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: 1811 Pleasant Street—Certificate of Appropriateness

Dear Douglas:

I am writing to re-submit an application for a Certificate of Appropriateness for 1811 Pleasant Street, Cincinnati, OH 45202 in Over the Rhine. This project received a Certificate of Appropriateness in June 2017, which expired in 2019, and then we went back to the Historic Conservation Board to receive a new Certificate of Appropriateness, which expired this year. The circumstances of this project are unique and innovative, in that the developer has been working with the City to subdivide a property in Findlay Market to create separate boundaries of ownership within a single building. The legal background and approvals from both the City and my client have drawn into a lengthy but diligent process in order to move forward with the sale of City property. The developer finally completed the purchase agreement with the City and has received building permits to begin construction.

Included within this packet is the original submission, which was approved. Please note, the design has not changed from the perspective of the exterior. The scope of the roof garden has decreased in size, as we've maintained a portion of the existing roof line to serve as a guard rail. Exterior scope is still limited to façade restoration as required and the roof garden itself, while re-construction and maintaining the framing of the existing dormer, as we had previously submitted. In the attached narrative from the previous submission, you will find the approach we are taking to meet the development guidelines within the OTR historic district and are happy to discuss any of them in more detail as needed.

Thank you for your consideration, and we look forward to working with HCB and getting this project underway, finally!

Kindest Regards,



Kyle L. Campbell, LEED AP BD+C
Architect

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November 22, 2019

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

Re: 118 West Elder Street—Certificate of Appropriateness

Dear Beth:

I am writing to re-submit an application for a Certificate of Appropriateness for 118 W. Elder Street, Cincinnati, OH 45202 in Over the Rhine. This project received a Certificate of Appropriateness in June 2017, which expired this year. As you may know, the circumstances of this project are unique and innovative, in that the developer has been working with the City to subdivide a property in Findlay Market to create separate boundaries of ownership within a single building. The legal background and approvals from both the City and my client have drawn into a lengthy but diligent process in order to move forward with the sale of City property. As that process is reaching its conclusion, we are now ready to proceed with finalization of development.

We submitted our drawings to City Development for a Combined Site Review, which is when we discovered the existing Certificate of Appropriateness had expired. Included within this packet is the original submission, which was approved. Please note, the design has not changed from the perspective of the exterior. The scope of the roof garden has decreased in size, as we've maintained a portion of the existing roof line to serve as a guard rail. Exterior scope is still limited to façade restoration as required and the roof garden itself, while re-construction and maintaining the framing of the existing dormer, as we had previously submitted. In the attached narrative from the previous submission, you will find the approach we are taking to meet the development guidelines within the OTR historic district and are happy to discuss any of them in more detail as needed.

Thank you for your consideration, and we look forward to working with HCB and getting this project underway, finally!

Kindest Regards,



Kyle L. Campbell, LEED AP BD+C
Architect

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May 10, 2017

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

Re: 118 West Elder Street—Certificate of Appropriateness

Dear Beth:

I am writing on behalf of my clients Andy and Rachel Reider to request a Certificate of Appropriateness for the renovation of 118 W. Elder Street in Findlay Market into an owner-occupied building. The property is part of the Findlay Market master lease and as such the ground floor and basement will remain in the City's possession. The second and third floors, attic and roof which are now vacant will become my clients' property. The second floor will include a two-bedroom unit and a one-bedroom unit to provide a new home for multiple families to live within the city and contribute to its continued economic growth. My clients will occupy the third floor and attic space/roof deck as their permanent residence.

We are proposing an interior renovation as well as a roof deck at the south end of the building. Work on the building's exterior will be limited to re-pointing/stabilization of the existing masonry façade, partial removal of the existing roof for a roof deck and replacement of existing windows with new insulated glazing to match. It is important to note that none of the changes to the building will affect the building's appearance from the exterior.

Given the complex nature of ownership between the City and my clients, we participated in a Pre-Development Conference on May 9, 2017 to highlight and discuss any potential issues. My clients have a heart for the urban environment and see their home not as a private retreat but rather as a base for community engagement. As a result, we feel the project will have a positive impact on the Over-the-Rhine community and become an asset for providing both stable housing and opportunity for economic development in the city.

The project complies with Over-the-Rhine Historic District guidelines for Rehabilitation according to the following:

1. Materials: Missing or deteriorated materials should be replaced to match existing as closely as possible.
    a. Deteriorated masonry will be re-pointed and re-painted to match the existing building.
    b. The existing dormer window and framing are deteriorated and will be replaced with new, clad in cement board siding with color and finish to match existing. See more detail under "Roofs."

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   c. Windows are single pane, double hung 2/2 windows that will be replaced with new insulated windows having sash and muntin profiles to match existing. See more detail under "Door and Window Openings."
2. Door and Window Openings: The size and location of openings are an essential part of the overall design and an important element in the building's architecture:
   a. All openings in the building will remain unchanged.
3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary the new door or window sash should match the original as closely as possible.
   a. Many of the building's windows have broken glazing and deteriorated sashes due to vacancy and neglect. The most distinguishing features of the building's windows include an orange exterior trim which will be re-finished and painted to match existing as well as window planter boxes which will also be re-finished and painted as required to match existing. The windows themselves have a simple sash and muntin profile with 2/2 division, and we are proposing to replace the windows with insulated units having the same profiles. The exception will be the windows in the rear (north) face, which are currently replacement windows having a 6/6 configuration that matches neither the rest of this building nor its sister building across the Findlay Market alley. We are therefore proposing to replace these windows with the 2/2 configuration to match what is presumably the original context.
4. Ornamentation: Significant architectural features and other ornamental elements should be preserved.
   a. The ornamental elements of the building (cornice, window heads, sills and planter boxes, tie rods and anchor plates) will all be preserved and re-finished as required to match existing.
5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved.
   a. We are proposing a roof deck at the front (south) end of the building. However, the existing roofline is gently sloped such that the roof profile is not visible from the street view as it is shielded by a substantial projecting cornice. The existing dormer window will remain (though replaced and re-framed) as an integral component of the roof garden design in order highlight this important architectural feature.
   b. To provide drainage from the new roof deck, we are proposing a new scupper to be cut into the wall at the location of the current downspout at the southeast corner of the building. The proposed scupper will capture water from the integral gutter within the existing cornice as well as drainage from the roof deck and direct it down the same path it currently takes. The new collector box will be tucked within the modillions where the downspout is currently located and painted to match the downspout to minimize any potential visual impact on the building's exterior.
6. Cleaning: Clean exterior surfaces with the gentlest means possible:

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   a. All cleaning will comply with these specified guidelines.
7. Repointing Masonry: Repoint historic masonry with mortar that matches existing.
   a. The contractor will verify mortar type and repoint with appropriate mortar as required. Both the brick and mortar on the building are painted, and new masonry work will be to match as well.
8. Water-Repellant Coatings: Don't use water-repellant coatings on historic masonry.
   a. There will be no changes to the exterior masonry.
9. Painting: Repaint buildings that were historically painted.
   a. The building is currently painted yellow with orange, red and green trim. All painting touch-ups and any new work will be painted to match existing.
10. Wood Siding: Retain and repair original wood siding. The use of composite cement siding may be approved on a case-by-case basis.
   a. The only wood cladding on the building is the dormer window, which has rotted through due to exposure and neglect. We are proposing to re-frame and re-clad the dormer window with cement board siding of the same color and texture as the existing, which will complement the new design work for the "interior" of the roof garden.
11. Shutters and other outside attachments—**this section not applicable to the project**
12. Storefronts—**Storefronts will remain under City's ownership and control.**
13. Signs:--**The existing "Market" sign located on the north façade will remain. All other signage would fall under the City's purview.**
14. Awnings: **Existing awnings are controlled by the City. Connections and anchor plates will be examined for structural stability.**

While the scope of work on this project amounts to a total renovation of an existing building, we feel the prominent location requires the utmost care regarding changes to the exterior. As such, the design decisions focus on eliminating any visual impact from the street and from the public's view of the building while enhancing both its presence and the experience of its occupants. Thank you for considering this application, and we look forward to discussing the project at the next meeting.

Kindest Regards,



Kyle L. Campbell, LEED AP BD+C
Architect

Date: 11/21/2019
Location: 118 West Elder Street
Request: Roof deck/addition
Zoning District: CC-P- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Kyle Campbell

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 in a Historic Conservation Overlay Zone and all roof top additions and roof decks are required to be heard by the Board. All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies of the COA application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $618.56 fee is required with the submission as well.**

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

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

Sincerely,



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

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May 10, 2017

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

Re: 118 West Elder Street—Witness List

Good afternoon,

The list of witnesses expected to testify are the following:

Carlos Jean-Baptiste, Senior Community Development Analyst with DCED
Kyle Campbell, Architect
Andy Reider, Developer
Rachel Reider, Developer



Kyle L. Campbell, LEED AP BD+C
Architect

ADJUDICATION/DENIAL LETTER
Date: August 25, 2022
Location: 118 W. Elder Street
Request: COA
Zoning District: CC-P/ Over-the-Rhine 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 requires 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 "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Witness List Email Addresses:

Kyle Campbell-Architect kyle.1255.campbell@gmail.com

Andy Reider-Developer andy.reider@crossroads.net

Rachel Reider-Developer Rachel.reider@crossroads.net

Carlos Jean Baptiste-Senior Community Development Specialist

carlos.jean-baptiste@cincinnati-oh.gove

From: Jean-Baptiste, Carlos
To: Johnson, Beth
Cc: Kyle Campbell; Rachel Reider; Andy Reider
Subject: 118 West Elder Street
Date: Thursday, May 11, 2017 8:21:33 AM

Beth,

I am writing regarding the City-owned property at 118 West Elder. The Department of Community and Economic Development is working to transfer the upper floors to Rachel and Andy Reider as an air-parcel. We are aware and support their application for permits and plan review by Buildings and Inspections.

If you have any questions or concerns, please feel free to contact me at your convenience.

Regards,

Carlos

Carlos Jean-Baptiste | Senior Community Development Analyst
Department of Community and Economic Development
Two Centennial Plaza | 805 Central Avenue, Suite 700 | Cincinnati, OH 45202
(O) 513-352-6111
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www.choosecincy.com Facebook Twitter LinkedIn



From: Andy Reider
To: Kyle Campbell
Subject: Certificate of Appropriateness
Date: Wednesday, May 10, 2017 8:51:27 PM

Kyle Campbell,
As the developers of 118 W Elder, we give you our permission to apply to the Historic Conservation Board for a Certificate of Appropriateness on our behalf.

Thank you for your continued help on this project.

Andrew & Rachel Reider

Excel Title Services LLC
109 East 4th Street
Covington, KY 41011
(859) 341-1223

ALTA Combined Settlement Statement

File #:	2021-2181	Property	1811 Pleasant Street fka 118 West Elder Street Cincinnati, OH 45202	Settlement Date	03/18/2022
Prepared:	03/16/2022			Disbursement Date	03/18/2022
Attorney:		Buyer	Market House, LLC		
		Seller	City of Cincinnati		
		Lender	Stock Yards Bank and Trust Company, a Kentucky banking corporation 1040 East Main Street Louisville, KY 40206		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	$69,500.00	Sales Price of Property	$69,500.00	
		Loan Amount		$521,600.00
		Funds Held for Construction Draws	$521,600.00	
		Loan Charges		
		Appraisal fee - POC by lender $1,736.00		
		Tax service to Stock Yards Bank & Trust Company, a Kentucky banking corporation	$80.00	
		Flood certification to Stock Yards Bank & Trust Company, a Kentucky banking corporation	$16.00	
		Loan Fee to Stock Yards Bank & Trust Company, a Kentucky banking corporation	$1,000.00	
		Insurance Tracking to Stock Yards Bank & Trust Company, a Kentucky banking corporation	$85.00	
		Government Recording and Transfer Charges		
		Government recording charges	$256.00	
		Transfer taxes	$209.50	
		Recording Fee - Assignment of Rents to Hamilton County Recorder	$150.00	
		Recording Fee - Notice of Commencement to Hamilton County Recorder	$78.00	
		E-Recording Fee to Hamilton County Recorder	$25.00	
		Title Charges		
		Owner's title insurance to Stewart Title Guaranty Company	$402.50	
		Lender's title insurance to Stewart Title Guaranty Company	$1,419.50	
		Title Exam Fee to Excel Title Services LLC	$500.00	
		Title Binder Fee to Stewart Title Guaranty Company	$75.00	
		Closing Fee to Excel Title Services LLC	$350.00	
		Doc Prep to DBL Law	$200.00	
		Miscellaneous Charges		
		UPS Fee to Excel Title Services LLC	$60.00	
		Wire Fee to Excel Title Services LLC	$75.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
$0.00	$69,500.00	Subtotals	$596,081.50	$521,600.00
		Due from Buyer		$74,481.50
$69,500.00		Due to Seller		
$69,500.00	$69,500.00	Totals	$596,081.50	$596,081.50

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Excel Title Services LLC to cause the funds to be disbursed in accordance with this statement.

Market House, LLC, an Ohio Limited Liability Company

By: _____ 3/18/22
Andrew Reider, Member — Date

By: _____ 3/18/22
Rachel Reider, Member — Date

City of Cincinnati Inc., a Corporation

By: _____
Charles Martinez, Authorized Signer — Date

_____ 3/18/22
Settlement Agent — Date

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Excel Title Services LLC to cause the funds to be disbursed in accordance with this statement.

Market House, LLC, an Ohio Limited Liability Company

By: _____
Andrew Reider, Member — Date

By: _____
Rachel Reider, Member — Date

City of Cincinnati Inc., a Corporation

By: _____ 3/17/2022
Charles Martinez, Authorized Signer — Date

_____
Settlement Agent — Date

DECISION
HISTORIC CONSERVATION BOARD
CITY OF CINCINNATI
DATE OF DECISION: JANUARY 6, 2020

APPLICANT: **Kyle L. Campbell**

CASE TYPE: **Certificate of Appropriateness**

CASE NO.: **COA20170038**

PROPERTY: **118 W. Elder Street**

SUMMARY OF REQUEST:

Kyle L. Campbell (the "Applicant") requests a Certificate of Appropriateness ("COA") for a roof top deck at the front of an existing structure, and rehabilitation of its two upper floors.

SUMMARY OF DECISION:

The COA is **APPROVED.**

PUBLIC HEARING:

The Historic Conservation Board ("Board") is a quasi-judicial body empowered to review and make determinations on applications for COAs in the city's local historic districts.

The Board conducted a public hearing ("Hearing") on the above-cited application and is charged with evaluating the credibility of all witnesses and issuing findings of fact and conclusions of law based on the testimony and evidence presented to it.

The Board mailed notice to all persons entitled to receive notice of the application. Also, the Board published prior notice of the Hearing on the application in The City Bulletin. A quorum of Board members under Section 5 of the Rules of Procedure were present throughout the Hearing.

The Board recorded the Hearing, and a copy of the recording is available for review and transcription from the Office of Administrative Boards. Similarly, a representative from Giglio Reporting Services recorded the Hearing stenographically, and a transcript of the proceeding is available upon request.

FINDINGS OF FACT:

1. This matter concerns certain real property commonly identified as 118 W. Elder Street, more particularly identified as Hamilton County Auditor Parcel ("HCAP") No. 094-0008-0251 (the "Property").

2. The Property is in a RM 0.7 zoning district in the Over-the-Rhine Historic District (the "District").

3. The Property contains a three-story Italianate style brick building, currently owned by the City of Cincinnati and containing commercial use on the first level and residential on the two upper levels.

4. Applicant, the architect for the project, proposes to rehabilitate the upper two stories and attic level for condominium use, and to add a deck on the front portion of the roof.

5. Applicant requires a COA for the requested alterations to the Property.

6. Applicant's requests concerning the Property are identical to those approved on June 26, 2017 by the Board in Case No. COA20170038. That approval expired in 2019, necessitating the instant petition before the Board.

7. Urban Conservator Beth Johnson submitted a report to the Board concerning the application (the "Report"). The Report is five (5) pages long and dated December 11, 2019. The Report contains a summary of the request, as well as her professional analysis, opinion, and recommendation. The Report recommends **APPROVAL**.

8. No opposition to the project was received by staff or presented at the Hearing.

CONCLUSIONS OF LAW:

1. The Applicant has the burden of proof.

2. The Board hereby adopts the Report in its entirety for the analysis, reasoning, and conditions set forth therein; the Report is hereby incorporated herein and shall become a part hereof.

3. Based on the evidence submitted by the Applicant, and professional analysis and recommendation presented in the Report, upon motion duly made and seconded, a majority of the Board members present voted to **APPROVE by consent vote** the requested COA to permit rehabilitation of the structure on the Property, and the addition of a rooftop deck, per plans dated October

21. 2016 by Kyle L. Campbell, Architect. The Board finds that the Applicant has demonstrated by credible evidence that the proposal substantially conforms to the Over-the-Rhine Historic Guidelines.

4. The COA is approved subject to the following conditions:

a. The building permits must be issued within two (2) years of the decision date or the COA shall expire.

The following is a record of the votes cast by members of the Board concerning the motion to approve the application:

Aye:	**Nay:**	**Absent:**
Mr. Voss		Ms. McKenzie
Mr. Sundermann		Mr. Weiss
Mr. Siemer		
Ms. Smith-Dobbins		
Mr. Zielasko		

ORDERED: January 6, 2020

\s\ Tim Voss
Tim Voss, Chair
Historic Conservation Board

\s\ Carolyn F. Glosby
Carolyn F. Glosby, Staff Attorney
Historic Conservation Board

APPEALS:

This decision represents the final appealable order of the Historic Conservation Board and may be appealed to the Zoning Board of Appeals under Chapter 1449 of the Cincinnati Zoning Code. Any appeal must be filed within thirty days of the date of the mailing of this decision.

The Board transmits by certified mail a true and accurate copy of this decision on the _____27_____ day of _____January_____, 2020, to:

Kyle L. Campbell, Architect
3230 Hildreth Avenue
Cincinnati OH 45211

Transmitted this _____27_____ day of _____January_____, 2020, by interdepartmental mail to:

Beth Johnson, Urban Conservator
Department of Buildings & Inspections

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2022-0030880 Type: DE
Filed: 03/24/22 12:01:26 PM $42.00
Off. Rec.: 14631 01504 F 3 278

Convey number: 297676
Deed number: 22-570559
Instr. number: 22-573412
Transfer date: 03/24/2022
Sec.: 319.202. R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 69,500.00
Permissive fee: 139.00
Transfer fee: 0.50
Convevance fee: 69.50

b1463101504Fb

[SPACE ABOVE FOR RECORDER'S OFFICE]

Property: 1811 Pleasant Street, f/k/a 118 W. Elder Street,
Residential Air Lot

QUITCLAIM DEED

The **CITY OF CINCINNATI**, an Ohio municipal corporation (the "**City**"), for valuable consideration paid, hereby grants and conveys to **MARKET HOUSE, LLC,** an Ohio limited liability company whose address is 3653 Shaw Avenue, Apt 1, Cincinnati, OH 45208 ("**Developer**"), all of the City's right, title and interest in and to the real property described on Exhibit A (*Legal Description*) hereto (the "**Property**").

Property Address:	1811 Pleasant Street, f/k/a 118 W. Elder Street, Cincinnati, OH 45202 (Residential Air Lot)
Auditor's parcel:	094-0008-0441-00

Re-conveyance of Property to City for Failure to Timely Commence Construction. The City and Developer are parties to a *Property Sale and Development Agreement* dated November 30, 2018, (the "**Development Agreement**"). As provided in the Development Agreement, if Developer fails to obtain a building permit and commence on-site construction at the Property as described therein, Developer shall re-convey the Property to the City free and clear of all liens and encumbrances, as more particularly described in the Development Agreement. At such time as Developer is no longer required to re-convey the Property to the City under the Development Agreement, the City shall execute and deliver to Developer a recordable release, for recording in the Hamilton County Recorder's office, at Developer's cost.

This conveyance was authorized by Ordinance No. 212-2018, passed by Cincinnati City Council on June 27, 2018.

Prior instrument references: Official Record 14126, Page 1204; and Official Record 14147, Page 27, Hamilton County, Ohio Records.

[SIGNATURE PAGE FOLLOWS]

Executed on March 9, 2022.

CITY OF CINCINNATI

By: John P Cully

Printed Name: John P. Cully

Title: Interim City Manager

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 9th day of March, 2022 by John P. Cully, the Interim City Manager of the City of Cincinnati, an Ohio municipal corporation, on behalf of the municipal corporation. The notarial act certified hereby is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act certified to hereby.

Amira Beer
Notary Public
My commission expires: 9/23/23

NOTARIAL SEAL
STATE OF OHIO

AMIRA BEER
Notary Public, State of Ohio
My Commission Expires 09-23-2023

Approved as to Form:
Chelsea Marty
Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department
801 Plum Street, Suite 214
Cincinnati, OH 45202

Exhibits:
Exhibit A – *Legal Description*

Exhibit A
to Quitclaim Deed

Legal Description

Property Address: 1811 Pleasant Street, f/k/a 118 W. Elder Street, Cincinnati, Ohio 45202
Auditor's Parcel No.: 094-0008-0441-00 ST

SITUATE IN SECTION 13, TOWN 3, FRACTIONAL RANGE 2, MILLCREEK TOWNSHIP, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF AIR LOT 2 OF 118 WEST ELDER STREET SUBDIVISION AS RECORDED IN PLAT BOOK 480, PAGE 2 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Mar 21 2022 RG

CAGIS - _____



118 WEST ELDER STREET

CINCINNATI, OH 45202

KYLE L. CAMPBELL
ARCHITECT, LEED AP BD+C
T: 317.544.9588
E: kyle.1255.campbell@gmail.com

GENERAL SHEETS

G000	COVER SHEET
G001	CODE INFORMATION, PROJECT GENERAL NOTES AND SYMBOLS
G002	SITE PLAN

ARCHITECTURAL SHEETS

A100	DEMOLITION PLANS
A101	DEMOLITION PLANS
A200	NEW WORK FLOOR PLANS
A201	NEW WORK FLOOR PLANS
A202	GROUND FLOOR PLAN
A211	REFLECTED CEILING PLANS
A212	REFLECTED CEILING PLANS
A130	DEMO ELEVATIONS
A310	BUILDING ELEVATIONS
A311	SIGHT LINE ELEVATIONS
A410	BUILDING SECTIONS
A500	UNIT 2A ENLARGED PLANS AND ELEVATIONS
A501	UNIT 2B ENLARGED PLANS AND ELEVATIONS
A502	UNIT 3 ENLARGED PLANS AND ELEVATIONS
A610	DOOR SCHEDULE AND DOOR DETAILS
A611	DOORS AND WINDOWS DETAILS
A620	SECTION DETAILS
A630	EXTERIOR SECTION DETAILS
A710	STAIR PLANS AND SECTIONS

STRUCTURAL SHEET

S100	STRUCTURAL FRAMING DETAILS

PLUMBING SHEETS

P000	PLUMBING SCHEDULES AND LEGENDS
P101	GROUND AND FIRST FLOOR PLUMBING PLAN
P102	SECOND AND THIRD FLOOR PLUMBING PLAN
P103	ATTIC PLUMBING PLAN
P201	PLUMBING ISOMETRICS
P202	HIDDEN PLUMBING WALL SECTION

MECHANICAL SHEETS

M000	MECHANICAL SCHEDULES, DETAILS AND LEGENDS
M010	HVAC DEMO - FLOOR PLANS
M011	HVAC DEMO - FLOOR PLANS
M100	HVAC - FLOOR PLANS
M101	HVAC - FLOOR PLANS

ELECTRICAL SHEETS

E000	ELECTRICAL LEGENDS
E100	SECOND-THIRD FLOOR LIGHTING PLAN
E101	ATTIC LIGHTING PLAN
E200	SECOND/THIRD FLOOR POWER PLAN
E201	ATTIC/ROOF POWER PLAN
E400	PANEL SCHEDULES AND SINGLE LINE DIAGRAM

REVISIONS	*DATE*
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

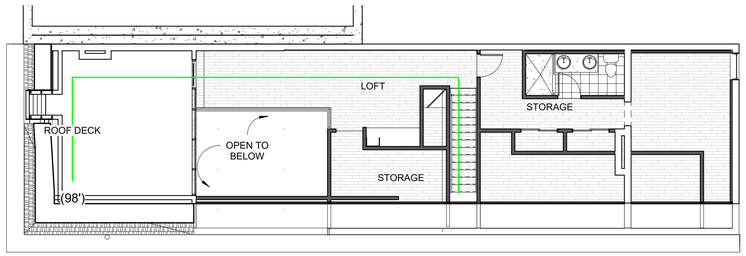
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	10/21/16
project no.	2016.01
scale	1/8" = 1'-0"

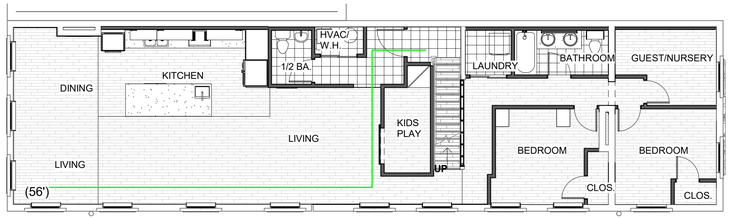
sheet name
COVER SHEET

G000
sheet no.

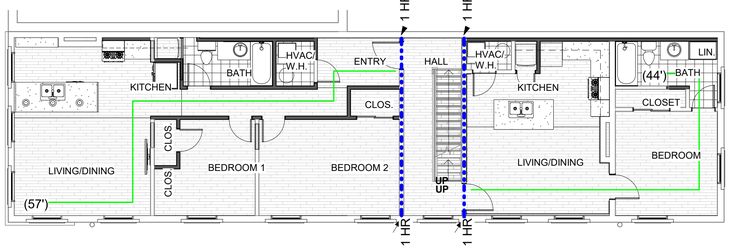


ADD ALTERNATE

ATTIC LIFE SAFETY PLAN



THIRD FLOOR LIFE SAFETY PLAN



SECOND FLOOR LIFE SAFETY PLAN

PROJECT INFORMATION AND CODE REVIEW

REIDER RESIDENCE, 118 W. ELDER STREET, CINCINNATI, OH 45202

Building Code: All of the following references are to the 2017 Ohio Building Code (OBC).

Project Scope: The renovation at 118 W. Elder Street in the OTR historic district focuses primarily on the interior renovation of the second floor, third floor and attic space with the transformation of a portion of the roof into a deck at the south end of the building. The building is built to a zero lot line on all sides and shares the parcel with another building on the site. As such, there will be no additions, modifications or new work to structures outside the existing building boundary. Exterior work is limited to window replacement, masonry facade repairs and a new roof deck located within the existing building footprint. The existing Occupancy Classification as M on the first floor and R-2 on floors 2, 3 and attic is to remain unchanged, and we are reducing the number of units in the building from 4 to 3, reducing the occupant load.

Occupancy Classification: Mixed-Use: Floor 1 is City-Owned with Mercantile (M classification); this portion of building is outside client ownership and responsibility.
Floors 2,3, attic: R-2 (Residential whose nature is primarily non-transient in nature)

Construction Type: 3B, exterior loadbearing masonry with wood joist floor and roof framing.

Construction Type 3B requires the following ratings: (Table 601)
- Structural frame: 0 hrs.
- Exterior Bearing Walls: 2 hrs.
- Floor Construction: 1 hr. (Section 711.2.4.3, between dwelling units) 2 hr. (Table 508.4)
- Dwelling Unit Paritions: N/A (Dwelling units all abut intertior exit stairway and are not adjacent to each other).
- Roof Construction: 0 hrs.

Interior Exit Stair: 1 hr. (Section 1023.2, where the stair connects less than four stories. The stair between the third floor and attic is internal to the Owner's suite and is not part of the exit stairway.)

Allowable Building Area (Table 506.2)	16,000 s.f.
Actual Building Area (footprint of building)	1,706 s.f,
Total Aggregate Building Area (All Floors combined)	5,118 s.f.
Building Height (Stories allowed per Table 503)	4
Actual Building Height	4
Building is not classified as a High-Rise building.	
Exit Access Travel Distance (Table 1017.2)	200 ft. max
Dead End Corridor (Section 1018.4)	20 ft.
Occupant Load (Table 1004.1.2)	Residential = 200 s.f. per person
Total Occupant Load:	Second Floor: Unit 2A: 839 s.f. = 5 Occupants Unit 2B: 536 s.f. = 4 Occupants Third Floor: Owner's Residence: 1,525 gross square feet = 8 Occupants Attic/Roof Deck: 440 gross square feet = 2 Occupants
Plumbing Fixture Requirements (Table 403.1 Plumbing Code):	1 of each fixture per dwelling unit

GENERAL PROJECT NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION. IF PROVIDED, THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE EXISTING BUILDING DOCUMENTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL AUTHORITIES, CODES, RULES AND REGULATIONS.
3. THESE DOCUMENTS SHOW THE MINIMUM CONSTRUCTION REQUIREMENTS AND THE MINIMUM QUALITY OF WORK EXPECTED. MORE STRINGENT REQUIREMENTS STIPULATED WITHIN RELEVANT MANUFACTURERS' INSTALLATION INSTRUCTIONS WILL SUPERSEDE.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY INCLUDING BUT NOT LIMITED TO ADHERENCE TO OSHA REGULATIONS.
5. ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONNEL LICENSED IN THE STATE OF THE PROJECT'S LOCATION.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING ITEMS TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
7. MAINTAIN EXIT EGRESS PATHS TO EXISTING EXIT DOORS DURING CONSTRUCTION.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL CONSTRUCTION ROUTES BEYOND THE AREAS OF WORK AND THE ROUTES MUST BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE PROJECT.
9. DO NOT SCALE DRAWINGS; DIMENSIONS SHOWN ON DRAWINGS SHALL GOVERN AND ARE GIVEN TO FINISH FACE OF CONSTRUCTION, UNLESS NOTED OTHERWISE.
10. LAYOUT AND VERIFY LOCATION OF ALL PARTITIONS PRIOR TO CONSTRUCTION TO VERIFY CLEARANCE REQUIREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES NOTED BETWEEN DRAWINGS AND CONDITIONS IN THE FIELD.
11. MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES.
12. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE DISRUPTIONS OF NORMAL FUNCTIONS OF THE OWNER'S OCCUPIED AREAS.
13. IF CONSTRUCTION NOISE IS ANTICIPATED, SUBMIT A WRITTEN REQUEST TO THE OWNER FOR THE SCHEDULED TIME OF THE CONSTRUCTION ACTIVITIES. NO WORK SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE OWNER. THE OWNER RESERVES THE RIGHT TO DISCONTINUE NOISY CONSTRUCTION AT ANY TIME. NO RADIOS SHALL BE PERMITTED AT ANY TIME IN WORK AREAS ADJACENT TO OCCUPIED SPACES.
14. ALL EXISTING SERVICES AND UTILITIES SHALL BE MAINTAINED TO ADJACENT DEPARTMENTS OR AREAS THAT ARE IN OPERATION AND SERVED BY THEM. COORDINATE ALL DISRUPTIONS OR DISCONTINUATIONS OF UTILITIES AND SERVICES WITH OWNER. NO SHUT DOWN OF EXISTING SERVICES IS ALLOWED TO OCCUR UNTIL RECEIVING THE OWNER'S WRITTEN APPROVAL OF THE SHUT DOWN SCHEDULE. PROVIDE TEMPORARY SERVICES AND/OR UTILITIES DURING INTERRUPTIONS AS REQUIRED AND APPROVED BY THE OWNER.
15. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OWNER'S OCCUPIED AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSIONS ARE REQUIRED. IN THESE AREAS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY LACK OF SUFFICIENT PROTECTION FROM THE WEATHER AND FROM THE RESULTS OF ALL CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO DUST AND WATER.
16. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE OWNER BEFORE USING OPEN FLAMES, WELDING RODS AND TORCHES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS TO PROHIBIT THE MIGRATION OF SMOKE AND OTHER PRODUCTS OF COMBUSTION INTO OCCUPIED AREAS OF THE EXISTING BUILDING AND FOR OBTAINING ALL REQUIRED PERMITS RELATED TO HOT WORK.
17. PROVIDE FIRE PROTECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
18. DO NOT OVERLOAD THE EXISTING BUILDING STRUCTURE. MAINTAIN THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL FRAMING MEMBERS AND SYSTEMS AT ALL TIMES.
19. ALL DEMOLISHED MATERIAL, EXCEPT MATERIAL THAT IS LISTED OR MARKED BY THE ARCHITECT OR THE OWNER FOR RETENTION, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE DISPOSED OF. NO DEBRIS RESULTING FROM WORK SHALL BE LEFT IN THE CONSTRUCTION ROUTES BEYOND THE AREAS OF WORK.
20. REMOVAL OF A PARTICULAR ITEM IS TO INCLUDE ALL RELATED ITEMS, SUCH AS REMOVAL OF WALLS WOULD INCLUDE ASSOCIATED DOORS, HARDWARE, ELECTRICAL, PLUMBING, MECHANICAL, ETC. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION. FOR ALL REMOVALS, THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING.
21. WHERE CEILINGS ARE SHOWN TO BE REMOVED, ALL UNUSED SUSPENDED EQUIPMENT, WIRES, ANGLES, ETC. SHALL BE REMOVED. SEE DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION. EXISTING LIGHTS MAY BE MAINTAINED AS TEMPORARY CONSTRUCTION LIGHTING.
22. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT FOR ITEMS NOT DEMOLISHED OR REMOVED AS REQUIRED UNTIL PERMANENT SUPPORT IS PROVIDED IN THE FINAL CONSTRUCTION.
23. ALL OPENINGS IN EXISTING WALLS, CEILINGS AND FLOORS, WHICH ARE THE RESULT OF REMOVALS AND OTHER NEW CONSTRUCTION ACTIVITY, SHALL BE PATCHED WITH NEW MATERIALS THAT MATCH THE EXISTING MATERIALS. IF THE PATCH IS TO BE MADE IN FIRE RATED CONSTRUCTION. THE PATCH MUST ACHIEVE THE REQUIRED FIRE RATING. THE PATCH SHALL BE FINISHED TO A LIKE NEW CONDITION TO MATCH THE EXISTING FINISH.
24. ALL EXISTING OPENINGS IN CEILINGS, FLOORS AND WALLS DISCOVERED IN THE EXISTING STRUCTURE SHALL BE PATCHED WITH NEW MATERIALS THAT MATCH THE EXISTING MATERIALS. IF THE PATCH IS TO BE MADE IN FIRE RATED CONSTRUCTION, THE PATCH MUST ACHIEVE THE REQUIRED FIRE RATING. THE PATCH SHALL BE FINISHED TO A LIKE NEW CONDITION TO MATCH THE EXISTING FINISH.
25. WHERE EXISTING SURFACES ARE TO BE REFINISHED OR ARE TO SERVE AS SUBSTRATE FOR THE ATTACHMENT OR APPLICATION OF NEW MATERIALS OR CONSTRUCTION, PREPARE OR ALTER THE EXISTING SURFACES AS NECESSARY TO PROPERLY ACCOMMODATE THE NEW MATERIALS.
26. FIELD VERIFY SIZES AND DIMENSIONS OF ALL EXISTING UTILITIES THAT IMPACT THE NEW WORK. DETERMINE THE SIZE AND LOCATION THE PENETRATIONS FROM THE EXISTING UTILITIES WITHIN THE NEW WORK. SEAL TIGHT TO ALL PENETRATIONS AND CAULK.
27. PENETRATIONS THROUGH EXISTING FIRE RATED CONSTRUCTION MUST BE PROPERLY CLOSED AND FIRE SAFED TO ACHIEVE THE PROPER FIRE RATING BY THE END OF CONSTRUCTION OPERATIONS FOR EACH DAY.
28. NEW HOLES IN EXISTING ELEVATED FLOOR AND ROOF STRUCTURES FOR NEW WORK MUST BE COORDINATED WITH THE EXISTING STRUCTURE SO THAT CRITICAL STRUCTURAL MEMBERS ARE NOT DAMAGED.
29. UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SALVAGED STOCK BEFORE ORDERING NEW MATERIAL.

KYLE L. CAMPBELL
ARCHITECT, LEED AP BD+C
T: 317.544.9588
E: kyle.1255.campbell@gmail.com

OBC SECTION 3412 COMPLIANCE ALTERNATIVES.

THE PROPOSED BUILDING IS MAINTAINING ITS EXISTING OCCUPANCY CLASSIFICATIONS AS A MIXED USED BUILDING WITH M-OCCUPANCY ON THE GROUND FLOOR AND R-2 OCCUPANCIES ON THE FLOORS ABOVE. PER THE DRAWINGS, THE TWO OCCUPANCIES WILL BE SEPARATED ACCORDING TO SECTION 508.4 AND AS SUCH WILL BE EVALUATED SEPARATELY.

TABLE 3412.7

Existing Occupancy: Level 1 - M: Levels 2,3,4 - R2
Proposed Occupancy: Level 1 - M: Levels 2,3,4 - R2
Year Constructed: +/- 1850
Number of Stories: 4, Ground Level Commercial + 3 Residential
Type of Construction: 3B
Area per floor: 1707 SF
Percentage of Open Perimeter Increase: I_F = 0.35
Completely Suppressed: No
Corridor Wall Rating: N/A-there are no corridors
Compartmentation: Yes
Fire-Resistance Rating of Vertical Opening Enclosures: 1-hr
Type of HVAC System:
Automatic Fire Detection: Yes
Smoke Control: Yes
Adequate Exit Routes: Yes
Dead Ends: No

Maximum Exit Access Travel Distance
For M-Occupancy: 47 ft.
For R-Occupancy: 98 ft.
Elevator Controls: N/A
Means of Egress Lighting: Yes
Mixed Occupancy: Yes

SAFETY PARAMETERS	FS		ME		GS	
	M	R2	M	R2	M	R2
Building Height	1	1	1	1	1	1
Building Area	9	8	9	8	9	8
Compartmentation	22	22	22	22	22	22
Dwelling Unit Separation	0	2	0	2	0	2
Corridor Walls	0	0	0	0	0	0
Vertical Openings	2	2	2	2	2	2
HVAC Systems	0	0	0	0	0	0
Auto Fire Detection	6	6	6	6	6	6
Fire Alarm System	0	0	0	0	0	0
Smoke Control	**********		0	0	0	0
Egress Capacity	**********		-3	-3	-3	-3
Dead Ends	**********		2	2	2	2
Max Exit Travel Distance	**********		15	10	15	10
Elevator Control	**********		0	-4	0	-4
Emergency Egress Lighting	**********		1	1	1	1
Mixed Occupancies	0	0	**********		0	0
Automatic Sprinklers	-6	-6	-3	-3	-6	-6
Standpipes	-6	-6	-3	-3	-6	-6
Incidental Accessory	0	0	0	0	0	0
Building Score - total value	**28**	**29**	**49**	**41**	**43**	**35**
TABLE 3412.8 MANDATORY SCORES	19	17	36	34	36	34

TABLE 3412.9 EVALUATION FORMULAS

FS-MFS > 0: M OCCUPANCY: 28-19 = 9; R2 OCCUPANCY: 29-17 = 12

ME-MME>0: M OCCUPANCY: 49-36 = 13; R2 OCCUPANCY: 41-34 = 7

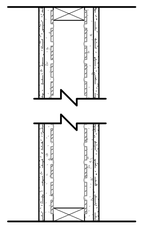
GS-MGS>0: M OCCUPANCY: 43-36 = 7; R2 OCCUPANCY: 35-34 = 1

SYMBOLS & ANNOTATIONS

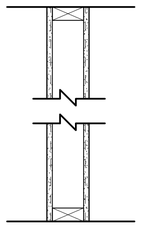
N	NORTH ARROW
Name / Elevation	LEVEL NAME W/ ELEVATION
1 / A101 SIM	CALL OUT HEAD W/ SHEET NUMBER
1 / A101 SIM	SECTION NUMBER W/ SHEET NUMBER
1 / A101 SIM	DETAIL SECTION NUMBER W/ SHEET NUMBER
101	DOOR NUMBER
1	WALL TAG
1 / A101 View Name 1/8" = 1'-0"	VIEW NAME W/ SCALE
1	REVISION TAG

OBC SECTION 3412

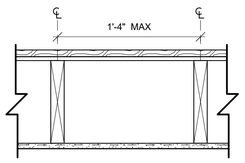
RATED FLOOR AND PARTITION CONSTRUCTION DETAILS



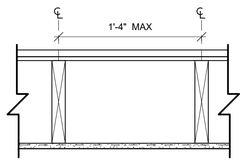
1-HR RATED PARTITION ASSEMBLY
EXISTING WOOD STUDS @ 16" O.C.
EXISTING WOOD LATH AND PLASTER
LAMINATE (1) LAYER 5/8" TYPE 'X'
GYPSUM BOARD EACH SIDE OF EXISTING WALL



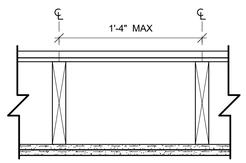
1-HR RATED PARTITION ASSEMBLY
NEW PARTITION ASSEMBLY
UL DESIGN U305
2X4 STUDS @ 16" O.C.
FIRE-BLOCKING PER CODE
5/8" TYPE 'X' GYPSUM BOARD EITHER SIDE



1-HR RATED FLOOR ASSEMBLY
(WOOD FLOORS)
UL DESIGN L501, SYSTEM NO. 1
1X4 (MIN) T&G WOOD FLOORING
PERPENDICULAR TO JOISTS
SOUND MAT
MIN. 15/32 C-D GRADE PLYWOOD SUBFLOOR
MIN. 2X10 JOISTS (EXISTING)
5/8" TYPE 'X' GYPSUM BOARD



1-HR RATED FLOOR ASSEMBLY
(TILE FLOORS)
UL DESIGN L512, SYSTEM NO. 1
MIN. 19/32 UNDERLAYMENT GRADE PLYWOOD
PERPENDICULAR TO JOISTS
SOUND MAT
MIN. 15/32 C-D GRADE PLYWOOD SUBFLOOR
MIN. 2X10 JOISTS (EXISTING)
5/8" TYPE 'X' GYPSUM WALLBOARD



2-HR RATED FLOOR ASSEMBLY
UL DESIGN L511, SYSTEM NO. 3
MIN. 19/32 UNDERLAYMENT GRADE PLYWOOD
MIN. 15/32 C-D GRADE PLYWOOD SUBFLOOR
MIN. 2X10 JOISTS (EXISTING)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALLBOARD

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

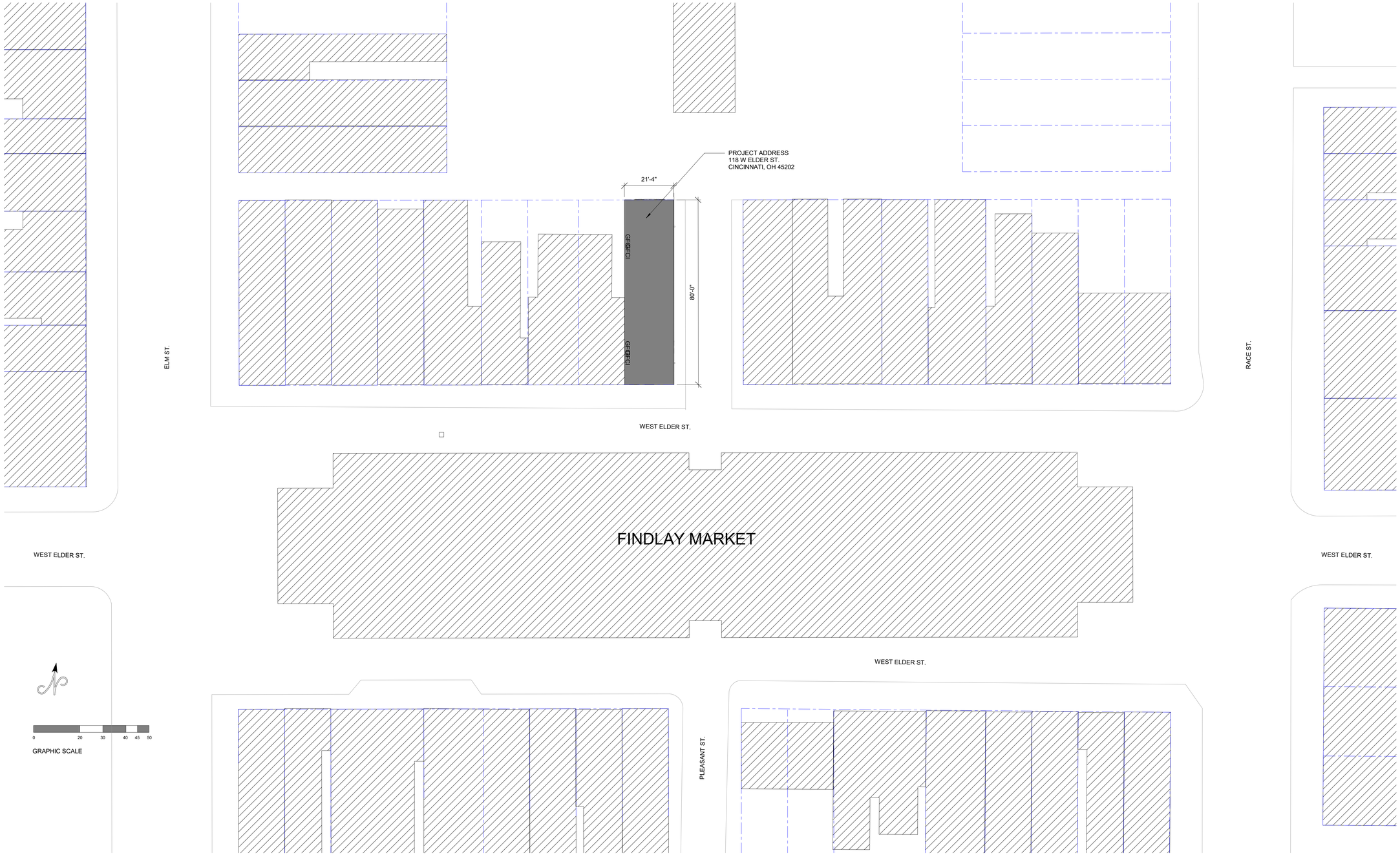
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	01/29/09
project no.	2016.01
scale	As indicated

sheet name
CODE INFORMATION, PROJECT GENERAL NOTES AND SYMBOLS

G001
sheet no.



1	SITE PLAN
G002	1" = 20'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

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NOTE:
THE BUILDING IS BUILT TO A ZERO LOT LINE ON ALL SIDES. THERE IS NO EXTERIOR WORK EXTENDING BEYOND THE BUILDING BOUNDARY ON THIS PROJECT.

ANY SITE WORK ON THE PROJECT WILL BE LIMITED TO TIE-INS TO EXISTING CITY UTILITIES FOR POWER, SANITARY AND WATER LINES.

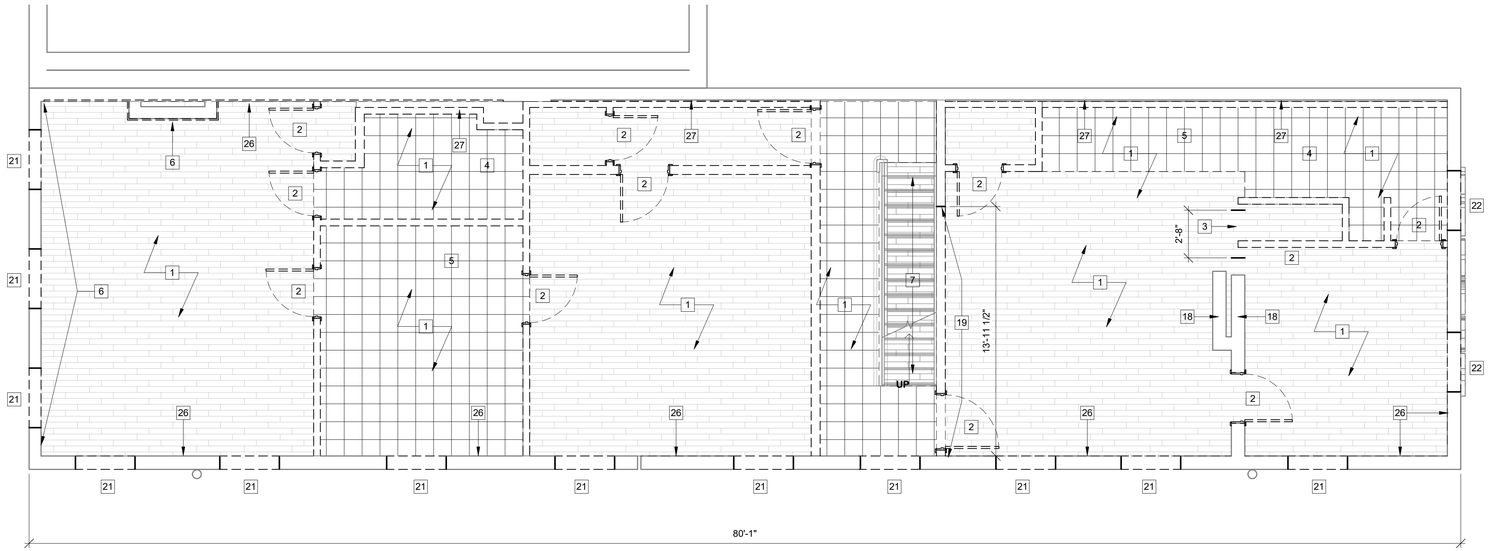
STATE OF OHIO
KYLE L. CAMPBELL
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KYLE L. CAMPBELL
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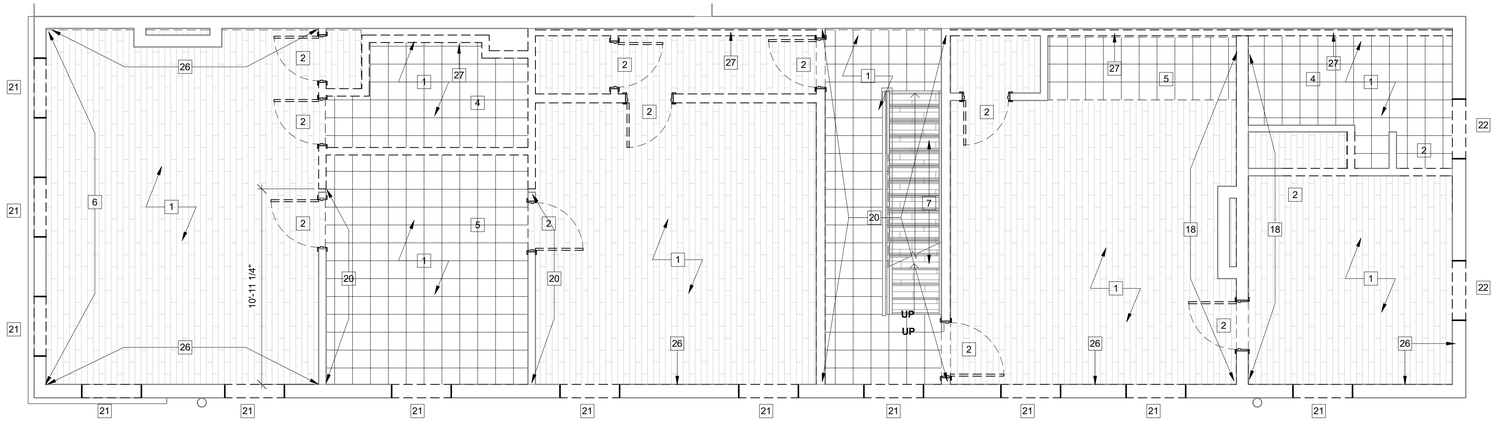
date	08/13/09
project no.	2016.01
scale	1" = 20'-0"

sheet name
SITE PLAN

G002
sheet no.



2 THIRD FLOOR-DEMO PLAN
A100 1/4" = 1'-0"



1 SECOND FOOR-DEMO PLAN
A100 1/4" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
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DEMOLITION KEY NOTES

1. EXISTING FINISH FLOOR TO BE REMOVED. PATCH EXISTING SUB-FLOOR TO MEET FIRE SEPARATION REQUIREMENTS AS STATED ON G001.
2. EXISTING DOOR AND FRAME TO BE REMOVED; SALVAGE FOR POTENTIAL RE-USE.
3. PORTION OF EXISTING MASONRY WALL TO BE REMOVED; CONTRACTOR TO ENSURE PROPER SHORING OF STRUCTURE PRIOR TO REMOVAL AND INSTALL LINTEL TO SUPPORT NEW MASONRY OPENING.
4. ALL EXISTING PLUMBING FIXTURES AND PIPING TO BE REMOVED AND DISCARDED.
5. ALL EXISTING KITCHEN CASEWORK, FIXTURES AND PIPING TO BE REMOVED AND DISCARDED.
6. REMOVE EXISTING LATH/PLASTER TO EXPOSE BRICK ALONG THIS WALL. RE-POINT BRICK AS REQUIRED WITH NEW MORTART TO MATCH EXISTING. SEE NEW WORK PLANS AND ELEVATIONS FOR WALL FINISH DETAILS.
7. EXISTING STAIR AND RAILING TO REMAIN; PATCH AS REQUIRED AND INFILL MISSING SPINDLES TO MATCH EXISTING.
8. REMOVE EXISTING RALING.
9. THIS PORTION OF ATTIC FLOOR AND STRUCTURE TO BE REMOVED. SEE STRUCTURAL DWGS. FOR DETAILS AT PORTION OF FLOOR TO REMAIN.
10. THIS PORTION OF FLOOR AND SUBFLOOR TO BE REMOVED. PREPARE FOR NEW SUB-FLOOR AND ROOF DECK CONSTRUCTION. SEE NEW WORK PLANS AND DETAILS.
11. EXISTING DORMER WINDOW AND FRAMING TO BE REMOVED. PREPARE FOR NEW FRAMING IN SAME LOCATION.
12. EXISTING DORMER AND ROOF FRAMING TO BE REMOVED. PREPARE FOR NEW ROOF DECK. SEE NEW WORK DWGS.
13. REMOVE EXISTING FLOORING IN ATTIC AND PREPARE FOR NEW SUB-FLOORING PER NEW WORK PLANS AND DETAILS.
14. EXISTING ATTIC STAIR TO REMAIN. CLEAN, SCRAPE AND PREPARE FOR NEW FINISHES.
15. PORTION OF EXISTING ROOFING TO BE REMOVED. CONTRACTOR TO ENSURE BUILDING REMAINS WEATHER TIGHT DURING DEMOLITION AND NEW CONSTRUCTION. NEW ROOF EDGE BOARDS, FASCIA AND ROOFING MATERIAL TO BE INSTALLED PER DETAILS. NOTE: EXISTING CORNICE DETAIL IS TO REMAIN. PROTECT FROM DAMAGE DURING PROJECT.
16. EXISTING DORMER ROOFING TO BE REMOVED. SEE NEW WORK PLANS AND DETAILS FOR NEW LAYOUT.
17. EXISTING ROOFING TO REMAIN. PATCH ALL HOLES AT REMOVED MECHANICAL/PLUMBING EQUIPMENT AND PIPING WITH NEW ROOFING TO MATCH EXISTING AS REQUIRED.
18. PORTION OF EXISTING MASONRY WALL TO REMAIN. REMOVE ANY LATH/PLASTER AND FINISH TO EXPOSE BRICK. RE-POINT BRICK AS REQUIRED WITH NEW MORTAR TO MATCH EXISTING.
19. THIS PORTION OF STUD WALL TO BE REMOVED. SHORE STAIR TO KEEP IT IN PLACE DURING DEMOLITION AND NEW WORK. SEE NEW WORK PLANS AND DETAILS.
20. THIS PORTION OF STUD WALL TO REMAIN. INFILL NEW FRAMING AND GYPSUM WALL BOARD AT REMOVED DOOR OPENING.
21. EXISTING WINDOW TO BE REPLACED WITH NEW INSULATED CLAD WOOD WINDOWS HAVING MUNTIN AND SASH PROFILES TO MATCH EXISTING.
22. EXISTING WINDOW TO BE REPLACED WITH NEW INSULATED CLAD WOOD WINDOWS HAVING MUNTIN AND SASH PROFILES TO MATCH REST OF BUILDING. CURRENT 6/6 WINDOW DIVISION IS NOT CONSISTENT WITH REST OF BUILDING OR WITH THE SISTER BUILDING ACROSS THE ALLEY AT FINDLAY MARKET.
23. EXISTING CHIMNEY TO BE REMOVED. BELOW ROOF DECK. PATCH ROOF WITH SHINGLES TO MATCH EXISTING ADJACENT.
24. EXISTING ROOFTOP UNIT TO BE REMOVED. PREPARE OPENINGS AND SUPPORT FOR NEW ROOFTOP UNITS TO SUPPLY HVAC DUCTWORK TO UNITS BELOW.
25. EXISTING ROOF HATCH TO REMAIN. RE-FLASH AS REQUIRED AND ENSURE WEATHER-TIGHT SEAL.
26. EXISTING PLASTER WALLS TO REMAIN. REMOVE LOOSE PLASTER AND PATCH WITH NEW TO MATCH EXISTING.
27. REMOVE EXISTING FURRED WALL (WHERE LOCATED) AND PREPARE FOR NEW FURRING AND PLUMBING.

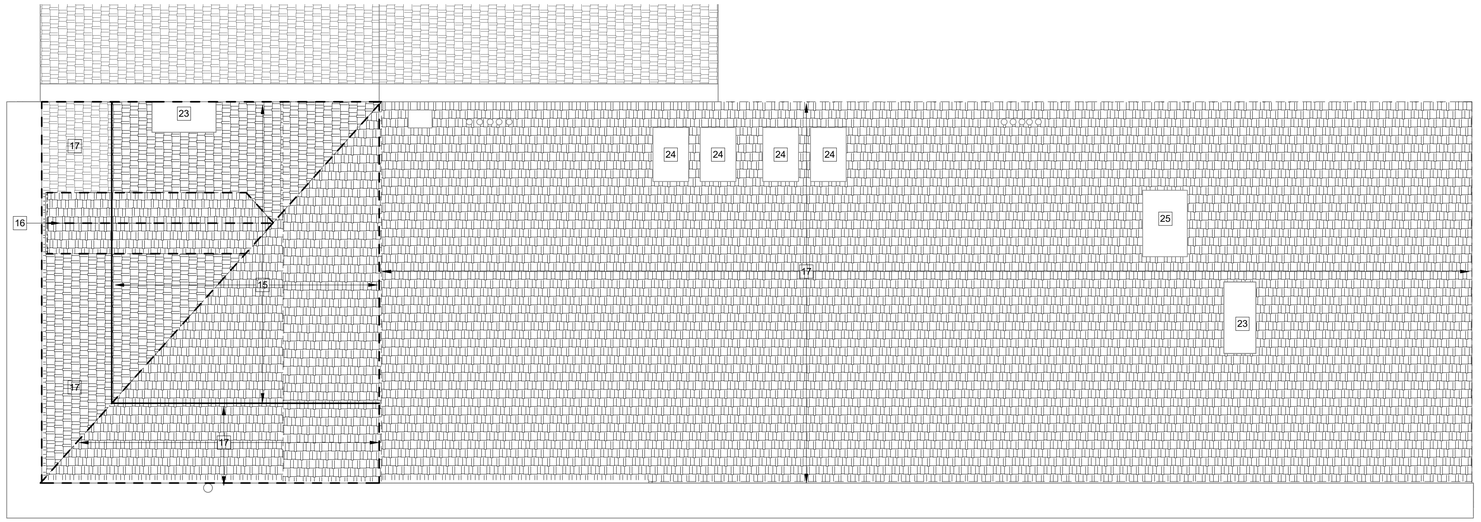
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

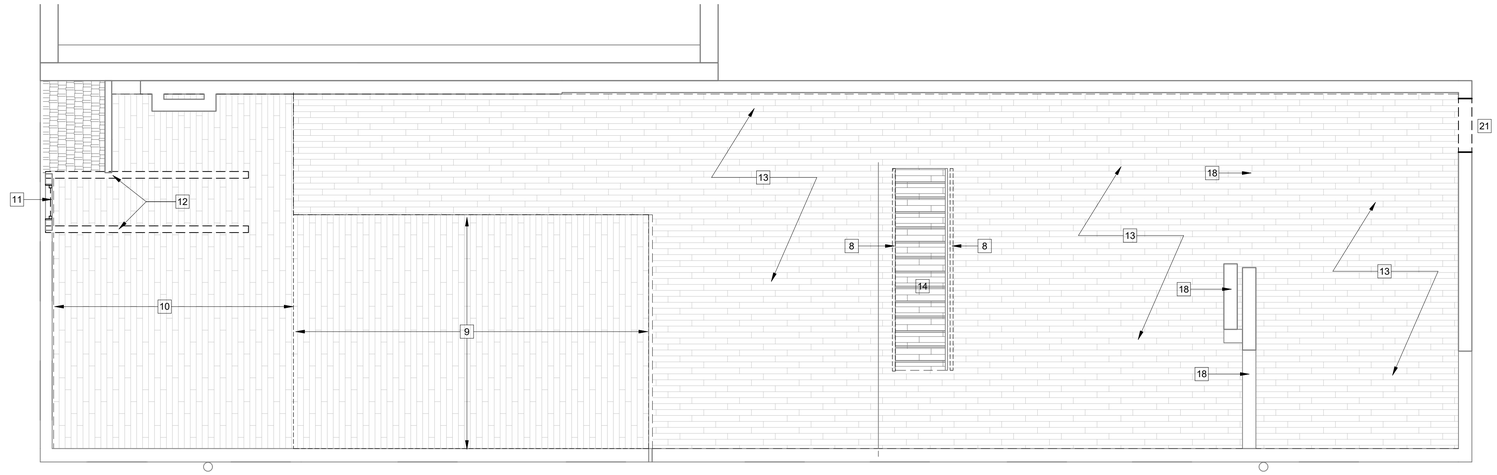
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project no.	2016.01
scale	1/4" = 1'-0"

sheet name
DEMOLITION PLANS

A100
sheet no.



2 ROOF-DEMO PLAN
A101 1/4" = 1'-0"



1 ATTIC LEVEL-DEMO PLAN
A101 1/4" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

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DEMOLITION KEY NOTES

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2. EXISTING DOOR AND FRAME TO BE REMOVED; SALVAGE FOR POTENTIAL RE-USE.
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4. ALL EXISTING PLUMBING FIXTURES AND PIPING TO BE REMOVED AND DISCARDED.
5. ALL EXISTING KITCHEN CASEWORK, FIXTURES AND PIPING TO BE REMOVED AND DISCARDED.
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26. EXISTING PLASTER WALLS TO REMAIN. REMOVE LOOSE PLASTER AND PATCH WITH NEW TO MATCH EXISTING.
27. REMOVE EXISTING FURRED WALL (WHERE LOCATED) AND PREPARE FOR NEW FURRING AND PLUMBING.

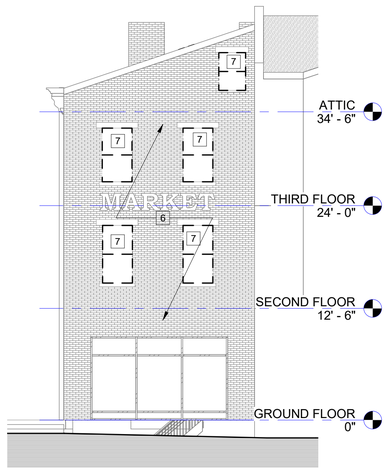
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

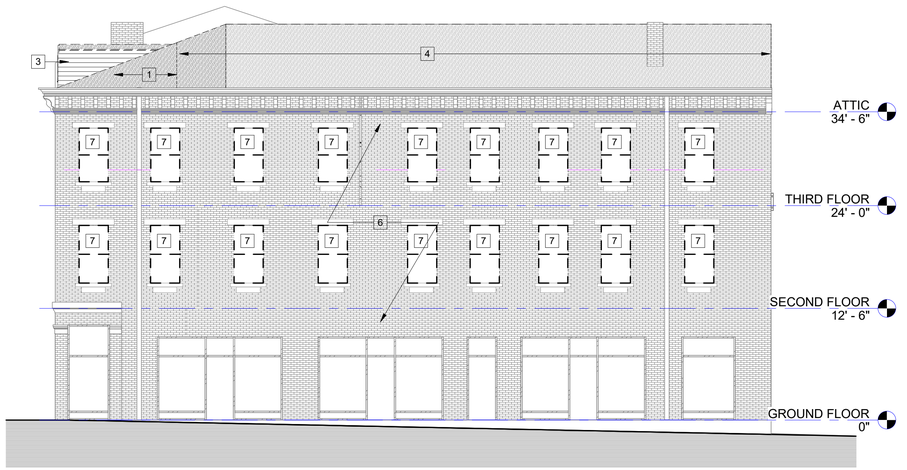
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project no.	2016.01
scale	1/4" = 1'-0"

sheet name
DEMOLITION PLANS

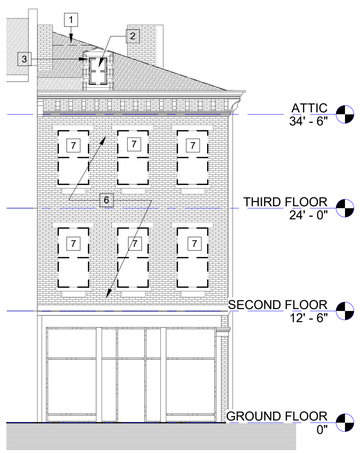
A101
sheet no.



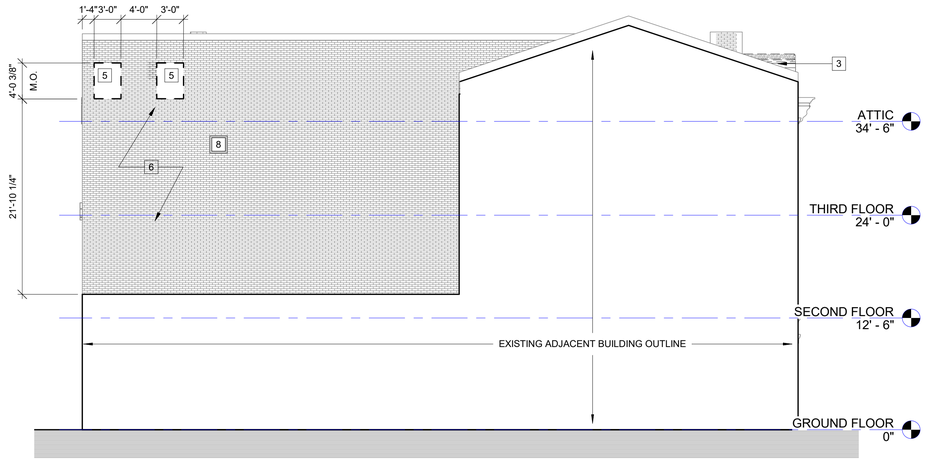
1 NORTH ELEVATION-DEMO
A130 1/8" = 1'-0"



2 EAST ELEVATION-DEMO
A130 1/8" = 1'-0"



3 SOUTH ELEVATION-DEMO
A130 1/8" = 1'-0"



4 WEST ELEVATION-DEMO
A130 1/8" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

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DEMO ELEV. KEY NOTES

1. PORTION OF EXISTING ROOF TO BE REMOVED. CONTRACTOR TO ENSURE WEATHER-TIGHT BUILDING DURING DEMOLITION AND CONSTRUCTION.
2. EXISTING DORMER WINDOW TO BE REMOVED. SEE NEW WORK PLANS FOR REPLACEMENT.
3. EXISTING DORMER FRAMING, CLADDING AND ROOF TO BE RE-WORKED IN PLACE. SEE NEW WORK DETAILS.
4. PORTION OF EXISTING ROOF TO REMAIN. PATCH ANY HOLES AT REMOVED MECHANICAL/PLUMBING EQUIPMENT AND PIPING WITH NEW ROOF TO MATCH EXISTING.
5. CUT ROUGH OPENING IN EXISTING BRICK FOR NEW WINDOW. SEE NEW WORK ELEVATIONS AND DETAILS. MASONRY OPENINGS WOULD BE ON SECONDARY FACADE AND MATCH THE OPENING DIMENSION OF THE EXISTING ATTIC WINDOW ON THE NORTH FACADE.
6. TYPICAL, SEE STRUCTURAL DRAWINGS FOR FOR EXTERIOR FACADE RESTORATION AND MASONRY REPAIRS AS NEEDED.
7. EXISTING WINDOW TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING. NOTE: EXISTING EXTERIOR TRIM TO REMAIN. SCRAPE, PATCH AND REPAINT AS REQUIRED TO MATCH EXISTING.
8. EXISTING WINDOW TO BE REMOVED AND REPLACED.

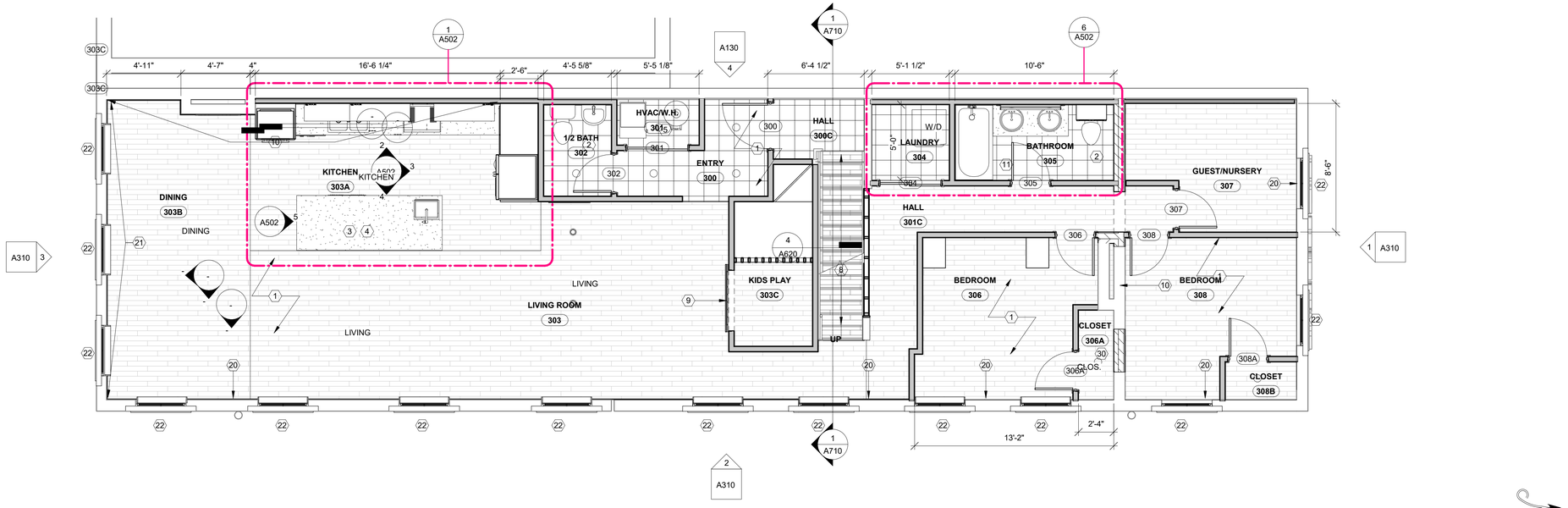
STATE OF OHIO
KYLE L. CAMPBELL
14116053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #116053
EXPIRATION DATE 12/31/2021

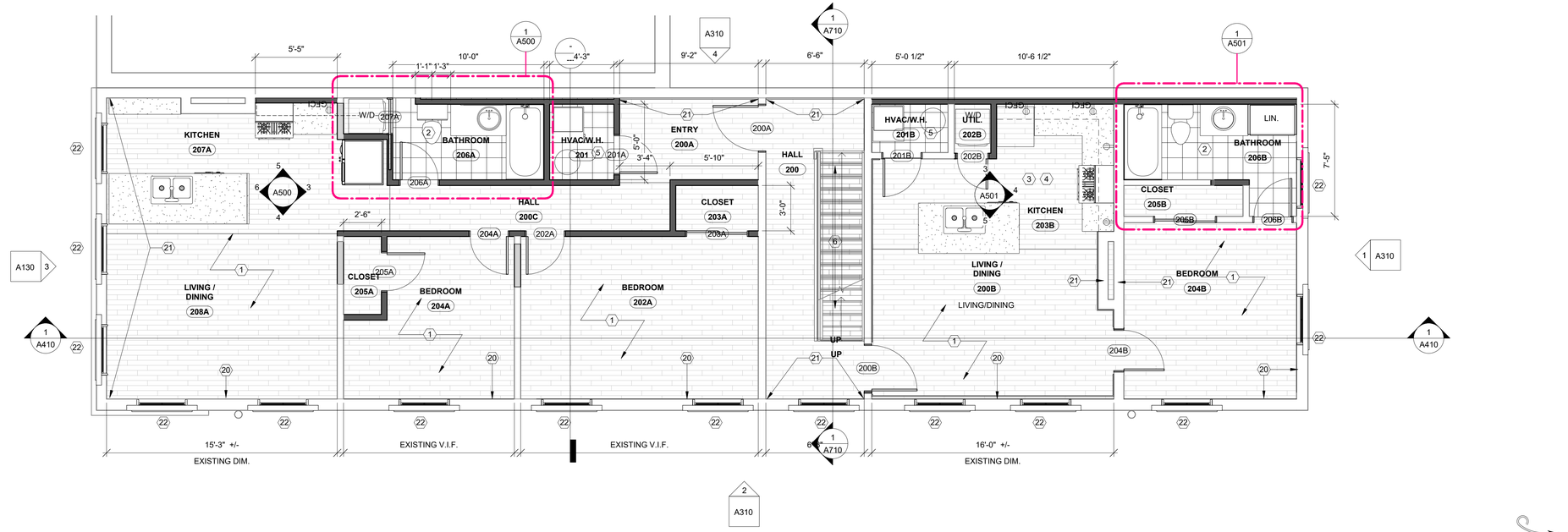
date	10/20/16
project no.	2016.01
scale	As indicated

sheet name
DEMO ELEVATIONS

A130
sheet no.



2 THIRD FLOOR-NEW WORK PLAN
A200 1/4" = 1'-0"



1 SECOND FLOOR NEW WORK PLAN
A200 1/4" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
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NEW WORK KEY NOTES

1. NEW FINISH FLOORING THROUGHOUT SPACE, TYP.
2. NEW PLUMBING FIXTURES.
3. NEW KITCHEN CASEWORK AND COUNTERTOPS.
4. NEW KITCHEN APPLIANCES.
5. NEW HVAC EQUIPMENT/DUCTWORK AND WATER HEATER.
6. EXISTING STAIR AND HANDRAIL TO REMAIN. PATCH HANDRAIL AS REQUIRED TO MATCH EXISTING.
7. CUT NEW MASONRY OPENING IN EXISTING WALL. PROVIDE/INSTALL STEEL LINTEL AS REQUIRED OVER OPENING.
8. EXISTING ATTIC STAIR TO REMAIN. PROVIDE AND INSTALL NEW HANDRAIL. SEE DETAILS.
9. SLIDING DOOR AND HARDWARE FROM SALVAGED WOOD ON PROEJCT SITE.
10. THIS PORTION OF EXISTING WALL IS TO HAVE PLASTER REMOVED AND EXPOSED BRICK FINISH. CLEAN BRICK AND RE-POINT AS REQUIRED.
11. NEW STACKABLE WASHER/DRYER.
12. NEW HANDRAIL. SEE DETAILS.
13. NEW CLERESTORY GLAZING. SEE DETAILS.
14. NEW DOOR TO ROOFTOP GARDEN.
15. ROOF DECK TILE PAVERS. SEE ROOF SECTION DETAILS FOR MORE INFORMATION.
16. EXISTING WALL TO REMAIN.
17. EXISTING DORMER WINDOW AND FRAMING TO BE RE-WORKED IN PLACE TO MAINTAIN ROOF PROFILE VIEW FROM PUBLIC R.O.W.
18. PORTION OF EXISTING ROOF TO REMAIN. PATCH HOLES AT REMOVED MECHANICAL AND PLUMBING PIPING PENETRATIONS WITH NEW ROOF TO MATCH EXISTING.
19. PROVIDE NEW EDGE BOARD FASCIA AND FLASHING AS REQUIRED AT EXPOSED PORTION OF EXISTING ROOF TO REMAIN.
20. EXISTING PLASTER TO REMAIN. REMOVE LOOSE PLASTER AS REQUIRED AND PATCH WITH NEW.
21. EXPOSED BRICK ON THIS SECTION OF WALL. RE-POINT AS REQUIRED WITH MORTAR TO MATCH EXISTING. SEE ELEVATIONS FOR WALL FINISH DETAILS.
22. REPLACEMENT WINDOW. CLAD WOOD WINDOWS WITH INSULATED GLAZING AND SASH/MUNTIN PROFILES TO MATCH EXISTING. SEE DETAILS.
23. EXISTING CHIMNEY TO BE REMOVED. SEE STRUCTURAL NOTES FOR REMOVAL. CAP CHIMNEY OPENINGS WITH CONCRETE CAP. REPAIR EXISTING FLASHINGS AND PROVIDE/INSTALL NEW AS REQUIRED AT CAPPED CHIMNEYS.
24. EXISTING ROOF ACCESS HATCH TO REMAIN. VERIFY CONDITION FOR WEATHERTIGHTNESS AND PROVIDE COST FOR NEW HATCH IF NEEDED.
25. EXISTING ROOFTOP MECHANICAL UNITS; PROVIDE/INSTALL NEW UNITS TO SERVE THE (3) THREE RESIDENTIAL DWELLINGS IN THE BUILDING.
26. NEW FRAMING AND PARTIAL ROOF AT ENTRY.
27. NEW STORAGE CABINETRY UNDER THIS PORTION OF EXISTING ROOF TO REMAIN. SEE DETAIL DRAWINGS FOR CASEWORK AND ROOF DETAILS.
28. PORTION OF EXISTING ROOF TO REMAIN. PATCH WITH NEW SHINGLES AS REQUIRED AT ENDS TO SUPPORT NEW FLASHING AND TERMINATIONS. SEE SECTION DETAILS FOR MORE INFORMATION.
29. LOCATION OF NEW SCUPPER CUT INTO WALL AT THE CORNICE. THIS MATCHES EXISTING LOCATION OF DOWNSPOUT. SEE ELEVATIONS AND DETAILS.
30. INFILL MASONRY OPENING AT REMOVED DOOR.

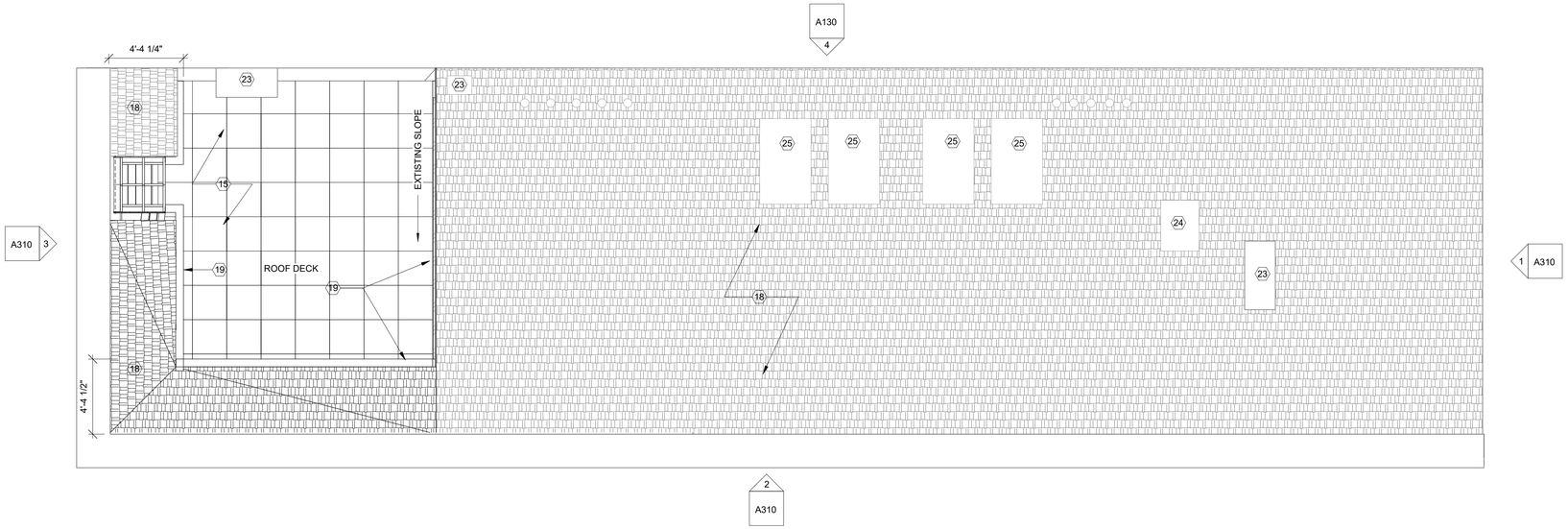
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

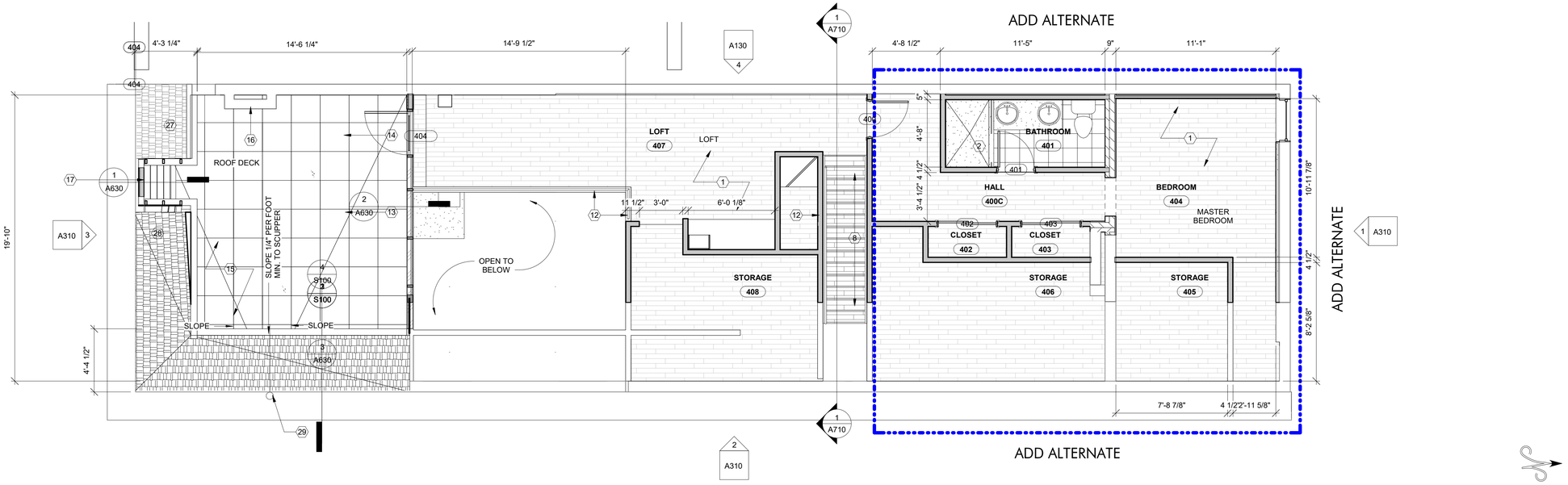
date	10.21.16
project no.	2016.01
scale	1/4" = 1'-0"

sheet name
NEW WORK FLOOR PLANS

A200
sheet no.



2 ROOF-NEW WORK PLAN
A201 1/4" = 1'-0"



1 ATTIC-NEW WORK PLAN
A201 1/4" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

KYLE L. CAMPBELL
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NEW WORK KEY NOTES

1. NEW FINISH FLOORING THROUGHOUT SPACE, TYP.
2. NEW PLUMBING FIXTURES.
3. NEW KITCHEN CASEWORK AND COUNTERTOPS.
4. NEW KITCHEN APPLIANCES.
5. NEW HVAC EQUIPMENT/DUCTWORK AND WATER HEATER.
6. EXISTING STAIR AND HANDRAIL TO REMAIN. PATCH HANDRAIL AS REQUIRED TO MATCH EXISTING.
7. CUT NEW MASONRY OPENING IN EXISTING WALL. PROVIDE/INSTALL STEEL LINTEL AS REQUIRED OVER OPENING.
8. EXISTING ATTIC STAIR TO REMAIN. PROVIDE AND INSTALL NEW HANDRAIL. SEE DETAILS.
9. SLIDING DOOR AND HARDWARE FROM SALVAGED WOOD ON PROEJCT SITE.
10. THIS PORTION OF EXISTING WALL IS TO HAVE PLASTER REMOVED AND EXPOSED BRICK FINISH. CLEAN BRICK AND RE-POINT AS REQUIRED.
11. NEW STACKABLE WASHER/DRYER.
12. NEW HANDRAIL. SEE DETAILS.
13. NEW CLERESTORY GLAZING. SEE DETAILS.
14. NEW DOOR TO ROOFTOP GARDEN.
15. ROOF DECK TILE PAVERS. SEE ROOF SECTION DETAILS FOR MORE INFORMATION.
16. EXISTING WALL TO REMAIN.
17. EXISTING DORMER WINDOW AND FRAMING TO BE RE-WORKED IN PLACE TO MAINTAIN ROOF PROFILE VIEW FROM PUBLIC R.O.W.
18. PORTION OF EXISTING ROOF TO REMAIN. PATCH HOLES AT REMOVED MECHANICAL AND PLUMBING PIPING PENETRATIONS WITH NEW ROOF TO MATCH EXISTING.
19. PROVIDE NEW EDGE BOARD FASCIA AND FLASHING AS REQUIRED AT EXPOSED PORTION OF EXISTING ROOF TO REMAIN.
20. EXISTING PLASTER TO REMAIN. REMOVE LOOSE PLASTER AS REQUIRED AND PATCH WITH NEW.
21. EXPOSED BRICK ON THIS SECTION OF WALL. RE-POINT AS REQUIRED WITH MORTAR TO MATCH EXISTING. SEE ELEVATIONS FOR WALL FINISH DETAILS.
22. REPLACEMENT WINDOW. CLAD WOOD WINDOWS WITH INSULATED GLAZING AND SASH/MUNTIN PROFILES TO MATCH EXISTING. SEE DETAILS.
23. EXISTING CHIMNEY TO BE REMOVED. SEE STRUCTURAL NOTES FOR REMOVAL. CAP CHIMNEY OPENINGS WITH CONCRETE CAP. REPAIR EXISTING FLASHINGS AND PROVIDE/INSTALL NEW AS REQUIRED AT CAPPED CHIMNEYS.
24. EXISTING ROOF ACCESS HATCH TO REMAIN. VERIFY CONDITION FOR WEATHERTIGHTNESS AND PROVIDE COST FOR NEW HATCH IF NEEDED.
25. EXISTING ROOFTOP MECHANICAL UNITS; PROVIDE/INSTALL NEW UNITS TO SERVE THE (3) THREE RESIDENTIAL DWELLINGS IN THE BUILDING.
26. NEW FRAMING AND PARTIAL ROOF AT ENTRY.
27. NEW STORAGE CABINETRY UNDER THIS PORTION OF EXISTING ROOF TO REMAIN. SEE DETAIL DRAWINGS FOR CASEWORK AND ROOF DETAILS.
28. PORTION OF EXISTING ROOF TO REMAIN. PATCH WITH NEW SHINGLES AS REQUIRED AT ENDS TO SUPPORT NEW FLASHING AND TERMINATIONS. SEE SECTION DETAILS FOR MORE INFORMATION.
29. LOCATION OF NEW SCUPPER CUT INTO WALL AT THE CORNICE. THIS MATCHES EXISTING LOCATION OF DOWNSPOUT. SEE ELEVATIONS AND DETAILS.
30. INFILL MASONRY OPENING AT REMOVED DOOR.

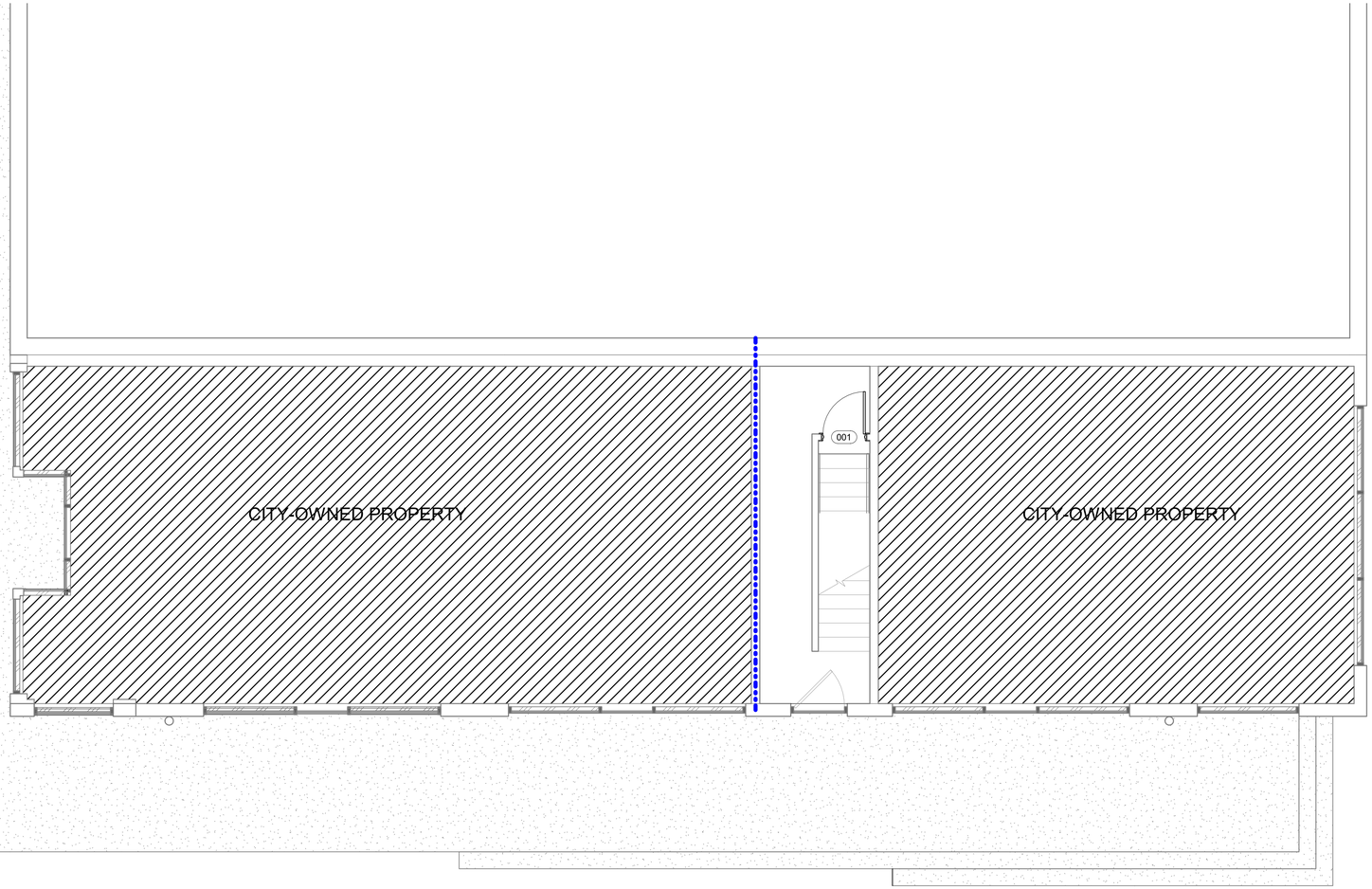
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	10.21.16
project no.	2016.01
scale	1/4" = 1'-0"

sheet name
NEW WORK FLOOR PLANS

A201
sheet no.



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1 GROUND FLOOR
A202 1/4" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

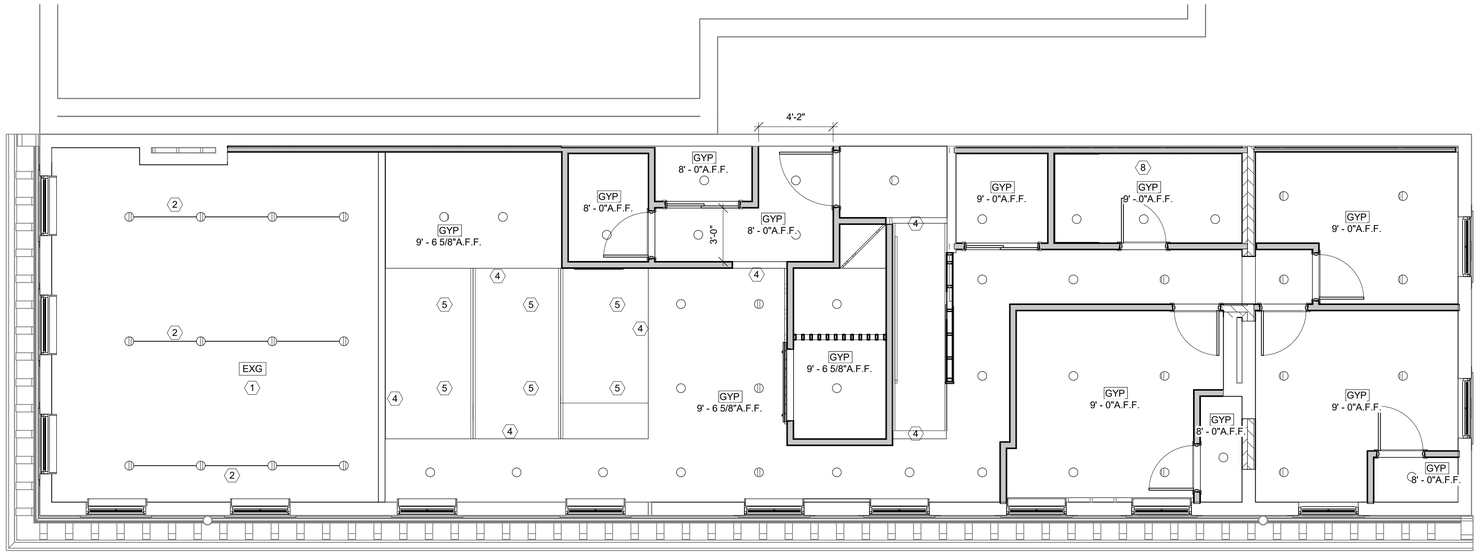
STATE OF OHIO
KYLE L. CAMPBELL
#1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

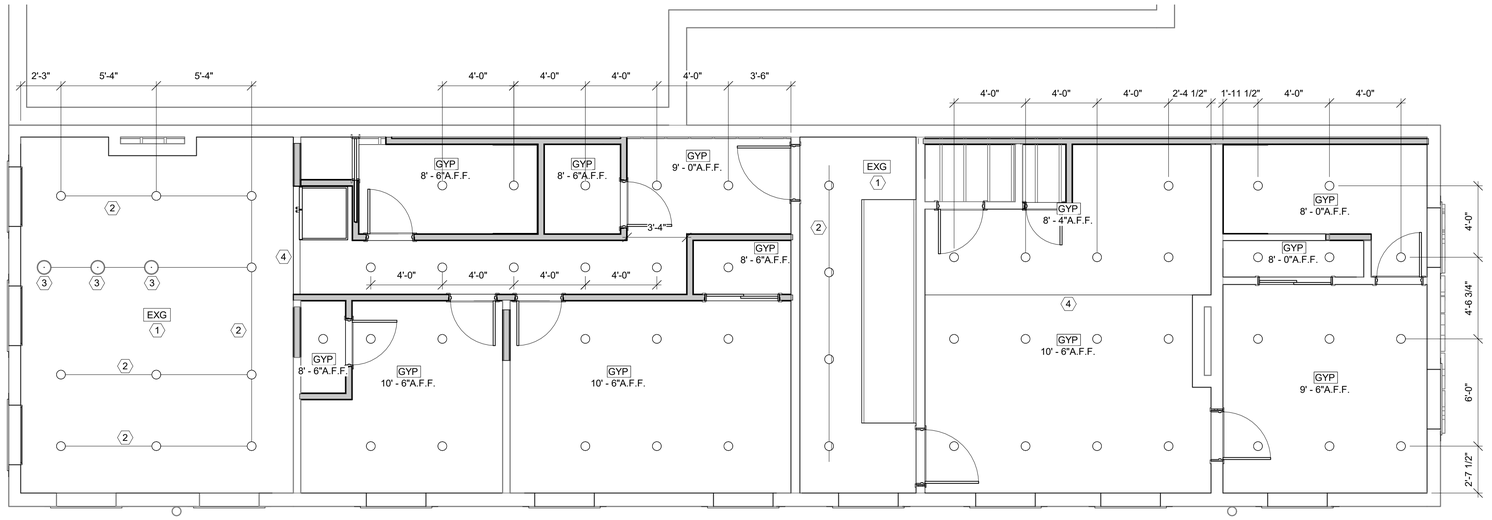
date	06/03/20
project no.	2016.01
scale	1/4" = 1'-0"

sheet name
GROUND FLOOR PLAN

A202
sheet no.



2 THIRD FLOOR
A211 1/4" = 1'-0"



1 SECOND FLOOR
A211 1/4" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

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CEILING KEY NOTES

1. EXISTING TILE CEILING TO REMAIN. NEW LIGHTING TO HAVE EXPOSED CONDUIT AND JUNCTION BOX RUNS, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
2. NEW TRACK LIGHTING WITH EXPOSED CONDUIT, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
3. NEW DECORATIVE PENDANT FIXTURE WITH EXPOSED CONDUIT, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
4. NEW GYPSUM BOARD BULKHEAD.
5. NEW DECORATIVE PENDANT LIGHT HUNG FROM ATTIC STRUCTURE. BOTTOM OF FIXTURE TO BE AT 8'-6" A.F.F.
6. EXPOSED JOISTS. SEE STRUCTURAL DWGS. FOR DETAILING.
7. EXISTING STRUCTURE TO REMAIN EXPOSED. ALLOW ENOUGH SYSTEMS CAPACITY (HVAC, ELECTRICAL AND PLUMBING) FOR FUTURE BEDROOM AND BATHROOM (TOILET, SHOWER AND DOUBLE VANITY).
8. WALL-MOUNTED VANITY LIGHT FIXTURE.

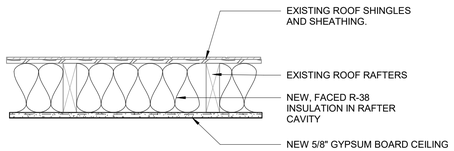
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

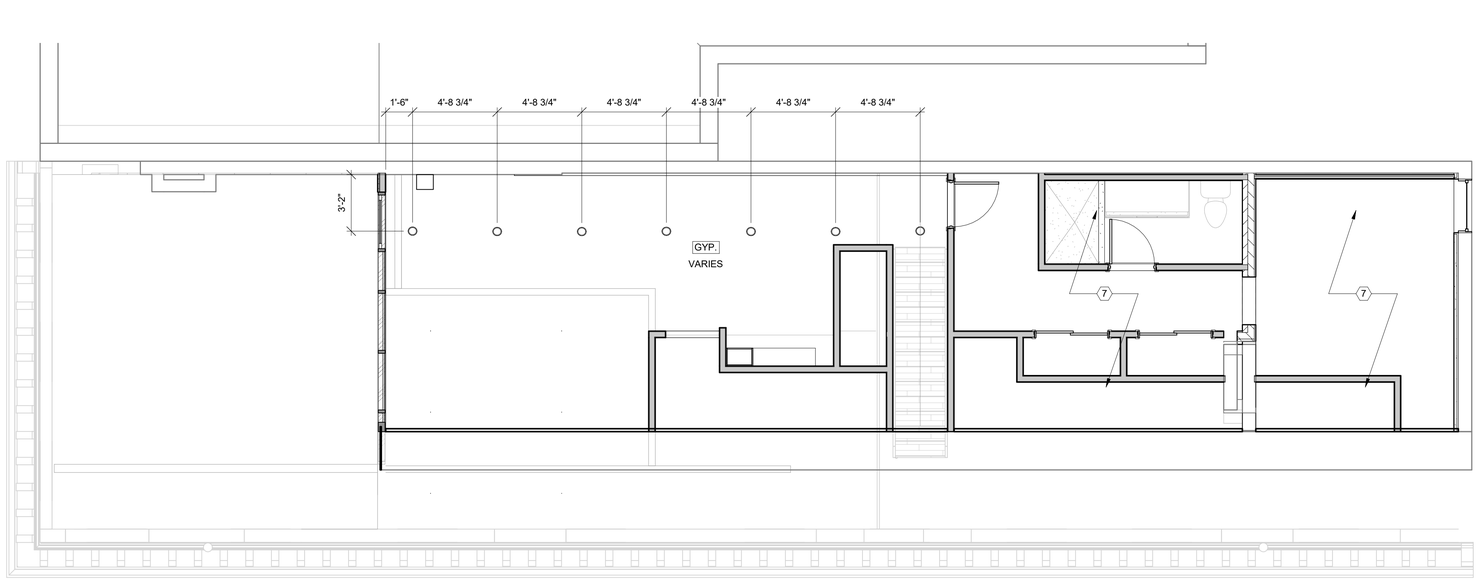
date	03/18/10
project no.	2016.01
scale	1/4" = 1'-0"

sheet name
REFLECTED CEILING PLANS

A211
sheet no.



2 TYP. ATTIC INSULATION DETAIL
A212 1 1/2" = 1'-0"



1 ATTIC REFLECTED CEILING PLAN
A212 1/4" = 1'-0"

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CEILING KEY NOTES

1. EXISTING TILE CEILING TO REMAIN. NEW LIGHTING TO HAVE EXPOSED CONDUIT AND JUNCTION BOX RUNS, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
2. NEW TRACK LIGHTING WITH EXPOSED CONDUIT, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
3. NEW DECORATIVE PENDANT FIXTURE WITH EXPOSED CONDUIT, PAINTED WHITE TO MATCH EXISTING CEILING TILES.
4. NEW GYPSUM BOARD BULKHEAD.
5. NEW DECORATIVE PENDANT LIGHT HUNG FROM ATTIC STRUCTURE. BOTTOM OF FIXTURE TO BE AT 8'-6" A.F.F.
6. EXPOSED JOISTS. SEE STRUCTURAL DWGS. FOR DETAILING.
7. EXISTING STRUCTURE TO REMAIN EXPOSED. ALLOW ENOUGH SYSTEMS CAPACITY (HVAC, ELECTRICAL AND PLUMBING) FOR FUTURE BEDROOM AND BATHROOM (TOILET, SHOWER AND DOUBLE VANITY).
8. WALL-MOUNTED VANITY LIGHT FIXTURE.

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

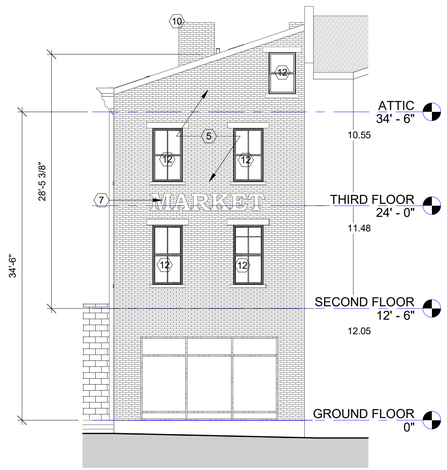
STATE OF OHIO
KYLE L. CAMPBELL
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	05/05/17
project no.	2016.01
scale	As indicated

sheet name
REFLECTED CEILING PLANS

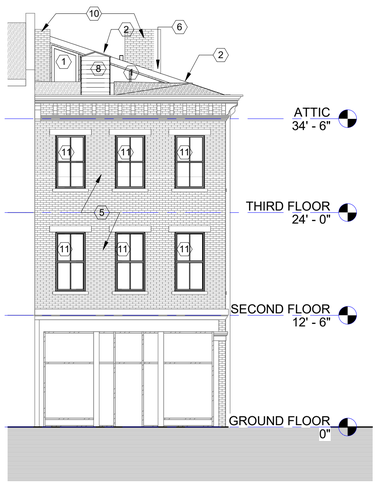
A212
sheet no.



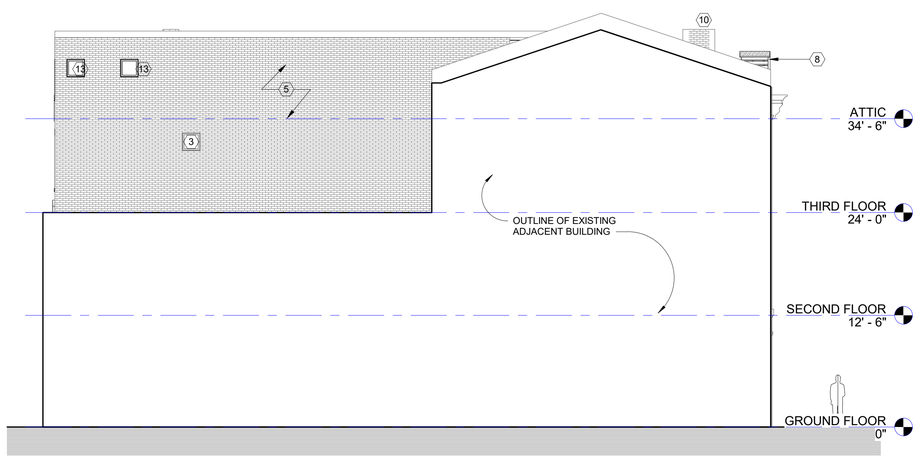
1 NORTH ELEVATION (REAR)-NEW WORK
A310 1/8" = 1'-0"



2 EAST ELEVATION (SIDE)-NEW WORK
A310 1/8" = 1'-0"



3 SOUTH ELEVATION (FRONT)-NEW WORK
A310 1/8" = 1'-0"



4 WEST ELEVATION (SIDE)-NEW WORK
A310 1/8" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

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NEW ELEV. KEY NOTES

1. NEW WINDOW SYSTEM AND ROOFTOP DOOR. SEE DETAILS.
2. CAP FLASHING AT CUT BACK ROOF EDGE.
3. EXISTING WINDOW TO BE REPLACED.
4. PORTION OF EXISTING ROOF TO REMAIN. PATCH ANY HOLES AT REMOVED MECHANICAL/PLUMBING EQUIPMENT AND PIPING WITH NEW ROOF TO MATCH EXISTING.
5. SEE STRUCTURAL DWGS. FOR FACADE RESTORATION RECOMMENDATIONS AND RE-POINT MORTAR AS REQUIRED.
6. NEW EDGE BOARD, FASCIA AND FLASHING AS REQUIRED AT EXPOSED ROOF EDGE OF EXISTING TO REMAIN.
7. EXISTING "MARKET" SIGNAGE TO REMAIN. PROTECT FROM DAMAGE THROUGHOUT COURSE OF PROJECT.
8. NEW FRAMING AND OPENING AT REMOVED DORMER LOCATION.
9. NEW COLLECTOR BOX FOR SCUPPER AT ROOF DECK; ALIGN WITH EXISTING DOWNSPOUT AND PAINT TO MATCH DOWNSPOUT.
10. EXISTING CHIMNEY TO REMAIN; RE-POINT AND RE-PAINT MASONRY AS REQUIRED FOR REPAIRS.
11. NEW INSULATED WINDOWS WITH SASH AND MUNTIN PROFILES TO MATCH EXISTING.
12. NEW INSULATED WINDOW TO REPLACE EXISTING 6/6 CONFIGURATION WITH 2/2 TO MATCH REMAINING WINDOWS.
13. NEW AWNING WINDOWS CUT INTO EXISTING MASONRY FACADE. SIZE TO MATCH EXISTING SMALL WINDOW ON SECOND LEVEL OF WEST FACADE. NOTE: THIS WORK IS PART OF AN ADD ALTERNATE AND IS PENDING APPROVAL OF THE BULIDING PLANS EXAMINER.

STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	08/13/09
project no.	2016.01
scale	As indicated

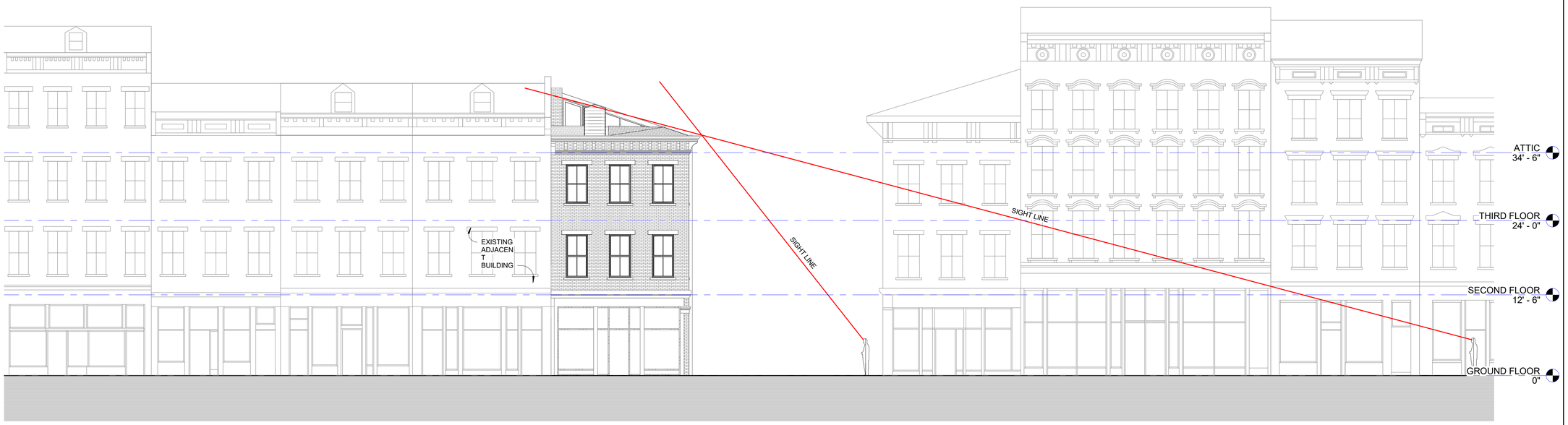
sheet name
BUILDING ELEVATIONS

A310
sheet no.

KYLE L. CAMPBELL
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1 EAST ELEVATION-SIGHT LINE
A311 1/8" = 1'-0"



2 SOUTH ELEVATION - SIGHT LINE
A311 1/8" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

STATE OF OHIO
KYLE L. CAMPBELL
14116053
REGISTERED ARCHITECT

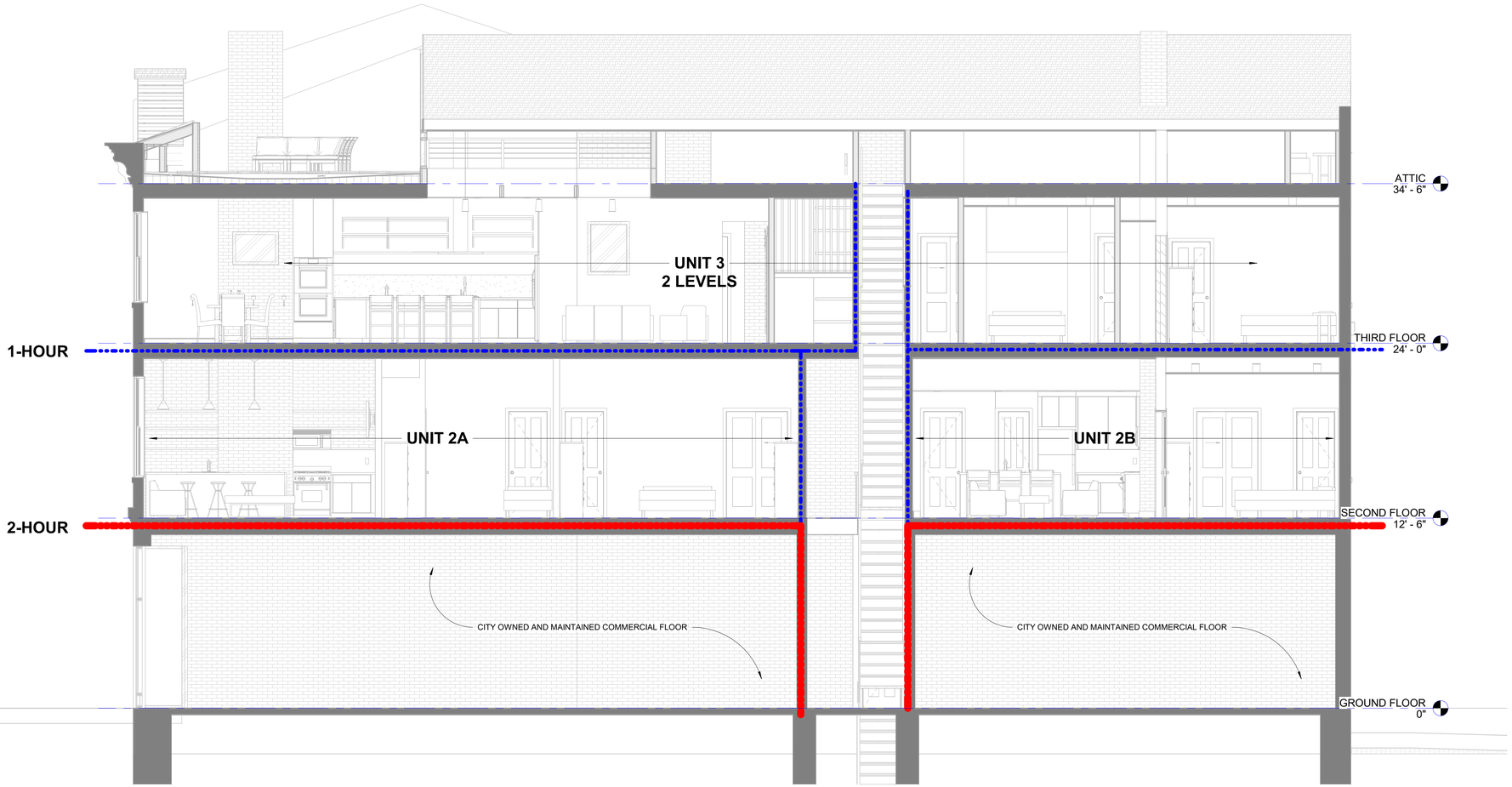
KYLE L. CAMPBELL
LICENSE #116053
EXPIRATION DATE 12/31/2021

date	05/08/17
project no.	2016.01
scale	1/8" = 1'-0"

sheet name
SIGHT LINE ELEVATIONS

A311
sheet no.

KYLE L. CAMPBELL
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1 LONGITUDINAL SECTION
A410 1/4" = 1'-0"

REVISIONS	DATE
CSR_PRELIMINARY	10.16.19
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

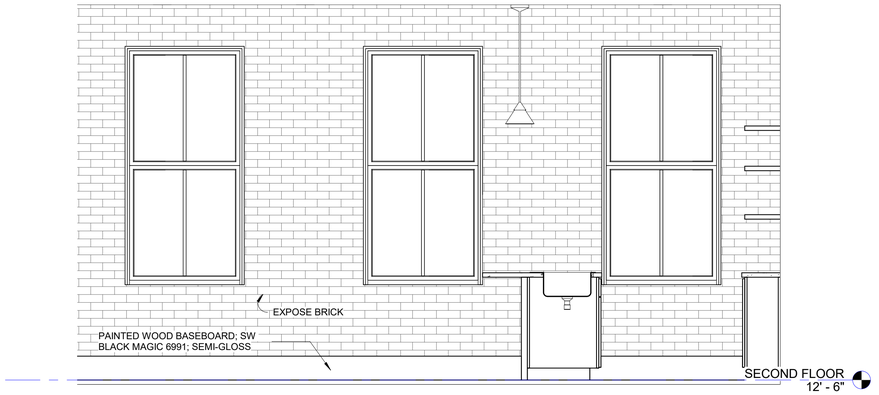
STATE OF OHIO
KYLE L CAMPBELL
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

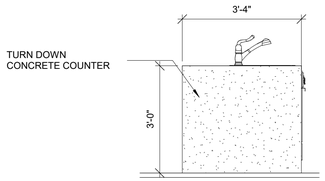
date	08/13/09
project no.	2016.01
scale	1/4" = 1'-0"

sheet name
BUILDING SECTIONS

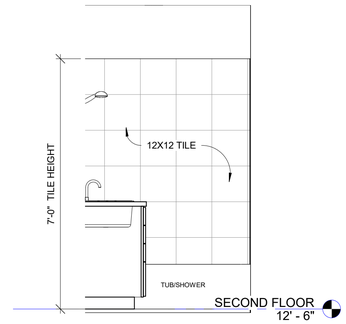
A410
sheet no.



8 2A LIVING ROOM SOUTH ELEVATION
A500 1/2" = 1'-0"

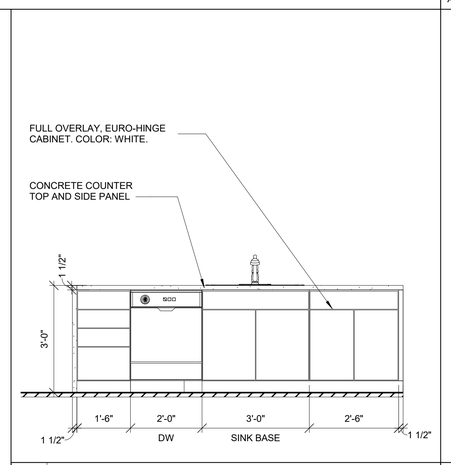


6 2A KITCHEN ISLAND SIDE ELEVATION
A500 1/2" = 1'-0"

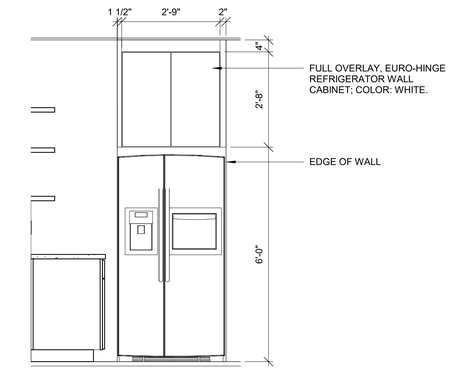


2 2A BATHROOM TUB ELEVATION
A500 1/2" = 1'-0"

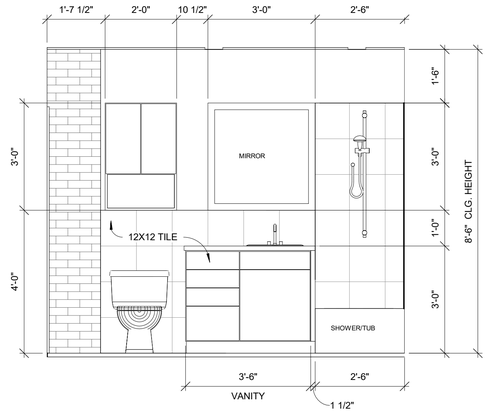
KYLE L. CAMPBELL
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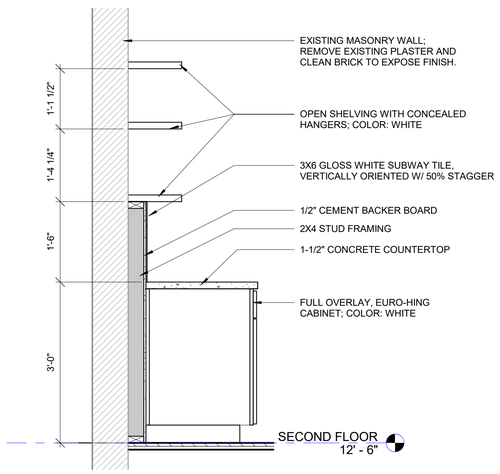
4 2A KITCHEN ISLAND FRONT ELEVATION
A500 1/2" = 1'-0"



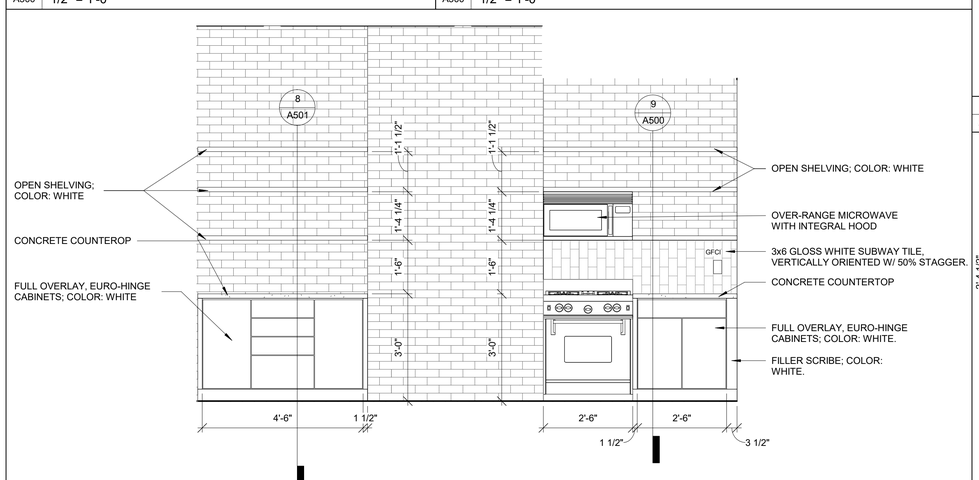
3 2A KITCHEN NORTH ELEVATION
A500 1/2" = 1'-0"



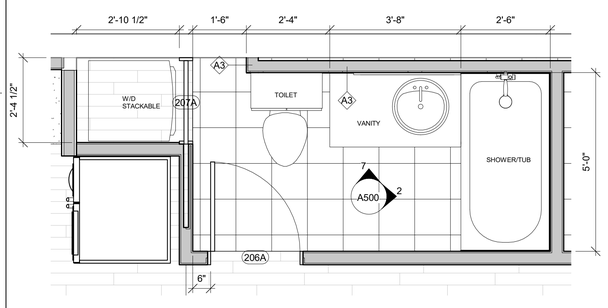
7 2A BATHROOM WET WALL ELEVATION
A500 1/2" = 1'-0"



9 2A KITCHEN MILLWORK DETAIL
A500 3/4" = 1'-0"



5 2A KITCHEN WEST ELEVATION
A500 1/2" = 1'-0"



1 UNIT 2A ENLARGED BATHROOM PLAN
A500 1/2" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

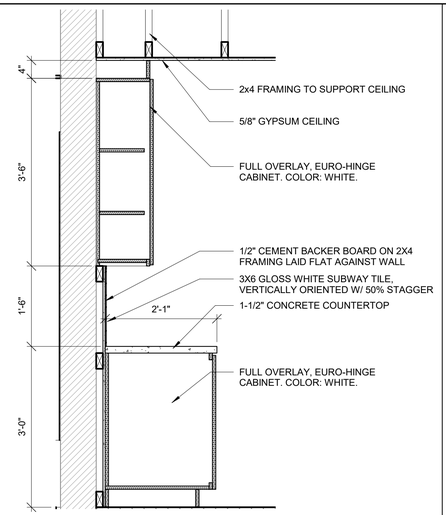
118 W. ELDER ST. CINCINNATI, OH 45202

STATE OF OHIO
KYLE L. CAMPBELL
REGISTERED ARCHITECT
KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

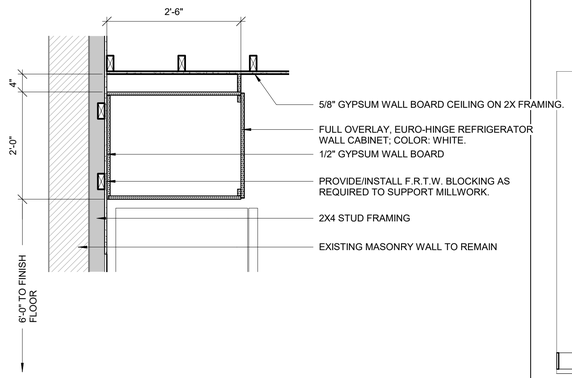
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project no.	2016.01
scale	As indicated

sheet name
UNIT 2A ENLARGED PLANS AND ELEVATIONS

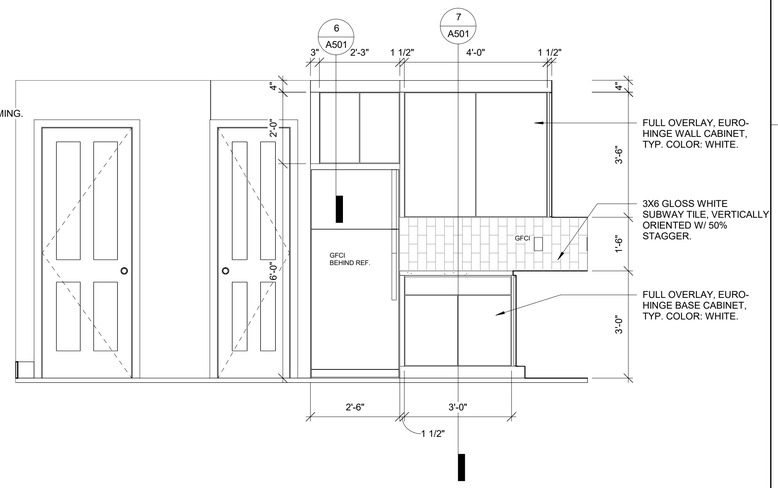
A500
sheet no.



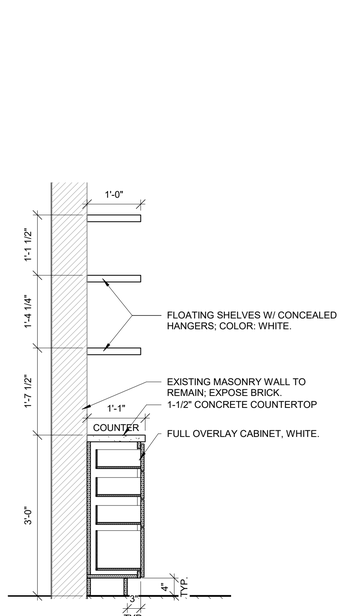
9 A501 **2B KITCHEN MILLWORK DETAIL 2**
3/4" = 1'-0"



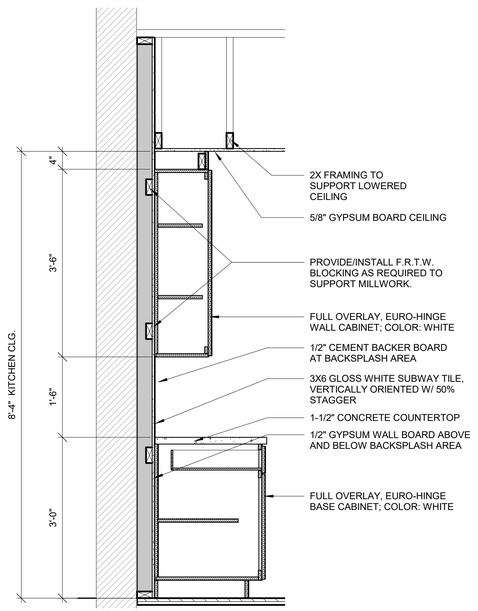
6 A501 **2B KITCHEN REFRIGERATOR WALL CABINET DETAIL**
3/4" = 1'-0"



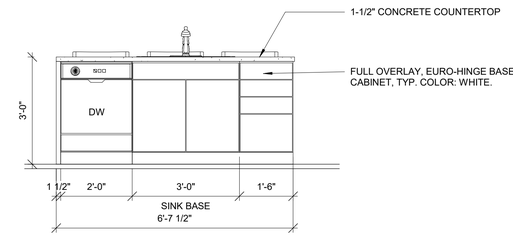
3 A501 **2B KITCHEN WEST ELEVATION**
1/2" = 1'-0"



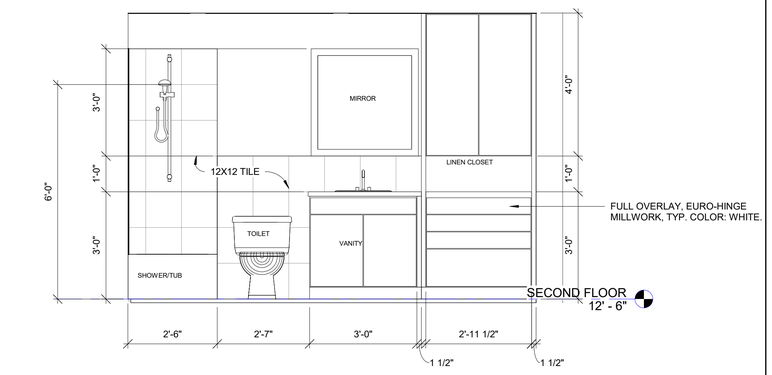
8 A501 **2A KITCHEN MILLWORK DETAIL 2**
3/4" = 1'-0"



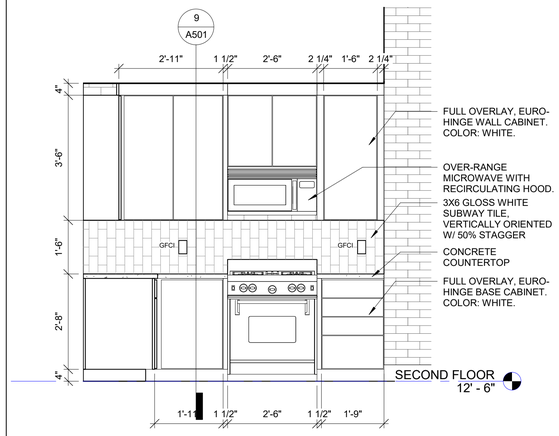
7 A501 **2B KITCHEN MILLWORK SECTION**
3/4" = 1'-0"



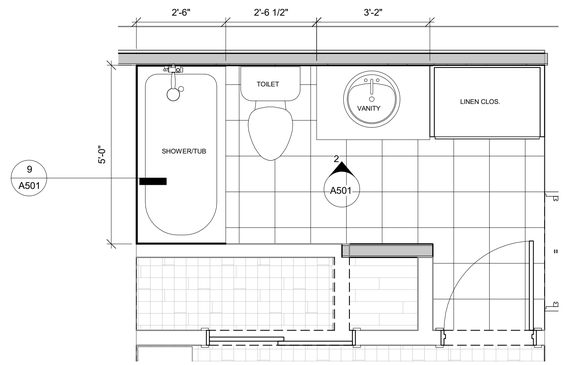
5 A501 **2B KITCHEN ISLAND FRONT ELEVATION**
1/2" = 1'-0"



2 A501 **2B BATHROOM WET WALL ELEVATION**
1/2" = 1'-0"



4 A501 **2B KITCHEN NORTH ELEVATION**
1/2" = 1'-0"



1 A501 **UNIT 2B ENLARGED BATHROOM PLAN**
1/2" = 1'-0"

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REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

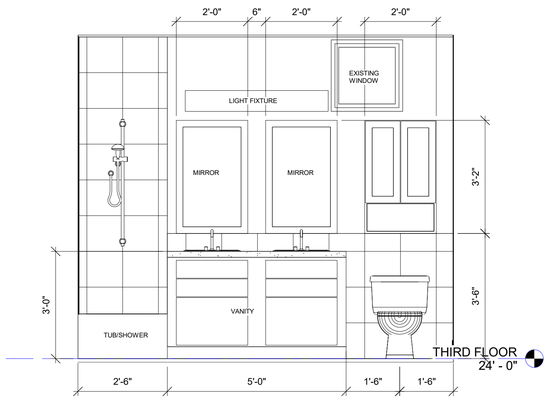
STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

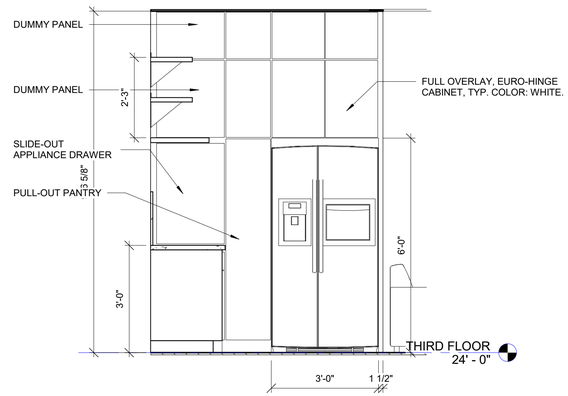
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project no.	2016.01
scale	As indicated

sheet name
UNIT 2B ENLARGED PLANS AND ELEVATIONS

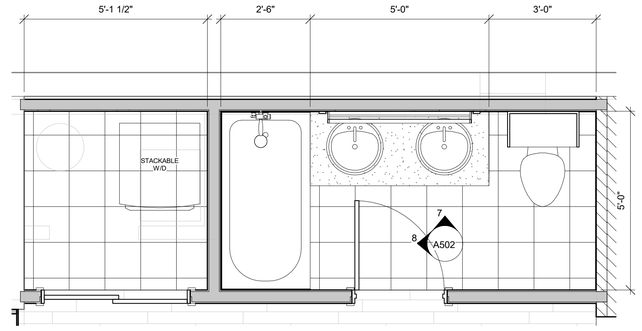
A501
sheet no.



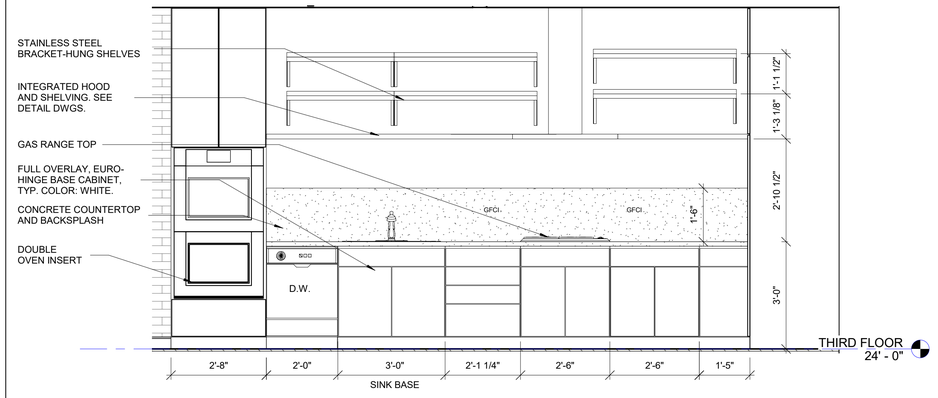
7 | 3 BATHROOM WEST ELEVATION
A502 | 1/2" = 1'-0"



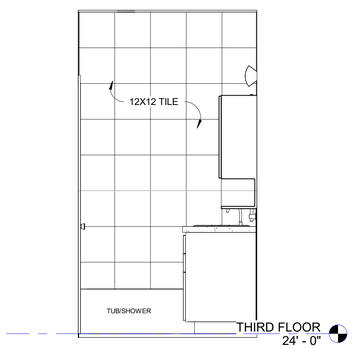
3 | 3 KITCHEN NORTH ELEVATION
A502 | 1/2" = 1'-0"



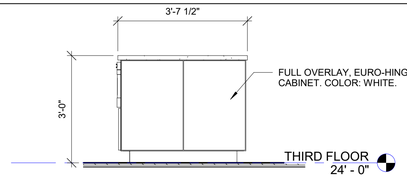
6 | UNIT 3 ENLARGED BATHROOM PLAN
A502 | 1/2" = 1'-0"



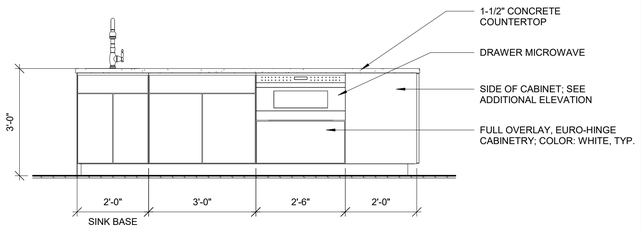
2 | 3 KITCHEN WEST ELEVATION
A502 | 1/2" = 1'-0"



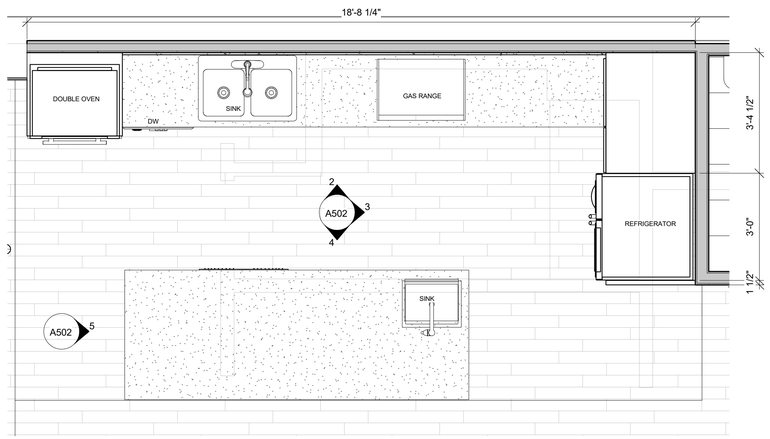
8 | 3 BATHROOM SOUTH ELEVATION
A502 | 1/2" = 1'-0"



5 | 3 KITCHEN ISLAND RIGHT ELEVATION
A502 | 1/2" = 1'-0"



4 | 3 KITCHEN ISLAND FRONT ELEVATION
A502 | 1/2" = 1'-0"



1 | UNIT 3 ENLARGED KITCHEN PLAN
A502 | 1/2" = 1'-0"

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118 W. ELDER

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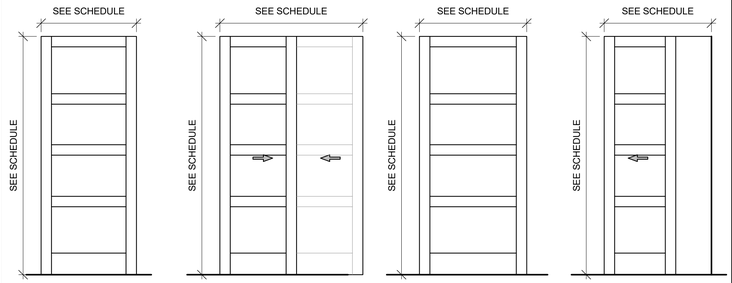
STATE OF OHIO
KYLE L. CAMPBELL
REGISTERED ARCHITECT

KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	09/04/19
project no.	2016.01
scale	1/2" = 1'-0"

sheet name
UNIT 3 ENLARGED PLANS AND ELEVATIONS

A502
sheet no.



TYPE A
WOOD PANEL SWING DOOR

TYPE B
WOOD PANEL SLIDING DOOR

TYPE C
FIRE-RATED WOOD PANEL SWING DOOR

TYPE D
WOOD PANEL POCKET DOOR

DOOR TYPES

DOOR SCHEDULE

LEVEL	DOOR NUMBER	FROM ROOM NAME	FROM NO.	TO ROOM NAME	TO RM NO.	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR TYPE	DOOR THK.	DETAIL HEAD	DETAIL JAMB	FIRE RATING	HARDWARE	COMMENTS
GROUND FLOOR	001	ENTRY HALL	001	SERVICE STAIR		2' - 6"	7' - 0"	WD	C	1 3/8"	8/A611	7/A611	60 MIN	1	
SECOND FLOOR	201A	ENTRY	200A	HVAC/W.H.	201	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		3	
SECOND FLOOR	206A	HALL	200C	BATHROOM	206A	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
SECOND FLOOR	202A	HALL	200C	BEDROOM	202A	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
SECOND FLOOR	200A	HALL	200	ENTRY	200A	3' - 0"	7' - 0"	FG	C	1 3/8"	8/A611	7/A611	60 MIN	1	
SECOND FLOOR	200B	HALL	200	LIVING / DINING	200B	3' - 0"	7' - 0"	FG	C	1 3/8"	8/A611	7/A611	60 MIN	1	
SECOND FLOOR	201B	HVAC/W.H.	201B	KITCHEN	203B	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		3	
SECOND FLOOR	206B	BEDROOM	204B	BATHROOM	206B	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
SECOND FLOOR	205B	CLOSET	205B	BEDROOM	204B	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		4	
SECOND FLOOR	203A	BEDROOM	202A	CLOSET	203A	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		4	
SECOND FLOOR	204A	HALL	200C	BEDROOM	204A	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
SECOND FLOOR	205A	BEDROOM	204A	CLOSET	205A	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		3	
SECOND FLOOR	204B	LIVING / DINING	200B	BEDROOM	204B	2' - 8"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
SECOND FLOOR	202B	UTIL.	202B	KITCHEN	203B	2' - 0"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		3	
SECOND FLOOR	207A	WASHER/DRYER		BATHROOM	206A	2' - 4"	6' - 8"	WD	D	1 3/8"	8/A611	7/A611		5	
THIRD FLOOR	302	ENTRY	300	1/2 BATH	302	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
THIRD FLOOR	301	HVAC/W.H.	301	ENTRY	300	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		4	
THIRD FLOOR	305	HALL	301C	BATHROOM	305	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
THIRD FLOOR	306	HALL	301C	BEDROOM	306	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		2	
THIRD FLOOR	303C	LIVING/DINING	303	KIDS PLAY	303C			WD	**		**	**			SLIDING BARN DOOR
THIRD FLOOR	308A	CLOSET	308B	BEDROOM	308	2' - 6"	7' - 0"	WD	A	1 3/8"	8/A611	7/A611		3	
THIRD FLOOR	307	HALL	301C	GUEST/NURSERY	307	2' - 6"	6' - 8"	WD	A	1 3/8"	8/A611	7/A611		2	
THIRD FLOOR	308	HALL	301C	BEDROOM	308	2' - 6"	6' - 8"	WD	A	1 3/8"	8/A611	7/A611		2	
THIRD FLOOR	306A	CLOSET	306A	BEDROOM	306	2' - 6"	6' - 8"	WD	A	1 3/8"	8/A611	7/A611		3	
THIRD FLOOR	304	LAUNDRY	304	HALL	301C	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		4	
THIRD FLOOR	300	HALL	300C	ENTRY	300	3' - 0"	7' - 0"	FG	C	1 3/8"	8/A611	7/A611	60 MIN	1	
ATTIC	401	BATHROOM	401	HALL	400C	2' - 6"	6' - 8"	WD	A	1 3/8"	8/A611	7/A611		2	
ATTIC	402	CLOSET	402	HALL	400C	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		2	
ATTIC	403	HALL	400C	CLOSET	403	4' - 0"	7' - 0"	WD	B	1 3/8"	8/A611	7/A611		4	
ATTIC	400	LOFT	407	HALL	400C	2' - 6"	6' - 8"	WD	A	1 3/8"	8/A611	7/A611		3	
ATTIC	404	LOFT	407	ROOF GARDEN				WD/GL	*						WOOD/GLASS ROOF ENTRY

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HARDWARE SCHEDULE

HW SET 1

3 HINGES
1 RESIDENTIAL CYLINDER LOCKSET
1 CLOSER

HW SET 2

3 HINGES
1 RESIDENTIAL CYLINDER LOCKSET

HW SET 3

3 HINGES
1 PASSAGE LOCKSET

HW SET 4

1 SET SLIDING HARDWARE

HW SET 5

1 POCKET DOOR HARDWARE SET

REVISIONS	DATE
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118 W. ELDER

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1416053
REGISTERED ARCHITECT

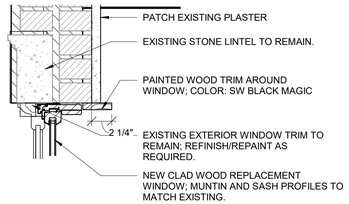
KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	08/13/09
project no.	2016.01
scale	As indicated

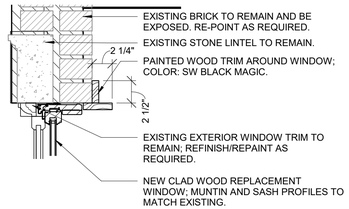
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DOOR SCHEDULE AND DOOR DETAILS

A610
sheet no.

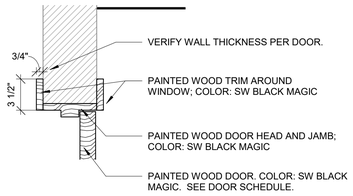
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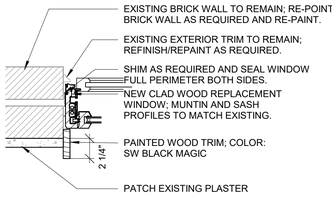
4 WINDOW HEAD AT PLASTER WALLS
A611 1 1/2" = 1'-0"



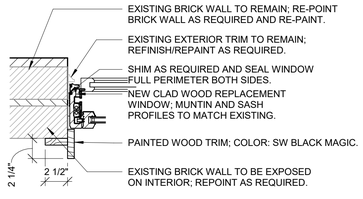
3 WINDOW HEAD AT EXPOSED BRICK
A611 1 1/2" = 1'-0"



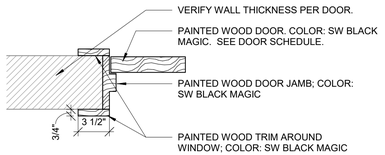
8 DOOR HEAD DETAIL
A611 1 1/2" = 1'-0"



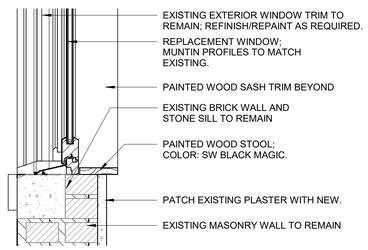
5 WINDOW JAMB AT PLASTER WALLS
A611 1 1/2" = 1'-0"



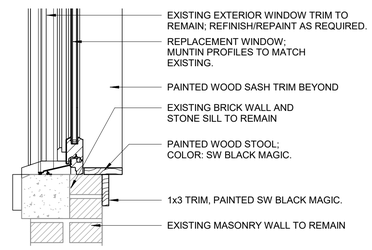
2 WINDOW JAMB AT EXPOSED BRICK
A611 1 1/2" = 1'-0"



7 DOOR JAMB DETAIL
A611 1 1/2" = 1'-0"



6 WINDOW SILL DETAIL AT EXISTING PLASTER
A611 1 1/2" = 1'-0"



1 WINDOW SILL DETAIL AT EXPOSED BRICK
A611 1 1/2" = 1'-0"

REVISIONS	DATE
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118 W. ELDER

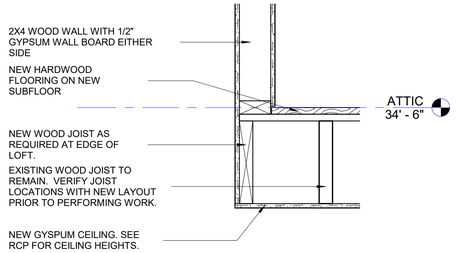
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KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

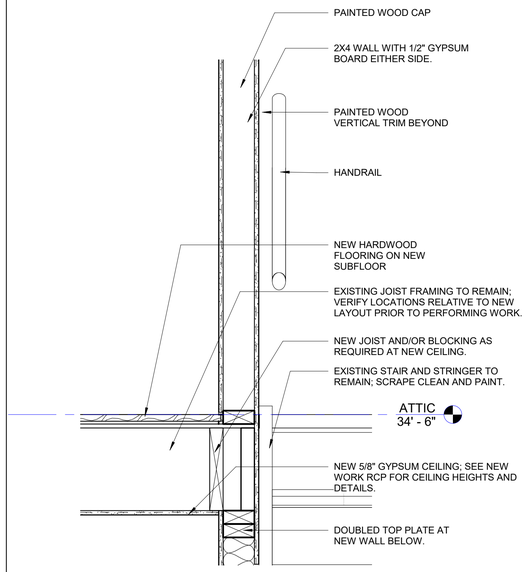
date	08/14/09
project no.	2016.01
scale	1 1/2" = 1'-0"

sheet name
DOORS AND WINDOWS DETAILS

A611
sheet no.

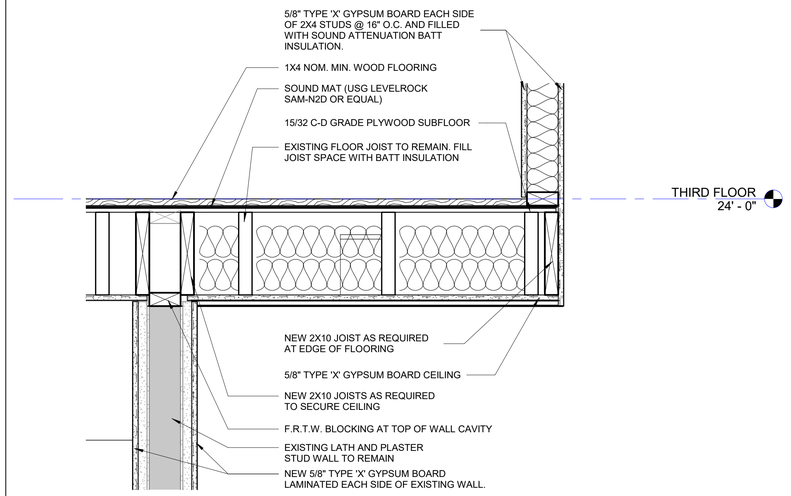


3 A620 SECTION DETAIL AT LOFT CEILING SOFFIT
1 1/2" = 1'-0"

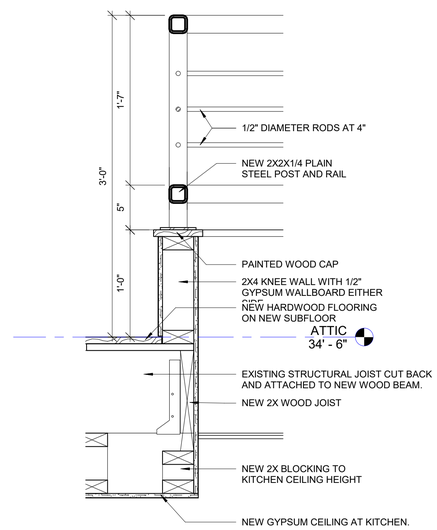


2 A620 SECTION DETAIL AT TOP OF ATTIC STAIR
1 1/2" = 1'-0"

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4 A620 SECTION DETAIL AT KIDS PLAY ROOM
1 1/2" = 1'-0"



1 A620 SECTION DETAIL AT ATTIC LOFT
1 1/2" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

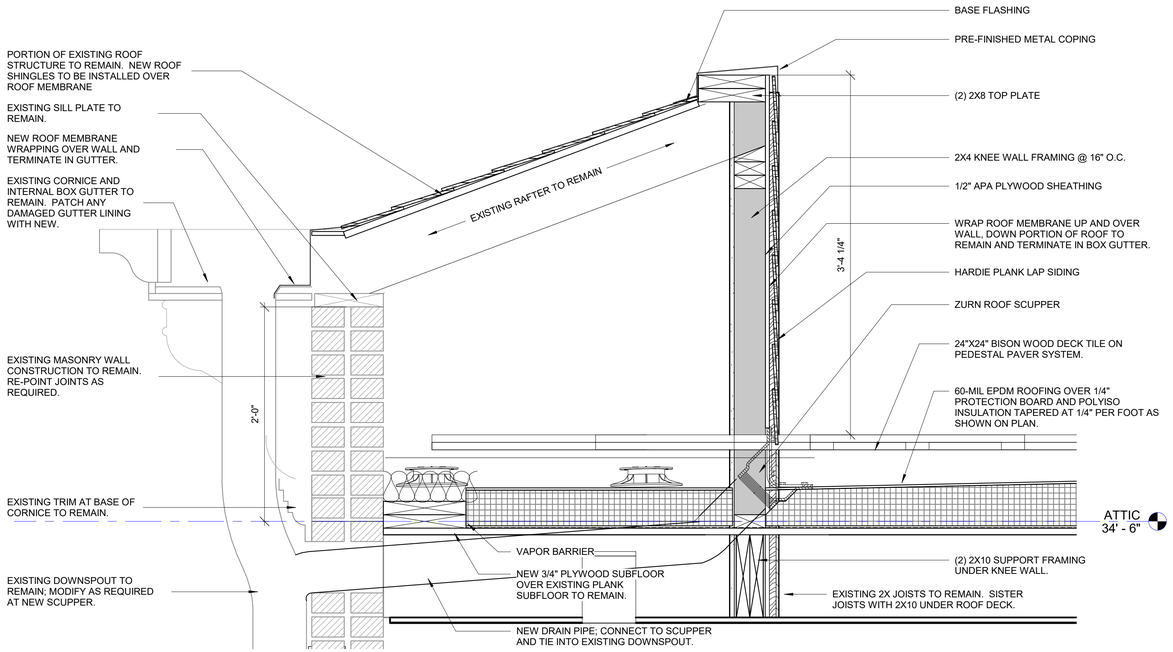
118 W. ELDER ST. CINCINNATI, OH 45202

STATE OF OHIO
KYLE L. CAMPBELL
REGISTERED ARCHITECT
KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

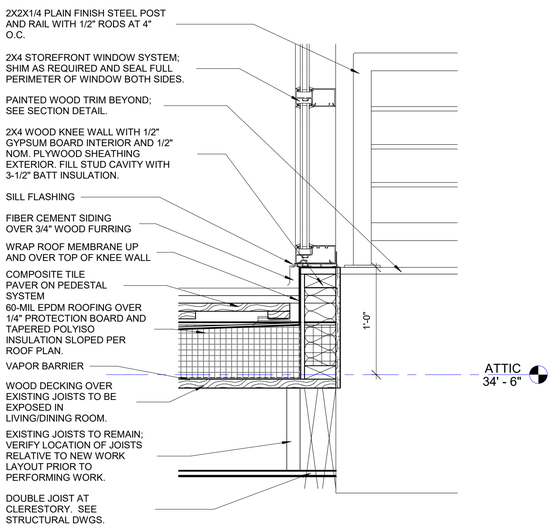
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project no.	2016.01
scale	1 1/2" = 1'-0"

sheet name
SECTION DETAILS

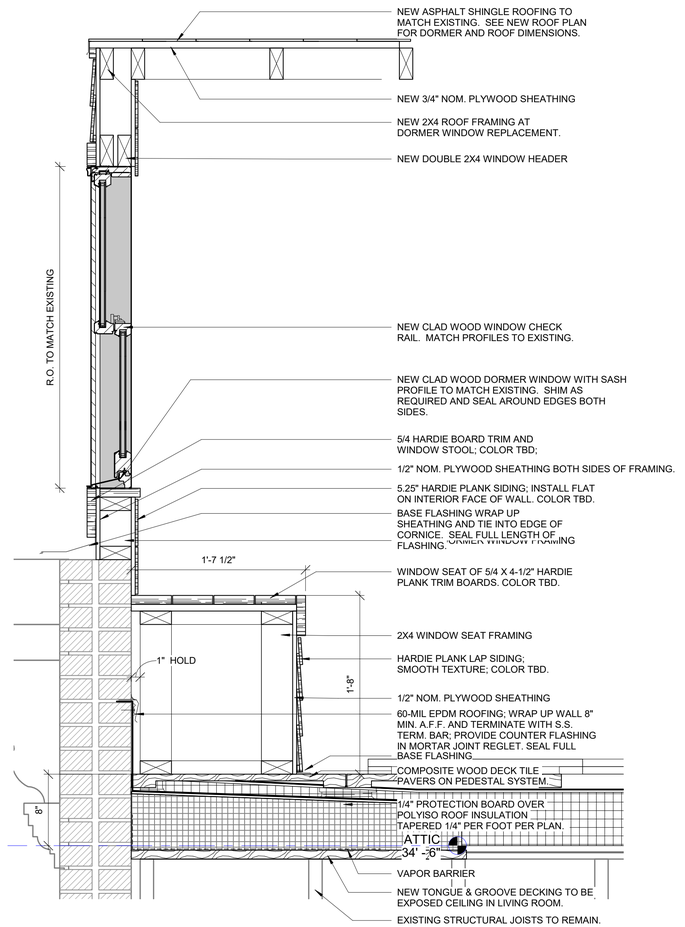
A620
sheet no.



3 SECTION DETAIL AT NEW SCUPPER
A630 1 1/2" = 1'-0"



2 ROOF SECTION DETAIL AT CLERESTORY
A630 1 1/2" = 1'-0"



1 SECTION DETAIL AT DORMER WINDOW AND SEAT
A630 1 1/2" = 1'-0"

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REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

118 W. ELDER ST. CINCINNATI, OH 45202

STATE OF OHIO
KYLE L. CAMPBELL
1416053
REGISTERED ARCHITECT

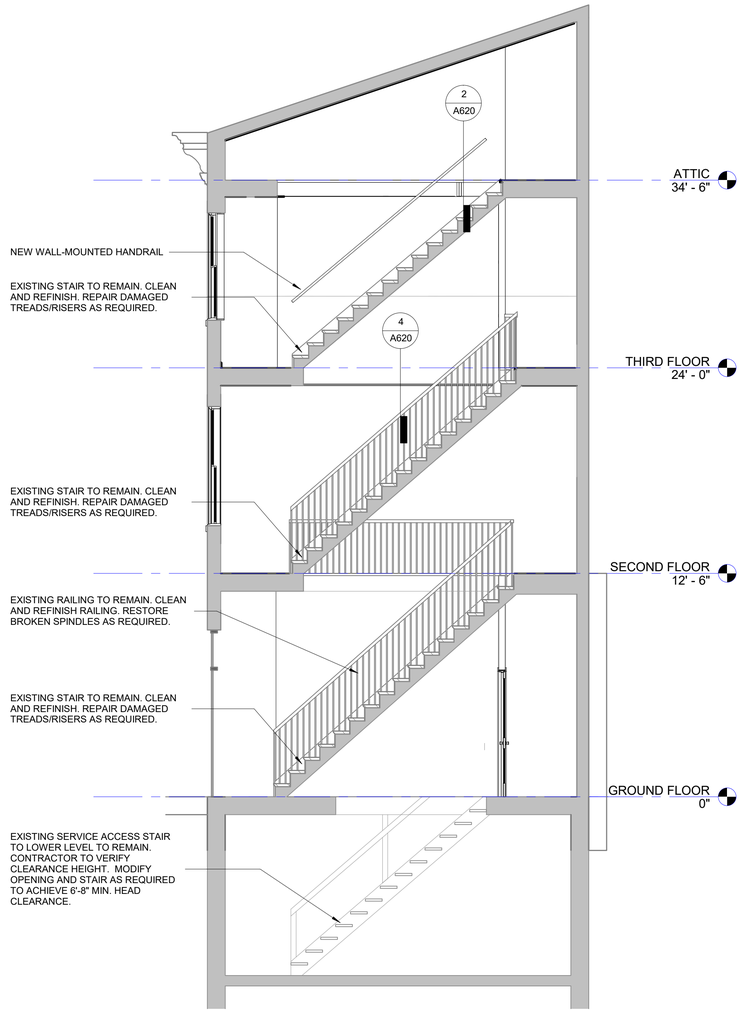
KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	08/13/09
project no.	2016.01
scale	1 1/2" = 1'-0"

sheet name
EXTERIOR SECTION DETAILS

A630
sheet no.

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1 STAIR SECTION 1
A710 1/4" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

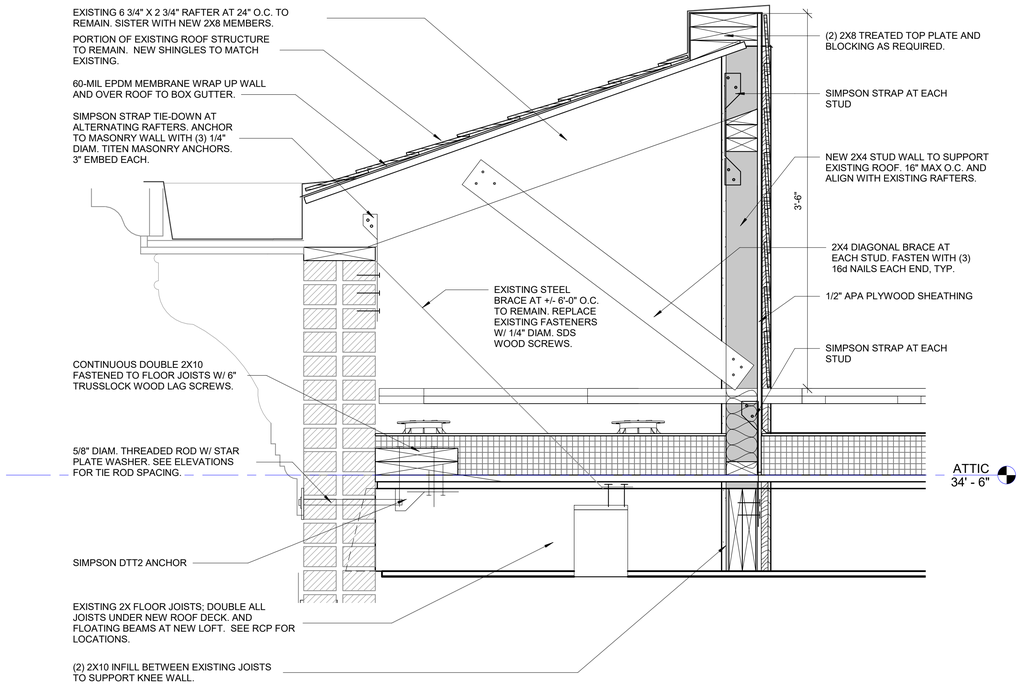
118 W. ELDER ST. CINCINNATI, OH 45202

STATE OF OHIO
KYLE L. CAMPBELL
14169
REGISTERED ARCHITECT
KYLE L. CAMPBELL
LICENSE #14169053
EXPIRATION DATE 12/31/2021

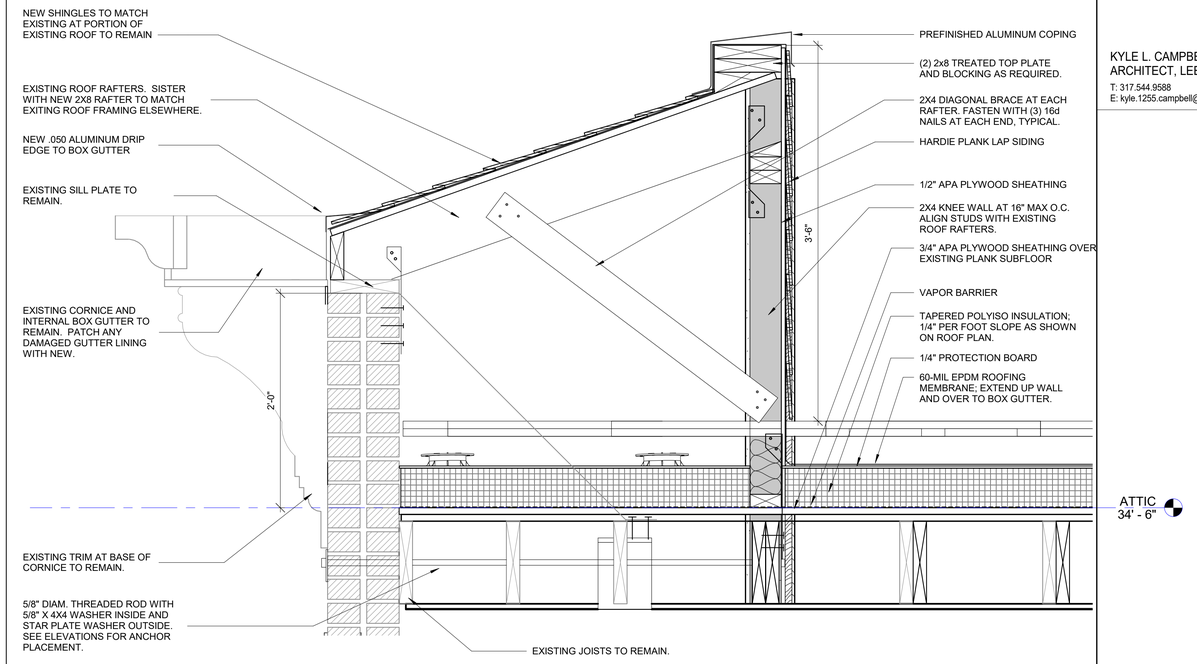
date	08/13/09
project no.	2016.01
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sheet name
STAIR PLANS AND SECTIONS

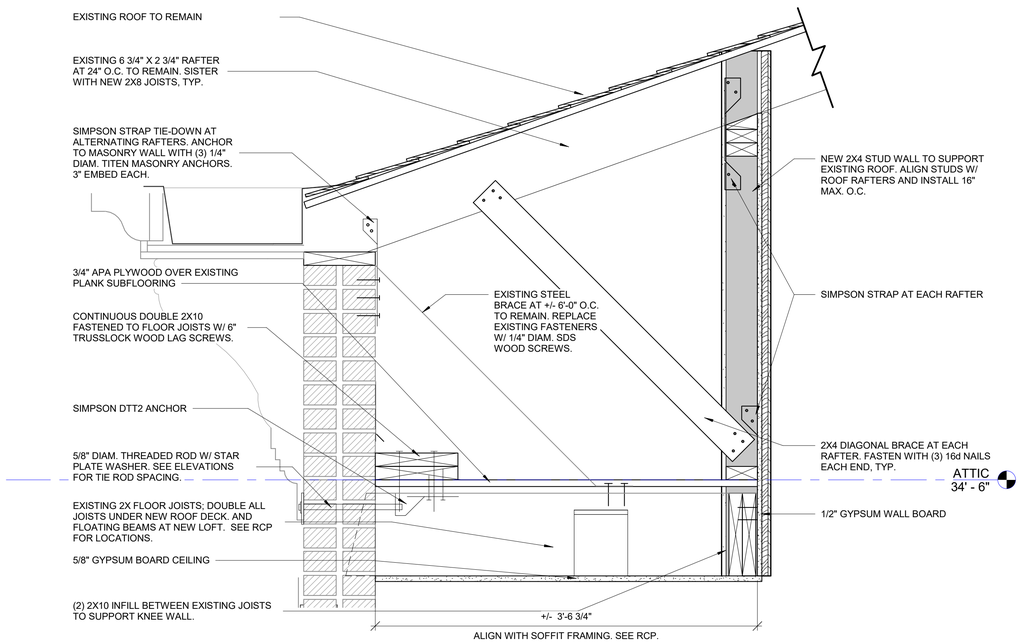
A710
sheet no.



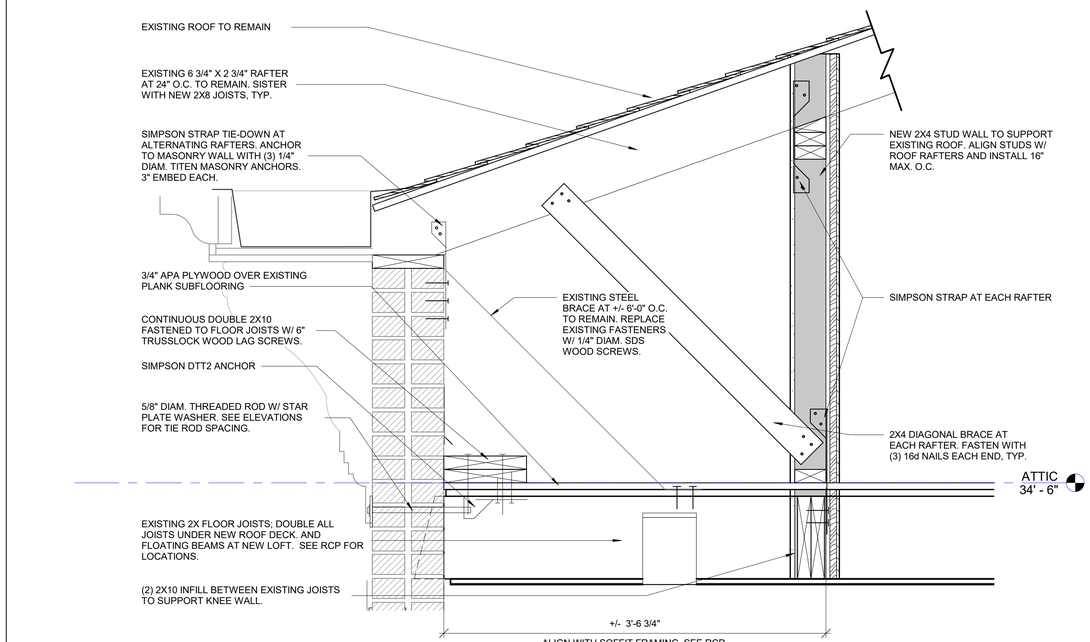
3 STRUCTURAL DETAIL - EAST WALL AT ROOF DECK
S100 1 1/2" = 1'-0"



4 STRUCTURAL DETAIL - SOUTH WALL AT ROOF DECK
S100 1 1/2" = 1'-0"



2 STRUCTURAL DETAIL - EAST WALL AT LOFT
S100 1 1/2" = 1'-0"



1 STRUCTURAL DETAIL - EAST WALL, TYP.
S100 1 1/2" = 1'-0"

REVISIONS	DATE
BID AND PERMIT	07.01.2020

118 W. ELDER

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KYLE L. CAMPBELL
LICENSE #1416053
EXPIRATION DATE 12/31/2021

date	12/19/18
project no.	2016.01
scale	1 1/2" = 1'-0"

sheet name
STRUCTURAL FRAMING DETAILS

S100
sheet no.

22-SINK SCHEDULE

TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		SUPPLY CONNECTION SIZES		WASTE CONNECTION SIZES				FAUCET		SUPPLY STOP		DRAIN		P - TRAP	
		MANUFACTURER	MODEL	COLD WATER	HOT WATER	DRAIN	P - TRAP	WASTE LINE	VENT	MANUFACTURER	MODEL	MANUFACTURER	MODEL	MANUFACTURER	MODEL	MANUFACTURER	MODEL
SK-1	COUNTERTOP SINK / STAINLESS STEEL / DOUBLE BOWL	BY OWNER	-	1/2"	1/2"	1.5"	1.5"	1.5"	1.5"	BY OWNER	-	BY OWNER	-	BY OWNER	-	BY OWNER	-
SK-2	COUNTERTOP SINK / STAINLESS STEEL / SINGLE BOWL	BY OWNER	-	1/2"	1/2"	1.5"	1.5"	1.5"	1.5"	BY OWNER	-	BY OWNER	-	BY OWNER	-	BY OWNER	-

22-LAVATORY SCHEDULE

TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		MOUNTING HEIGHT	SUPPLY CONNECTION SIZES		WASTE CONNECTION SIZES				FAUCET		SUPPLY STOP		DRAIN		P - TRAP	
		MANUFACTURER	MODEL		COLD WATER	HOT WATER	DRAIN	P - TRAP	WASTE LINE	VENT	MANUFACTURER	MODEL	MANUFACTURER	MODEL	MANUFACTURER	MODEL	MANUFACTURER	MODEL
L-1	LAVATORY / WALL MOUNT	BY OWNER	-	34" TO RIM	1/2"	1/2"	1.5"	1.5"	1.5"	1.5"	BY OWNER	-	BY OWNER	-	BY OWNER	-	BY OWNER	-
L-2	LAVATORY / UNDER COUNTER	BY OWNER	-	CASEWORK	1/2"	1/2"	1.5"	1.5"	1.5"	1.5"	BY OWNER	-	BY OWNER	-	BY OWNER	-	BY OWNER	-

22-WATER CLOSET SCHEDULE

TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		MOUNTING HEIGHT	COLD WATER CONNECTION	WASTE CONNECTION SIZES		
		MANUFACTURER	MODEL			DRAIN	WASTE LINE	VENT
WC-1	WATER CLOSET / FLOOR MOUNT / TANK TYPE	BY OWNER	-	FLOOR MOUNT	1/2"	4"	4"	2"

22-SHOWER SCHEDULE

TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		MOUNTING HEIGHT	CONNECTION SIZE	
		MANUFACTURER	MODEL		COLD WATER	HOT WATER
SH-1	SHOWER / STAINLESS STEEL / HANDHELD / ADA	BY OWNER	-	77" TO HEAD	1/2"	1/2"

22-CONNECTION BOX SCHEDULE

TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		MOUNTING HEIGHT	SUPPLY CONNECTION SIZES		WASTE CONNECTION SIZES			
		MANUFACTURER	MODEL		COLD	HOT	P-TRAP	DRAIN	WASTE LINE	VENT
IM-1	ICE MAKER CONNECTION BOX	BY OWNER	-	40" TO BOTTOM OF BOX	1/2"	-	-	-	-	-
W-1	WASHING MACHINE CONNECTION BOX	BY OWNER	-	40" TO BOTTOM OF BOX	1/2"	1/2"	2"	2"	2"	2"

22-WATER HEATER SCHEDULE

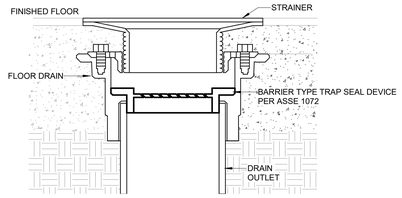
TYPE LABEL	BASIS OF DESIGN		VENT SIZE	RECOVERY CAPACITY @ 100°F RISE	TYPE OF FUEL	ELECTRICAL CHARACTERISTICS		
	MANUFACTURER	MODEL				VOLTS	Ø	kW
WH-1	LOCHINVAR	KTJ052HD	N/A	19	ELECTRIC	208 V	1	4500 W

22-DRAINAGE FIXTURE SCHEDULE

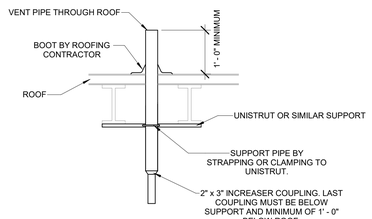
TYPE LABEL	DESCRIPTION	BASIS OF DESIGN		CONNECTION SIZES	
		MANUFACTURER	MODEL	DRAIN	P - TRAP
FD-1	FLOOR DRAIN	BY OWNER	-	3"	3"
SD-1	FLOOR DRAIN	BY OWNER	-	3"	3"

22-BACKFLOW PREVENTION SCHEDULE

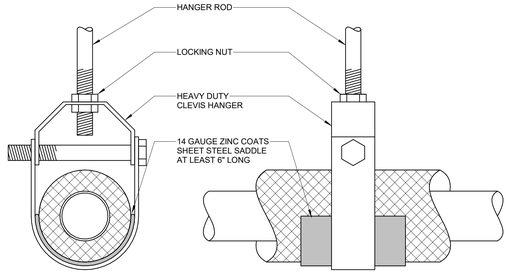
TYPE LABEL	DESCRIPTION	MANUFACTURER	MODEL	SIZE	ASSE #
RPBFP-1	REDUCED PRESSURE BACKFLOW PREVENTER	WATTS	009	1-1/2"	1013



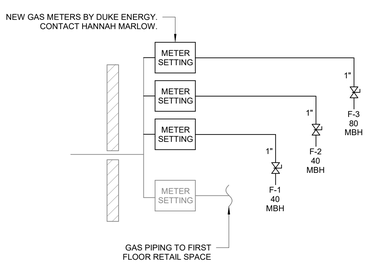
1 P000 BARRIER TYPE TRAP SEAL



2 P000 VENT THROUGH ROOF



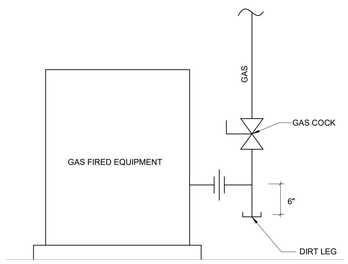
3 P000 PIPE HANGER (6" AND SMALLER)



SUPPORT OF GAS PIPING	
STEEL PIPE, NOMINAL SIZE OF PIPE (INCHES)	SPACING OF SUPPORTS (FEET)
1/2	6
3/4 TO 1	8
1 1/4 OR LARGER (HORIZONTAL)	10
1 1/4 OR LARGER (VERTICAL)	EVERY FLOOR LEVEL

GAS PIPE DESIGN	
TYPE OF GAS: NATURAL GAS	
PIPE MATERIAL: SCHEDULE 40 STEEL	
DELIVERY PRESSURE: < 1.5 PSI	
PRESSURE DROP: 0.5 INCHES W.C.	
LENGTH OF LONGEST RUN: 125 FEET	
PIPE SIZE	CAPACITY (MBH)
3/4"	92
1"	173
1 1/4"	355
1 1/2"	532
2"	1024
2 1/2"	1632
3"	2886
4"	5886

4 P000 GAS PIPING SCHEMATIC



5 P000 GAS EQUIPMENT CONNECTION DETAIL

22-PLUMBING SHEET LIST

SHEET NUMBER	SHEET NAME
P000	PLUMBING SCHEDULES AND LEGENDS
P101	GROUND AND FIRST FLOOR PLUMBING PLAN
P102	SECOND AND THIRD FLOOR PLUMBING PLAN
P103	ATTIC PLUMBING PLAN
P201	PLUMBING ISOMETRICS
P202	HIDDEN PLUMBING WALL SECTION

GENERAL PLUMBING NOTES

A. "GENERAL NOTES" APPLY TO ALL P SERIES DRAWINGS ISSUED FOR THIS PROJECT. "DRAWING NOTES" APPLY ONLY TO THE SHEETS ON WHICH THEY APPEAR.

B. ALL WORK SHALL BE PERFORMED AND INSTALLED PER THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODES, LAWS, REGULATIONS, INSPECTION AGENCIES, UTILITY COMPANIES AND OTHER AUTHORITIES HAVING JURISDICTION.

C. COORDINATE WITH WORK OF OTHER TRADES TO AVOID INTERFERENCES BEFORE BEGINNING WORK.

D. IN GENERAL, THE P SERIES DRAWING FORMAT IS AS FOLLOWS: SANITARY WASTE PIPING IS LOCATED BELOW THE FLOOR WHEN SHOWN DASHED AND ABOVE THE FLOOR WHEN SHOWN SOLID. INVERT AND CENTERLINE ELEVATIONS AS WELL AS OTHER NOTED INFORMATION MAY BE PROVIDED FOR CLARIFICATION.

E. INSTALL PIPING IN PIPE CHASES, ABOVE CEILINGS AND IN WALLS. INSTALL HORIZONTAL MAINS AND BRANCHES AS HIGH AS PRACTICAL. MAKE OFFSETS IN PIPING TO AVOID INTERFERENCE WITH WORK OF OTHER TRADES WHETHER SHOWN ON DRAWINGS OR NOT. DO NOT INSTALL LIQUID CARRYING PIPING IN OUTSIDE WALLS, ATTIC SPACES OR ANY OTHER AREAS SUBJECT TO FREEZING TEMPERATURES.

F. INSTALL VALVES IN ACCESSIBLE LOCATIONS AND IN SUCH A MANNER AS TO BE EASY TO OPERATE. PROVIDE ACCESS PANELS FOR VALVES INSTALLED IN CONCEALED SPACES SUCH AS ABOVE PERMANENT CEILINGS AND IN OR BEHIND WALLS.

G. PROVIDE ACCESS PANELS FOR ALL EQUIPMENT AND SPECIALTIES SUCH AS WATER HAMMER ARRESTERS OR OTHER DEVICES WHICH MAY REQUIRE ACCESS FOR MAINTENANCE AND OPERATION.

H. REFER TO SANITARY WASTE AND VENT DIAGRAMS, PIPING SYSTEM SCHEMATICS AND OTHER DETAILS PROVIDED FOR ARRANGEMENT OF PIPING AND FOR SIZES NOT SHOWN ON PLANS. THE STACK DIAGRAMS DO NOT SHOW THE TYPE OF FITTINGS REQUIRED AT ALL CONNECTIONS. CONTRACTOR SHALL REFER TO THE LOCAL CODES AND SPECIFICATIONS.

I. FLOOR DRAIN TRAPS, FLOOR SINK TRAPS, HUB DRAIN TRAPS, AND OTHER TRAPS SHALL HAVE A BARRIER TYPE TRAP SEAL PROTECTION DEVICE PER ASSE 1072 AND SIZED PER DRAIN SIZE. REFER TO DETAIL 1/P000.

J. PROVIDE PLUMBING CONNECTIONS FOR FIXTURES PROVIDED BY OTHERS.

K. COORDINATE THE EXACT LOCATIONS OF ALL FLOOR DRAINS ASSOCIATED WITH MECHANICAL EQUIPMENT WITH THE HVAC CONTRACTOR.

L. SLOPE ALL GRAVITY PIPING OF SIZES 3" DIAMETER AND LARGER AT 1/8"/FT. MINIMUM, AND SIZES 2-1/2" DIAMETER AND SMALLER AT 1/4"/FT MINIMUM WHERE NOT OTHERWISE INDICATED.

M. PROVIDE WATER HAMMER ARRESTORS AS REQUIRED BY THE LOCAL CODE AND ALL AUTHORITIES HAVING JURISDICTION. INSTALL PER THE MANUFACTURES DRAWINGS AND SIZE PER THE MANUFACTURES RECOMMENDATIONS.

SYMBOLS AND ABBREVIATIONS LEGEND
(THERE MAY BE SYMBOLS LISTED IN THIS LEGEND THAT ARE NOT USED IN THIS SET OF DRAWINGS)

PIPE TAG LEGEND

4" - C
PIPE SIZE (DIA.) — PIPE SYSTEM TYPE

ABBR	DESCRIPTION
C	DOMESTIC COLD WATER
H	DOMESTIC HOT WATER
140 H	140° DOMESTIC HOT WATER
G	NATURAL GAS
HR	HOT WATER RECIRCULATION
140 HR	HOT WATER RECIRCULATION
T	TEMPERED WATER
S	SANITARY
A	ACID WASTE
V	VENT
AV	ACID VENT
UG	UNDERGROUND GREASE
ST	STORM PIPING
SST	SECONDARY STORM PIPING
P	PUMP DISCHARGE PIPING
F	FIRE PROTECTION
CA	COMPRESSED AIR
D	DRAINAGE TILE

BALL VALVE
BUTTERFLY VALVE
PLUG VALVE
CIRCUIT BALANCING VALVE
PIPE CONTINUES
FCO — FLOOR CLEANOUT
GCO — GRADE CLEANOUT
FD-# — FLOOR DRAIN
PIPE TURNING UP
PIPE TURNING DOWN
POINT OF CONNECTION
KEYNOTE NOTE

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312 Plum Street, Ste 700
Cincinnati, Ohio 45202
513-381-2112

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INTERIOR IMPROVEMENTS
188 WEST ELDER STREET, CINCINNATI, OH 45202

ISSUANCES

1	3-13-20	CD Set

PLUMBING SCHEDULES AND LEGENDS

COMM NO. 2019097.01

P000

"1" REFERENCE LINE"

3/13/2020 12:00:03 PM C:\Users\dmeadows\Documents_LFILE20\MEP 2019097.01 REIDER RESIDENCE_dmeadowsV65S7.rvt

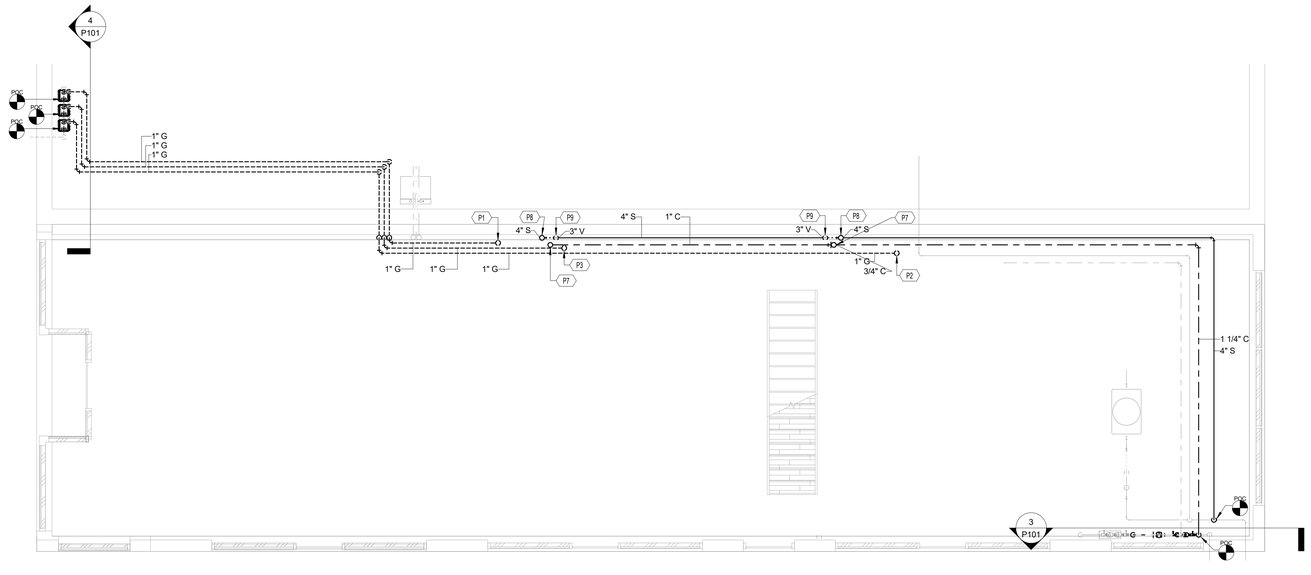
DRAWING NOTES

A. ALL VERTICAL PIPE RISERS FROM THE BASEMENT AND WASTE STACKS TO THE BASEMENT MUST PASS THROUGH THE FIRST FLOOR RETAIL SPACE. COORDINATE PATH WITH GENERAL CONTRACTOR.

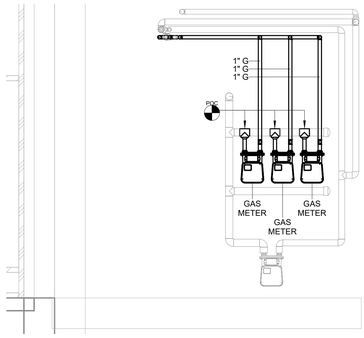
B. NEW 1" WATER METER TO BE PURCHASED FROM GREATER CINCINNATI WATER WORKS.

KEYNOTE LEGEND

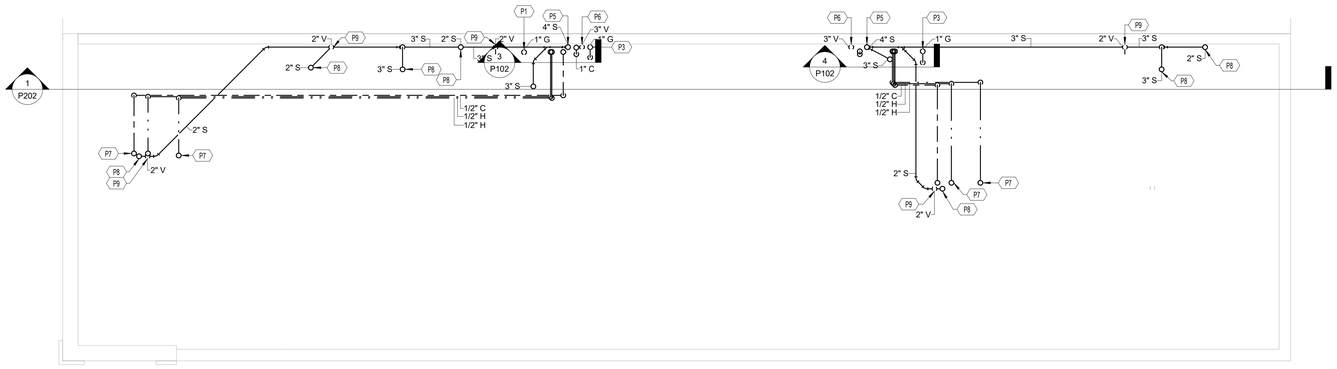
P1	GAS RISER TO FEED UNIT 2A EQUIPMENT.
P2	GAS RISER TO FEED UNIT 2B EQUIPMENT.
P3	GAS RISER TO FEED UNIT 3 EQUIPMENT.
P5	SANITARY WASTE RISER FROM BELOW.
P6	VENT RISER FROM BELOW.
P7	SUPPLY PIPING UP.
P8	SANITARY PIPING UP.
P9	VENT PIPING UP.



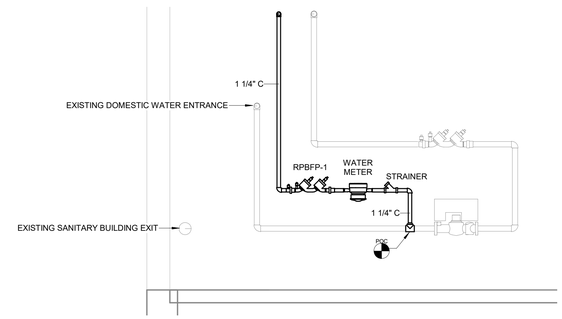
1 P101 GROUND FLOOR PLUMBING PLAN
1/4" = 1'-0"



4 P101 GAS METER SECTION
1/2" = 1'-0"



2 P101 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"



3 P101 DOMESTIC WATER ENTRANCE SECTION
1/2" = 1'-0"

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1	3-13-20	CD Set

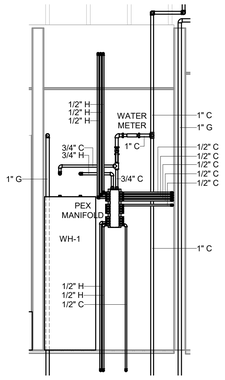
GROUND AND FIRST FLOOR PLUMBING PLAN

COMM NO. 2019097.01

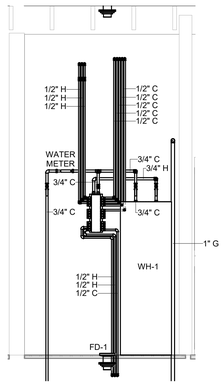
P101

0'-1" REFERENCE LINE

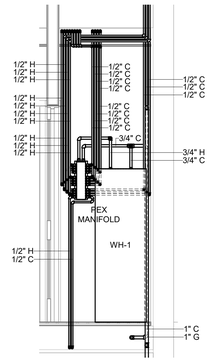
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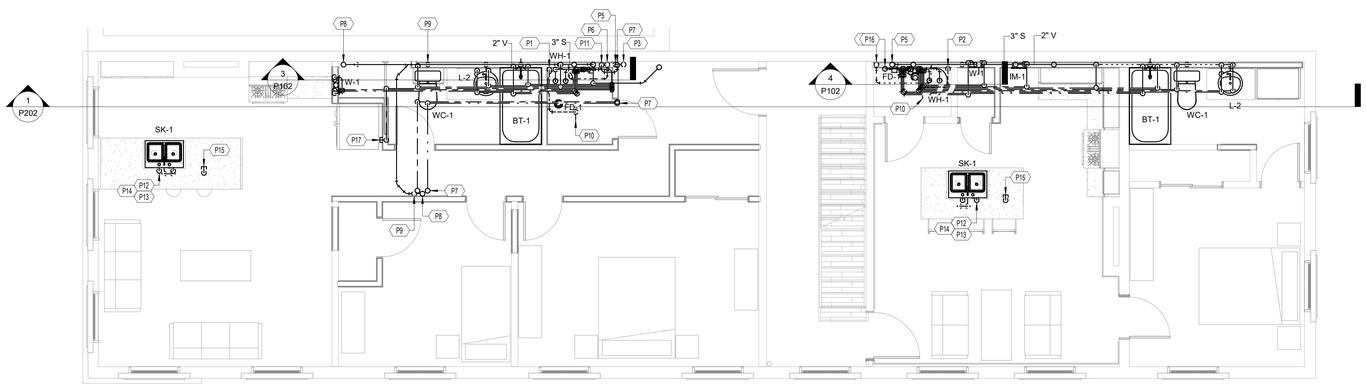
3 P102 UNIT 2A PEX MANIFOLD
1/2" = 1'-0"



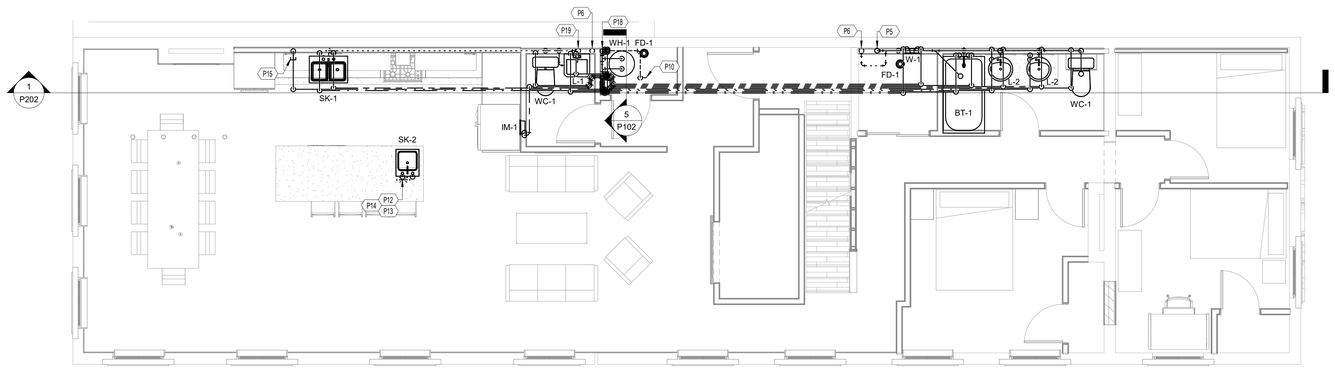
4 P102 UNIT 2B PEX MANIFOLD
1/2" = 1'-0"



5 P102 UNIT 3 PEX MANIFOLD
1/2" = 1'-0"



1 P102 SECOND FLOOR PLUMBING PLAN
1/4" = 1'-0"



2 P102 THIRD FLOOR PLUMBING PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

P1	GAS RISER TO FEED UNIT 2A EQUIPMENT.
P2	GAS RISER TO FEED UNIT 2B EQUIPMENT.
P3	GAS RISER TO FEED UNIT 3 EQUIPMENT.
P5	SANITARY WASTE RISER FROM BELOW.
P6	VENT RISER FROM BELOW.
P7	SUPPLY PIPING UP.
P8	SANITARY PIPING UP.
P9	VENT PIPING UP.
P10	GAS CONNECTION TO EQUIPMENT. REFER TO DETAIL 4/P000 AND 5/P000.
P11	COLD WATER RISER TO SERVE WATER HEATER AND PEX MANIFOLD FOR UNIT 2A. REFER TO DETAIL 3/P102 FOR PEX MANIFOLD PIPING.
P12	SUPPLY PIPING DOWN.
P13	SANITARY PIPING DOWN.
P14	FIXTURE TO HAVE ISLAND VENT DOWN.
P15	EXTEND 1/2" HW TO DISHWASHER. DISHWASHER WASTE PIPE SHALL DISCHARGE INTO WYE BRANCH FITTING IN THE SINK TAILPIECE AND CONNECT TO A DECK MOUNTED AIR GAP.
P16	COLD WATER RISER TO SERVE WATER HEATER AND PEX MANIFOLD FOR UNIT 2B. REFER TO DETAIL 4/P102 FOR PEX MANIFOLD PIPING.
P17	COLD WATER PIPE DROP WITHIN WALL. EXTEND 1/2" CW TO ICE MAKER.
P18	COLD WATER RISER TO SERVE WATER HEATER AND PEX MANIFOLD FOR UNIT 3. REFER TO DETAIL 5/P102 FOR PEX MANIFOLD PIPING.
P19	SANITARY WASTE RISER FROM BELOW. VENT RISER UP.

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SECOND AND THIRD FLOOR PLUMBING PLAN

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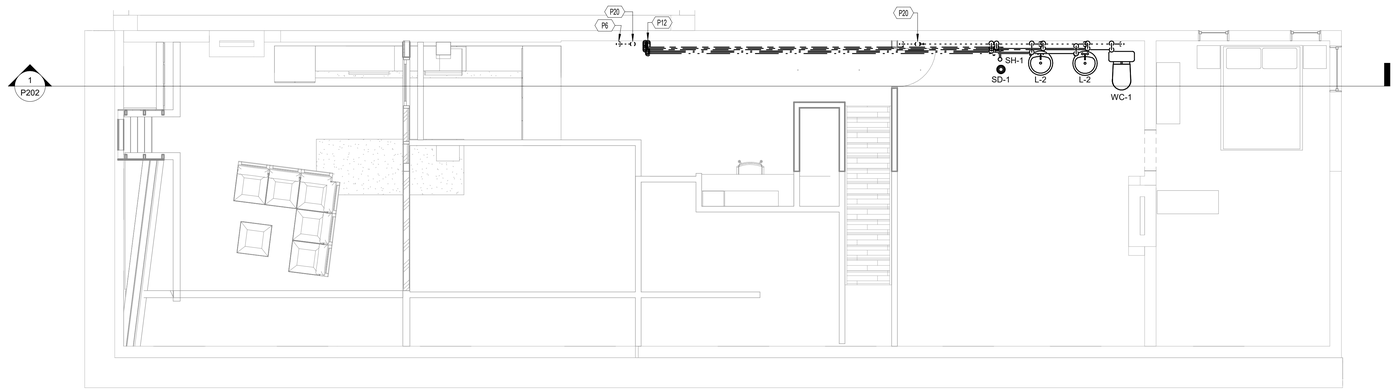
P102

"0'-1" REFERENCE LINE"

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KEYNOTE LEGEND

P6	VENT RISER FROM BELOW.
P12	SUPPLY PIPING DOWN.
P20	VENT THROUGH ROOF. REFER TO DETAIL 2/P000.



1 P103 ATTIC PLUMBING PLAN
1/4" = 1'-0"

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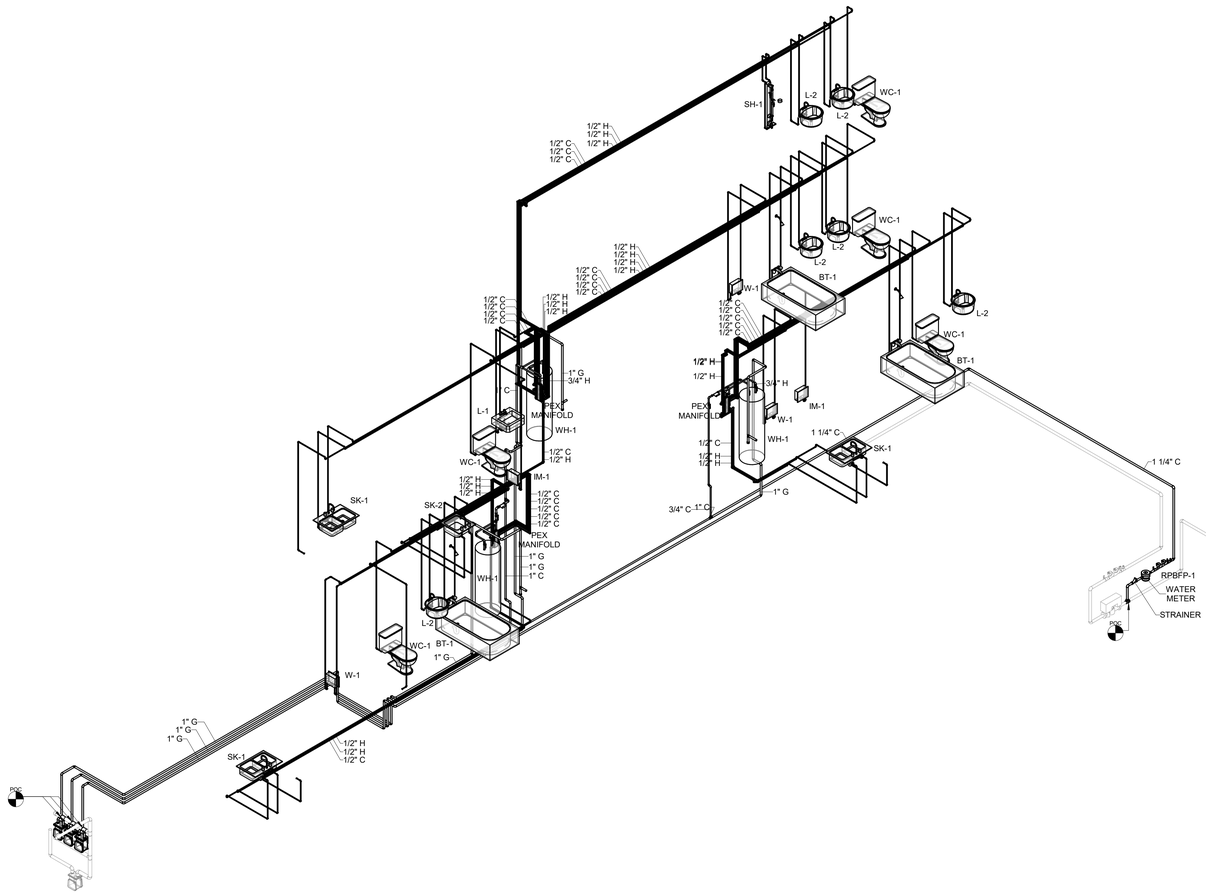
ATTIC PLUMBING PLAN

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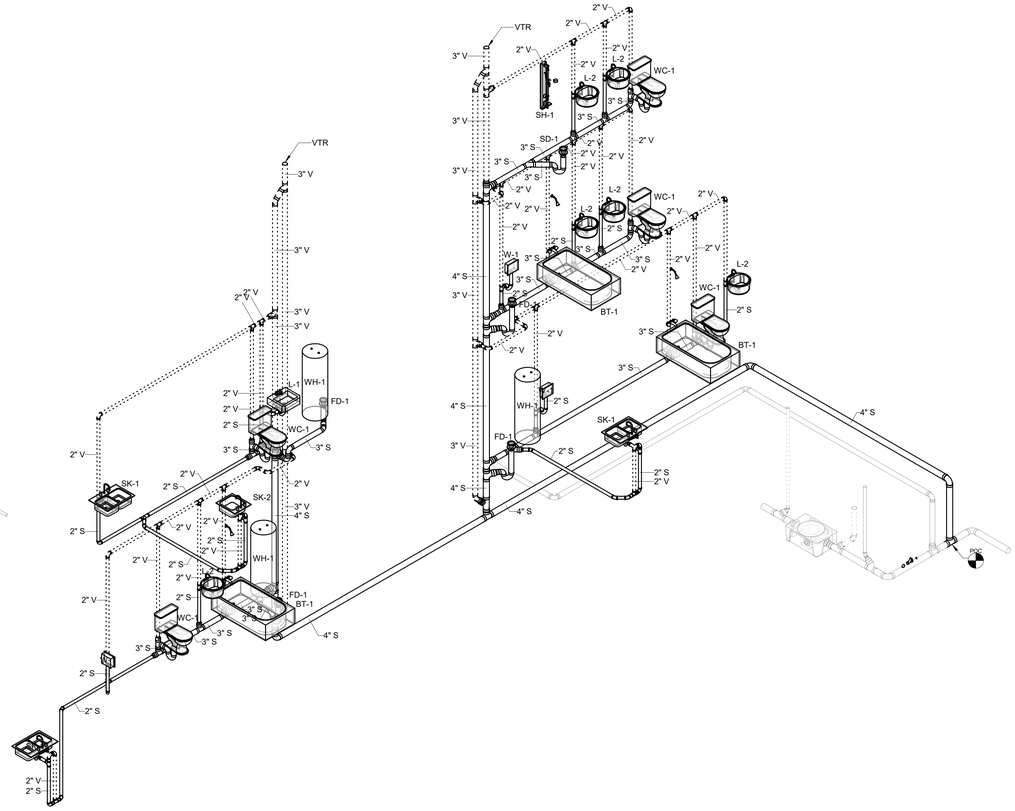
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1 P201 PLUMBING SUPPLY ISOMETRIC



2 P201 PLUMBING SANITARY ISOMETRIC

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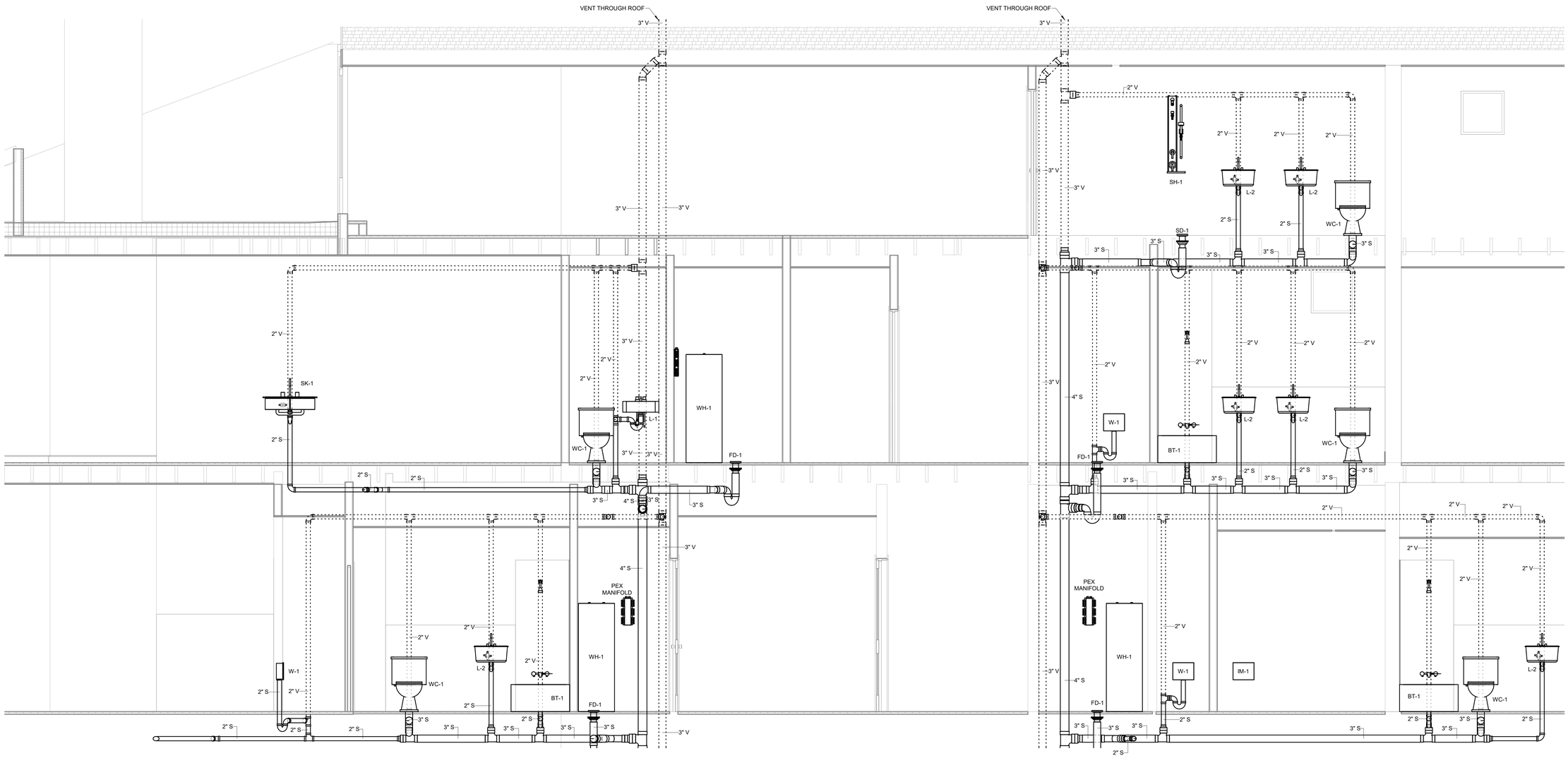
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0.1" REFERENCE LINE



1 P202 HIDDEN PLUMBING WALL SECTION
1/2" = 1'-0"

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23-DX FURNACE SCHEDULE

MARK	MANUFACTURER	FURNACE MODEL	INDOOR COIL	NOMINAL UNIT SIZE	TOTAL AIRFLOW	OUTSIDE AIRFLOW	COOLING COIL CHARACTERISTICS					GAS HEATING					INDOOR UNIT ELECTRICAL				
							TOTAL COOLING CAPACITY	SENSIBLE COOLING CAPACITY	DRY BULB TEMPERATURE		WET BULB TEMPERATURE		SEER	MAX INPUT CAPACITY	MAX OUTPUT CAPACITY	AFUE	ENTERING AIR	LEAVING AIR	VOLTAGE	Ø	MCA	MOCP	NOTES
									ENTERING AIR	LEAVING AIR	ENTERING AIR	LEAVING AIR											
F-1	CARRIER	59TP6A040E14--10	CNPVP1814ALA	1.5 TONS	600 CFM	0 CFM	17,980 Btu/h	14,310 Btu/h	80.0 °F	57.9 °F	67.0 °F	57.6 °F	15	40,000 Btu/h	39,000 Btu/h	96.0%	70.0 °F	110.0 °F	120 V	1	7.5 A	15.0 A	1,2
F-2	CARRIER	59TP6A040E14--10	CNPVP2414ALA	2.0 TONS	800 CFM	0 CFM	22,740 Btu/h	18,090 Btu/h	80.0 °F	59.1 °F	67.0 °F	58.1 °F	14	40,000 Btu/h	39,000 Btu/h	96.0%	70.0 °F	110.0 °F	120 V	1	7.5 A	15.0 A	1,2
F-3	CARRIER	59MN7A080V21--20	CNPVP4821ALA	4.0 TONS	1600 CFM	0 CFM	46,560 Btu/h	36,360 Btu/h	80.0 °F	59.0 °F	67.0 °F	57.9 °F	17	80,000 Btu/h	78,000 Btu/h	97.0%	70.0 °F	110.0 °F	120 V	1	14.8 A	20.0 A	1,2,3

NOTES:
1. 2-STAGE HEAT
2. ECM BLOWER MOTOR
3. INSTALL ZONE-CONTROL SYSTEM, INCLUDING SENSORS, ZONE DAMPERS, CONTROLLER, AND USER INTERFACE PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF USER INTERFACE TO BE SELECTED BY OWNER.

23-CONDENSING UNIT SCHEDULE

MARK	BASIS OF DESIGN		NOMINAL UNIT SIZE	SEER	REFRIGERANT TYPE	TOTAL GROSS CAPACITY	ELECTRICAL CHARACTERISTICS			
	MANUFACTURER	MODEL					VOLTAGE	Ø	MCA	MOCP
CU-1	CARRIER	24ACC418A003	1.5 TONS	15	R-410A	17,980 Btu/h	208 V	1	11.7 A	20.0 A
CU-2	CARRIER	24ACC424A003	2.0 TONS	14	R-410A	22,740 Btu/h	208 V	1	14.1 A	20.0 A
CU-3	CARRIER	24VNA048A003	4.0 TONS	17	R-410A	46,560 Btu/h	208 V	1	35.0 A	50.0 A

23-EXHAUST FAN SCHEDULE

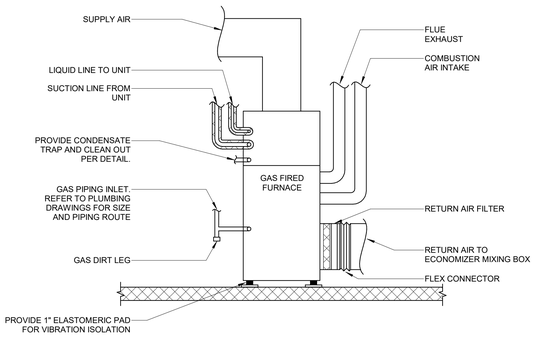
MARK	MANUFACTURER	MODEL	EXHAUST FAN				ELECTRICAL CHARACTERISTICS				NOTES
			TYPE	AIRFLOW	ESP	RPM	VOLTAGE	Ø	FLA	WATTS	
DF-1	FANTECH	DEDPV-705	DRYER	150 CFM	0.200 in-wg	2559	120 V	1	0.75 A	72 W	2
EF-1	GREENHECK	SP-A90	CEILING	50 CFM	0.375 in-wg	900	120 V	1	0.34 A	14 W	1
EF-2	GREENHECK	SP-A90	CEILING	50 CFM	0.375 in-wg	900	120 V	1	0.34 A	14 W	1
EF-3	GREENHECK	SP-A90	CEILING	50 CFM	0.375 in-wg	900	120 V	1	0.34 A	14 W	1
EF-4	GREENHECK	SP-A125	CEILING	70 CFM	0.375 in-wg	1100	120 V	1	0.62 A	20 W	1
EF-5	GREENHECK	SP-A125	CEILING	70 CFM	0.375 in-wg	1100	120 V	1	0.62 A	20 W	1
KF-1	GREENHECK	SQ-70-VG	INLINE	100 CFM	0.375 in-wg	1619	120 V	1	0.19 A	22 W	1
KF-2	GREENHECK	SQ-70-VG	INLINE	100 CFM	0.375 in-wg	1619	120 V	1	0.19 A	22 W	1
RF-1	BROAN	RM53000	RANGE HOOD	370 CFM	0.200 in-wg	2400	120 V	1	2.63 A	316 W	1,3

NOTES:
1. ENERGIZE THROUGH WALL SWITCH
2. ACTIVATED THROUGH PRESSURE SWITCH
3. 6" DUCT CONNECTOR, BACKDRAFT DAMPER

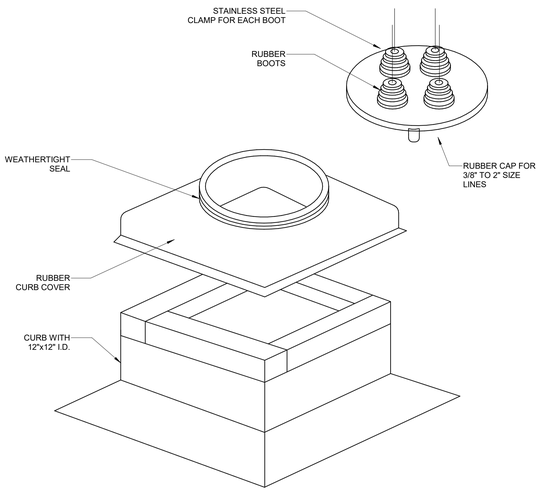
23-AIR DEVICE SCHEDULE

MARK	BASIS OF DESIGN		DIFFUSER TYPE	MAXIMUM AIRFLOW	MAXIMUM PRESSURE DROP	MAXIMUM SOUND	BLADE SPACING	CONNECTION SIZE	FACE SIZE	NOTES
	MANUFACTURER	MODEL								
EG-1	PRICE	535	LOUVERED FACE RETURN GRILLE	150 CFM	0.06 in-wg	16	1/2"	8" X 8"	10" X 10"	-
RG-1	PRICE	535	LOUVERED FACE RETURN GRILLE	195 CFM	0.10 in-wg	22	1/2"	12" X 6"	14" X 8"	-
RG-2	PRICE	535	LOUVERED FACE RETURN GRILLE	325 CFM	0.06 in-wg	19	1/2"	12" X 12"	14" X 14"	-
RG-3	PRICE	535	LOUVERED FACE RETURN GRILLE	830 CFM	0.06 in-wg	23	1/2"	24" X 14"	26" X 16"	-
RG-4	PRICE	535	LOUVERED FACE RETURN GRILLE	600 CFM	0.10 in-wg	25	1/2"	12" X 18"	14" X 20"	-
RG-5	PRICE	535	LOUVERED FACE RETURN GRILLE	1715 CFM	0.06 in-wg	25	1/2"	26" X 26"	28" X 28"	-
SDG-1	PRICE	SDGE	SPIRAL DUCT MOUNTED GRILLE	110 CFM	0.10 in-wg	15	N/A	10" X 4"	12" X 6"	1,2
SDG-2	PRICE	SDGE	SPIRAL DUCT MOUNTED GRILLE	210 CFM	0.06 in-wg	15	N/A	16" X 6"	18" X 8"	1,2
SDG-3	PRICE	SDGE	SPIRAL DUCT MOUNTED GRILLE	405 CFM	0.09 in-wg	15	N/A	22" X 6"	24" X 8"	1,2
SG-1	PRICE	540	RESIDENTIAL SUPPLY GRILLE	110 CFM	0.09 in-wg	15	3/4"	10" X 4"	12" X 6"	1,2
SG-2	PRICE	540	RESIDENTIAL SUPPLY GRILLE	195 CFM	0.09 in-wg	15	3/4"	12" X 6"	14" X 8"	1,2
SG-3	PRICE	540	RESIDENTIAL SUPPLY GRILLE	115 CFM	0.09 in-wg	15	3/4"	8" X 5"	10" X 7"	1,2
SG-4	PRICE	540	RESIDENTIAL SUPPLY GRILLE	250 CFM	0.09 in-wg	15	3/4"	10" X 8"	12" X 10"	1,2

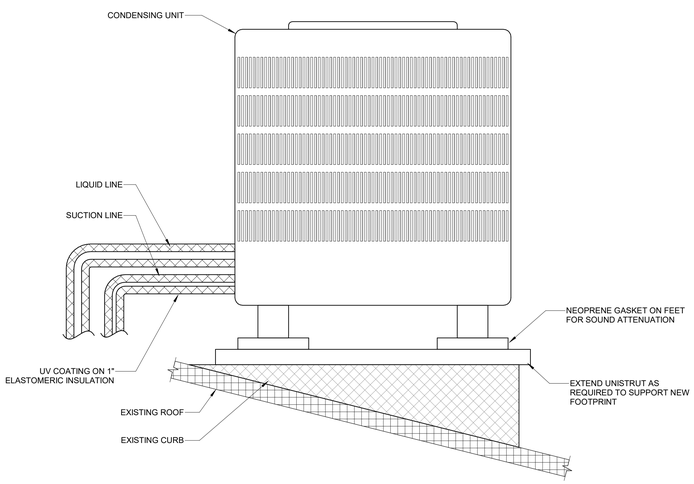
NOTES:
1. INDIVIDUALLY ADJUSTABLE FRONT BLADES FOR PATTERN CONTROL
2. INTEGRAL VOLUME DEMPARE ACCESSIBLE FROM FACE OF GRILLE



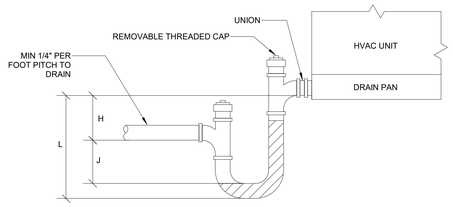
4 M000 GAS FIRED FURNACE DETAIL
NTS



2 M000 REFRIGERANT PIPING PIPE ROOF PENETRATION DETAIL



3 M000 CONDENSING UNIT MOUNTING DETAIL



NOTES:
1. PROVIDE CONDENSATE TRAP FOR COOLING COILS ON ALL AHUS.
2. CONDENSATE PIPE SIZE SHOULD MATCH UNIT CONDENSATE CONNECTION SIZE.

DRAIN PAN TRAPPING FOR SECTION UNDER NEGATIVE PRESSURE

L = H + J + PIPE DIAMETER WHERE:
H = 1 INCH FOR EACH INCH OF NEGATIVE PRESSURE PLUS 1 INCH
J = 1/2 H

DRAIN PAN TRAPPING FOR SECTION UNDER POSITIVE PRESSURE

L = H + J + PIPE DIAMETER WHERE:
H = 1/2 INCH (MINIMUM)
J = 1/2 INCH PLUS THE UNIT POSITIVE STATIC PRESSURE AT COIL DISCHARGE (LOADED FILTERS)

1 M000 CONDENSATE TRAP PIPING

GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE AND SHOW DESIGN INTENT. IF CHANGES ARE MADE DUE TO DIFFERING FIELD CONDITIONS, SUGGESTED CHANGES ARE TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CHANGES BEING MADE.

B. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE-RATED WALLS.

C. REPAIR ANY WORK DAMAGED AS A RESULT OF WORK BY THIS CONTRACT.

D. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, LABOR, PERMITS, INSPECTIONS, FEES, FINAL CLEANUP PERTAINING TO THE MATERIALS, AND QUALITY OF WORKMANSHIP AND MATERIALS.

E. MECHANICAL CONTRACTOR SHALL VERIFY AND SATISFY THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE IN COMPLIANCE WITH THE MECHANICAL CODE.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CUTTING AND PATCHING OF WALLS, FLOORS, AND ROOFS REQUIRED FOR INSTALLATION OF THEIR WORK WITH THE WALL, FLOOR OR ROOF CONTRACTOR DOING THAT WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED.

G. LOCATE WALL OPENINGS FOR DUCTS, GRILLES, AIR TRANSFER OPENINGS, PIPING, ETC. CENTERED BETWEEN FRAMING MEMBERS WHEN POSSIBLE.

H. ALL TRANSFER AIR DUCTS SHALL HAVE INTERIOR DUCT LINING. REFER TO THE SPECIFICATIONS FOR DUCT LINING REQUIREMENTS.

I. ALL DUCT FITTINGS SHALL BE LO-LOSS FITTINGS. ROUND TAPS INTO SQUARE DUCT SHALL BE CONICAL OR BELLMOUTH. SQUARE ELBOWS AND SQUARE OR RECTANGULAR SPLITTERS SHALL USE TURNING VANES. NON-SQUARE ELBOWS SHALL HAVE A MINIMUM RADIUS OF 1.5 TIMES THE RADIUS OF THE DUCT. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIRMENTS.

J. WHEN PENETRATING A NON-FIRE RATED WALL OR FLOOR WITH DUCTWORK OR PIPING, SEAL ANNULAR SPACE BETWEEN WALL/FLOOR AND MECHANICAL MATERIALS WITH NON-COMBUSTIBLE FIBERGLASS INSULATION AND JOINT SEALANTS APPROPRIATE FOR SIZE AND DEPTH AND SOUND ATTENUATION CONSIDERATION. REFER TO ARCHITECTURAL SPECIFICATIONS FOR NON FIRE RATED JOINT SEALANTS.

K. BALANCE AIR HANDLING UNIT MINIMUM OUTSIDE AIR TO THE OUTSIDE AIRFLOWS INDICATED ON THE AIR HANDLER SCHEDULE.

L. LOCATE ALL TEMPERATURE, PRESSURE, AND FLOW MEASURING DEVICES IN ACCESSIBLE LOCATIONS WITH STRAIGHT RECTION OF PIPE OR DUCT UP AND DOWNSTREAM AS RECOMMENDED BY THE MANUFACTURER FOR ACCURACY.

M. ALL WORK SHALL BE PERFORMED AND INSTALLED PER THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL CODES, LAWS, REGULATIONS, INSPECTION AGENCIES, UTILITY COMPANIES AND OTHER AUTHORITIES HAVING JURISDICTION

N. OUTDOOR DESIGN CONDITIONS: SUMMER: 91 DB, 73 WB. WINTER: 6 DB.

O. GENERAL ROOM DESIGN CONDITIONS: SUMMER: 75 DB, 30-60% RH. WINTER: 70 DB.

P. THE USE OF FLEXIBLE DUCTWORK SHALL BE LIMITED TO AIR DEVICE CONNECTIONS AND BE A MAXIMUM OF 60" IN LENGTH.

Q. ALL 90° ELBOWS SHALL BE SHEET METAL.

R. DUCT RUN-OUTS TO DIFFUSERS SHALL BE SAME SIZE AS DIFFUSER NECK UNLESS NOTED OTHERWISE.

S. PROVIDE VOLUME CONTROL DAMPERS IN RUN-OUT DUCT TO ALL SUPPLY AIR DEVICES.

T. CONTRACTOR TO SECURE AND PAY FOR ALL LICENSES, PERMITS OR FEES REQUIRED TO PERFORM THIS WORK.

U. TURNING VANES SHALL BE INSTALLED IN ALL RECTANGULAR SUPPLY DUCT TURNS.

V. COORDINATE LOCATIONS OF ALL HVAC EQUIPMENT AND ACCESSORIES WITH OTHER TRADES.

W. MAINTAIN REQUIRED CLEARANCES FROM EXHAUST AND VENT LOCATIONS TO OUTSIDE AIR INTAKE AND OPERABLE DOORS & WINDOWS.

X. PROVIDE DUCT LINER PER SPECIFICATIONS FOR ALL SUPPLY DUCT WITHIN 10' OF CONNECTION TO ALL AIR HANDLING EQUIPMENT.

Y. MECHANICAL CONTRACTOR TO DEMOLISH AND REMOVE ALL MECHANICAL EQUIPMENT, DUCTWORK, SUPPORTS, CONTROLS, PIPING, ETC. NOT REUSED IN THE FINAL DESIGN.

Z. PROVIDE ACCESS TO ALL COMPONENTS OF HVAC SYSTEM REQUIRING ACCESSIBILITY.

23-MECHANICAL SHEET LIST

SHEET NUMBER	SHEET NAME
M000	MECHANICAL SCHEDULES, DETAILS, AND LEGENDS
M010	HVAC DEMO - FLOOR PLANS
M011	HVAC DEMO - FLOOR PLANS
M100	HVAC - FLOOR PLANS
M101	HVAC - FLOOR PLANS

SYMBOLS AND ABBREVIATIONS LEGEND
(THERE MAY BE SYMBOLS LISTED IN THIS LEGEND THAT ARE NOT USED IN THIS SET OF DRAWINGS)

PIPING SYMBOLS	DESCRIPTION
RL/S	REFRIGERANT LIQUID/SUCTION PIPING
COND	CONDENSATE DRAIN PIPING
?	KEYNOTE NOTE

DUCTWORK SYMBOLS	DESCRIPTION
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	BALANCING DAMPER
	FLEXIBLE DUCTWORK
U/C	UNDERCUT DOOR

CONTROL SYMBOLS

T THERMOSTAT

TH COMBINATION THERMOSTAT / HUMIDITY SENSOR

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250 Civic Center Drive, Ste 200
Columbus, Ohio 43215
614-223-2124
312 Plum Street, Ste 700
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MECHANICAL SCHEDULES, DETAILS, AND LEGENDS

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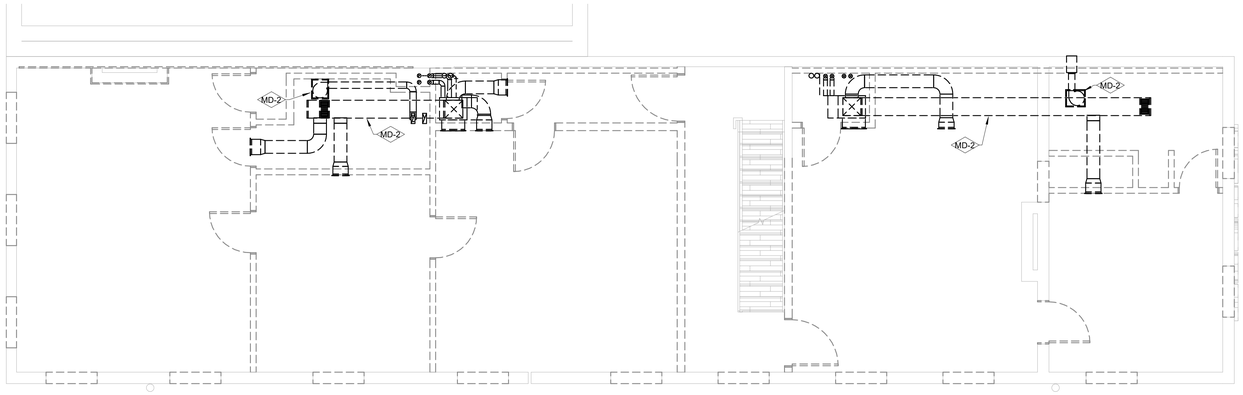
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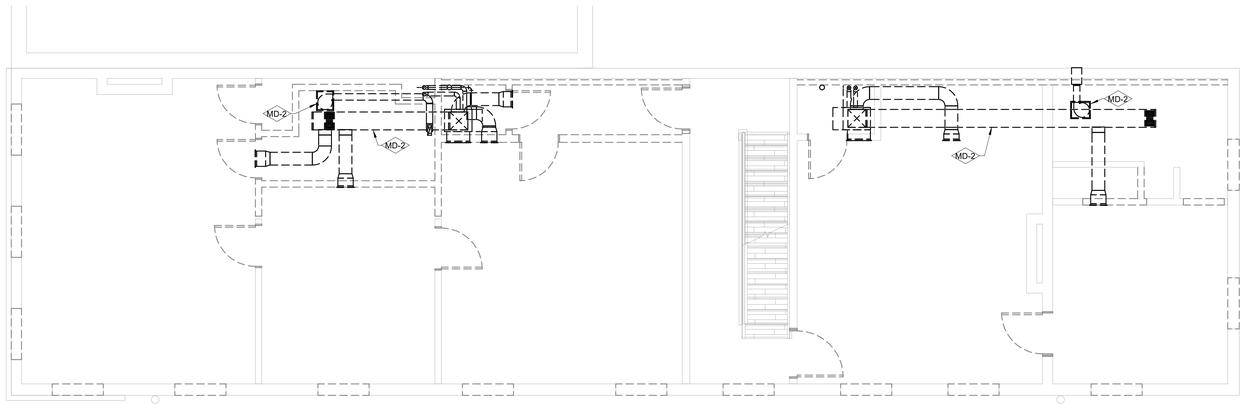
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KEYNOTE LEGEND

MD-2 REMOVE EXISTING HVAC SYSTEM IN ITS ENTIRETY, INCLUDING GRILLES, DUCT, EQUIPMENT, PIPING, AND ASSOCIATED WIRING, SUPPORTS, AND ACCESSORIES.



2 M010 03 - DEMOLITION PLAN - THIRD FLOOR
1/4" = 1'-0"



1 M010 02 - DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"

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HVAC DEMO - FLOOR PLANS

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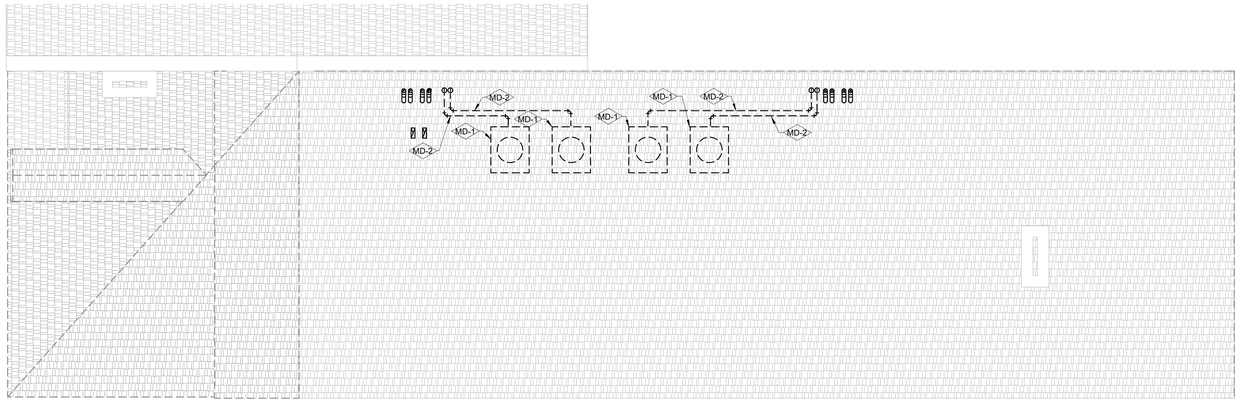
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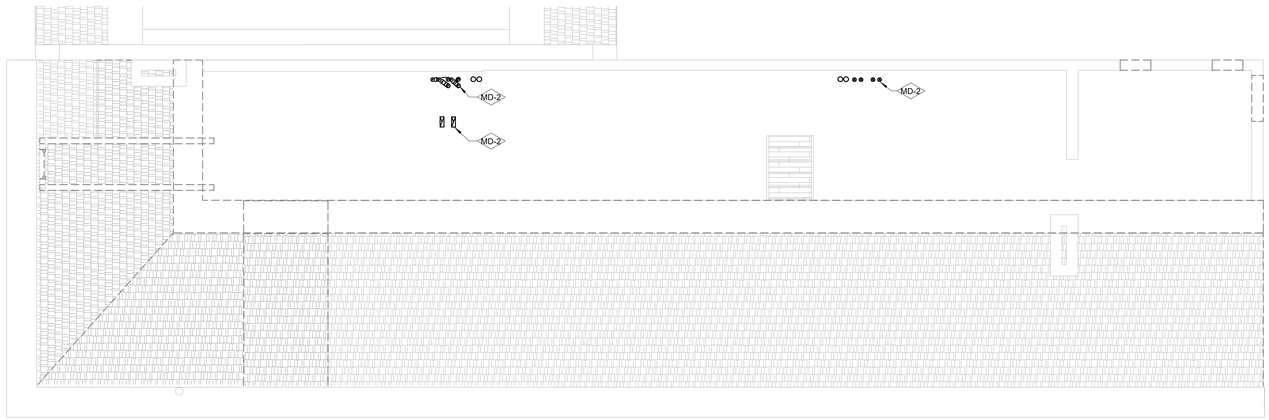
KEYNOTE LEGEND

MD-1 REMOVE EXISTING ROOF-MOUNTED CONDENSING UNIT, INCLUDING ASSOCIATED CONTROLS . CURB TO BE REUSED FOR MOUNTING OF NEW CONDENSING UNIT.

MD-2 REMOVE EXISTING HVAC SYSTEM IN ITS ENTIRETY, INCLUDING GRILLES, DUCT, EQUIPMENT, PIPING, AND ASSOCIATED WIRING, SUPPORTS, AND ACCESSORIES.



2 M011 05 - DEMOLITION PLAN - ROOF VIEW
1/4" = 1'-0"



1 M011 04 - DEMOLITION PLAN - ATTIC
1/4" = 1'-0"

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M011

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KEYNOTE LEGEND

M-2 REFRIGERANT LINES UP TO CONDENSING UNIT ON ROOF.

M-3 INSTALL LOW TRANSFER GRILLE IN BEDROOM AND HIGH TRANSFER GRILLE IN HALLWAY WITH OPEN STUD CAVITY BETWEEN.

M-4 LOW TRANSFERS.

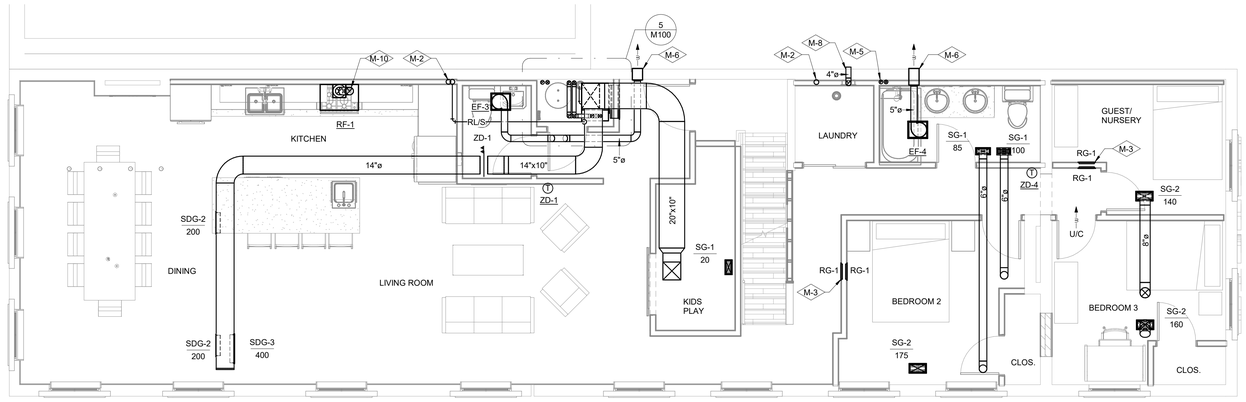
M-5 ROUTE AIR INTAKE AND VENT PIPING FROM FURNACES UP TO GOOSENECKS ON ROOF.

M-6 INSTALL EXHAUST WALL VENT.

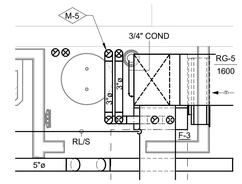
M-8 ROUTE DRYER EXHAUST FROM DRYER BOX TO DRYER VENT OUTLET CAP. CAP SHALL NOT INCLUDE SCREEN. CAP SHALL INCLUDE BACKDRAFT DAMPER.

M-10 OFFSET DUCT TO AVOID FLOOR JOIST.

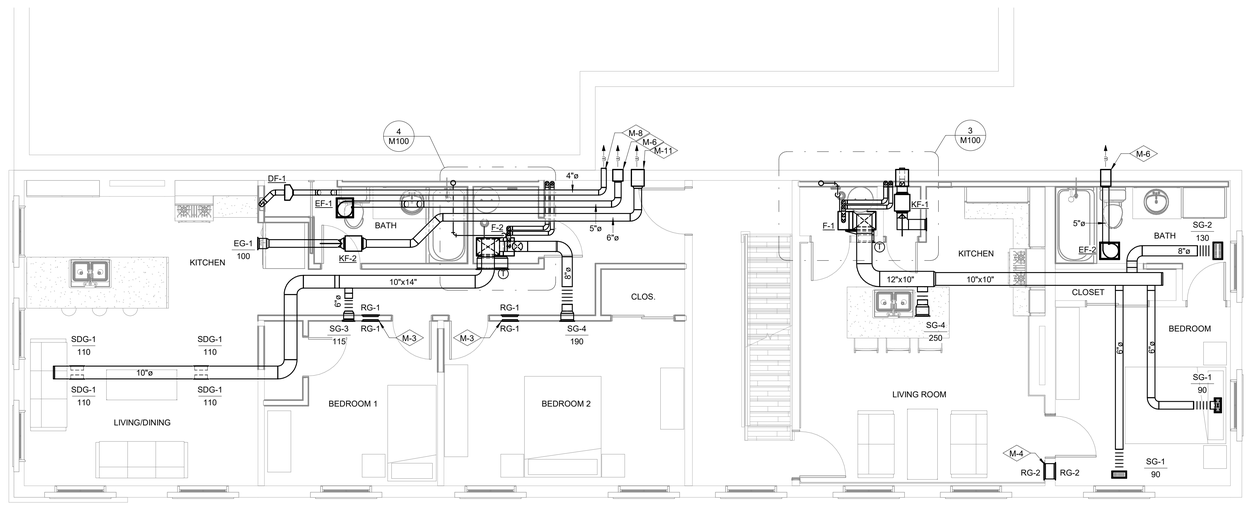
M-11 INSTALL 100 CFM DRAINABLE WALL LOUVER.



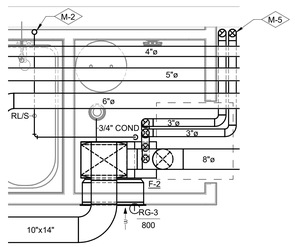
1 M100 03 - HVAC - THIRD FLOOR
1/4" = 1'-0"



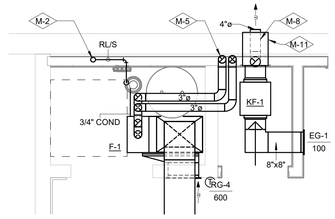
5 M100 UTILITIES - THIRD FLOOR - SOUTH
1/2" = 1'-0"



2 M100 02 - HVAC - SECOND FLOOR
1/4" = 1'-0"



4 M100 UTILITIES - SECOND FLOOR - SOUTH
1/2" = 1'-0"



3 M100 UTILITIES - SECOND FLOOR - NORTH
1/2" = 1'-0"

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KEYNOTE LEGEND

M-1 INSTALL CONDENSING UNIT ON EXISTING CURB PER DETAIL AND MANUFACTURER'S RECOMMENDATIONS.

M-2 REFRIGERANT LINES UP TO CONDENSING UNIT ON ROOF.

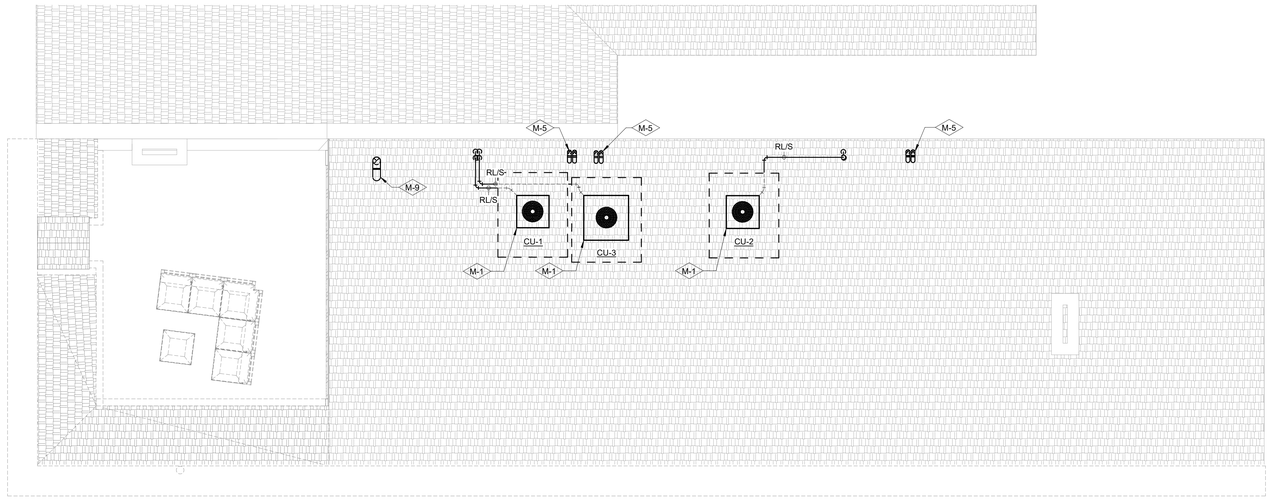
M-3 INSTALL LOW TRANSFER GRILLE IN BEDROOM AND HIGH TRANSFER GRILLE IN HALLWAY WITH OPEN STUD CAVITY BETWEEN.

M-5 ROUTE AIR INTAKE AND VENT PIPING FROM FURNACES UP TO GOOSENECKS ON ROOF.

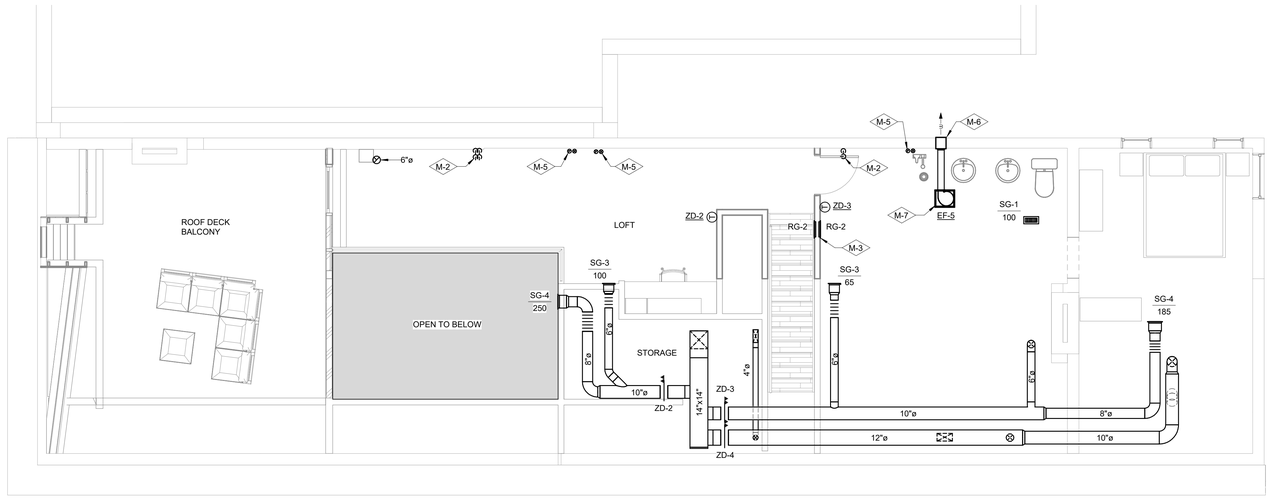
M-6 INSTALL EXHAUST WALL VENT.

M-7 ATTIC EXHAUST SYSTEM IS PART OF ADD-ALTERNATE.

M-9 BACKDRAFT DAMPER AT GOOSENECK OUTLET.



2 M101 05 - HVAC - ROOF VIEW
1/4" = 1'-0"



1 M101 04 - HVAC - ATTIC
1/4" = 1'-0"

ATTIC ALTERNATE

BASE BID: ATTIC IS UNOCCUPIED STORAGE. SEE NOTES ON PLANS.

AD-ALTERNATE: ATTIC IS FINISHED SPACE. SEE NOTES ON PLANS.

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LIGHTING FIXTURES

A1 / b — 2' x 4' LIGHT
- CAPITAL LETTER WITH NUMBER NOTES FIXTURE TYPE, REFER TO LIGHT FIXTURE SCHEDULE BELOW.

A1 — 1' x 4' LIGHT

B1 — LINEAR PENDANT FIXTURE

A1 — 2' x2' LIGHT

D1 — RECESSED CAN LIGHT

E1 — DUAL HEAD EMERGENCY FIXTURE

X10 — EXIT FIXTURE
- SHADED IN AREA DENOTES FACE SIDE
- ARROW DENOTES ARROW DIRECTION

LIGHT FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE BASIS OF DESIGN	ALTERNATE MANUFACTURERS	FIXTURE DESCRIPTION	BALLAST QUANTITY	BALLAST TYPE	BALLAST FACTOR	BALLAST VOLTAGE	BALLAST MAXIMUM INPUT WATTAGE	NUMBER OF LAMPS	LAMP	MOUNTING METHOD	TYPE COMMENTS
A	TBD	APPROVED EQUALS	RECESSED DOWN LIGHT	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	CEILING	
AW	TBD	APPROVED EQUALS	RECESSED ADJUSTABLE DOWN LIGHT	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	CEILING	
E	TBD	APPROVED EQUALS	PENDANT MOUNT LIGHT FIXTURE	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	CEILING CANOPY	HUNG FROM ATTIC STRUCTURE. BOTTOM OF FIXTURE TO BE AT 8'-6"AFF
F	TBD	APPROVED EQUALS	DECORATIVE PENDANT MOUNT LIGHT FIXTURE	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	CEILING CANOPY	
G1	TBD	APPROVED EQUALS	DECORATIVE TRACK HEAD	N/A	LED DRIVER	N/A	120 V	10 VA	N/A	LED	TRACK MOUNTED	
G2	TBD	APPROVED EQUAL	TRACK LIGHTING, SINGLE CIRCUIT, LENGTH AS SHOWN ON PLANS, WITH TRACK HEAD, QUANTITY OF FIXTURES AS SHOWN ON PLANS, COLOR SELECTED BY ARCHITECT	N/A	LED DRIVER	N/A	120 V	15 VA	AS SHOWN ON PLANS	LED	TRACK	PROVIDE WITH ALL NECESSARY ACCESSORIES FOR COMPLETE WORKING SYSTEM
W1	TBD	APPROVED EQUALS	WALL MOUNTED BATHROOM FIXTURE	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	WALL MOUNTED	
W2	TBD	APPROVED EQUALS	WALL MOUNTED EXTERIOR WALL FIXTURE	N/A	LED DRIVER	N/A	120 V	15 VA	N/A	LED	WALL MOUNTED	

MECHANICAL EQUIPMENT

GENERAL NOTES - MECHANICAL EQUIPMENT:

A. COORDINATE ALL ELECTRICAL REQUIREMENTS, INCLUDING ROUGH-IN LOCATION, CONNECTION TYPE, AND POWER REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

B. WIRING TERMINATIONS TO EQUIPMENT SHALL BE DONE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

C. LOCATIONS OF DEVICES SHOWN ON DRAWINGS ARE SCHEMATIC IN NATURE. COODINATE LOCATIONS WITH EQUIPMENT INSTALLER.

26-EQUIPMENT SCHEDULE - MECHANICAL

EQUIPMENT NAME	STARTER TYPE	STARTER PROVIDED BY	STARTER INSTALLED BY	STARTER LOCATION	DISCONNECT TYPE	DISCONNECT PROVIDED BY	DISCONNECT INSTALLED BY	DISCONNECT LOCATION	Panel	Circuit Number	Notes
CU-1	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P1	16,18	
CU-2	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P2	8,10	
CU-3	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P3	24,26	
DF-1	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P1	4	
EF-1	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT			
EF-2	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT			
EF-3	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT			
EF-4	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT			
EF-5	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P3	36	
F-1	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P2	6	
F-2	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P1	4	
F-3	CONTROL PANEL	DIV. 23	DIV. 23	INTEGRAL TO UNIT	DISCONNECT SWITCH	DIV. 26	DIV. 26	NEAR UNIT	P3	12	
KF-1	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P2	6	
KF-2	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P1	4	
RF-1	N/A	N/A	N/A	N/A	MRTS	DIV. 26	DIV. 26	WIRE THROUGH LOCAL LIGHTING CONTROL OCCUPANCY SENSOR	P3	17	
WH-1	CONTROL PANEL	DIV. 22	DIV. 22	INTEGRAL TO UNIT	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P1	12,14	
WH-2	CONTROL PANEL	DIV. 22	DIV. 22	INTEGRAL TO UNIT	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P2	15,17	
WH-3	CONTROL PANEL	DIV. 22	DIV. 22	INTEGRAL TO UNIT	MRTS	DIV. 26	DIV. 26	NEAR UNIT	P3	8,10	

WIRING METHODS SCHEDULE

APPLICATION		LOCATION	ALLOWABLE CONDUIT AND RACEWAY TYPE	CONDUIT AND RACEWAY NOTES:
INTERIOR APPLICATIONS	CONCEALED	CMU WALLS	EMT	
		METAL STUD PARTITIONS	EMT AND NM CABLE	
		ABOVE ACCESSIBLE CEILINGS	EMT AND NM CABLE	
	EXPOSED	FINISHED SPACES *(SEE NOTES)*	NOT PERMITTED	
		UNFINISHED SPACES *(SEE NOTES)*	EMT	
		FINAL CONNECTION TO MOTORIZED EQUIPMENT	FMC (PLENUMS) LFMC (NON-PLENUMS)	
EXTERIOR APPLICATIONS	BELOW GRADE	PRIMARY SERVICE CONDUITS	RNC	-MINIMUM SIZE 1"C
		SECONDARY SERVICE CONDUITS	RNC	
		FEEDERS	RNC	
		BRANCH CIRCUITS	RNC	
	ABOVE GRADE	FINAL CONNECTION TO MOTORIZED EQUIPMENT	LFMC	
		ALL OTHER LOCATIONS	IMC AND RSC	

NOTES:
1. UNFINISHED SPACES INCLUDE DEDICATED MECHANICAL, ELECTRICAL, AND TECHNOLOGY ROOMS ONLY. UNLESS OTHERWISE INDICATED ON DRAWINGS, TREAT ALL OTHER SPACES AS FINISHED SPACES.
2. CONDUIT FOR BRANCH CIRCUITS NOT PERMITTED UNDER SLAB, UNLESS OTHERWISE INDICATED ON DRAWINGS.

CONDUCTOR AND CONDUIT COLOR CODING

APPLICATION	COLOR
PHASE A CONDUCTOR	BLACK (208V)
PHASE B CONDUCTOR	RED (208V)
PHASE C CONDUCTOR	BLUE (208V)
NEUTRAL CONDUCTOR	WHITE (208V)
GROUND CONDUCTOR	GREEN
CONTROL CONDUCTOR, 120V	RED
CONTROL CONDUCTOR, NEU	WHITE
CONTROL CONDUCTOR, 24V	BLUE
CONTROL CONDUCTOR, EXTERNAL SOURCE	YELLOW

ABBREVIATIONS:

CA	CAST ALUMINUM
EMT	ELECTRICAL METALLIC TUBING
GALV	GALVANIZED
GMI	GALVANIZED METAL CONDUIT
IMC	INTERMEDIATE METAL CONDUIT
LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT
MC	METAL CLAD CABLE
NM CABLE	NONMETALLIC-SHEATHED CABLE
PVC 40	POLYVINYL CHLORIDE, SCHEDULE 40
SM	SHEET METAL
ZP	ZINC PLATED

FIRE ALARM LEGEND

FIRE ALARM DRAWINGS INDICATE A BASIS OF DESIGN FOR LOCATIONS AND QUANTITIES OF DEVICES, APPLIANCES, CONTROL PANELS, ETC. FIRE ALARM SYSTEM DESIGNER SHALL REVISE THE PLANS AS REQUIRED TO MEET ALL CODE AND PROJECT REQUIREMENTS. FIRE ALARM SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE ALARM SYSTEM DESIGNER. REFER TO SPECIFICATIONS FOR MOUNTING HEIGHTS ALL DEVICES.

NOTIFICATION APPLIANCES
- WALL MOUNTED / CEILING MOUNTED
- CANDELA RATING (75 IF NOT NOTED)
- 75/XX
- XX INDICATES SPECIAL FEATURES.
  - WG = WIRE GUARD
  - WP = WEATHER PROOF
- XX INDICATES DEVICE TYPE:
  - F = HORN/STROBE COMBO
  - S = STROBE ONLY (▶)
  - H = HORN ONLY (▶)

INITIATING DEVICES
- XX INDICATES DEVICE TYPE:
  - F = MANUAL PULL STATION
  - RTS = REMOTE TEST SWITCH
  - PS = PRESSURE SWITCH
  - TS = TAMPER SWITCH
  - FS = FLOW SWITCH
  - IAM = INPUT ADDRESSABLE MODULE
  - K = KEY BOX
- XX INDICATES DEVICE TYPE:
  - S = SMOKE DETECTOR
  - H = HEAT DETECTOR
  - DUCT SMOKE DETECTOR(S) SHALL BE INSTALLED IN EACH RETURN AIR DUCT(S) PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE RELAY TO SHUTDOWN HVAC EQUIPMENT.
- DAMPER
  - X INDICATES DEVICE TYPE:
  - F = FIRE DAMPER
  - FS = FIRE AND SMOKE DAMPER
  - S = SMOKE DAMPER

PANELS
- XX INDICATES DEVICE TYPE:
  - FACP = FIRE ALARM CONTROL PANEL
  - FAP = POWER EXTENDER PANEL
  - FAA = REMOTE ANNUNCIATOR PANEL

ACCESSORY DEVICES
- XX INDICATES DEVICE TYPE:
  - R = RELAY

26-ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E000	ELECTRICAL LEGENDS
E100	SECOND/THIRD FLOOR LIGHTING PLAN
E101	ATTIC LIGHTING PLAN
E200	SECOND/THIRD FLOOR POWER PLAN
E201	ATTIC/ROOF POWER PLAN
E400	PANEL SCHEDULES AND SINGLE LINE DIAGRAM

DRAFTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
<X>	DRAWING KEY NOTE ONLY NOTES THAT APPLY APPEAR ON EACH SHEET. KEY NOTE NUMBERS ARE CONSISTANT FROM SHEET TO SHEET, AND THEREFORE MAY NOT APPEAR IN NUMERICAL ORDER.
2 / E501	DETAIL CALLOUT REFER TO DETAIL 2 ON SHEET E501

LIGHTING CONTROL SYMBOL LEGEND

SYMBOL	DESCRIPTION	DEFAULT MOUNTING HEIGHT
⊞	OCCUPANCY SENSOR - LIGHTING CONTROL	10'-0"AFF WALL MOUNTED
⊠	OCCUPANCY SENSOR - LIGHTING CONTROL	CEILING

- SWITCH TYPE, IF OMITTED, SWITCH IS SINGLE POLE.
  3 = 3 WAY
  4 = 4 WAY
  T = TIME SWITCH
  D = DIMMER
  KF = KITCHEN FAN SWITCH
  DW = DISHWASHER SWITCH
  GD = GARBAGE DISPOSER SWITCH
- XXX
- LIGHTING SWITCH (# OF " " INDICATES NUMBER OF SWITCHES)

GENERAL NOTES: - APPLIES TO ALL ELECTRICAL DRAWINGS

A. EC SHALL BE RESPONSIBLE TO INSTALL A SWITCH BOX AND 3/4" CONDUIT TO ABOVE THE CEILING IN EACH ROOM FOR TEMPERATURE CONTROL THERMOSTAT. REFER TO THE MECHANICAL DRAWINGS FOR LOCATIONS OF THESE DEVICES.

B. EC MAY COMBINE MULTIPLE CIRCUITS INTO HOME RUNS. NO MORE THAN 3 CIRCUITS SHALL BE IN EACH HOME RUN CONDUIT, AND THE WIRE MUST BE DERATED IN ACCORDANCE WITH NEC. THESE CIRCUITS SHALL BE REQUIRED TO BE ON SEPARATE PHASES (A,B,C).

C. EC SHALL DERATE WIRE IN LONG RUNS ACCORDING TO THE WIRE SIZING TABLE SHOWN BELOW:

WIRE SIZING CHART

RUN LENGTH		CIRCUIT BREAKER		
120V	277V	20A	30A	40A
000-100'	000-200'	12	10	8
101-150'	201-300'	10	8	6
151-200'	301-450'	8	6	4

D. WHERE ELECTRICAL LOAD ON A CIRCUIT IS OVER 20 AMPERES, EACH CIRCUIT SHALL BE RUN IN A SEPARATE CONDUIT TO THE PANELBOARD.

E. ALL VAV BOXES, EXHAUST FANS, MOTORS, MISC. HVAC EQUIPMENT, APPLIANCES, ETC. INDICATED ON THESE DRAWINGS SHALL HAVE A MOTOR RATED SWITCH LOCATED NEAR THE MOTOR FOR SERVICING. PROVIDE DISCONNECTING MEANS AS REQUIRED BY THE NEC.

F. HEIGHT DIMENSIONS SHOWN ON THIS PLAN ARE MEASURED FROM THE BOTTOM OF THE DEVICE. HORIZONTAL DIMENSIONS ARE MEASURED TO THE CENTER OF THE DEVICE OR GROUP OF DEVICES WHICH THE DIMENSION PERTAINS TO.

G. FOR LIGHT FIXTURE MOUNTING DETAILS, SEE LUMINAIRE SCHEDULE, ON SHEET E000.

DEVICE LEGEND
WIRING DEVICES

- SPECIAL NOTE (IF USED)
  M = MICROWAVE @ 60"AFF. COORDINATE WITH INTERIOR ELEVATIONS
  PR = PRINTER
  REF = REFRIGERATOR @ 60"AFF
  GR = GAS RANGE
  WP = WEATHER PROOF
- XXAF
- DUPLEX
- DOUBLE-DUPLEX
- MOUNTING HEIGHT OF BACKBOX, IF OMITTED DEFAULT MOUNTING HEIGHT IS 16"
- DEVICE DESIGNATION (IF USED)
  FA = FIRE ALARM PANEL
- J — JUNCTION BOX

GROUND FAULT PROTECTED	GROUND FAULT PROTECTED, ABOVE COUNTER	EMERGENCY CIRCUIT	ABOVE COUNTER
	SPECIALTY RECEPTACLE		

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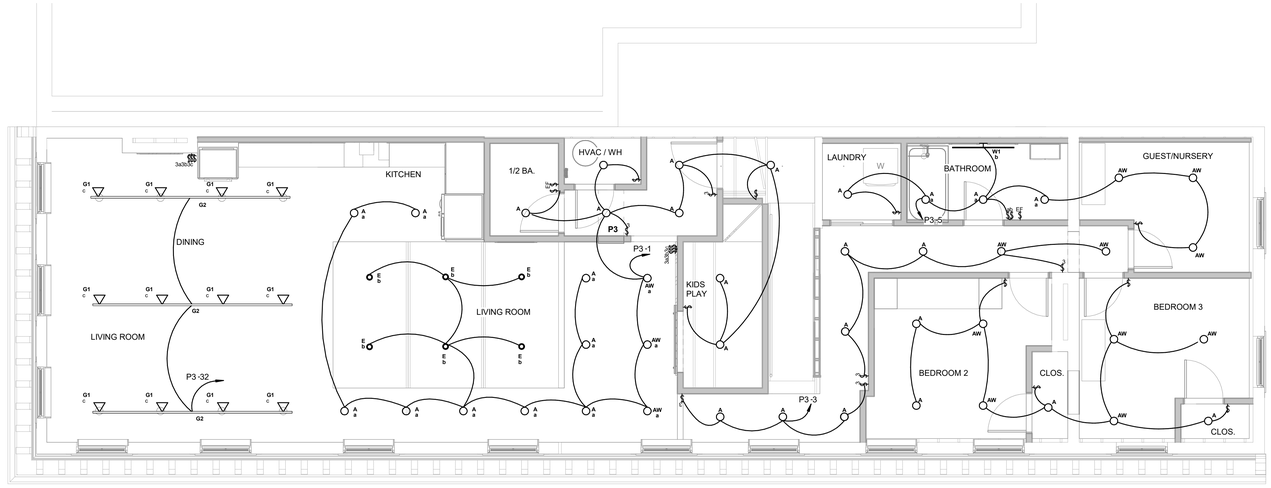
ELECTRICAL LEGENDS

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E000

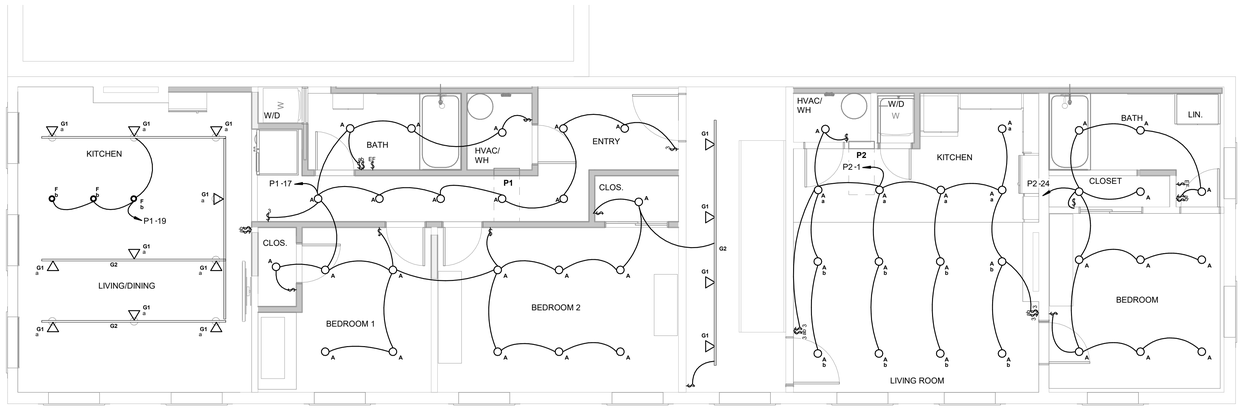
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2 E100 LIGHTING PLAN - THIRD FLOOR

1/4" = 1'-0"



1 E100 LIGHTING PLAN - SECOND FLOOR

1/4" = 1'-0"

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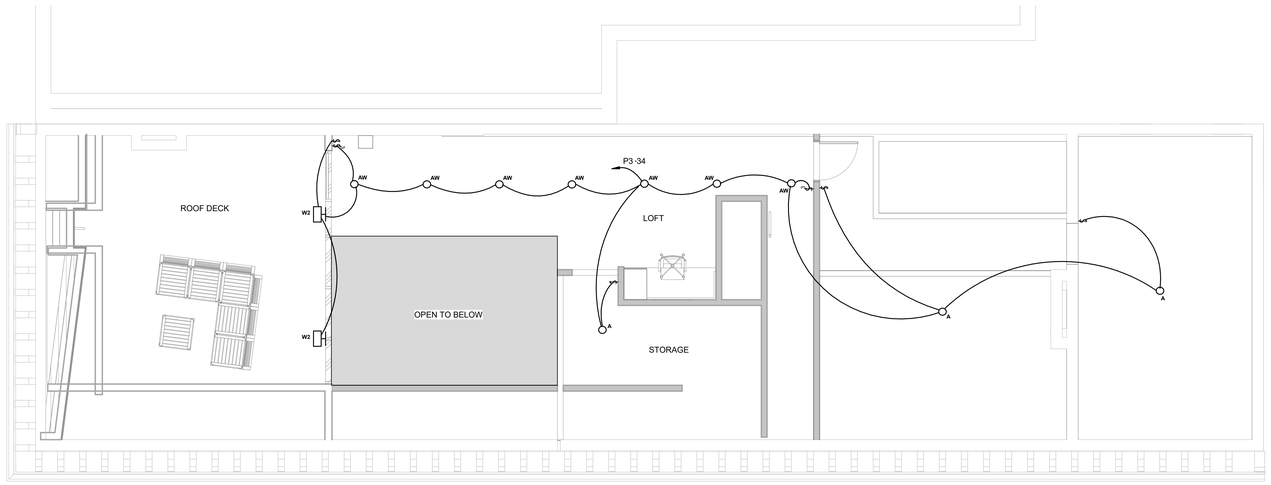
SECOND/THIRD FLOOR LIGHTING PLAN

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E100

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0'-1" REFERENCE LINE



1 E101 LIGHTING PLAN - ATTIC
1/4" = 1'-0"

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859-360-1234

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188 WEST ELDER STREET, CINCINNATI, OH 45202

ISSUANCES

ATTIC LIGHTING PLAN

COMM NO. 2019097.01

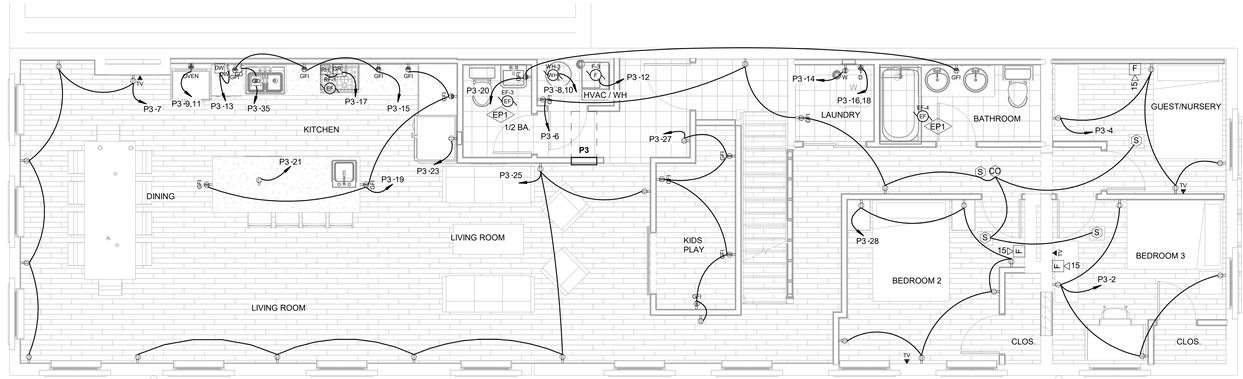
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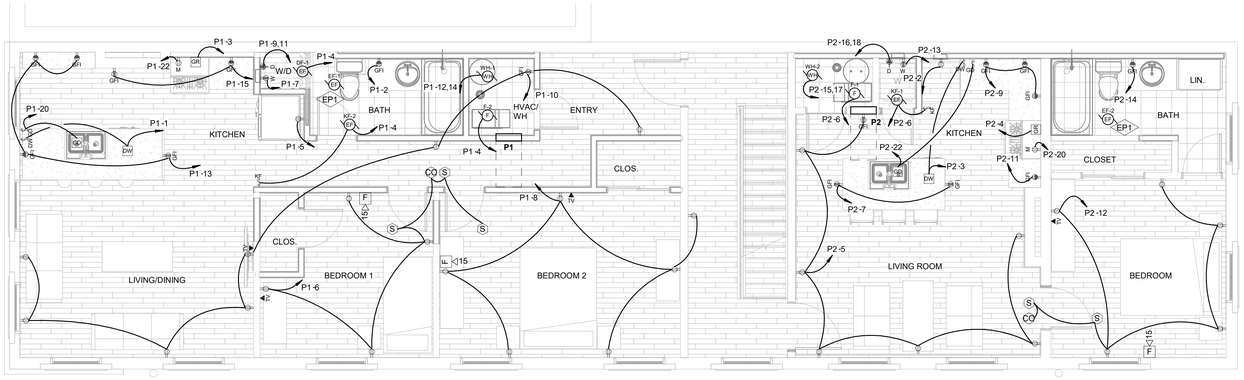
0'-1" REFERENCE LINE

KEYNOTE LEGEND

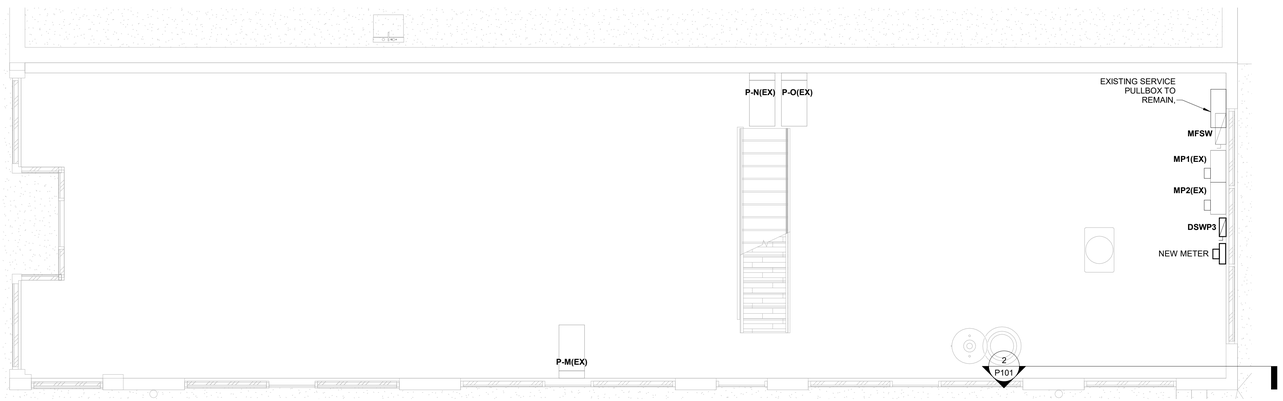
EP1 CONNECT TO LIGHTING CIRCUIT. REFER TO LIGHTING PLAN FOR CIRCUIT AND SWITCH.



3 E200 THIRD FLOOR POWER PLAN
1/4" = 1'-0"



2 E200 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



1 E200 GROUND FLOOR POWER PLAN

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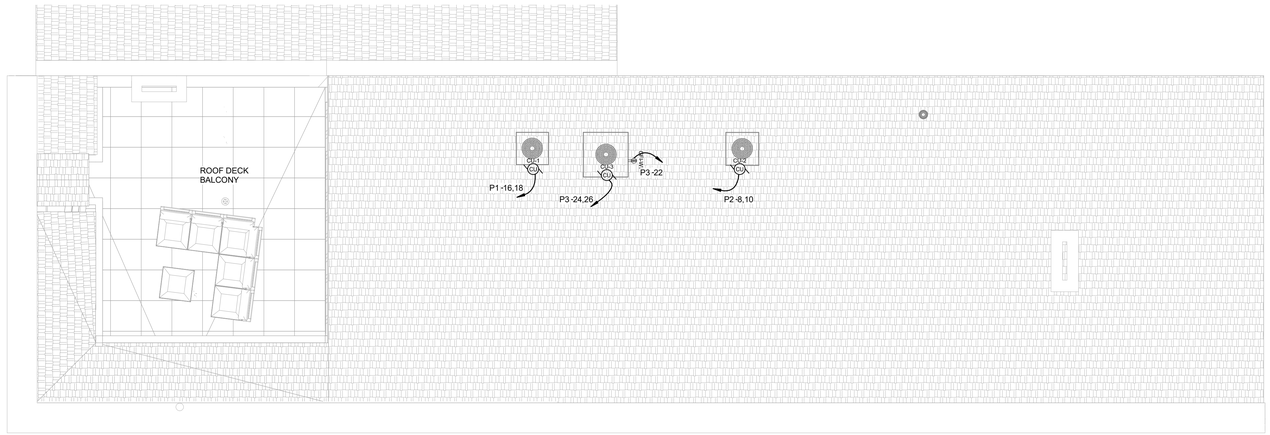
SECOND/THIRD FLOOR POWER PLAN

COMM NO. 2019097.01

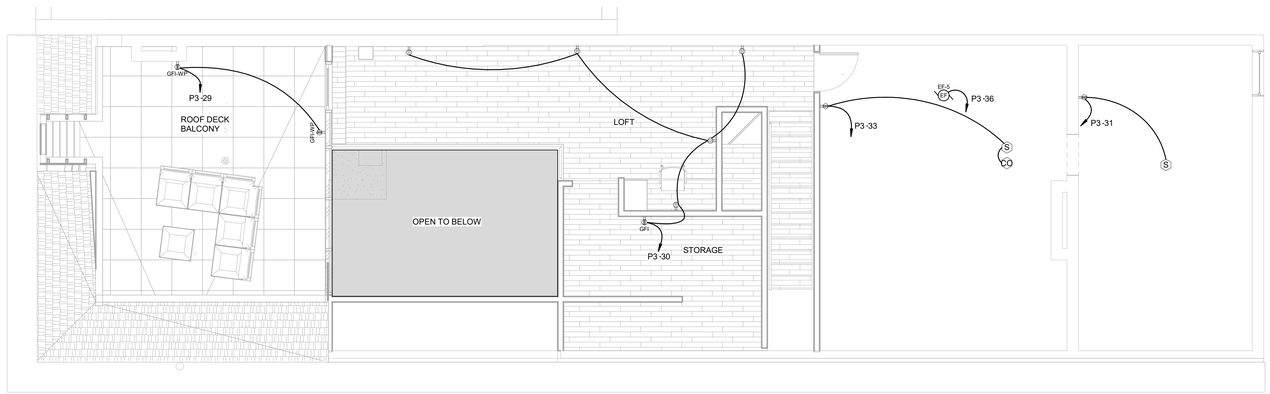
E200

0"-1" REFERENCE LINE

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2 E201 ROOF VIEW
1/4" = 1'-0"



1 E201 ATTIC POWER PLAN
1/4" = 1'-0"

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ATTIC/ROOF POWER PLAN

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E201

0'-1" REFERENCE LINE

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Panelboard: P1

Location: Room 2
Supply From: MP2(EX)
Mounting: Recessed
Enclosure:

Volts: 120/208 V 1 P
Phases: 1
Wires: 3

A.I.C. Rating: 10,000
Mains Type: MCB
Mains Rating: 125.0 A
MCB Rating: 125.0 A

CKT	Circuit Description	Device Notes	Trip	Poles	A	B	Poles	Trip	Device Notes	Circuit Description	CKT
1	R - DISHWASHER	DF	20	1			1	20	AFCI	R - BATHROOM	2
3	R - GAS RANGE		15	1			1	15		M - F-1	4
5	R - REFRIGERATOR	DF	20	1			1	15	AFCI	R - BEDROOM 1, CO & SMOKE DETECT	6
7	R - WASHER	DF	20	1			1	15	AFCI	R - BEDROOM 2	8
9	R - DRYER	DF	30	2			1	15	AFCI	R - LIVING AND MECH. ROOM	10
11	--		--	--			2	30		P - WH-1	12
13	R - KITCHEN ISLAND	AFCI	15	1			--	--		--	14
15	R - KITCHEN COUNTER	AFCI	15	1			2	20		M - CU-1 (ROOF)	16
17	L - HALLWAY AND ENTRY		20	1			--	--		--	18
19	L - LIVING ROOM AND KITCHEN		20	1			1	20		R - GARBAGE DISPOSAL	20
21	Spare		20	1			1	20		R - MICROWAVE	22
23	Spare		20	1			1	20		Spare	24

L = LIGHTS
R = RECEPTACLES
M = MECHANICAL EQUIPMENT
P = PLUMBING EQUIPMENT

Notes:
DF = AFCI/GFCI TYPE CIRCUIT BREAKER

Panelboard: P2

Location: Space 23
Supply From: MP2(EX)
Mounting: Recessed
Enclosure:

Volts: 120/208 V 1 P
Phases: 1
Wires: 3

A.I.C. Rating: 10,000
Mains Type: MCB
Mains Rating: 125.0 A
MCB Rating: 125.0 A

CKT	Circuit Description	Device Notes	Trip	Poles	A	B	Poles	Trip	Device Notes	Circuit Description	CKT
1	L - LIVING ROOM AND KITCHEN		20	1			1	20	DF	R - REFRIGERATOR	2
3	R - DISHWASHER	DF	20	1			1	15	DF	R - GAS RANGE	4
5	R - LIVING ROOM AND KITCHEN	DF	20	1			1	15		M - F-2	6
7	R - KITCHEN ISLAND	AFCI	20	1			2	20		M - CU-2 (ROOF)	8
9	R - KITCHEN COUNTER	AFCI	20	1			--	--		--	10
11	R - KITCHEN COUNTER	AFCI	20	1			1	20	AFCI	R - BEDROOM, CO & SMOKE DETECT	12
13	R - WASHER	DF	20	1			1	20	AFCI	R - BATHROOM	14
15	P - WH-1		30	2			2	30	DF	R - DRYER	16
17	--		--	--			--	--		--	18
19	Spare		20	1			1	20		R - KITCHEN MICROWAVE	20
21	Spare		20	1			1	20		R - KITCHEN GARBAGE DISPOSAL	22
23	Spare		20	1			1	20		L - BEDROOM, BATH	24

L = LIGHTS
R = RECEPTACLES
M = MECHANICAL EQUIPMENT
P = PLUMBING EQUIPMENT

Notes:
DF = AFCI/GFCI TYPE CIRCUIT BREAKER

Panelboard: P3

Location: Space 35
Supply From: MP2(EX)
Mounting: Recessed
Enclosure:

Volts: 120/208 V 1 P
Phases: 1
Wires: 3

A.I.C. Rating: 10,000
Mains Type: MCB
Mains Rating: 200.0 A
MCB Rating: 200.0 A

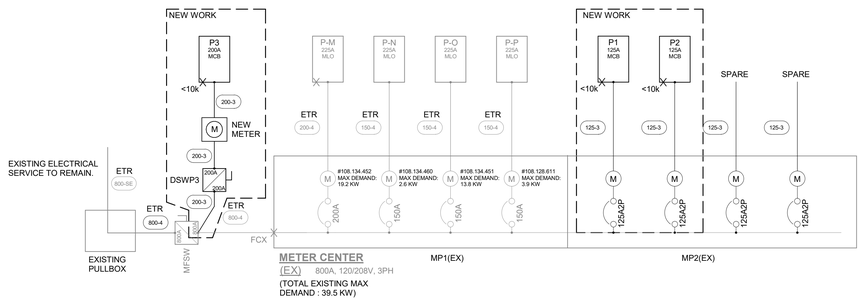
CKT	Circuit Description	Device Notes	Trip	Poles	A	B	Poles	Trip	Device Notes	Circuit Description	CKT
1	L - LIVING, KITCHEN, DINING		20	1			1	20	AFCI	R - BEDROOM 3	2
3	L - HALLWAY		20	1			1	20	AFCI	R - GUEST/NURSERY	4
5	L - BATHROOM		20	1			1	20	AFCI	R - LAUNDRY,CO&SMOKE	6
7	R - DINING	AFCI	20	1			2	30		P - WH-1	8
9	R - OVEN	DF	50	2			--	--		--	10
11	--		--	--			1	20		M - F-3	12
13	R - DISHWASHER	DF	20	1			1	20	DF	R - WASHER	14
15	R - KITCHEN COUNTER	AFCI	20	1			2	30	DF	R - DRYER	16
17	R - GAS RANGE	DF	15	1			--	--		--	18
19	R - KITCHEN ISLAND	AFCI	20	1			1	20	AFCI	R - BATHROOMS	20
21	R - MICROWAVE	DF	20	1			1	20		R - WP (ROOF)	22
23	R - REFRIGERATOR	DF	20	1			2	50		M - CU-3 (ROOF)	24
25	R - LIVING ROOM	AFCI	20	1			--	--		--	26
27	R - KID'S PLAY AND HALLWAY	AFCI	20	1			1	20	AFCI	R - BEDROOM 2	28
29	R - BALCONY	AFCI	20	1			1	20	AFCI	R - LOFT, STORAGE	30
31	R - MASTER BEDROOM	AFCI	20	1			1	20		L - TRACK LIGHTING	32
33	R - MAS.STO,CRAWL,CO&SMOKE	AFCI	20	1			1	20		L - ATTIC	34
35	P - KITCHEN GARBAGE DISPOSAL		20	1			1	15		M - EF-5	36
37	Spare		20	1			1	20		Spare	38
39	Spare		20	1			1	20		Spare	40
41	Spare		20	1			1	20		Spare	42

L = LIGHTS
R = RECEPTACLES
M = MECHANICAL EQUIPMENT
P = PLUMBING EQUIPMENT

Notes:
DF = AFCI/GFCI TYPE CIRCUIT BREAKER

FEEDER SCHEDULE

125-3	(3) #2/0, #4G IN 2"C	AL
125-3	(3) #2, #6G IN 1-1/2"C	CU
200-3	(3) #250, #4G IN 2-1/2"C	AL
200-3	(3) #3/0, #6G IN 2-1/2"C	CU
800-4	(2) SETS OF (4) #500, #1/0GRD IN 4"C	CU
800-SE	(2) SETS OF (4) #500 IN 4"C	CU



1 / E400 SINGLE LINE DIAGRAM

ELECTRICAL SERVICE CALCULATIONS

EXISTING HIGH DEMAND (12 MONTH)	39.5 kW
+25% PER NEC 220.87	9.9 kW
ADDITIONAL LOAD	70.5 kW
TOTAL BUILDING SERVICE	120 kW
	333.5A @ 208V, 3PH
	800A SERVICE TO REMAIN

RESIDENTAL ELECTRICAL SERVICE CALCULATIONS (UNIT - PANEL P1)

AREA: 839 sf

GENERAL PURPOSE LOADS	
LIGHTING (3 w/SF)	2.6 kW
SMALL APPLIANCES	3.0 kW
LAUNDRY	1.5 kW
TOTAL GENERAL PURPOSE LOADS	7.1 kW
GENERAL DEMAND	
0-3kW @ 100%	3.0 kW
3+ kW @ 35%	1.5 kW
WASHER	1.2 kW
DRYER	5.0 kW
REFRIGERATOR	1.2 kW
GAS RANGE	.5 kW
DISHWASHER	.6 kW
DISPOSAL	.6 kW
WATER HEATER	4.0 kW
CONDENSER	2.4 kW
FURNANCE	.9 kW
TOTAL UNIT LOAD	20.9 kW

100.5A @ 208V, 1PH
125A SERVICE

RESIDENTAL ELECTRICAL SERVICE CALCULATIONS (UNIT - PANEL P2)

AREA: 536 sf

GENERAL PURPOSE LOADS	
LIGHTING (3 w/SF)	1.6 kW
SMALL APPLIANCES	3.0 kW
LAUNDRY	1.5 kW
TOTAL GENERAL PURPOSE LOADS	6.1 kW
GENERAL DEMAND	
0-3kW @ 100%	3.0 kW
3+ kW @ 35%	1.1 kW
WASHER	1.5 kW
DRYER	5.0 kW
REFRIGERATOR	1.2 kW
GAS RANGE	.5 kW
DISHWASHER	.6 kW
DISPOSAL	.6 kW
WATER HEATER	4.0 kW
CONDENSER	2.9 kW
FURNANCE	.9 kW
TOTAL UNIT LOAD	21.3 kW

102.4A @ 208V, 1PH
125A SERVICE

RESIDENTAL ELECTRICAL SERVICE CALCULATIONS (UNIT - PANEL P3)

AREA: 2547 sf

GENERAL PURPOSE LOADS	
LIGHTING (3 w/SF)	7.6 kW
SMALL APPLIANCES	3.0 kW
LAUNDRY	1.5 kW
TOTAL GENERAL PURPOSE LOADS	12.1 kW
GENERAL DEMAND	
0-3kW @ 100%	3.0 kW
3+ kW @ 35%	3.2 kW
WASHER	1.2 kW
DRYER	5.0 kW
REFRIGERATOR	1.2 kW
GAS RANGE	.5 kW
DISHWASHER	.6 kW
DISPOSAL	.6 kW
WATER HEATER	4.0 kW
CONDENSER	7.3 kW
FURNANCE	1.7 kW
TOTAL UNIT LOAD	28.3 kW

136.1A @ 208V, 1PH
200A SERVICE

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ISSUANCES

PANEL SCHEDULES AND SINGLE LINE DIAGRAM

COMM NO. 2019097.01

E400

"0.1" REFERENCE LINE"

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ITEM 2 October 10, 2022

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

APPLICATION #: ZH20220145/ COA2022048
APPLICANT: New Republic Architecture
OWNER: WDC, LLC
ADDRESS: **110 E. 14th Street**
PARCELS: 080-0001-0144
ZONING: CN-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 27, 2022
HEARING DATE: October 10, 2022

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** to allow a total of 6 units on the 1,742 sf property with a proposed density of 1 unit per 290 sf of lot area, in excess of the 1 unit per 500 sf permitted.

Existing Conditions

The subject property is situated on the north side of E. 14th Street between its intersection with Clay Street on the east and Walnut Street on the west in the Over-the-Rhine neighborhood. The property consists of a three-story Italianate building built ca. 1900. The building most recently housed five (5) residential units.

Proposed Conditions

The applicant is proposing the complete renovation of the building for six (6) residential units. Exterior work includes replacement windows throughout the building, with the exception of the ground floor picture windows on the front façade, which will be repaired. Two small openings will be infilled on the rear elevation. New doors with a transom above will be installed in the main entry and a new steel gate will be installed in the breezeway opening. A rooftop mounted platform with condensing units will be installed on the rear roof and a black metal security gate will be installed at the rear of the property. The applicant has applied for Historic Tax Credits for the proposed work.

Applicable Zoning Code Sections:

1409-09: Commercial Districts – Development Regulations

1445-15: Variance Standards



Figure 1. Image of subject property ca. July 2022, facing northeast. Image from Google.



Figure 2. Location of subject property. Image courtesy of CAGIS.

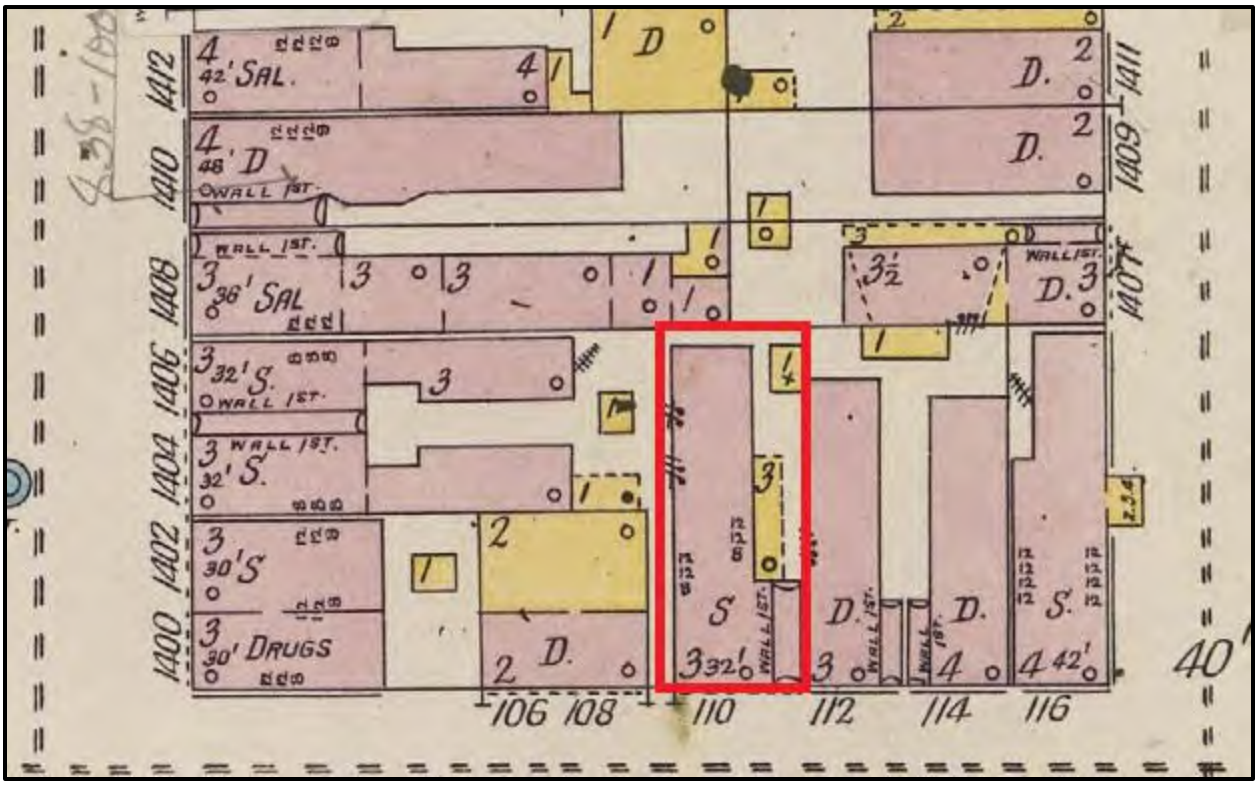


Figure 3. 1904 Sanborn Fire Insurance map showing subject property.

Zoning Analysis:

The subject property was historically built as a mixed-use building as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space was commercial in nature with residential units on the upper levels, as was common for a building of this era. The applicant is proposing to renovate the building and increase the density from the most recent five (5) residential units to the proposed six (6) units. As the density allowance for existing buildings in the CN-P District is one (1) unit per 500 sf of lot area and the property contains 1,742 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 290 sf of lot area for a total of six (6) residential units, where the allowable density is three (3) units.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 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 in the district since 2016 have a range of densities from 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 requested variance is for 210 sf of land area/unit for a total of 290 sf of land area/unit.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as all work will be internal to the existing building with no new additions proposed.

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 existing building is historic and the proposed density variance to allow one additional unit above the existing legal nonconformity will support the rehabilitation of the building and will allow the owner to fully utilize the property.

(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 likely not result in the deprivation of all economically viable use.

General Standards

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

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

The underlying zoning is CN-P. The proposed mixed-use renovation is in line with the general purposes and intent of the district.

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. The applicant is proposing an all-residential use, which is likely to have less of an impact on traffic than a mixed-use building. 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 work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. Surrounding properties are also residential in nature. The proposed work will return a vacant building to productive use.

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

There are no adverse impacts anticipated for the addition of one dwelling unit. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties.

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

The proposed work will help eliminate and avoid blight by occupying and repairing a vacant building.

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

Adding an additional dwelling unit is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

Exterior work includes replacement windows throughout the building, with the exception of the ground floor picture windows on the front façade, which will be repaired. Two small openings will be infilled on the rear elevation. New doors with a transom above will be installed in the main entry and a new steel gate will be installed in the breezeway opening. A rooftop mounted platform with condensing units will be installed on the rear roof and a black metal security gate will be installed at the rear of the property. The proposed exterior modifications would be approvable at the Staff level.

REHABILITATION

2. Door and Window Openings*: Among the most important features of any building are*

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

The proposed windows are appropriate and will match the previously installed windows on the front elevation. The windows are historically appropriate in size, profile, material and shape. The openings proposed for infill are both on the rear of the building and will not be visible from any surrounding streets. Brick infill material will be inset 1" from the façade.

The new double entry doors will fill the existing opening. The transom above the door likely remains behind the existing plywood and will be replaced with new glazing.

Other Considerations:

Prehearing Results: A prehearing was held on September 21, 2022. No one was in attendance.

Comments Provided to Staff: N/A.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by New Republic Architecture dated 2.26.2020:

I. **ZONING RELIEF**

A. **VARIANCES**

1. Section 1405-07 – **APPROVE** – **Density Variance** to allow a total of 6 units on the 1,742 sf property with a proposed density of 1 unit per 290 sf of lot area, in excess of the 1 unit per 500 sf permitted.

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

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

2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for proposed changes to 110 E. 14th Street with the following conditions:

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.

Historic Conservation Board

Hearing Application

city of CINCINNATI LAW

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

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 110 EAST FOURTEENTH STREET COMMUNITY OVER THE RHINE

PARCEL ID(S) 080-0001-0144-00 HILLSIDE DISTRICT: ☐ Yes ☑ No

BASE ZONING CLASSIFICATION CN-P COMMERICAL NEIGHBORHOOD ZONING OVERLAY (if applicable)

HISTORIC DISTRICT: OVER THE RHINE

☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME NEW REPUBLIC ARCHITECTURE CONTACT PERSON (if legal entity) RYAN MINNICH

ADDRESS 1936 RACE STREET, SUITE C101 CITY CINCINNATI STATE OH ZIP 45202

EMAIL RYAN@NEWREPUBLICARCHITECTURE.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT

TELEPHONE 513-800-1581 x715

Section 3. OWNER

NAME WDC, LLC CONTACT PERSON (if legal entity) Will Yokel

ADDRESS 1209 SYCAMORE STREET CITY CINCINNATI STATE OH ZIP 45202

EMAIL WILL@URBANSITES.COM RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513-205-9675

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

THE PROJECT IS A FULL REHABILITATION OF AN EXISTING HISTORIC THREE STORY MULTI-WYTHE BUILDING. A FAIR AMOUNT OF HISTORIC INTERIOR PARTITIONS, DOORS, AND TRIM REMAINS THROUGHOUT THE BUILDING. THE UNITS WILL RETAIN THE REMAINING HISTORIC FABRIC, AND SHALL RECIEVE MODERN KITCHENS AND BATHROOMS. THE FIRST FLOOR WINDOWS FACING EAST 14TH STREET WILL BE RESTORED TO WORKING ORDER. ALL OTHER WINDOW OPENINGS SHALL RECIEVE NEW HISTORIC REPLACEMENTS. THE PROJECT HAS HISTORIC TAX CREDITS.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

THE PROJECT IS A PROPOSED REHABILITATION OF AN EXISTING HISTORIC THREE STORY MULTI-WYTHE BUILDING, OF A MODEST ITALIANATE STYLE, THAT'S BEEN VACANT FOR DECADES AND WAS STABILIZED IN THE EARLY 2010's.

THE SITE IS IN NEED OF AN INCREASE IN DENSITY FROM PREVIOUS USE. WE WOULD LIKE TO CONVERT A LEGAL NONCONFORMING 5 UNIT BUILDING INTO A 6 UNIT BUILDING. THE INCREASE WOULD BE CONVERTING THE FIRST FLOOR SPACES INTO TWO UNITS. THE PROJECT HAS HISTORIC TAX CREDITS.

Section 6. SIGNATURE.

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.

Print Name RYAN MINNICH **Signature** Ryan Minnich **Date** 08 / 25 / 2022

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

✔	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
✔	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
	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.
	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
	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."

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.

ADJUDICATION/DENIAL LETTER
Date: August 17, 2022
Location: 110 E. 14th Street
Request: COA/ Zoning Relief
Zoning District: CN-P/ Over-the-Rhine 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 requires 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 "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. A maximum density of four (3) units is allowed. The property is legal nonconforming with five (5) existing units. A Variance is required for a density of six (6) units.

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
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

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Mr. Douglas Owen
Urban Conservator
City of Cincinnati
Centennial Plaza Two
805 Central Avenue, Suite 500
Cincinnati, OH 45202

August 25, 2022

Dear Doug,

I am writing to explain the need for Zoning Relief in the form of a density variance request of 1 dwelling units for the proposed historic rehabilitation to create market rate housing at 110 E 14th Street, in Over the Rhine, as outlined in the criteria in section 1445-13 and 1445-15 of the CZC.
Additionally, a Certificate of Appropriateness for this proposal is requested due to the site being in a local historic district.

Certificate of Appropriateness

110 East 14th Street is a contributing building in Over-the-Rhine's historic district. The site is a mid-block building on an east-west secondary street. We are proposing to rehabilitate the building at 110 E 14th Street using historic tax credits. The building is an existing three story, historic multi-wythe brick apartment building from the 1840s. Only the south facing elevation, along East 14th street is street-facing and visible to the public. The building's modest yet detailed Italianate cornice with intricately carved ornamentation is historic and intact—to be scraped and repainted. All of the historic Italianate window heads facing East 14th street have a subdued hood profile and are intact and in good condition—to be scraped and repainted. The historic window heads on the remaining elevations are a simple/common flush stone header—to be scraped and repainted. The brick will be repointed or replaced in kind where necessary. The remaining painted brick will be scraped and repainted a contrasting color than the window heads and cornice. A window survey for this site found that of the 37 window openings: 27% of the historic windows in the building remain, 5% of the windows are replacements, and 68% of the windows are missing or irreparable. We are proposing to retain and repair only the two first-floor display windows on East 14th street (south elevation). The remining window openings shall have historic replacement windows, in kind, with minimal sightlines. Two over two double hung windows will be replaced with two over two historic replacement double hung windows. Six over six double hung windows will be replaced with six over six historic replacement double hung windows. At the main street-facing southern façade, Lincoln-Fit series windows will be installed. These will be aluminum-clad wood double hung windows. All other elevations will have Crystal 2000A series aluminum (double hung or fixed) windows. SHPO has approved the replacement windows and NPS has signed off as well. The replacement doors on the first floor, facing East 14th street, are under-sized for the openings and not appropriate replacements in material or style. These will be removed and replaced with appropriate historic replacements. The historic opening between the windows will have a set of two-panel double doors installed and the historic transom will be uncovered, repaired as necessary, and receive new glazing. The historic breezeway passage will have the existing non-historic door removed and a new black metal steel gate will be installed 12" set back from the front of the building. The new 7' tall security gate will be made of a 1 ½" square tube frame and 1/4" aluminum perforated infill panel with ½" holes at 11/16" on center (48% open). Above the gate door, which shall fit the entire width of the breezeway opening, shall be a security transom that will fit the remaining height of the breezeway and be of the same construction as the gate.

SECTION 1445-13: General Standards; Public Interest

Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable. **The Project conforms to the base zoning code of CN-P Commercial Neighborhood as a permitted use.**

Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located. **As a historic and market rate housing project, the Project is in conformance with goals to increase the tax base within the City of Cincinnati (as they anticipate future budget shortfalls) and to add housing units to the housing shortage crisis.**

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

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 Project is an existing building on East 14th street, bounded by Walnut and Clay streets, and should be sufficiently supported by these streets with respect to traffic. Parking is no longer required due to the Urban Parking Overlay District. Being in the CN-P zoning, the intent of the building placement standard is to create a continual street façade in a pedestrian commercial neighborhood district. Additionally, the site is served by nearby public transport options, including the Cincinnati Streetcar station on 12th Street, Red Bike stations (15th & Vine or Main & Central Parkway), METRO (a short walk to Vine, Walnut, or Main Street—three bus thoroughfares. Or a 5-6 min walk south to Government Square bus hub).**

Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts. **The Project is generally built to the zero-lot line on all sides; however, the walkway west of the site and partial setback on the east that is the egress court, shall create buffers along the longer direction of the site.**

Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards. **The Project is built to the zero-lot line and an existing building. As such, there is no space for landscape buffering. However, the building would have access to a shared courtyard amenity space in the northern interior of the block.**

Hours of Operation. Operating hours are compatible with adjacent land uses. **The building is a residential apartment and therefore no "hours of operation" are relevant.**

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. **Urban Sites is an active housing provider in OTR and other urban areas in Cincinnati for the last 25+ years. As such, Urban Sites have community support for its compatibility as they strive to create authentic urban spaces and have demonstrated their ability to do so already in the neighborhood.**

Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. **No amendments are known at this time.**

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. It is anticipated that the proposed project will sufficiently address these issues as the Project seeks to add units of housing back to a historic tenement style apartment building.

Blight. The elimination or avoidance of blight. As the site is currently an abandoned building that's been sitting vacant for decades and was stabilized around 2014. The proposed rehabilitation to the building will eliminate blight on the block and return contributing urban form to the Over-The-Rhine Historic District.

Economic Benefits. The promotion of the Cincinnati economy. An additional 6 units of market rate housing—in an otherwise abandoned building on a block with numerous unoccupied/abandoned buildings or vacant lots— is an economic boom to the community. The city benefits economically (tax base and otherwise) from adding people to vacant buildings and buildings to vacant lots.

Job Creation. The creation of jobs both permanently and during construction. It is anticipated that over 20 temporary construction and one full time jobs will be created.

Tax Valuation. Any increase in the real property tax duplicate. The property improvements of $324k will cause an increase in property value.

Private Benefits. The economic and other private benefits to the owner or applicant. This will add to the owner and Urban Sites' portfolios of self-managed urban market rate housing, boosting its annual revenue and allow it to continue to serve its mission as a housing provider in Cincinnati.

Public Benefits. The public peace, health, safety or general welfare. The proposed rehabilitation of a historic residential building on block of OTR where half of the buildings affronting this side of East 14th street are vacant buildings, would serve to benefit the health, safety, and general welfare of the public. The added dwelling unit would likely increase the general welfare, in part by adding additional housing units and adding activity to the street will be beneficial.

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SECTION 1445-15: Standards for Variances

The condition, giving rise to this requested variance was not created by the Owner or any predecessor. The condition (lot density) is solely generated by the CZC. The requested variance is not contrary to the intent and purpose of the CZC or the OTR Historic District Guidelines, as applicable, and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 site is a mid-block building on an east-west secondary street. The first-floor exterior, facing East 14th Street, is indicative of the historic form and proportions used to signify commercial frontage with its use of a continuous stone banding that separates the brick and larger window openings at the first floor from the brick and window openings above. The historic exterior will retain the integrity and reflect this commercial-tenement style building's past. Historically, there was originally a small professional space in a portion of the first half of the ground-floor footprint—closest to East 14th Street. The strict application of only the previous legal nonconforming 5 dwelling units permitted does not allow the project to be viable due to the building's central stair that divides the building's volume in half—creating a natural division and each floor has two historic unit doors on either side of the stair hall. The first floor has a 2'-5" pass-through behind the central stair that connects the two volumes of space—that width is too narrow to comply with today's building code. The additional 1 unit requested (for a total of 6 dwelling units) would be an equally compatible use. There's a long-standing condition of only residential use on the ground floor of this site, and six units preserves the existing condition just as well as five units. First-floor commercial spaces are not commonly found mid-block on secondary street with east-west orientation in OTR, such as E. 14th street, where the majority of buildings are residential walk-ups. The adjacent mid-block buildings do not have ground floor commercial uses.

(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 district, as an "CN-P Commercial Neighborhood" is an eclectic mix of uses, which previously have been co-existing in general harmony, and the addition of a 6-unit market rate, historic housing project on this site should add to this eclectic mix of owners enjoying their current property rights. It would create more housing in the neighborhood and add to the possible foot traffic frequenting local businesses in the commercial neighborhood. These are much needed and desired housing units in this neighborhood and slight increases in density would contribute to relieving the need for increased supply of housing in this city.

Thank you for your time and consideration.
Kind regards,

Sincerely,



New Republic Architecture

Ryan Minnich, Project Designer

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Online Property Access

Parcel ID	Address	Index Order	Tax Year
080-0001-0144-00	110 E FOURTEENTH ST	Parcel Number	2021 Payable 2022

Property Information

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

Images/Sketches



Appraisal Area
01800 - OVER THE RHINE

Auditor Land Use
401 - APARTMENT, 4-19 UNITS

Owner Name and Address
WDC LLC
P O BOX 1573
NEWPORT KY 410721573
(call 946-4015 if incorrect)

Tax Bill Mail Address
WDC LLC
PO BOX 6200
CINCINNATI OH 45206
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value
45,910

Effective Tax Rate
88.991088

Total Tax
$4,231.15

Property Description
110 E 14TH ST 26 X 70 PT LOT 29 NS E 14TH ST 60.17 FT W OF CLAY ST

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	10/7/2008
Last Sale Amount	$60,000
Conveyance Number	13935
Deed Type	WD - Warranty Deed (Conv)
Deed Number	168439
# of Parcels Sold	2
Acreage	0.040

Tax/Credit/Value Summary

Board of Revision	YES(07)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	108,000
CAUV Value	0
Market Improvement Value	23,160
Market Total Value	131,160
TIF Value	57,660
Abated Value	0
Exempt Value	0
Taxes Paid	$4,231.15
Tax as % of Total Value	0.000%

Notes

1) 12-2-04 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

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Data updated: 2022/08/23

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Dusty Rhodes, Hamilton County Auditor

generated on 8/24/2022 4:07:30 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
080-0001-0144-00	110 E FOURTEENTH ST	Parcel Number	2021 Payable 2022

Related Names

Name	Relationship	Status
WDC LLC	Parcel Owner	Current

Detailed Name Information

Full Name	Type
WDC LLC	Parcel Owner
Address P O BOX 1573 NEWPORT KY 410721573	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill]

NEW REPUBLIC
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Mr. Douglas Owen
Urban Conservator
City of Cincinnati
Centennial Plaza Two
805 Central Avenue, Suite 500
Cincinnati, OH 45202

August 24, 2022

Dear Doug,

We hereby plan to call the following witnesses for testimony at the October 10, 2022 Historic Conservation Board Meeting, for our Project at 110 E 14th Street.

Ryan Minnich

Project Designer

ryan@newrepublicarchitecture.com

New Republic Architecture

Will Yokel

Director, Development

will@urbansites.com

Urban Sites

Sincerely,

New Republic Architecture

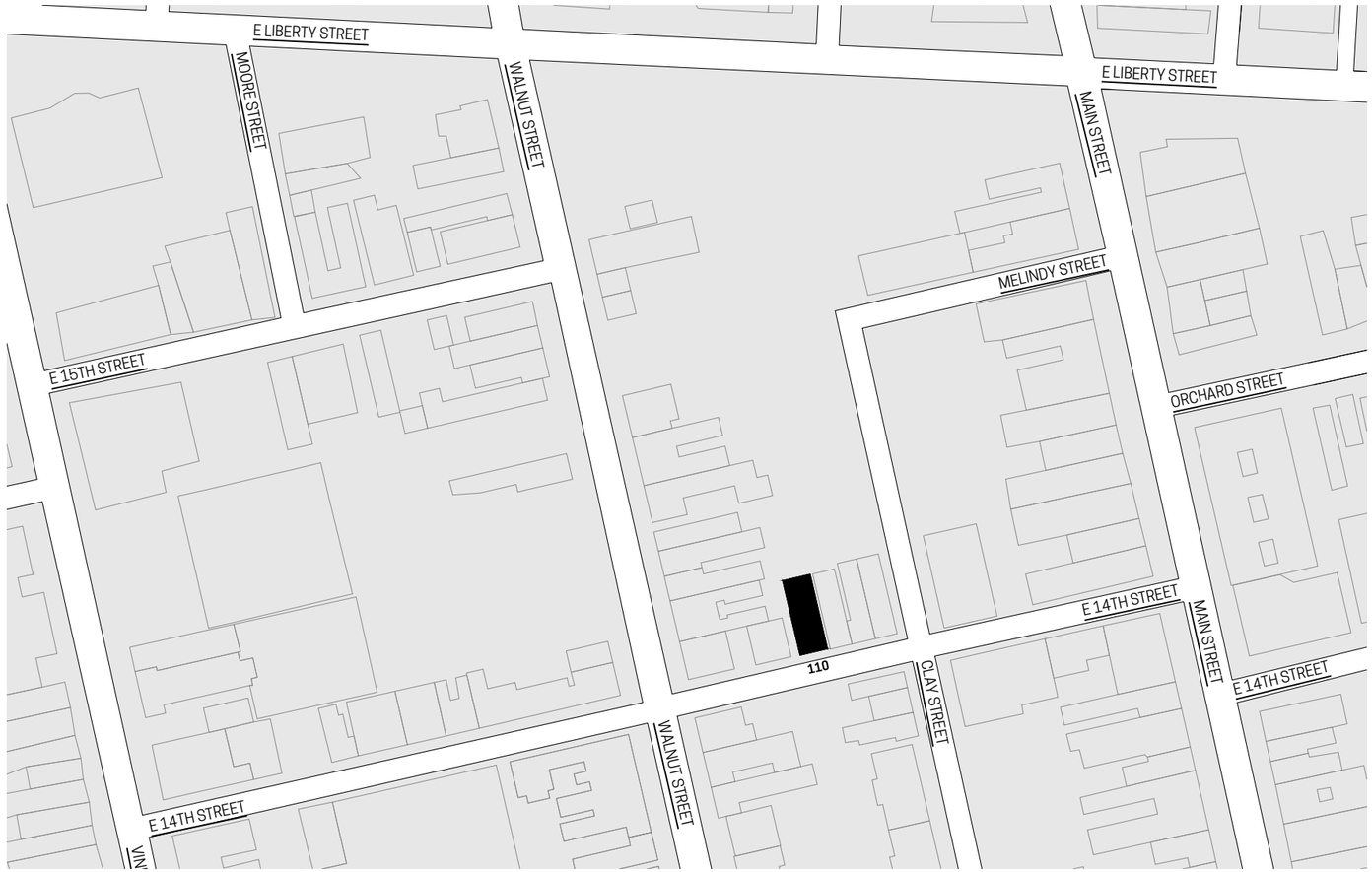
Ryan Minnich, Project Designer



CONTEXT PHOTO



VICINITY MAP



PROJECT LOCATION MAP

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

DRAWING INDEX

G0	COVER SHEET, SITE PLAN, & INDEX
G1	ARCHITECTURAL SITE PLAN
G2	LABELED SITE CONTEXT
A0	EXISTING - BASEMENT PLAN
A1	PROPOSED - BASEMENT PLAN
A2	EXISTING - FIRST FLOOR PLAN
A3	PROPOSED - FIRST FLOOR PLAN
A4	EXISTING - SECOND FLOOR PLAN
A5	PROPOSED - SECOND FLOOR PLAN
A6	EXISTING - THIRD FLOOR PLAN
A7	PROPOSED - THIRD FLOOR PLAN
A8	EXISTING - ATTIC PLAN
A9	PROPOSED - ATTIC PLAN
A10	EXISTING - ROOF PLAN
A11	PROPOSED - ROOF PLAN
A12	EXISTING ELEVATION PHOTOS
A13	EXISTING ELEVATION PHOTOS
A14	EXISTING ELEVATION PHOTOS
A15	PROPOSED ELEVATIONS
A16	PROPOSED ELEVATIONS
A17	PROPOSED ELEVATIONS

110 E. 14th STREET UNIT SUMMARY

NET SF MEASURED TO INTERIOR FACE OF WALLS

	BEDS	NET SF
BASEMENT		
LANDLORD ACCESS	-	1015 SF
FLOOR SUBTOTAL		**1,015 SF**
FIRST FLOOR		
UNIT 1	STUDIO	557 SF
UNIT 2	STUDIO	362 SF
CIRCULATION	-	90 SF
FLOOR SUBTOTAL		**1,009 SF**
SECOND FLOOR		
UNIT 3	1 BED	652 SF
UNIT 4	STUDIO	357 SF
CIRCULATION	-	91 SF
FLOOR SUBTOTAL		**1,100 SF**
THIRD FLOOR		
UNIT 5	1 BED	667 SF
UNIT 6	STUDIO	365 SF
CIRCULATION	-	92 SF
FLOOR SUBTOTAL		**1,124 SF**
FOURTH FLOOR		
ATTIC	-	1173 SF
FLOOR SUBTOTAL		**1,173 SF**

PROJECT TOTALS		
TOTAL NET SF		**5,421 SF**
TOTAL BUIDLING GROSS SF		**6,358 SF**
DWELLING UNIT SF		**2,960 SF**
(4) STUDIO; (2) 1 BED		

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110 E. 14TH STREET
HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

WDC HISTORIC
110 E. 14TH STREET

110 E. 14TH STREET
CINCINNATI, OH 45202

COVER SHEET

G0

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ARCHITECTURAL SITE PLAN

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



G1 ARCHITECTURAL SITE PLAN

WDC HISTORIC
110 E. 14TH STREET

110 E. 14TH STREET
CINCINNATI, OH 45202

110 E. 14TH STREET
HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

NEW REPUBLIC architecture
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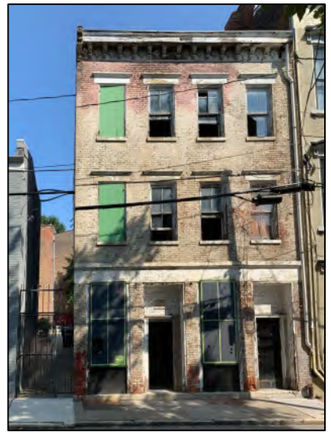
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1400 Walnut



102-104 E 14th



106-108 E 14th



110 E 14th



112 E 14th

114 E 14th



116 E 14th

EAST 14TH STREET
FACING NORTH



1345 Clay

1350 Walnut

EAST 14TH STREET
FACING SOUTH

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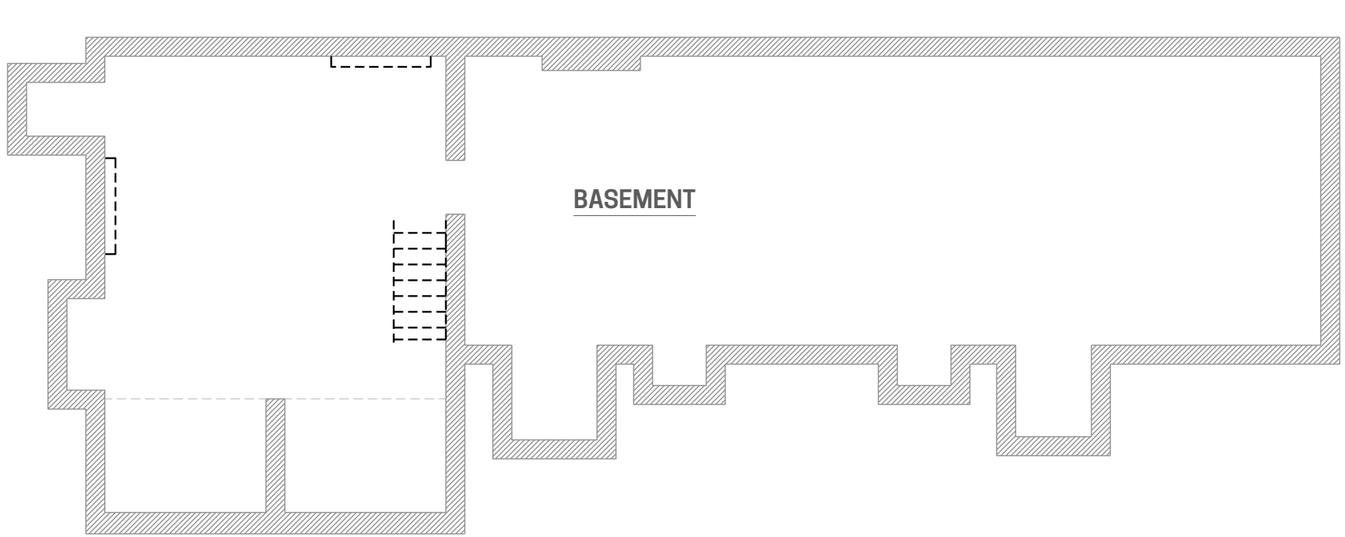
LABELED SITE CONTEXT

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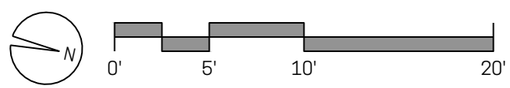
LEGEND

- EXISTING WOOD FRAME CONSTRUCTION
- EXISTING MASONRY WALL/ WITH FURRING
- EXISTING NON-HISTORIC FABRIC TO BE REMOVED
- EXISTING HISTORIC PARTITION TO BE REMOVED
- NEW WOOD FRAME CONSTRUCTION
- NEW INFILL- SALVAGED HISTORIC BRICK
- NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL
- EXISTING WINDOWTO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- HISTORIC DOOR TO REMAIN
- EXISTING DOOR TO REMAIN AND FIXED SHUT
- INTERIOR TRANSOM
- NEW DOOR
- SIDE-THROW SPRINKLER HEAD
- EXPOSED SPRINKLER LINE AND HEADS
- EXHAUST VENT DUCTING
- NEW EXTERIOR LIGHTING FIXTURE



BASEMENT PLAN - EXISTING

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



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CINCINNATI, OH 45202

EXISTING FLOOR PLANS

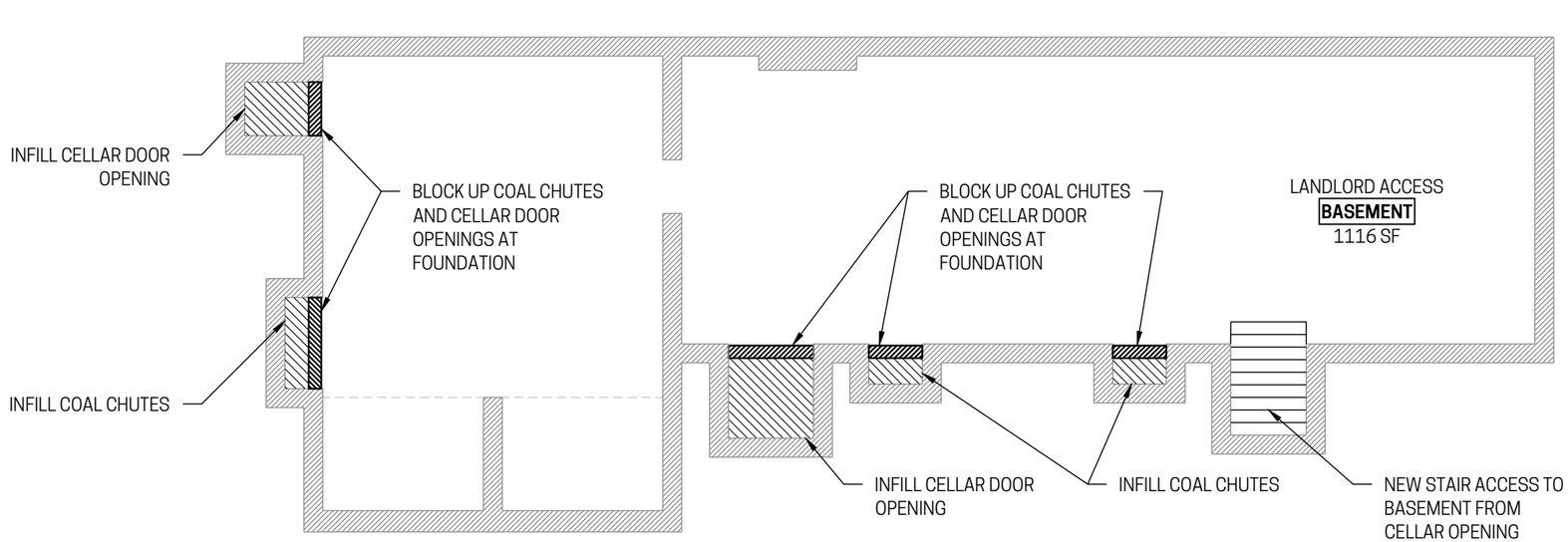
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- NEW EXTERIOR LIGHTING FIXTURE



BASEMENT PLAN - PROPOSED

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

N

0' 5' 10' 20'

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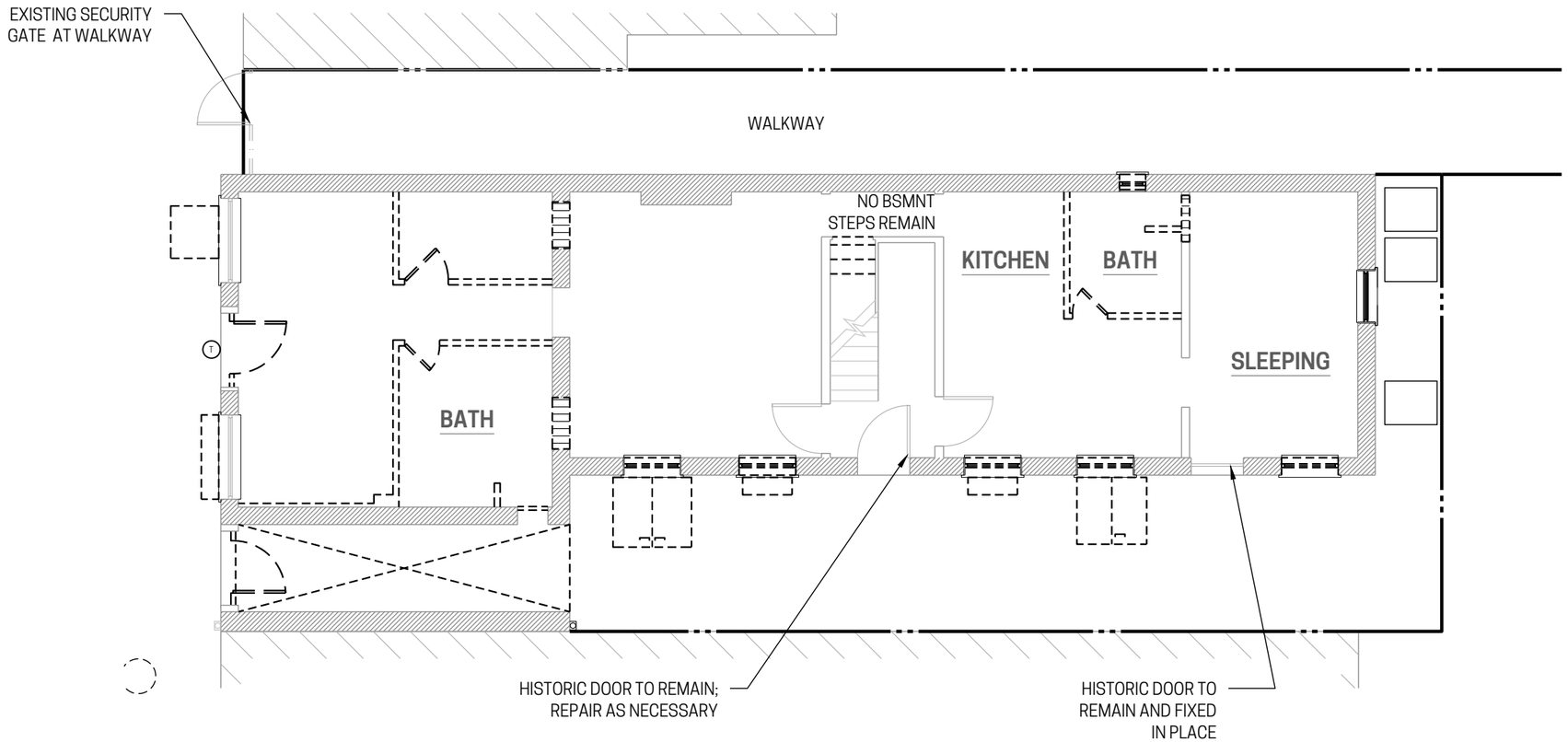
PROPOSED FLOOR PLANS

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- NEW EXTERIOR LIGHTING FIXTURE



FIRST FLOOR PLAN - EXISTING

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

N

0' 5' 10' 20'

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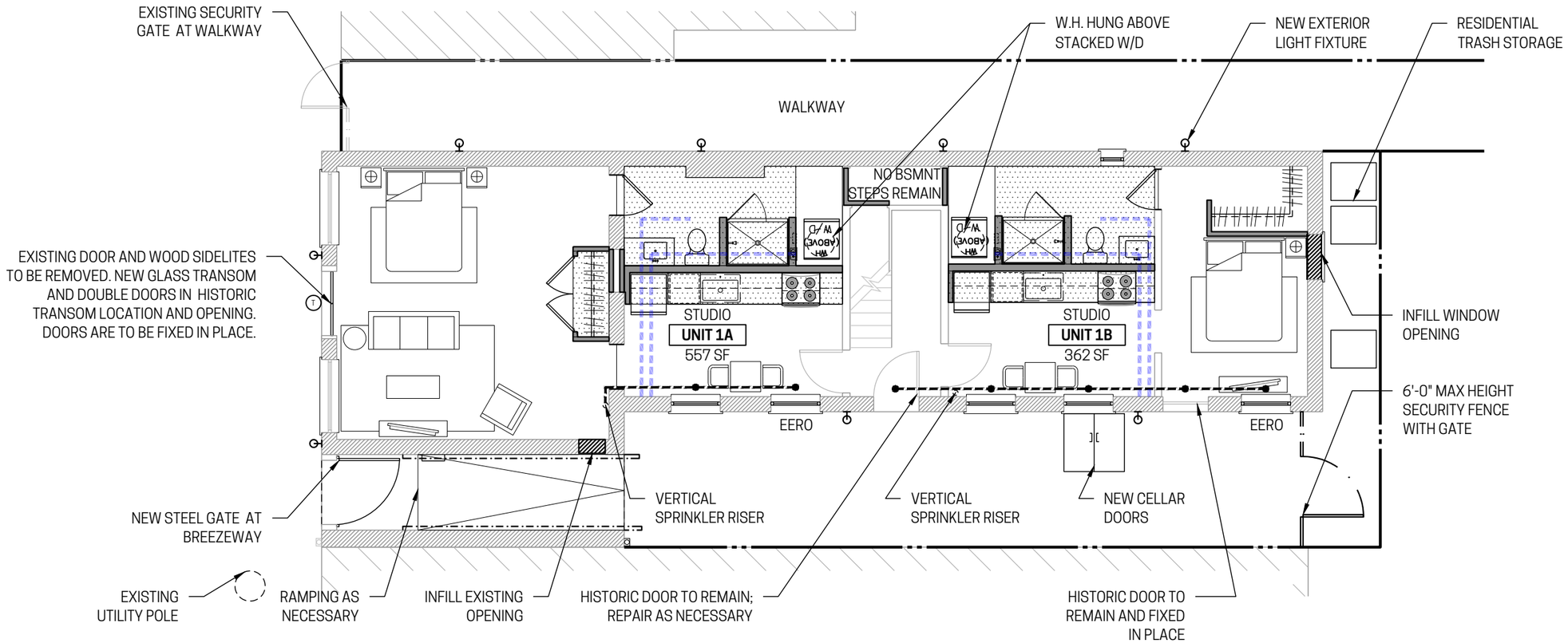
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- NEW EXTERIOR LIGHTING FIXTURE



FIRST FLOOR PLAN -PROPOSED

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

N

0' 5' 10' 20'

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PROPOSED FLOOR PLANS

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LEGEND

EXISTING WOOD FRAME CONSTRUCTION

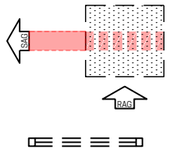
EXISTING MASONRY WALL/ WITH FURRING

EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK



NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

EXISTING WINDOWTO BE REMOVED

EXISTING DOOR TO BE REMOVED

HISTORIC DOOR TO REMAIN

EXISTING DOOR TO REMAIN AND FIXED SHUT

INTERIOR TRANSOM

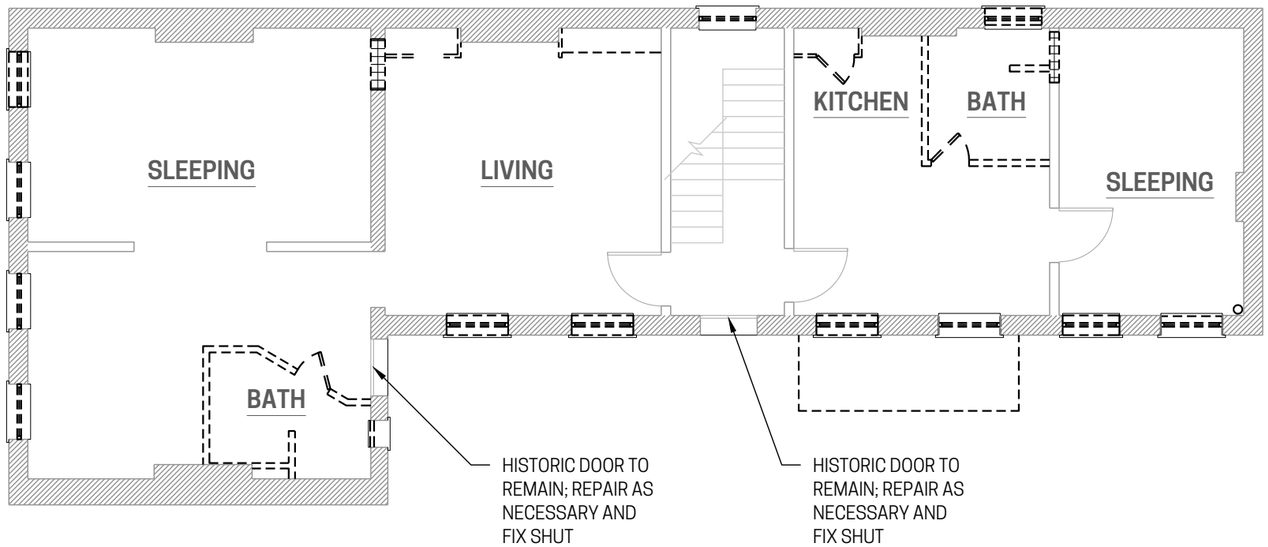
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

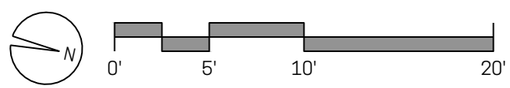
EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



SECOND FLOOR PLAN - EXISTING

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



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EXISTING FLOOR PLANS

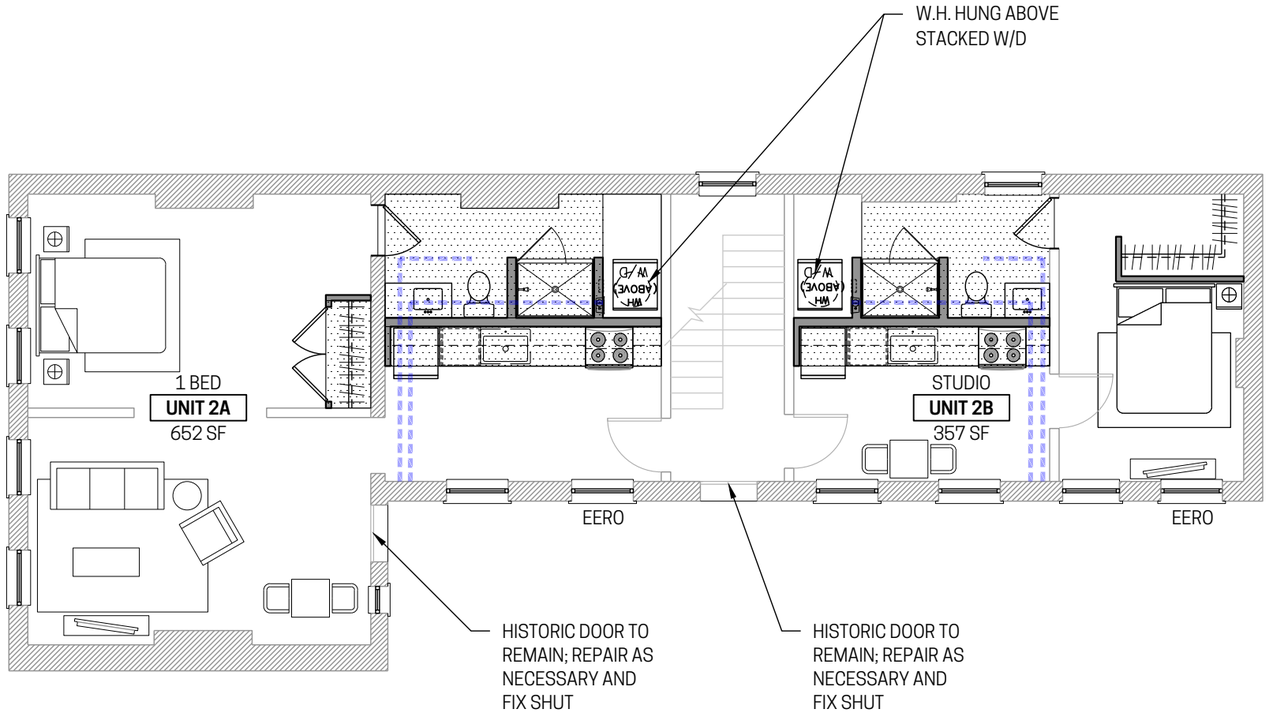
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- NEW EXTERIOR LIGHTING FIXTURE



SECOND FLOOR PLAN - PROPOSED

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

N

0' 5' 10' 20'

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FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

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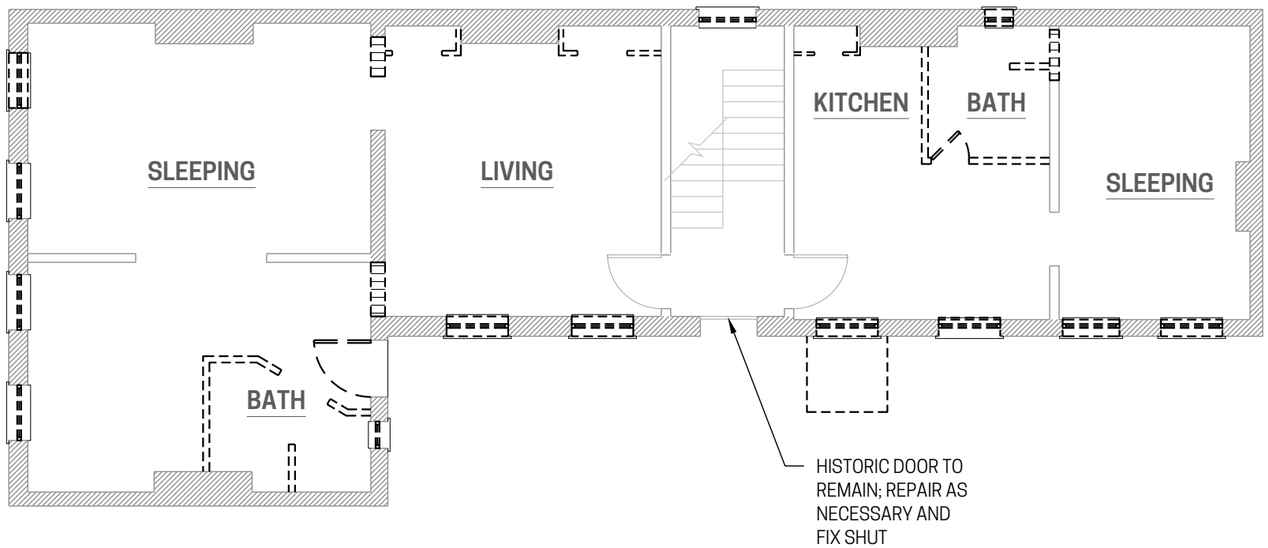
PROPOSED FLOOR PLANS

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- EXISTING DOOR TO REMAIN AND FIXED SHUT
- INTERIOR TRANSOM
- NEW DOOR
- SIDE-THROW SPRINKLER HEAD
- EXPOSED SPRINKLER LINE AND HEADS
- EXHAUST VENT DUCTING
- NEW EXTERIOR LIGHTING FIXTURE



THIRD FLOOR PLAN - EXISTING

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

N

0' 5' 10' 20'

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EXISTING FLOOR PLANS

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LEGEND

EXISTING WOOD FRAME CONSTRUCTION

EXISTING MASONRY WALL/ WITH FURRING

EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK

NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

EXISTING WINDOWTO BE REMOVED

EXISTING DOOR TO BE REMOVED

HISTORIC DOOR TO REMAIN

EXISTING DOOR TO REMAIN AND FIXED SHUT

INTERIOR TRANSOM

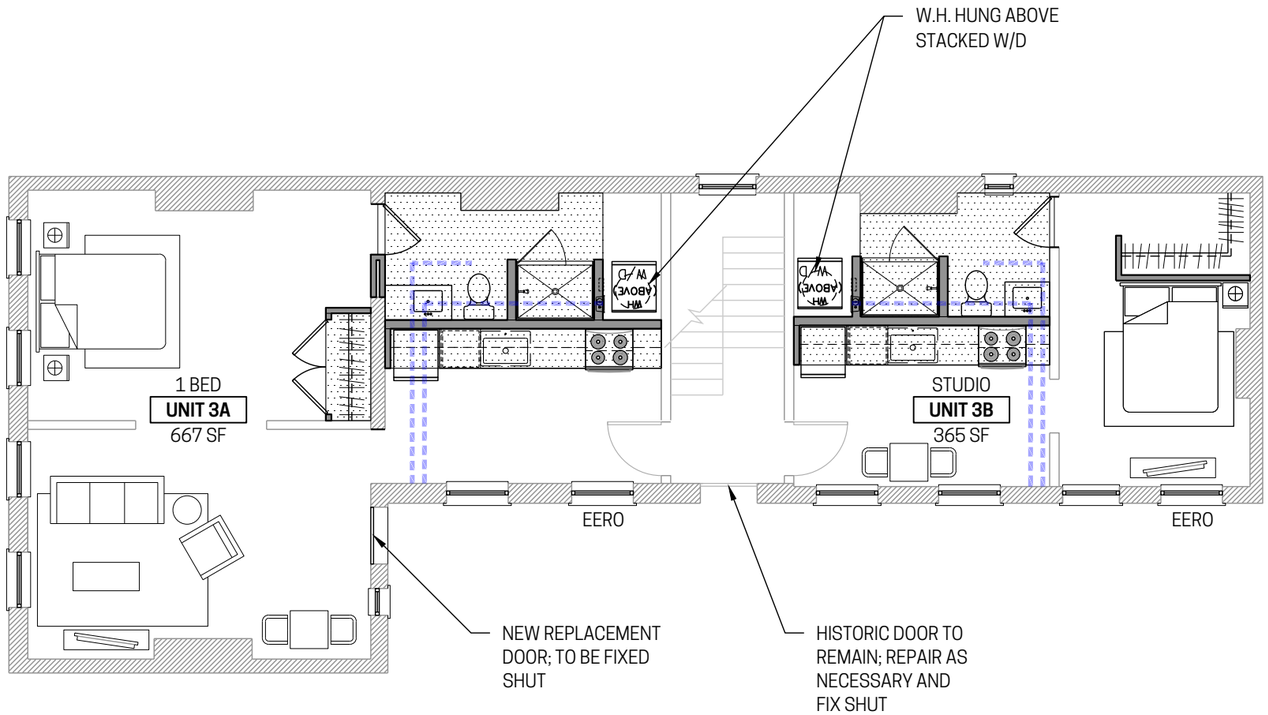
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



THIRD FLOOR PLAN - PROPOSED

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

N

0' 5' 10' 20'

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PROPOSED FLOOR PLANS

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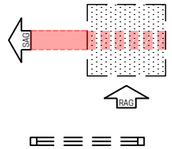
EXISTING MASONRY WALL/ WITH FURRING

EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK



NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

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EXISTING DOOR TO BE REMOVED

HISTORIC DOOR TO REMAIN

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INTERIOR TRANSOM

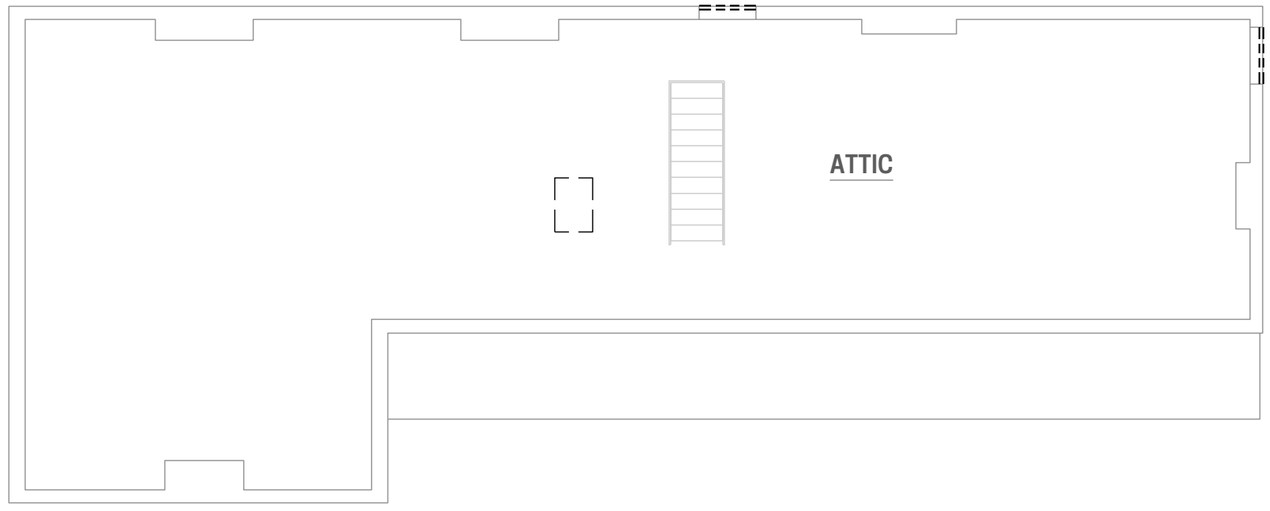
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

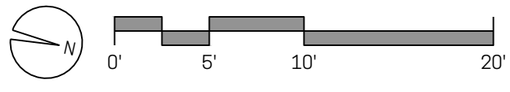
EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



ATTIC PLAN- EXISTING

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



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EXISTING FLOOR PLANS

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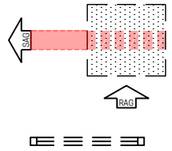
EXISTING MASONRY WALL/ WITH FURRING

EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK



NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

EXISTING WINDOWTO BE REMOVED

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HISTORIC DOOR TO REMAIN

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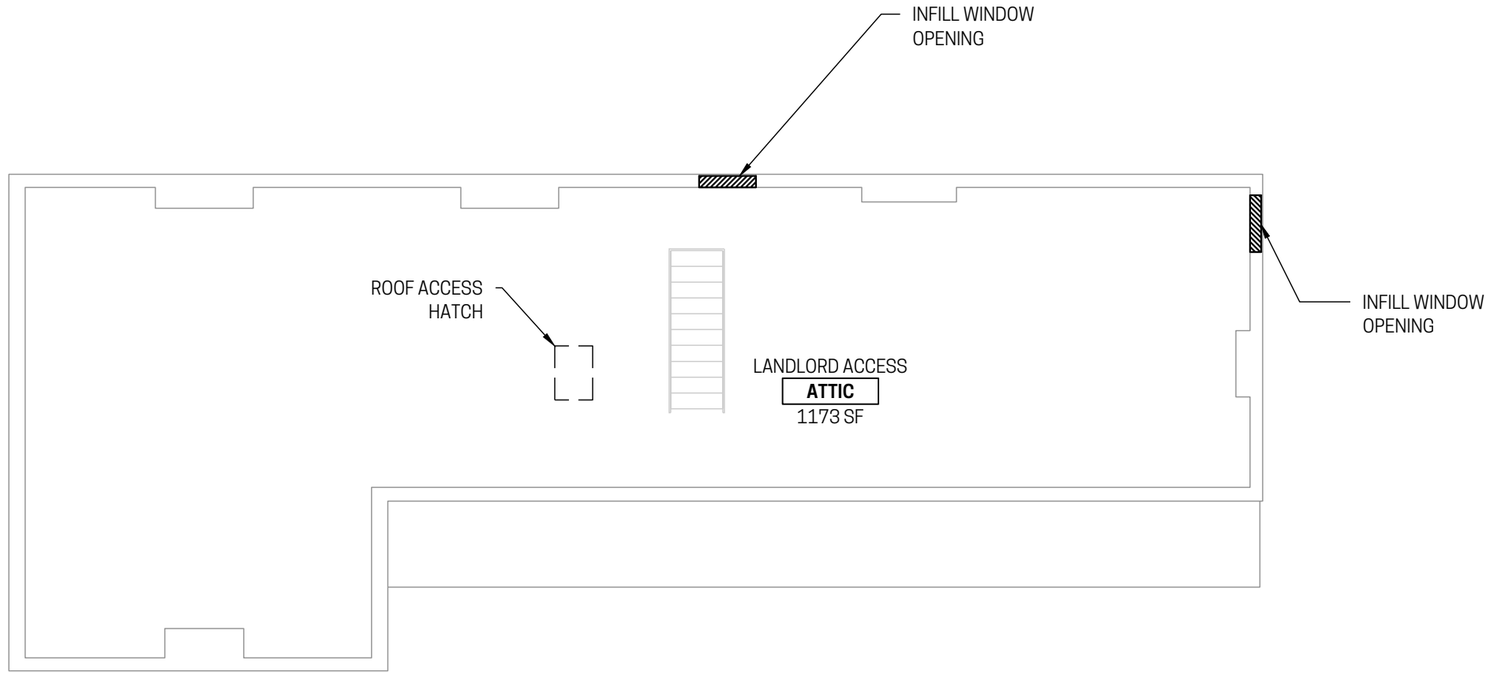
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

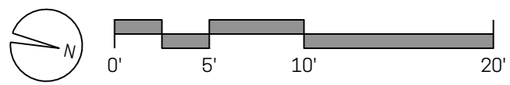
EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



ATTIC PLAN - PROPOSED

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



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PROPOSED FLOOR PLANS

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EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK

NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

EXISTING WINDOWTO BE REMOVED

EXISTING DOOR TO BE REMOVED

HISTORIC DOOR TO REMAIN

EXISTING DOOR TO REMAIN AND FIXED SHUT

INTERIOR TRANSOM

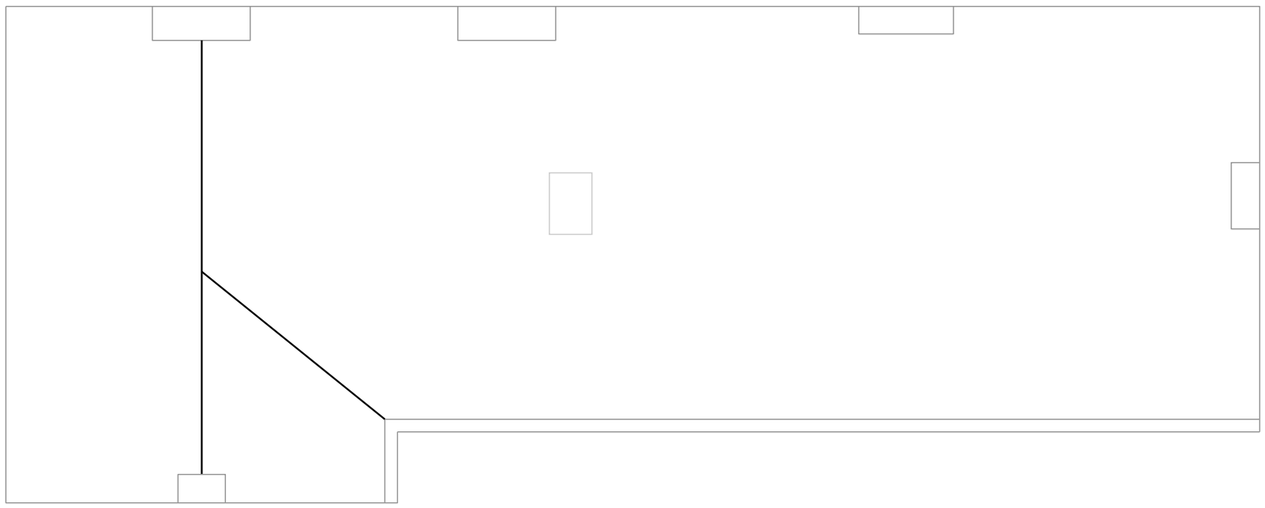
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

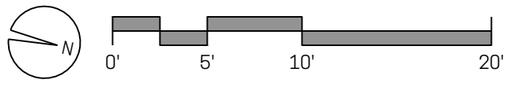
EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



ROOF PLAN - EXISTING

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



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NEW REPUBLIC architecture

110 E. 14TH STREET
HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

WDC HISTORIC
110 E. 14TH STREET

110 E. 14TH STREET
CINCINNATI, OH 45202

EXISTING FLOOR PLANS

A10

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LEGEND

EXISTING WOOD FRAME CONSTRUCTION

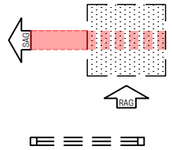
EXISTING MASONRY WALL/ WITH FURRING

EXISTING NON-HISTORIC FABRIC TO BE REMOVED

EXISTING HISTORIC PARTITION TO BE REMOVED

NEW WOOD FRAME CONSTRUCTION

NEW INFILL- SALVAGED HISTORIC BRICK



NEW DROPPED CEILING W/ CONCEALED AND EXPOSED DUCTWORK AND SUPPLY AIR GRILL OR RETURN AIR GRILL

EXISTING WINDOWTO BE REMOVED

EXISTING DOOR TO BE REMOVED

HISTORIC DOOR TO REMAIN

EXISTING DOOR TO REMAIN AND FIXED SHUT

INTERIOR TRANSOM

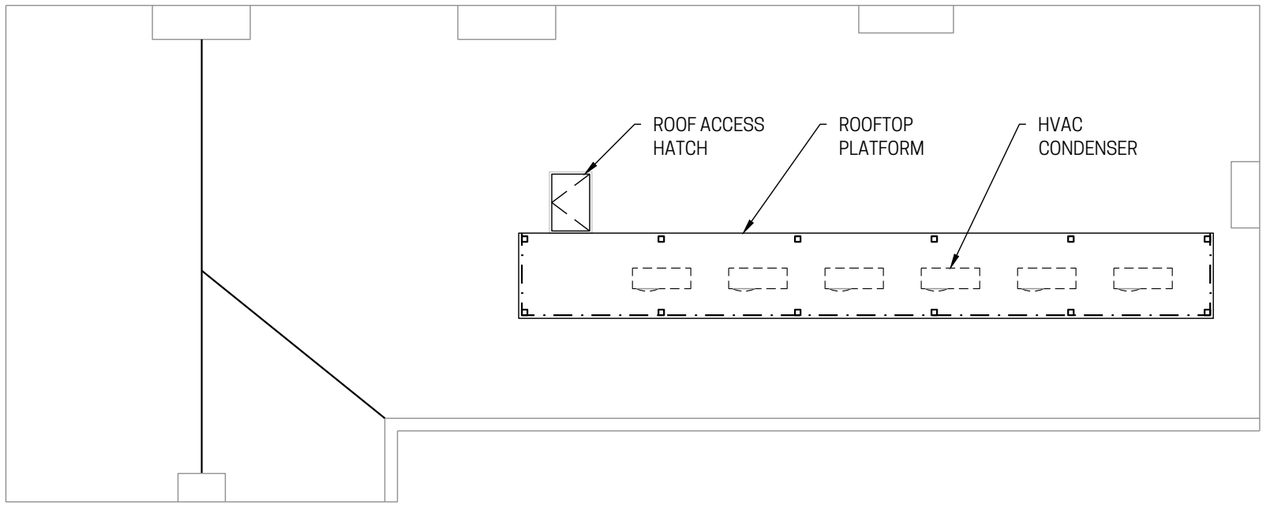
NEW DOOR

SIDE-THROW SPRINKLER HEAD

EXPOSED SPRINKLER LINE AND HEADS

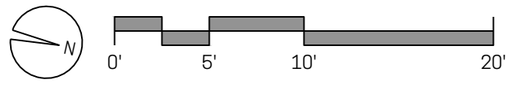
EXHAUST VENT DUCTING

NEW EXTERIOR LIGHTING FIXTURE



ROOF PLAN - PROPOSED

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



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PROPOSED
FLOOR PLANS

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NORTH ELEVATION - EXISTING
NOT TO SCALE



SOUTH ELEVATION - EXISTING
NOT TO SCALE

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HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
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EXISTING ELEVS
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EAST ELEVATION - EXISTING

NOT TO SCALE

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HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

WDC HISTORIC
110 E. 14TH STREET

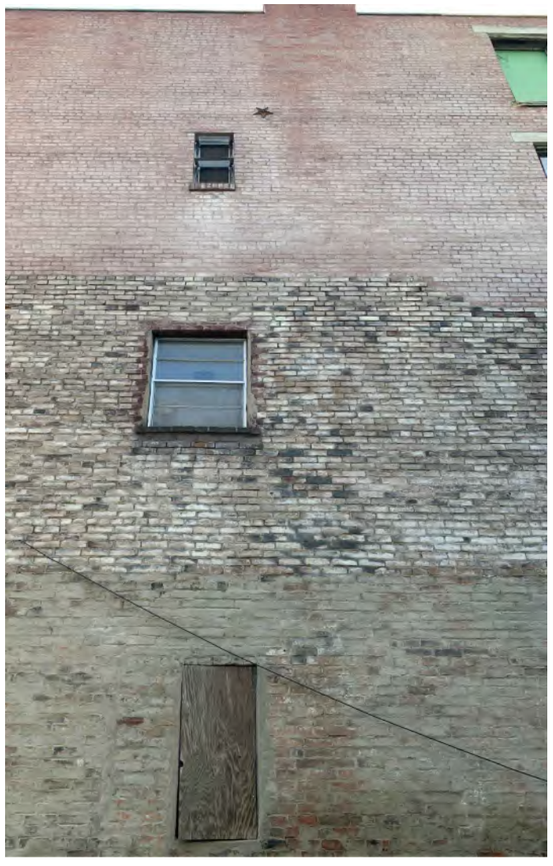
110 E. 14TH STREET
CINCINNATI, OH 45202

EXISTING ELEVS

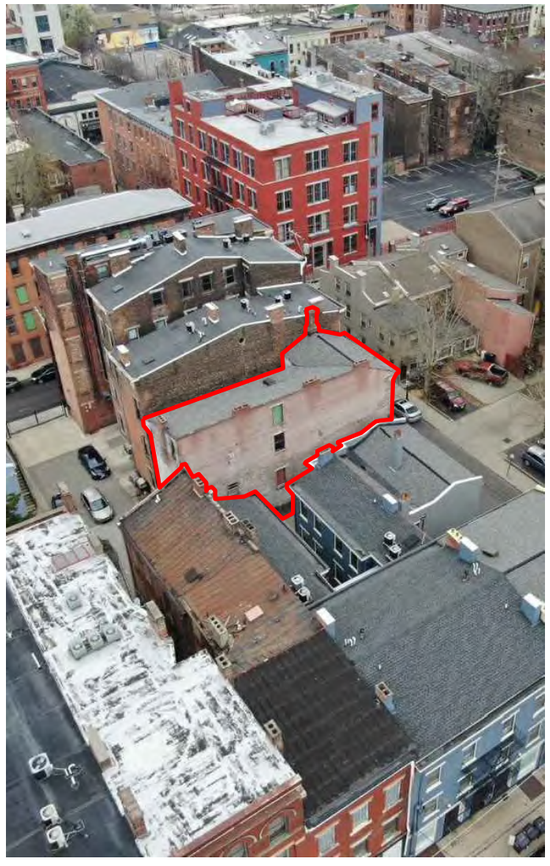
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WEST ELEVATION - EXISTING

NOT TO SCALE

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HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

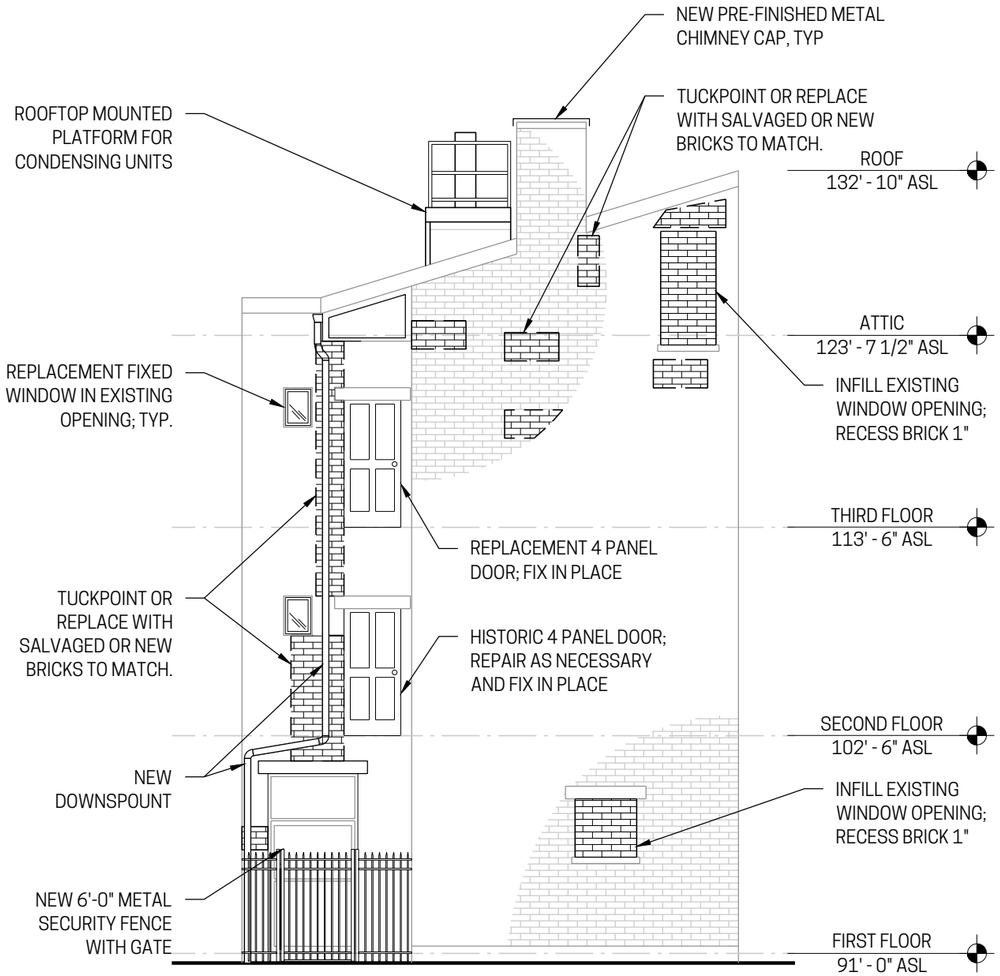
WDC HISTORIC
110 E. 14TH STREET

110 E. 14TH STREET
CINCINNATI, OH 45202

EXISTING ELEVS

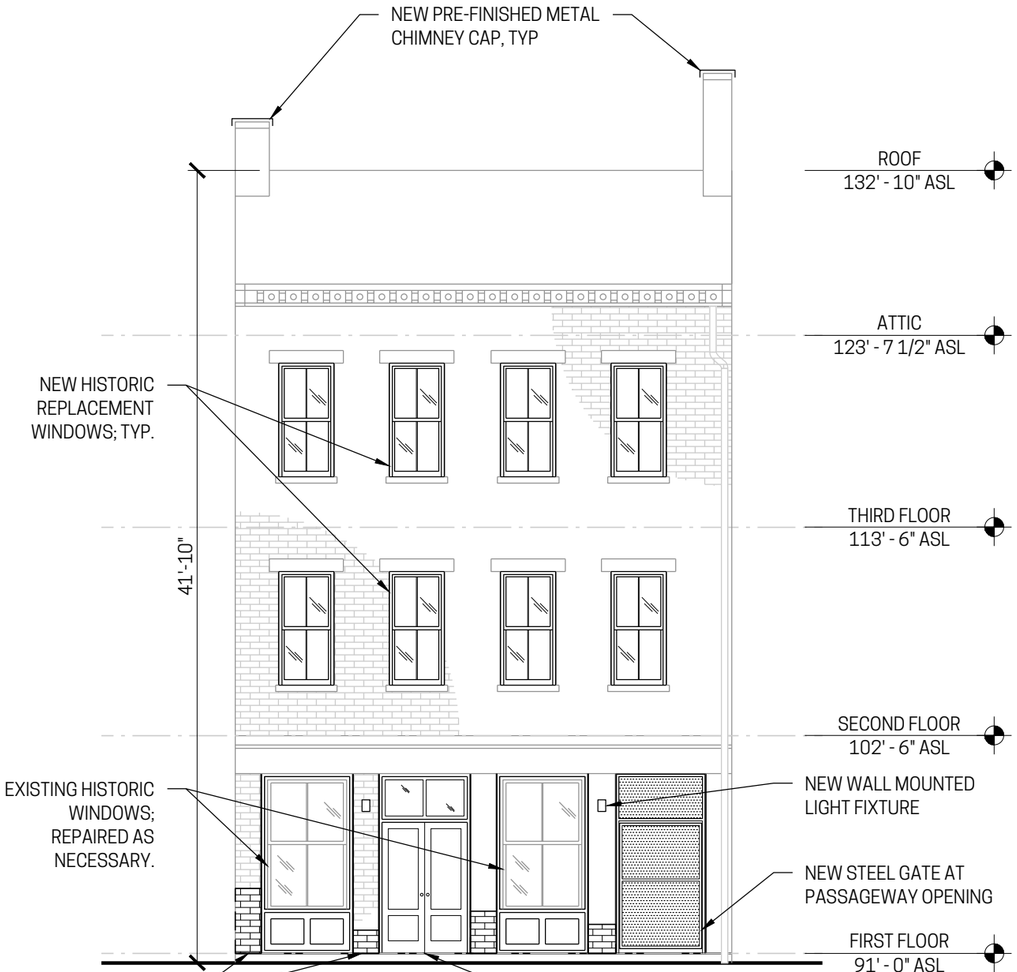
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NORTH ELEVATION

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



SOUTH ELEVATION

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

0' 5' 10' 20'

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HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
MAY 13, 2020
NR PROJECT NUMBER: 19-084

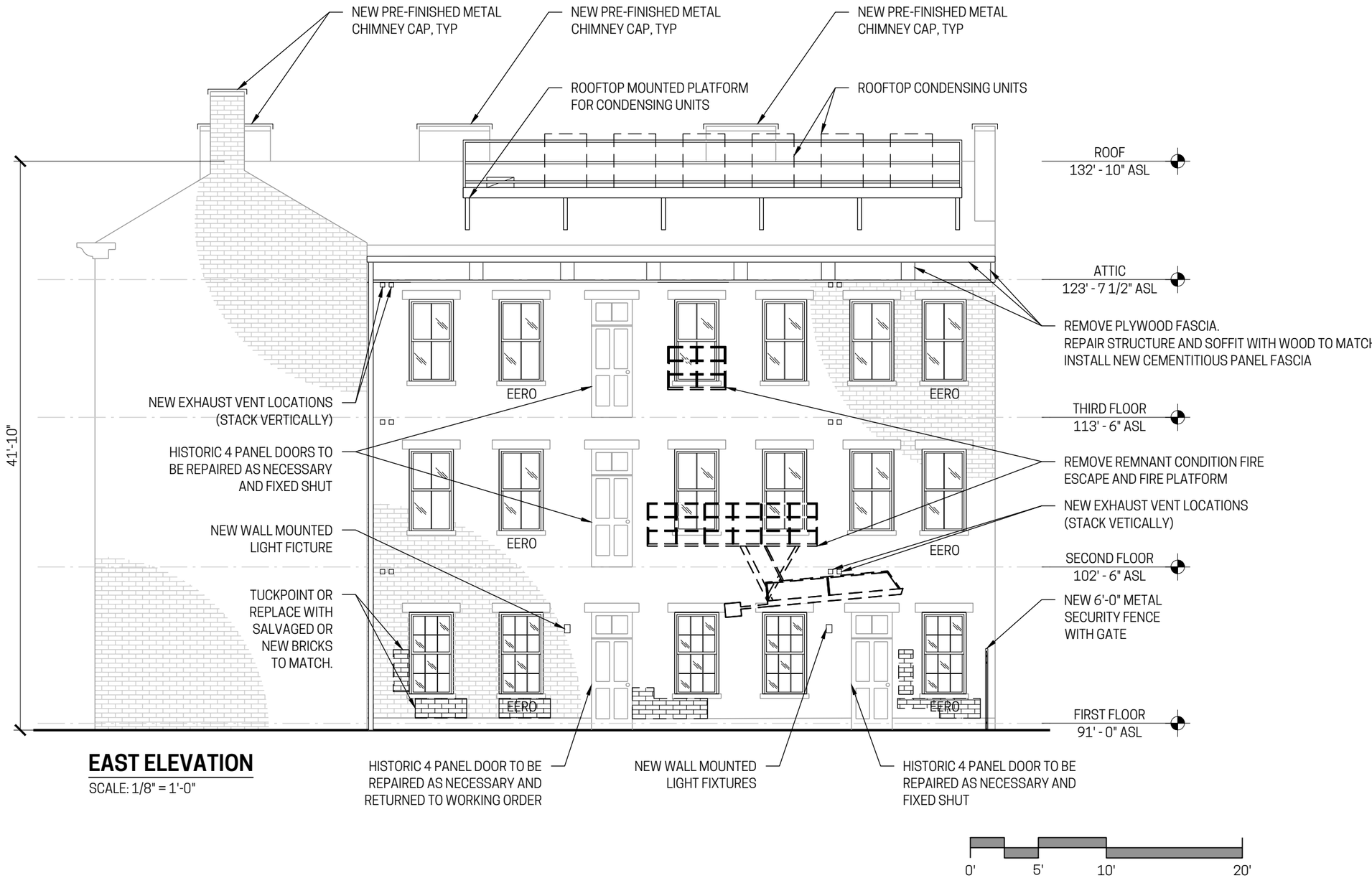
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ELEVATIONS
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EAST ELEVATION

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

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HISTORICAL REHABILITATION

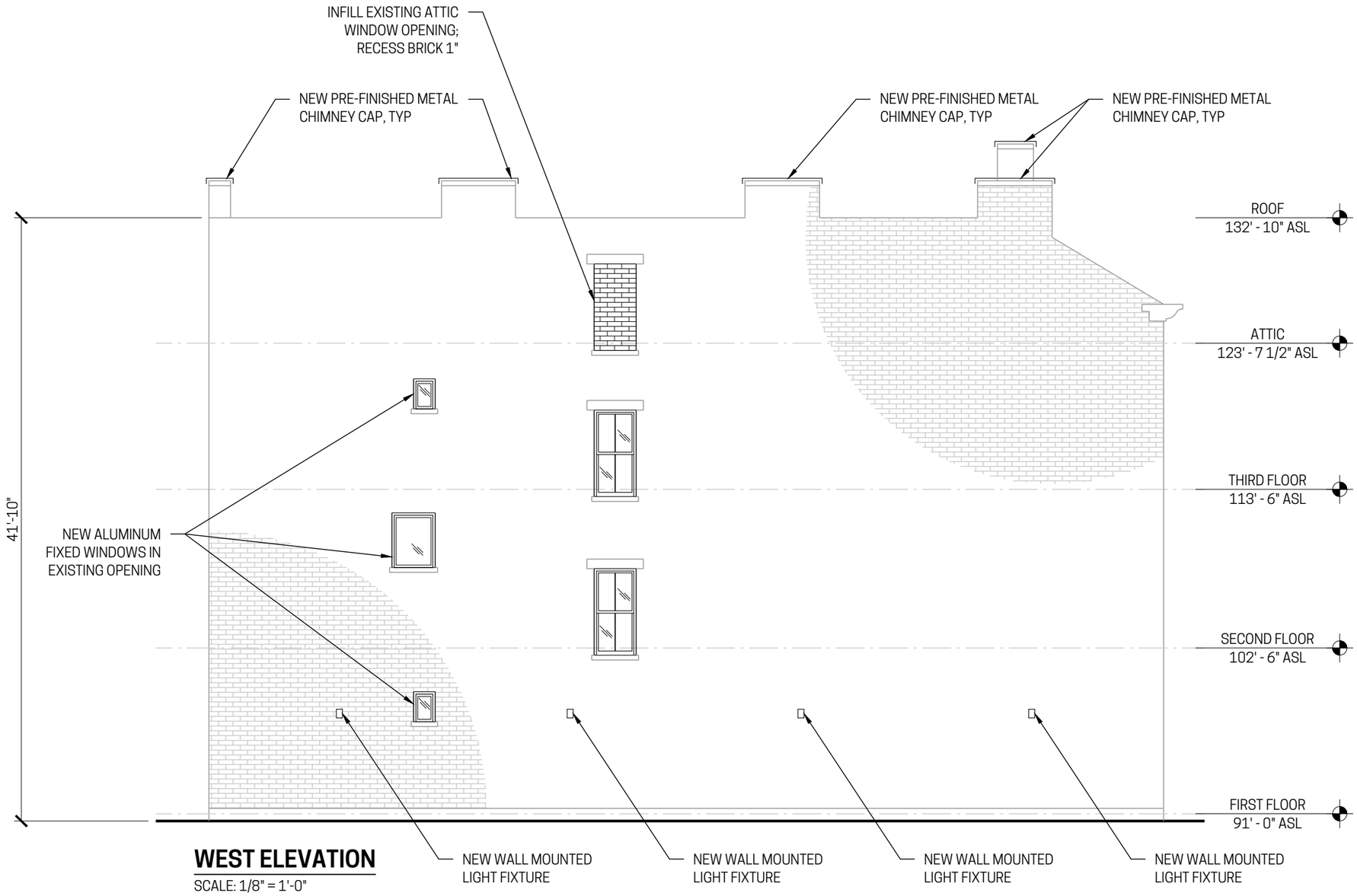
FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

WDC HISTORIC
110 E. 14TH STREET

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ELEVATIONS
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WEST ELEVATION

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

0' 5' 10' 20'

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NEW REPUBLIC architecture

110 E. 14TH STREET
HISTORICAL REHABILITATION

FOR OHPO SUBMISSION
FEBRUARY 26, 2020
NR PROJECT NUMBER: 19-084

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ELEVATIONS
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ITEM 3 October 10, 2022

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

APPLICATION #:	ZH20220144 – COA2022046
APPLICANT:	Benelli and Batsch Architects
OWNERS:	2001 Vine LLC
ADDRESS:	**2015 Vine Street**
PARCELS:	095-0003-0060
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	September 27, 2022

Details of Zoning Relief Required:
The applicant requires the following Zoning Relief:

1. **Section 1409-07** – **Conditional Use** approval is required for a parking lot in the CC-P District.

2. **Section 1425-29** – **Special Exception** to eliminate the required 3' landscaping buffer on the south property line.

Existing Conditions
The subject property is located on the south side of Vine Street between its intersection with Mulberry Street on the north and W. Clifton Avenue on the south in the Over-the-Rhine neighborhood. Tiffin Alley is located immediately to the south with the Elm Street Health Center across the alley. The property is currently a vacant lot.

Proposed Conditions
The applicant is proposing to create a two-space surface parking lot on the vacant parcel.. A 6' black metal fence will be installed to the rear of the parking area and a 3' landscaping buffer will be provided along the north property line. The parking lot will serve the residents of the adjacent building at 2013 Vine Street.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Community
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review



Figure 1. Location of subject property. Image courtesy of CAGIS.


Figure 2. View of subject property facing west ca. July 2022. Image from Google.

Previous Reviews: N/A

Zoning Review

The project was reviewed for Zoning. The applicant requires Conditional Use approval for a parking facility in the CC-P District and a Special Exception to eliminate the required 3' landscape buffer on the south property line.

Standards for Conditional Use and Special Exceptions per Section 1435-05-4

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

The proposed parking area is not expected to adversely affect the character of the district. The existing lot has been vacant since 2001, when the former building on the lot was demolished. Many other vacant lots exist in the immediate vicinity. The nature of the parking lot allows for conversion to a building site in the future.

(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 as the lot has been vacant since 2001 without serious interest for infill development, the parking lot will provide for greater flexibility of the adjacent property at 2013 Vine Street, which it will serve.

Conditional Use:

The Zoning Hearing Examiner may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.

- *Section 1409-07 of the Cincinnati Zoning Code designates parking facilities as a Conditional Use.*

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

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

  Yes. The proposed parking area is appropriately located and designed. While the two-space, pull-in parking lot will not provide a strong boundary at the street, the limited space available allows only for pull-in spaces off the street. Fencing is provided behind the parking area and landscaping is provided on the northern boundary.

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

  Yes. No adverse impacts are anticipated due to the presence of a two-space parking facility on the subject property.

Special Exceptions

A Special Exception is required for a reduction in the required landscape buffer on the southern edge of the parking lot. The landscape buffer will be provided on the north and west edges. As the parcel that will contain the parking lot is only 25' in width, the dimensions required for parking stalls and the access lane do not allow for the full 3' landscape buffer on the south perimeter. As the owner of the property also owns the adjacent building to the south, landscaping has been applied to the north boundary. The Special Exception to eliminate the buffer would allow for full utilization of the lot and a total of two (2) parking spaces that would serve the adjacent building.

An application for a special exception may not be approved unless the [Historic Conservation Board] determines that the proposed special exception is appropriate in the location proposed based on the following standards and, where applicable, the special standards for specific special exceptions. A special exception may be granted only if the examiner makes all of the following findings:

(a) Compliance With Code and District Purposes.

a. The proposed development is generally consistent with the CC-P Districts with the exception of the relief requested herein. The overall development conforms to the intent and purposes of the district.

(b) No Substantial Impairment of Property Value.

a. The proposed development will not substantially diminish or impair the value of property within the Over-the-Rhine neighborhood. In fact, the investment in the property is likely to improve values by providing off-street parking.

(c) No Undue Adverse Impact.

a. The proposed development will not have an adverse effect on the public health, safety and general welfare of the area.

(d) Compliance with Other Standards.

a. The proposed development complies with all other standards imposed on it by the Cincinnati Zoning Code, with the exception of the relief requested herein.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the construction of the surface parking lot and its associated fencing.

Applicable Guidelines

B. Specific Guidelines

1. *Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with*

landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.

The proposed parking lot does not have adequate space to effectively screen vehicles from the public right-of-way. With only 25' in width, the lot does not have sufficient space to provide a traditional parking lot and drive aisle but will allow only two (2) pull-in parking spaces. As such, screening is not possible along the street. The applicant is proposing a 6' black metal fence at the rear of the parking lot and landscape plantings within the northern 3' landscape buffer.

The rear portion of the lot behind the parking area (22' in depth) will be covered with artificial grass carpet and will be used as a dog run for the adjacent property. A second black metal fence will be installed behind the dog run to enclose the area. The remainder of the rear portion of the lot (24' in depth to the rear property line) will be sown with new grass.

The lot will be used for residents of the adjacent property at 2013 Vine Street, which is being converted to a single-family dwelling. The property is well within the 300' stated in the guidelines.

Other Considerations:

Prehearing Results: A prehearing was held on September 21, 2022. The applicant was in attendance.

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

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on plans by Benelli & Batsch Architects dated 8.24.22:

I. **ZONING RELIEF**

A. Section 1409-07 – **APPROVE** – **Conditional Use** approval is required for a parking lot in the CC-P District.

B. Section 1425-29 – **APPROVE** – **Special Exception** to eliminate the required 3' landscaping buffer on the south property line.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 2015 Vine Street including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

Historic Conservation Board

Hearing Application

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

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 2015 VINE ST/ CINCINNATI OH/ 45202 COMMUNITY OTR/CUF

PARCEL ID(S) 095-0003-0060-00 HILLSIDE DISTRICT: ☐ Yes ☒ No

BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable)

HISTORIC DISTRICT: OTR

☒ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME BENELLI & BATSCH ARCHITECTS CONTACT PERSON (if legal entity) LOU BATSCH/ RA

ADDRESS 45 TIMBERWOOD CT CITY LEBANON STATE OHIO ZIP 45036

EMAIL LBATSCH@BBARCHS.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT

TELEPHONE 513-624-7391

Section 3. OWNER

NAME 2001 VINE LLC CONTACT PERSON (if legal entity) GREG COLE

ADDRESS P O BOX 9601 CITY CINCINNATI STATE OH ZIP 45209

EMAIL GCOLE@THEACANTHUSGROUP.COM RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513-604-9369

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☒ New Construction ☐ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

COA FOR NEW PARKING SPACES, FENCE AND LANDSCAPING ON EXISTING VACANT LOT.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

1409-07 CONDITIONAL USE TO ALLOW PARKING IN CC-P. PROPOSED PRIVATE PARKING LOT FOR 2 CARS ON EXISTING VACANT LOT.

1425-29 SPECIAL EXCEPTION TO REDUCE THE 3FT PERIMETER LANDSCAPE REQUIREMENT- PROPOSED LANDSCAPE BORDER ON NORTH LOT LINE ONLY.

Section 6. SIGNATURE.

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.

Print Name LOU BATSCH/ RA **Signature** [signature] **Date** 8/24/22

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☐	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
☐	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☐	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☐	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
☐	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.
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☐	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☐	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☐	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."

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.

ADJUDICATION/DENIAL LETTER
Date: August 8, 2022
Location: 2015 Vine Street
Request: COA/ Zoning Relief
Zoning District: CC-P/ Over-the-Rhine 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 requires 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 "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1409-07: Land Use Regulations. **Conditional Use** approval is required for a parking lot in the CC-P District.
2. 1425-29 (a): Perimeter Landscaping. Parking Lots must provide at least 3 feet of perimeter landscaping. A **Special Exception** is required to reduce the landscaping requirements.

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
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☐ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☐ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☐ Existing floor plans and roof plans (with chimney locations)
☐ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT. LEBANON, OH 45036 P 513.624.7391 F 513.624.7392

Douglas Owen, Urban Conservator
City of Cincinnati Permit Center
805 Central Ave., Suite 500
Cincinnati, OH 45202

August 24, 2022

Re: 2015 Vine Street
Cincinnati, OH 45202

Dear Douglas,

We are requesting a Certificate of Appropriateness (COA) and a Conditional Use approval to create a private parking lot for two cars at the existing vacant lot at 2015 Vine Street. We are also requesting a Special Exception to reduce the required landscape area.

The proposed work is shown on the attached *HCB Application Set, dated August 24, 2022.*

The proposed private parking lot at 2015 Vine Street will provide two parking spaces for the use of the adjacent property at 2013 Vine Street, which is currently being renovated as a single-family residence. (2013 and 2015 Vine are two separate parcels but they are under the same ownership.)

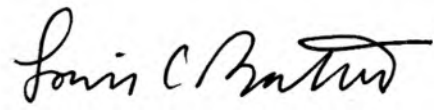
Both sides of Vine Street on this block have open lots which are undeveloped. Parking is compatible with the surrounding uses, and would not be detrimental to the streetscape. Granting a COA for the proposed plans at 2015 Vine Street will allow the installation of permanent fencing, paved areas and landscaping that will be an improvement over the existing vacant lots.

The provision of dedicated off-street parking at this location will facilitate the development and preservation of 2013 Vine (particularly since this structure is not centrally located) and provide an economic return on what is currently a vacant lot.

The proposed parking area is bordered on the north and south by lot line walls. Since these walls screen the parking area from the adjacent properties, and given the relatively narrow width of the lot, we are requesting a Special Exception to provide the required landscape buffer along the north side of the property (2017 Vine) only. The parking is for the use and under the same ownership as the property to the south (2013 Vine). Eliminating the landscape buffer at this side will make the parking area more usable while still providing a buffer at the neighboring property.

Please refer to the attached drawings, *HCB Application Set, dated August 11, 2022* for the full scope of work and additional information. Based on this we are respectfully requesting a Conditional Use approval and Special Exception for the project.

Sincerely,



Lou Batsch, Architect RA

Benelli & Batsch Architects
45 Timberwood Ct.
Lebanon OH 45036

T: (513) 624-7391

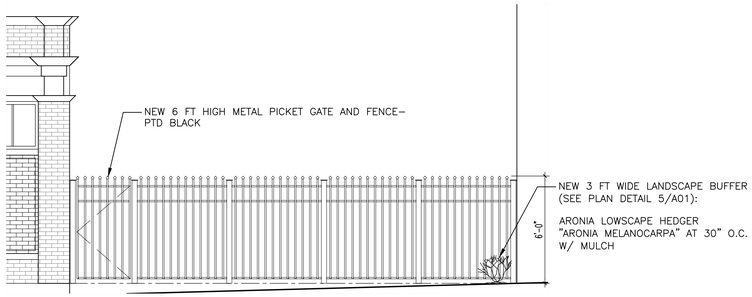


1 Context Map - 2015 Vine Street

1"=40'-0"

PHOTO VIEWPOINT (TYP) SEE SHEET A-02

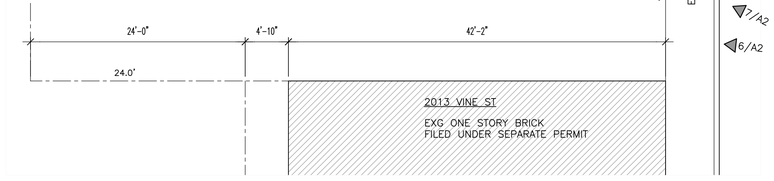
0 20 40 FT



2 Proposed Fence - East Elev - 2015 Vine St

1/4"=1'-0"

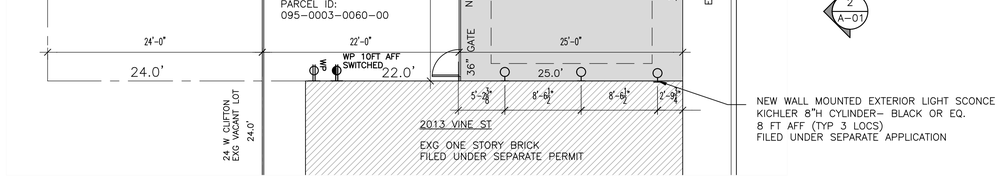
0 4 8 FT



3 Existing Site Plan - 2015 Vine Street

1/8"=1'-0"

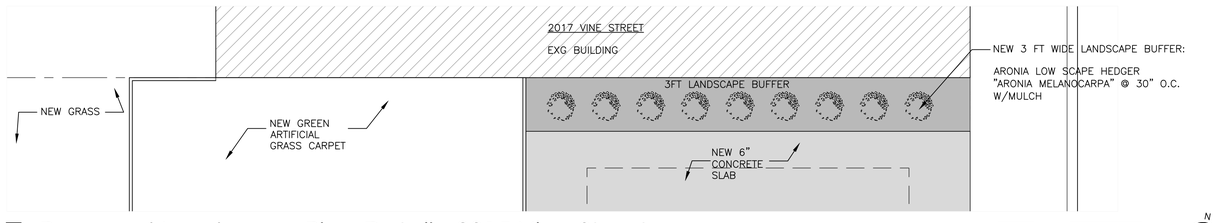
0 8 16 FT



4 Proposed Site Plan - 2015 Vine Street

1/8"=1'-0"

0 8 16 FT



5 Proposed Landscape Plan Detail - 2015 Vine Street

1/4=1'-0"

0 4 8 FT



6 Aronia Low Scape Hedger

"*Aronia Melanocarpa*"

BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT. LEBANON OH 45036 P 513.624.7391 F 513.624.7392

Drawing Index

A01 INDEX/ CONTEXT MAP/ SITE PLANS/ ELEVATIONS
A02 SITE PHOTOS

Contact List

ARCHITECT

LOU BATSCH
BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT
LEBANON, OH 45036
P: (513) 624–7391
E: LBATSCH@BBARCHS.COM

CONTRACTOR

GREG COLE
ACANTHUS GROUP
14 WEST 15TH STREET
CINCINNATI, OH 45202

P: (513) 604–9369
E: GCOLE@THEACANTHUSGROUP.COM

OWNER

2001 VINE LLC
1333 PARK RIDGE PL
CINCINNATI OH 45208

P: (513) 604–9369
E: GCOLE@THEACANTHUSGROUP.COM

Zoning and Code Summary

ZONING: CC–P OTR HISTORIC CUF

PARCEL: VINE ST 25 X 71 PT LOT 6 REEDERS SUB SQ 68

PARCEL ID: 095–0003–0060–00 2015 VINE

EXISTING USE: VACANT LOT

PROPOSED USE: PARKING

CONSTRUCTION CLASSIFICATION: NOT APPLICABLE

EXISTING HT OF STRUCTURE:

PROPOSED HT OF STRUCTURE: NO CHANGE

EXISTING BUILDING AREA: 0 SF

PROPOSED BUILDING AREA: 0 SF NO CHANGE

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2023

08-24-22 HCB APPLICATION SET

Full scale when plotted on 24X36
Half scale when plotted on @ 11x17

2015 Vine Street Parking
2015 Vine Street, Cincinnati, OH 45202
Owner: 2001 Vine LLC

Index/ Context/ Site Plans

Scale as Noted

AUGUST 24, 2022

A-01



1 Site Context Photo -2001-2017 Vine Street - Looking South West



2 Site Context Photo - 2015 Vine Street - Looking West

BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT. LEBANON OH 45036 P 513.624.7391 F 513.624.7392



3 2001-2017 Vine Street- Looking North West



4 2015 Vine Street - Looking West



5 2001-2017 Vine Street- Looking South East



6 Site Context Photo -2015 Vine Street



7 Site Context Photo -2015 Vine Street

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

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Full scale when plotted on 24X36
Half scale when plotted on @ 11x17

2015 Vine Street Parking
2015 Vine Street, Cincinnati, OH 45202
Owner: 2001 Vine LLC

Site Photos

Scale as Noted

AUGUST 24, 2022

A-02

Dusty Rhodes, Hamilton County Auditor

generated on 8/12/2022 10:29:41 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
095-0003-0060-00	2015 VINE ST	Parcel Number	2021 Payable 2022

Property Information

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

Appraisal Area
01801 - OVER THE RHINE 01

Auditor Land Use
500 - RESIDENTIAL VACANT LAND

Owner Name and Address
2001 VINE LLC
P O BOX 9601
CINCINNATI OH 45209
(call 946-4015 if incorrect)

Tax Bill Mail Address
2001 VINE LLC
P O BOX 9601
CINCINNATI OH 45209
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
5,600

Effective Tax Rate
75.634697

Total Tax
$393.12

Property Description
VINE ST 25 X 71 PT LOT 6 REEDERS SUB SQ 68

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	10/29/2021
Last Sale Amount	$0
Conveyance Number	284746
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.042

Tax/Credit/Value Summary

Board of Revision	YES(12)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,000
CAUV Value	0
Market Improvement Value	0
Market Total Value	16,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$393.12
Tax as % of Total Value	2.289%

Notes

1) 6/8/06 bor #05-82845 dismissed for failure to prosecute 2) 4/18/12 bor #11-501137 decrease to 2,900

BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT. LEBANON, OH 45036 P 513.624.7391 F 513.624.7392

Douglas Owen, Urban Conservator
City of Cincinnati Permit Center
805 Central Ave., Suite 500
Cincinnati, OH 45202

August 24, 2022

Re: 2015 Vine Street
Cincinnati, OH 45202

Dear Douglas,

I do not anticipate any witnesses other than myself and the Owner in conjunction with this application.

ARCHITECT

LOU BATSCH
BENELLI & BATSCH ARCHITECTS
45 TIMBERWOOD CT
LEBANON, OH 45036
P: (513) 624-7391
E: LBATSCH@BBARCHS.COM

OWNER

GREG COLE
2001 VINE LLC
1333 PARK RIDGE PL
CINCINNATI OH 45208

P: (513) 604-9369
E: GCOLE@THEACANTHUSGROUP.COM

Sincerely,



Lou Batsch, Architect RA

Benelli & Batsch Architects
45 Timberwood Ct.
Lebanon OH 45036

T: (513) 624-7391

ITEM 4 October 10, 2022

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

APPLICATION #: COA2022045
APPLICANT: Dellinger Architects
OWNER: Gabriel Deutsch
ADDRESS: **1215 Main Street**
PARCELS: 080-0002-0143
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: September 30, 2022

Existing Conditions

The subject property is situated on the west side of Main Street between its intersection with E. 13th Street on the north and E. 12th Street on the south in the Over-the-Rhine neighborhood. The existing 2-story building, built ca. 1875, most recently housed a Religious Assembly use and is currently vacant. The building has had inappropriate alterations on the front façade including vertical wood siding covering the storefront and horizontal wood siding covering the brick façade on the upper levels. A non-historic rear addition is located on the rear of the building and was installed sometime after 1950.

Proposed Conditions

The applicant is proposing to rehabilitate the existing building, converting it to an Eating and Drinking Establishment use throughout the building. New exterior work includes the rehabilitation of the front façade, demolition of the rear non-historic addition and the construction of a new rear deck and access stair.

Previous Reviews: N/A.

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 Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

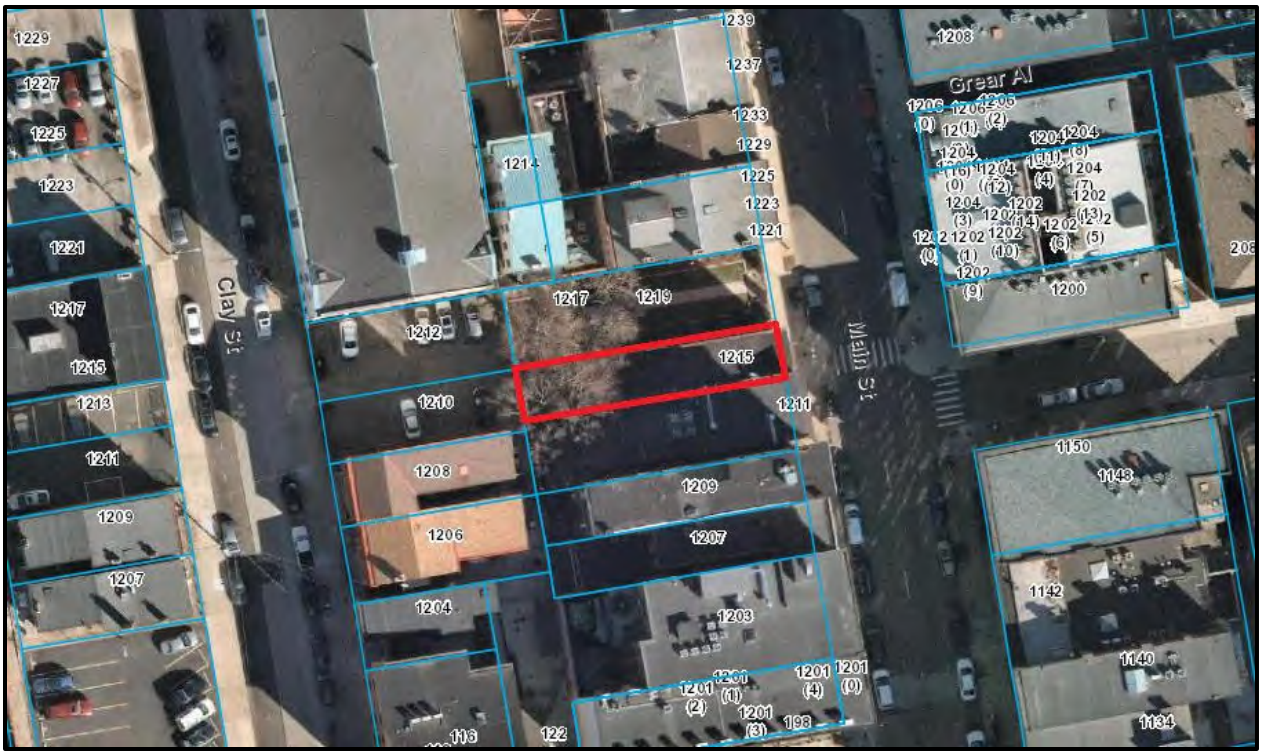


Figure 1: Location of subject property. Image from CAGIS.



Figure 2: 1215 Main Street at center, ca. July 2022, facing west. Image from Google.

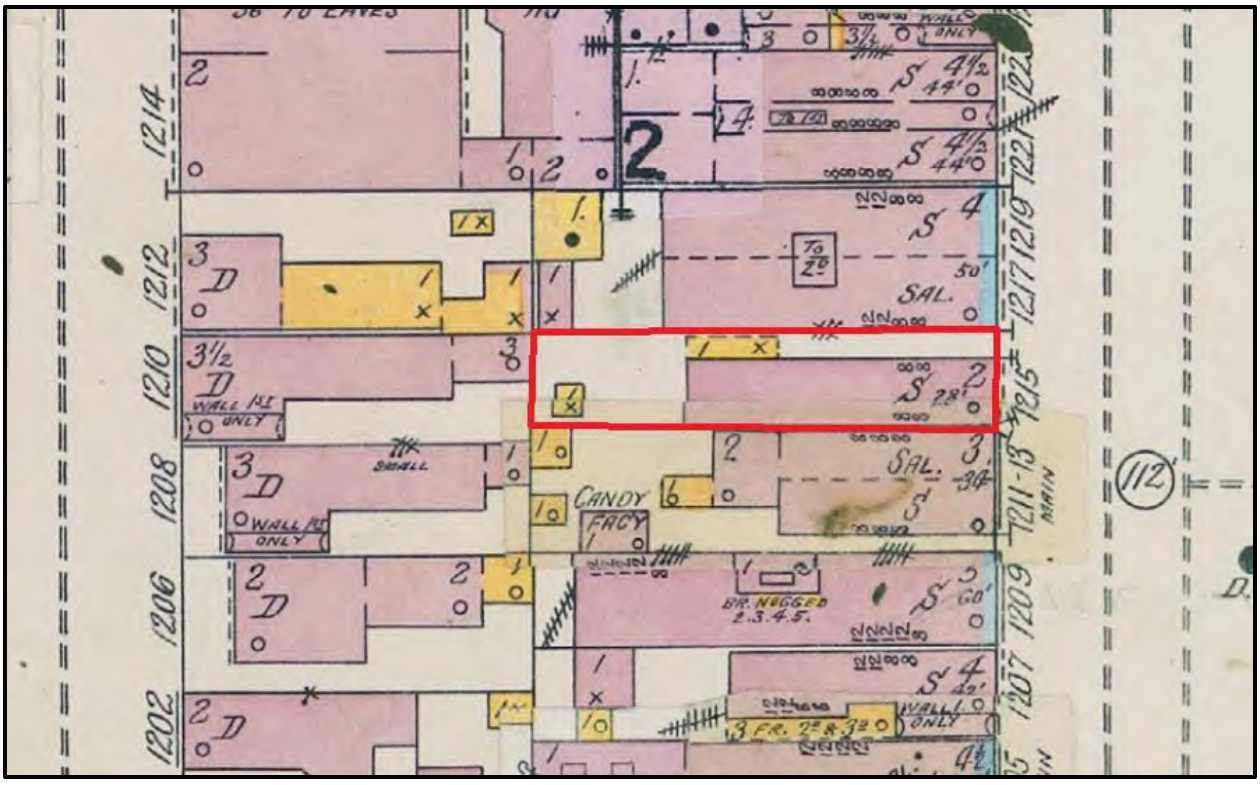


Figure 3: 1904 Sanborn map. Image from Public Library of Cincinnati and Hamilton County.

Zoning Review

The proposed work complies with the Zoning regulations. No Zoning Relief is required.

Certificate of Appropriateness Review:

A COA is required for the proposed façade rehabilitation, rear non-historic enclosed staircase addition demolition, and rear deck addition. The proposed changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines

REHABILITATION

B. Specific Guidelines

1. ***Materials****: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.*

   At some point in the building's history, previous owners covered the original storefront with vertical wood siding and placed a gable awning over the entry door. The upper floors were also clad with horizontal wood siding. The applicant proposes removing the non-original cladding material on the front façade and

restoring the original brick on the upper levels and storefront on the ground floor. A new cornice will be installed that will be simple in nature and will include three frieze windows.

12. ***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. 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 o 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 applicant intends to remove the inappropriate wood cladding and gabled awning covering the first-floor storefront. The applicant intends to restore the original storefront, if the existing structure remains under the wood cladding. If the storefront has been removed or is substantially destroyed, a new storefront will be constructed based on the submitted plans, which conform to the guidelines.

SITE IMPROVEMENTS

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

    The proposed rear deck will not be highly visible from the front façade. Due to the vacant lot adjacent to the property, the deck may be minimally visible from just north of the property. The deck should be stained or painted after weathering.

DEMOLITION

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 Historic Conservation Board.*

    The applicant is proposing the demolition of a non-historic rear enclosed staircase addition. The wood-frame addition does not appear on historic Sanborn Fire Insurance maps through 1950. The addition is not a significant portion of the building and its demolition will not adversely affect the remainder of the building and will not adversely affect the streetscape.

Other Considerations:

Prehearing Results: A prehearing was held on September 21, 2022. The applicant was in attendance.

Comments Provided to Staff: N/A
Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on plans by Dellinger Architects dated 6.29.2022:

I. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1215 Main Street including any revisions submitted for permit subject to staff review and approval with the following conditions:
   1. The rear deck shall be stained or painted after construction.
   2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

Historic Conservatio

Hearing Application

COA2022045
1215 MAIN ST
Historic Conservation Board

Check any fields for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 1215 Main Street COMMUNITY Over the Rhine
PARCEL ID(S) 008000020143 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CCP COMMERCIAL COMMUNITY PEDESTRIAN ZONING OVERLAY (if applicable) NONE
HISTORIC DISTRICT: OVER THE RHINE
☒ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME DELLINGER ARCHITECTS CONTACT PERSON (if legal entity) DENNY DELLINGER
ADDRESS 228 MOHAWK STREET CITY CINCINNATI STATE OH ZIP 45214
EMAIL dennyd.dellinger@gmail.com RELATIONSHIP TO OWNER (if not owner) architect
TELEPHONE 513-739-5770

Section 3. OWNER

NAME Lindsey Swadner CONTACT PERSON (if legal entity)
ADDRESS 1209 MAIN ST. CITY CINCINNATI STATE OH ZIP 45202
EMAIL lindsey@thehubotr.com. RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-240-0246

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☐ New Construction ☒ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

This 3 story historic building has been vacant for many years. It was most recently used as a small church with a residence on the upper floors. The front façade had been altered in an unsympathetic way. This project will convert the entire building to a bar use. The unsympathetic alterations will be removed and the front

Section 5. NATURE OF ZONING RELIEF REQUESTED

☒ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Section 6. SIGNATURE.

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.

Print Name DENNY DELLINGER **Signature** **Date** 7/29/2022

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

ADJUDICATION/DENIAL LETTER
Date: July 27, 2022
Location: 1215 Main Street
Request: COA
Zoning District: CC-P/ Over-the-Rhine 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 requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well. The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

AUG 2 5 REC'

Department of Planning and Engagement
Historic Conservation Office

city of CINCINNATI

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25

All Drawings and Plans must include the following

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- ☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

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✔	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
✔	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
✓	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
✓	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
	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.
✓	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
✓	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
✓	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
✓	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
	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."

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.

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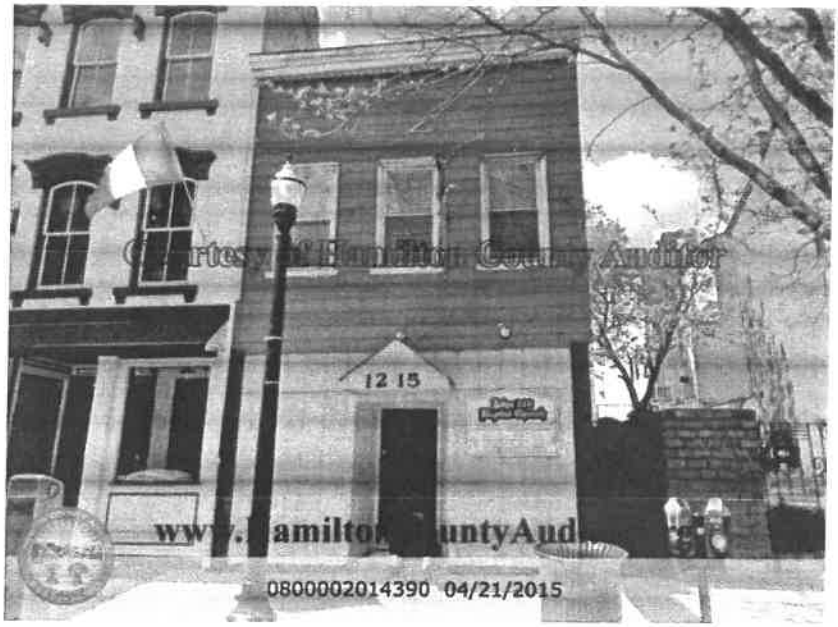
ARCHITECTS

PHONE 513-739-5770
EMAIL dennyd.dellinger@gmail.com

228 MOHAWK ST. CINCINNATI, OH 45214 513-739-5770

The applicant provides this written statement to explain how our proposed project meets the applicable Historic Conservation Guidelines.

The unsympathetic alterations to the main façade of the building, including boarding over the original storefront, constructing an inappropriate gable awning over the entry and covering the original brick with wood lap siding will all be removed.
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Contract to Purchase Commercial-Industrial-Investment ("Contract")

Adopted by the
Commercial Real Estate Council of Greater Cincinnati
For exclusive use by REALTORS®.
This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult a REALTOR®.

1 Berberich Law- A Non-Licensed Real Estate Entity
NAME OF LISTING REALTOR® FIRM
1215 Main Street, Cincinnati, OH 45202
ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in Cincinnati (City) Hamilton County (County), OH (State) described as —

further described in Auditor's Plat Book Number –, Page –, as Parcel(s) 080-0002-0143-90.

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: —

4 **OTHER ITEMS:** The following items shall be included in the sale: —

5 **PRICE AND TERMS:** The purchase price shall be $265,000 ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** $10,000 ("Earnest Money") shall be deposited with Comey & Shepherd ("Agent") upon written acceptance of this Contract, in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with REALTOR® Firm acting as Agent, may be retained by Agent and credited toward the brokerage commission owed REALTOR® Firm or as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii)) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

(1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money.

(2) If the Real Estate is located in Ohio, any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24. If, within two years from the date the Earnest Money was deposited in the Agent's Trust Account, the parties have not provided the Agent with such signed instructions or written notice that a court legal action to resolve the dispute has been filed, the Agent shall return the Earnest Money to the Buyer with no further notice to the Seller.

(3) If the Real Estate is located in Kentucky, any disbursement of Earnest Money shall be in compliance with KRS 324.111, and the Agent may initiate the release process. The Agent shall notify all parties at their last known address by certified mail that the Earnest Money shall be distributed to the parties specified in the letter unless all parties enter into a written mutual release, or unless one (1) or more of the parties initiate litigation within sixty (60) days of the mailing date of the certified letter. If neither Buyer nor Seller initiates litigation or enters into a written release within sixty (60) days of the mailing date of the certified letter, the Agent may release the deposit to the party identified in the certified letter without penalty under this section and without civil liability in the courts of the Commonwealth of Kentucky.

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DocuSign Envelope ID: 069016D1-ACBC-4136-B1B7-F773148E78A7

Notwithstanding the foregoing, the Buyer shall retain the right to the deposit in the following circumstances: (i) if Seller fails to accept this offer, (ii) if Seller fails to perform Seller's obligations under this Contract; or (iii) if the contingencies set forth in Section 6, and if applicable, 7 are not satisfied and as a result, Buyer elects to terminate this Contract. Seller shall be entitled to the Earnest Money if Buyer fails to perform Buyer's obligations under this Contract or upon default by Buyer's failure to comply with any material obligation imposed under this Contract.

(b) **BALANCE:** The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

6 **CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:

(a) **FINANCING:** This contract is contingent upon purchaser obtaining financing and approval within 60 days of acceptance.

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before 07/06/2022 or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer may, at Buyer's sole discretion and expense, perform inspections of the Real Estate prior to the Closing. Buyer's inspection of the Real Estate may include: physical inspection of the condition of the property, title, survey, environmental conditions, the roof, mechanical equipment, zoning and permits, feasibility of intended use, site preparation costs and any and all inspections and their facets. (collectively, "Buyer's Inspection"). Buyer's Inspection shall be completed within 1 days ("Inspection Period") of acceptance of this Contract. Buyer shall provide written acceptance of the conditions of all such items within the Inspection Period. Seller agrees to provide Buyer with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting Buyer's Inspection. If Buyer is not satisfied with the results of Buyer's Inspection then Buyer shall have the option to terminate this Contract by providing written notification to Berberich Law (Listing Firm) prior to the expiration of the Inspection Period. **If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived as of, but not prior to, the expiration of the Inspection Period.**

(c) **OTHER:** –

7 **ADDENDUM:** Additional terms and conditions ☑ are ☐ are not set forth as an Addendum attached hereto and made an integral part of this Contract.

8 **BUYER'S EXAMINATION:** Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

9 **SELLER'S CERTIFICATION:** The Real Estate is zoned CC-P; is ☑ is not ☐ located in a Historic District; and is ☐ is not ☑ located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released, unless documented and done in compliance with applicable environmental laws, in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit ☐ has ☑ has not been furnished to the Buyer. REALTORS® make no representations or warranties concerning the environmental condition of the Real Estate and Buyer has relied solely upon the representations and warranties of Seller as set forth herein or in other disclosures listed in Section 16 of this Contract.

10 **CONDITION OF IMPROVEMENTS:** Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

Buyer's Initials DS TS Date / Time 7/11/2022 Seller's Initials GD Date / Time 7/11/2022

1215 Main St.
List of witnesses to provide testimony at the HCB Meeting

Lindsey Swadner	Lindsey@totallythehubotr.com
Denny Dellinger	dennyd.dellinger@gmail.com

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

ADJUDICATION/DENIAL LETTER
Date: July 27, 2022
Location: 1215 Main Street
Request: COA
Zoning District: CC-P/ Over-the-Rhine 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 requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well. The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

city of CINCINNATI

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

- ☐ 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
- ☒ Labeled photos of 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions, roof decks, utilities.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

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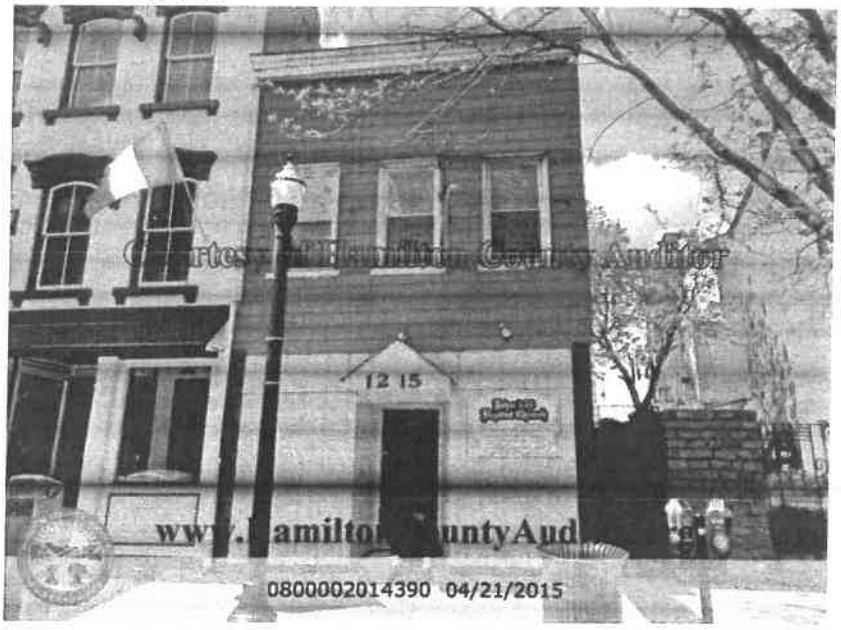
ARCHITECTS

PHONE 513-739-5770
EMAIL dennyd.dellinger@gmail.com

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Copyright© February 2015 CINCINNATI AREA BOARD OF REALTORS®

Contract to Purchase Commercial-Industrial-Investment ("Contract")

Adopted by the
Commercial Real Estate Council of Greater Cincinnati
For exclusive use by REALTORS®.
This is a legally binding contract. If not understood, seek legal advice.
For real estate advice, consult a REALTOR®.

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1215 Main Street, Cincinnati, OH 45202
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6 **CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:

(a) **FINANCING:** This contract is contingent upon purchaser obtaining financing and approval within 60 days of acceptance.

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before 07/06/2022 or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer may, at Buyer's sole discretion and expense, perform inspections of the Real Estate prior to the Closing. Buyer's inspection of the Real Estate may include: physical inspection of the condition of the property, title, survey, environmental conditions, the roof, mechanical equipment, zoning and permits, feasibility of intended use, site preparation costs and any and all inspections and their facets. (collectively, "Buyer's Inspection"). Buyer's Inspection shall be completed within 1 days ("Inspection Period") of acceptance of this Contract. Buyer shall provide written acceptance of the conditions of all such items within the Inspection Period. Seller agrees to provide Buyer with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting Buyer's Inspection. If Buyer is not satisfied with the results of Buyer's Inspection then Buyer shall have the option to terminate this Contract by providing written notification to Berberich Law (Listing Firm) prior to the expiration of the Inspection Period. **If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived as of, but not prior to, the expiration of the Inspection Period.**

(c) **OTHER:** –

7 **ADDENDUM:** Additional terms and conditions ☑ are ☐ are not set forth as an Addendum attached hereto and made an integral part of this Contract.

8 **BUYER'S EXAMINATION:** Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

9 **SELLER'S CERTIFICATION:** The Real Estate is zoned CC-P; is ☑ is not ☐ located in a Historic District; and is ☐ is not ☑ located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released, unless documented and done in compliance with applicable environmental laws, in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit ☐ has ☑ has not been furnished to the Buyer. REALTORS® make no representations or warranties concerning the environmental condition of the Real Estate and Buyer has relied solely upon the representations and warranties of Seller as set forth herein or in other disclosures listed in Section 16 of this Contract.

10 **CONDITION OF IMPROVEMENTS:** Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

Buyer's Initials DS LS Date / Time 7/11/2022 Seller's Initials DS GD Date / Time 7/11/2022

1215 Main St.
List of witnesses to provide testimony at the HCB Meeting

Lindsey Swadner	Lindsey@totallythehubotr.com
Denny Dellinger	dennyd.dellinger@gmail.com

Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 8/1/2022 2:38:34 PM EDT

Parcel ID	Address	Index Order	Tax Year
080-0002-0143-90	1215 MAIN ST	Parcel Number	2021 Payal

Property Information

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

Appraisal Area
01800 - OVER THE RHINE

Auditor Land Use
685 - PUBLIC WORSHIP

Owner Name and Address
JOHN 3:16 BAPTIST CHURCH
1215 MAIN ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
JOHN 3:16 BAPTIST CHURCH
1215 MAIN ST
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value
0

Effective Tax Rate
0.000000

Property Description
1215 MAIN ST 19.97 X 100 PT LOT 168 BENHAMS SUB

Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	1/1/1900
Last Sale Amount	$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.045

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Board of Rev
Rental Regist
Homestead
Owner Occup
Foreclosure
Special Asses
Market Land
CAUV Value
Market Impr
Market Total
TIF Value
Abated Value
Exempt Valu
Taxes Paid
Tax as % of T

Notes

Dusty Rhodes, Hamilton County Auditor

Property Report

generated on 8/1/2022 2:38:34 PM EDT

Parcel ID	Address	Index Order	Tax Year
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Last Sale Amount	$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.045

Ta

Board of Rev
Rental Regist
Homestead
Owner Occup
Foreclosure
Special Asses
Market Land
CAUV Value
Market Impre
Market Total
TIF Value
Abated Value
Exempt Value
Taxes Paid
Tax as % of T

Notes

city of CINCINNATI LAW

Historic Conservation Board

Hearing Application

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

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 1215 Main Street
COMMUNITY Over the Rhine
PARCEL ID(S) 008000020143
HILLSIDE DISTRICT: ☐ Yes ☐ No
BASE ZONING CLASSIFICATION CCP COMMERCIAL COMMUNITY PEDESTRIAN
ZONING OVERLAY (if applicable) NONE
HISTORIC DISTRICT: OVER THE RHINE
☐ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME DELLINGER ARCHITECTS
CONTACT PERSON (if legal entity) DENNY DELLINGER
ADDRESS 228 MOHAWK STREET
CITY CINCINNATI
STATE OH
ZIP 45214
EMAIL dennyd.dellinger@gmail.com
RELATIONSHIP TO OWNER (if not owner) architect
TELEPHONE 513-739-5770

Section 3. OWNER

NAME Lindsey Swadner
CONTACT PERSON (if legal entity)
ADDRESS 1209 MAIN ST.
CITY CINCINNATI
STATE OH
ZIP 45202
EMAIL lindsey@thehubotr.com.
RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-240-0246

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

This 3 story historic building has been vacant for many years. It was most recently used as a small church with a residence on the upper floors. The front façade had been altered in an unsympathetic way. This project will convert the entire building to a bar use. The unsympathetic alterations will be removed and the front

Section 5. NATURE OF ZONING RELIEF REQUESTED

☑ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Section 6. SIGNATURE.

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.

Print Name DENNY DELLINGER **Signature** [signature] **Date** 7/29/2022

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

✔	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
✔	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
✓	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
✓	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
	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.
✓	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
✓	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
✓	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
✓	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
	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."

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.

THIS DOCUMENT HAS BEEN
RECEIVED AND TRANSFERRED
AUG 16 2022
DUSTY RHODES
HAMILTON COUNTY AUDITOR

********* Copy Imprint *********
Scott Crowley
Hamilton County Recorder's Office
Doc #: 2022-0079656 Type: DE
Filed: 08/16/22 02:18:05 PM $34.00
Off.Rec.: 14731 01673 F 2 345



GENERAL WARRANTY DEED

The John 3:16 Baptist Church, an Ohio not-for-profit corporation, whose tax mailing address is 407 Walnut Street, Elmwood Place, Ohio, 45216 ("Grantor"), for the total sum of One Hundred Sixty Five Thousand Dollars and No Cents ($165,000.00), and other good and valuable consideration, sells, grants and conveys to **Gabriel Deutsch**, an unmarried person, whose tax mailing address is 10320 Springknob Court, Cincinnati, Ohio, 45251 ("Grantee"), the following real property:

The property commonly known as 1215 Main Street, Cincinnati, Ohio, 45202,
Parcel ID: 080-0002-0143-90
ST

Situated in the City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the west line of Main Street 132.98 feet north of the northwest corner of Main and Twelfth Street, thence on the west line of Main Street, North 17° West, 19.97 feet to a point, thence South 73° 08' West, 100 feet to a point, thence South 17° East, 19.97 feet to a point, thence North 73° 08' East, 100 feet to the place of beginning.

Being the same premises Registered as Certificate No. _____, Registered Land Records of Hamilton County and recorded in Volume 13029, Page 00737 of the Hamilton County, Ohio Records.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all Real Estate taxes and assessments not yet due and payable. Together with all the PRIVILEGES AND APPURTENANCES to the same belonging and TO HAVE AND TO HOLD the same to the said:

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 8/15/22 PG
CAGIS - _____

dotloop signature verification: dtlp.us/maEx-DqKj-Oi4n
DocuSign Envelope ID: 069016D1-ACBC-4136-B1B7-F773148E78A7

Contract to Purchase Commercial-Industrial-Investment ("Contract")

Adopted by the
Commercial Real Estate Council of Greater Cincinnati
For exclusive use by REALTORS®.
This is a legally binding contract. If not understood, seek legal advice.
For real estate advice, consult a REALTOR®.

1 Berberich Law- A Non-Licensed Real Estate Entity
NAME OF LISTING REALTOR® FIRM
1215 Main Street, Cincinnati, OH 45202
ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in Cincinnati (City) Hamilton County (County), OH (State) described as —

further described in Auditor's Plat Book Number –, Page –,
as Parcel(s) 080-0002-0143-90.

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: —

4 **OTHER ITEMS:** The following items shall be included in the sale: —

5 **PRICE AND TERMS:** The purchase price shall be $265,000 ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** $10,000 ("Earnest Money") shall be deposited with Comey & Shepherd ("Agent") upon written acceptance of this Contract, in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with REALTOR® Firm acting as Agent, may be retained by Agent and credited toward the brokerage commission owed REALTOR® Firm or as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii)) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

(1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money.

(2) If the Real Estate is located in Ohio, any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24. If, within two years from the date the Earnest Money was deposited in the Agent's Trust Account, the parties have not provided the Agent with such signed instructions or written notice that a court legal action to resolve the dispute has been filed, the Agent shall return the Earnest Money to the Buyer with no further notice to the Seller.

(3) If the Real Estate is located in Kentucky, any disbursement of Earnest Money shall be in compliance with KRS 324.111, and the Agent may initiate the release process. The Agent shall notify all parties at their last known address by certified mail that the Earnest Money shall be distributed to the parties specified in the letter unless all parties enter into a written mutual release, or unless one (1) or more of the parties initiate litigation within sixty (60) days of the mailing date of the certified letter. If neither Buyer nor Seller initiates litigation or enters into a written release within sixty (60) days of the mailing date of the certified letter, the Agent may release the deposit to the party identified in the certified letter without penalty under this section and without civil liability in the courts of the Commonwealth of Kentucky.

dotloop signature verification: dtlp.us/maEx-DqKj-Oi4n
DocuSign Envelope ID: 069016D1-ACBC-4136-B1B7-F773148E78A7

Notwithstanding the foregoing, the Buyer shall retain the right to the deposit in the following circumstances: (i) if Seller fails to accept this offer, (ii) if Seller fails to perform Seller's obligations under this Contract; or (iii) if the contingencies set forth in Section 6, and if applicable, 7 are not satisfied and as a result, Buyer elects to terminate this Contract. Seller shall be entitled to the Earnest Money if Buyer fails to perform Buyer's obligations under this Contract or upon default by Buyer's failure to comply with any material obligation imposed under this Contract.

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Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before 07/06/2022 or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

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(c) **OTHER:** -

7 **ADDENDUM:** Additional terms and conditions ☑ are ☐ are not set forth as an Addendum attached hereto and made an integral part of this Contract.

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Buyer's Initials DS TS Date / Time 7/11/2022 Seller's Initials DS GD Date / Time 7/11/2022

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DocuSign Envelope ID: 069016D1-ACBC-4136-B1B7-F773148E78A7

11 PRORATIONS: Seller shall be responsible to pay all real estate taxes and assessments accrued on the Real Estate through the date of Closing. Real estate taxes, installments of assessments, rents and operating expenses shall be prorated as of the date of Closing. Buyer shall pay all taxes, installments of assessments, and operating expenses which may become due and payable following date of Closing. Any security and/or damage deposits held by Seller shall be transferred to Buyer at Closing. Real estate taxes and assessments will be prorated based on the most recent official tax duplicate as of the date of Closing.

12 CONVEYANCE AND CLOSING: Seller shall be responsible for transfer taxes, conveyance fees, deed preparation; and shall convey marketable title to the Real Estate, with release of dower, by ☐ deed of general warranty in fee simple absolute or ☑ Warranty deed. Buyer shall be responsible for other Closing costs and fees. Such conveyance to take place within 30 days of release or waiver of contingencies, (or at such sooner time as mutually agreeable in writing), to the parties hereto, free, clear and unencumbered as of Closing except restrictions, assessments and easements of record which do not adversely affect the use of the Real Estate, except None. Seller shall have the right at Closing to pay for the removal of any and all encumbrances or liens out of the proceeds. At Closing Seller shall execute any document reasonably required by Agent or the title company to effectuate the sale contemplated by this Contract.

13 POSSESSION: Possession shall be given, subject to tenants' rights, upon Closing. Tenants' rights in the Real Estate are: None

14 INDEMNITY: Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and/or Buyer or Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer or Buyer's sources.

15 AGENCY DISCLOSURE: Seller and Buyer acknowledge having reviewed and signed the attached state-mandated Agency Disclosure Statement and Dual Agency Disclosure Statement, if applicable.

16 OTHER DISCLOSURES: The following additional disclosures have been provided: None.

- ☐ Lead-based paint (mandatory for properties built prior to 1978 which contain one or more dwelling units).
- ☐ Residential Property Disclosure (mandatory for any property which contains 1-4 dwelling units).
- ☐ Other –

17 LISTING SERVICE AUTHORITY: Seller and Buyer authorize REALTOR® to disclose this sales information, including sale price and terms, to any Listing Service to which REALTOR® is a member.

18 GOVERNING LAWS: This Contract shall be governed in accordance with the laws of the state in which the Real Estate is located.

19 SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement, and that no oral or implied agreement exists. Any amendments to this agreement shall be made in writing, signed by both parties and copies shall be attached to all copies of this original agreement. This offer, when accepted, shall be binding upon the parties, their heirs, administrators, executors, successors and assigns. The parties acknowledge that they have been provided the opportunity to have this Contract reviewed by legal counsel prior to signing, unless such contingency has been incorporated into this Contract under Section 6 herein.

20 TIME IS OF THE ESSENCE: Time is of the essence with respect to the performance of every provision of this Contract in which time of performance is a factor.

21 ELECTRONIC SIGNATURES: Manual or electronic signatures on contract documents, transmitted in original, facsimile or electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be recorded at or after closing.

22 EXPIRATION AND APPROVAL: This offer shall remain open for acceptance until 10 o'clock ☐ AM ☑ PM EASTERN STANDARD/EASTERN DAYLIGHT TIME on 07/06/2022, and a signed copy shall be returned to Buyer upon acceptance.

DS

Buyer's Initials [DS] Date / Time 7/11/2022

Seller's Initials [DC] Date / Time 7/11/2022

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DocuSign Envelope ID: 069016D1-ACBC-4136-B1B7-F773148E78A7

WITNESS: Greg Berberich dotloop verified 07/21/22 2:41 PM EDT 2ZFA-ZSWV-SIOE-GMN5

BUYER: DocuSigned by: Lindsey Swadner 670C6FB43E4C43B...

DATE : 7/11/2022 Time: _____

Comey & Shepherd
Name of Buyer's REALTOR® Firm, if any

BUYER: _____

DATE : _____ Time: _____

23 RECEIPT OF EARNEST MONEY BY AGENT: Cincinnati (CITY), Ohio (STATE), 07/11/22 (DATE),

I hereby acknowledge receipt of $ 10,000 in accordance with the terms herein.

By: DocuSigned by: Lindsey Swadner 670C6FB43E4C43B... (Name)

Comey & Shepherd
Firm

24 COMMISSION: Seller agrees to pay a commission of 0 % of the purchase price to Buyer's REALTOR® Firm, if any.

25 ACTION BY SELLER: The undersigned Seller has read and fully understands the foregoing offer and hereby ☐ accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, ☐ rejects said offer, or ☐ counteroffers according to the above modifications initialed by Seller, which counteroffer shall become null and void if not accepted in writing on or before _____ o'clock ☐ AM ☐ PM EASTERN STANDARD/EASTERN DAYLIGHT TIME _____ (Date).

WITNESS: Greg Berberich dotloop verified 07/21/22 2:41 PM EDT F6JJ-077J-B6UA-7WFF

SELLER: DocuSigned by: Gabriel Deutsch 2EC16B468CBD464...

DATE : 7/11/2022 Time: _____

SELLER: _____

DATE : _____ Time: _____

dotloop signature verification: dtlp.us/maEx-DqKj-Oi4n
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Addendum #____

A product of the
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Approved by Board Legal Counsel
(If not understood, seek legal advice. For real estate advice, consult your REALTOR®.)

REALTOR®

EQUAL HOUSING OPPORTUNITY

This Addendum is made as an integral part of the purchase/lease contract dated 07/06/2022 (the "Contract") between The Hub OTR LLC ("Buyer/Lessee") and John 3:16 Baptist Church ("Seller/Lessor") with respect to the real estate located at 1215 Main Street, Cincinnati, OH 45202 (the "Real Estate") and supersedes any conflicting provisions in the Contract. Except as expressly amended or modified by this Addendum, the Contract in all other respects remains the same.

Buyer/Lessee and Seller/Lessor further agree as follows:

Contract is contingent upon appraisal value at or above purchase price. Contract is contingent upon any and all lender requirements including a clear and marketable title. Contract is contingent upon a Phase 1 Environmental review if required by lender. Purchaser to use Inspection Period to perform any/all due diligence. If Purchaser is not satisfied for any reason, it may terminate the Agreement and receive a full refund of its Deposit. Purchaser retains right to transfer or assign contract to another LLC prior to closing. Seller and its entities acknowledge that Purchaser is a licensed Real Estate Agent in Ohio.

DocuSigned by:
Lindsey Swadner 7/11/2022
Buyer/Lessee B... Date/Time

Buyer/Lessee Date/Time

DocuSigned by:
Gabriel Deutsch 7/11/2022
Seller/Lessor 2EC16B468CDD404 Date/Time

Seller/Lessor Date/Time

THIS DOCUMENT HAS BEEN
RECEIVED AND TRANSFERRED

AUG 16 2022

DUSTY RHODES
HAMILTON COUNTY AUDITOR

********** Copy Imprint **********
Scott Crowley
Hamilton County Recorder's Office
Doc #: 2022-0079656 Type: DE
Filed: 08/16/22 02:18:05 PM $34.00
Off.Rec.: 14731 01673 F 2 345

▪1473101673F▪

GENERAL WARRANTY DEED

The John 3:16 Baptist Church, an Ohio not-for-profit corporation, whose tax mailing address is 407 Walnut Street, Elmwood Place, Ohio, 45216 ("Grantor"), for the total sum of One Hundred Sixty Five Thousand Dollars and No Cents ($165,000.00), and other good and valuable consideration, sells, grants and conveys to **Gabriel Deutsch**, an unmarried person, whose tax mailing address is 10320 Springknob Court, Cincinnati, Ohio, 45251 ("Grantee"), the following real property:

The property commonly known as 1215 Main Street, Cincinnati, Ohio, 45202,
Parcel ID: 080-0002-0143-90
ST

Situated in the City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the west line of Main Street 132.98 feet north of the northwest corner of Main and Twelfth Street, thence on the west line of Main Street, North 17° West, 19.97 feet to a point, thence South 73° 08' West, 100 feet to a point, thence South 17° East, 19.97 feet to a point, thence North 73° 08' East, 100 feet to the place of beginning.

Being the same premises Registered as Certificate No. _____, Registered Land Records of Hamilton County and recorded in Volume 13029, Page 00737 of the Hamilton County, Ohio Records.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ~~ordinances and regulations, all rights of tenants in possession, and all Real Estate~~ taxes and assessments not yet due and payable. Together with all the PRIVILEGES AND APPURTENANCES to the same belonging and TO HAVE AND TO HOLD the same to the said:

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 8/15/22 PG
CAGIS - _____

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Contract to Purchase Commercial-Industrial-Investment ("Contract")

Adopted by the
Commercial Real Estate Council of Greater Cincinnati
For exclusive use by REALTORS®.
This is a legally binding contract. If not understood, seek legal advice.
For real estate advice, consult a REALTOR®.

1 Berberich Law- A Non-Licensed Real Estate Entity,
NAME OF LISTING REALTOR® FIRM
1215 Main Street, Cincinnati, OH 45202
ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in Cincinnati (City) Hamilton County (County), OH (State) described as —

; further described in Auditor's Plat Book Number –, Page –, as Parcel(s) 080-0002-0143-90.

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: —.

4 **OTHER ITEMS:** The following items shall be included in the sale: —.

5 **PRICE AND TERMS:** The purchase price shall be $265,000 ("Purchase Price") payable as follows:

(a) **EARNEST MONEY:** $10,000 ("Earnest Money") shall be deposited with Comey & Shepherd ("Agent") upon written acceptance of this Contract, in a trust account ("Trust Account") pending closing ("Closing"), on the Real Estate and other items included in the sale in Section 4, if any. The Earnest Money shall be disbursed as follows: (i) at Closing, the Earnest Money shall be applied to Purchase Price and, if deposited with REALTOR® Firm acting as Agent, may be retained by Agent and credited toward the brokerage commission owed REALTOR® Firm or as directed by Buyer; (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of Earnest Money ("Release") signed by all parties to the Contract; or (iii)) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money the Earnest Money shall be in accordance with the following:

(1) The Agent shall maintain such funds in the Trust Account until the Agent receives (i) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (ii) a final court order that specifies to whom the Earnest Money is to be awarded. Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money.

(2) If the Real Estate is located in Ohio, any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24. If, within two years from the date the Earnest Money was deposited in the Agent's Trust Account, the parties have not provided the Agent with such signed instructions or written notice that a court legal action to resolve the dispute has been filed, the Agent shall return the Earnest Money to the Buyer with no further notice to the Seller.

(3) If the Real Estate is located in Kentucky, any disbursement of Earnest Money shall be in compliance with KRS 324.111, and the Agent may initiate the release process. The Agent shall notify all parties at their last known address by certified mail that the Earnest Money shall be distributed to the parties specified in the letter unless all parties enter into a written mutual release, or unless one (1) or more of the parties initiate litigation within sixty (60) days of the mailing date of the certified letter. If neither Buyer nor Seller initiates litigation or enters into a written release within sixty (60) days of the mailing date of the certified letter, the Agent may release the deposit to the party identified in the certified letter without penalty under this section and without civil liability in the courts of the Commonwealth of Kentucky.

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Notwithstanding the foregoing, the Buyer shall retain the right to the deposit in the following circumstances: (i) if Seller fails to accept this offer, (ii) if Seller fails to perform Seller's obligations under this Contract; or (iii) if the contingencies set forth in Section 6, and if applicable, 7 are not satisfied and as a result, Buyer elects to terminate this Contract. Seller shall be entitled to the Earnest Money if Buyer fails to perform Buyer's obligations under this Contract or upon default by Buyer's failure to comply with any material obligation imposed under this Contract.

(b) **BALANCE:** The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

6 **CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:

(a) **FINANCING:** This contract is contingent upon purchaser obtaining financing and approval within 60 days of acceptance.

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before 07/06/2022 or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer may, at Buyer's sole discretion and expense, perform inspections of the Real Estate prior to the Closing. Buyer's inspection of the Real Estate may include: physical inspection of the condition of the property, title, survey, environmental conditions, the roof, mechanical equipment, zoning and permits, feasibility of intended use, site preparation costs and any and all inspections and their facets. (collectively, "Buyer's Inspection"). Buyer's Inspection shall be completed within 1 days ("Inspection Period") of acceptance of this Contract. Buyer shall provide written acceptance of the conditions of all such items within the Inspection Period. Seller agrees to provide Buyer with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting Buyer's Inspection. If Buyer is not satisfied with the results of Buyer's Inspection then Buyer shall have the option to terminate this Contract by providing written notification to Berberich Law (Listing Firm) prior to the expiration of the Inspection Period. **If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived as of, but not prior to, the expiration of the Inspection Period.**

(c) **OTHER:** –

7 **ADDENDUM:** Additional terms and conditions ☑ are ☐ are not set forth as an Addendum attached hereto and made an integral part of this Contract.

8 **BUYER'S EXAMINATION:** Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

9 **SELLER'S CERTIFICATION:** The Real Estate is zoned CC-P; is ☑ is not ☐ located in a Historic District; and is ☐ is not ☑ located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released, unless documented and done in compliance with applicable environmental laws, in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit ☐ has ☑ has not been furnished to the Buyer. REALTORS® make no representations or warranties concerning the environmental condition of the Real Estate and Buyer has relied solely upon the representations and warranties of Seller as set forth herein or in other disclosures listed in Section 16 of this Contract.

10 **CONDITION OF IMPROVEMENTS:** Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

Buyer's Initials DS TS Date / Time 7/11/2022 Seller's Initials GD Date / Time 7/11/2022

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11 PRORATIONS: Seller shall be responsible to pay all real estate taxes and assessments accrued on the Real Estate through the date of Closing. Real estate taxes, installments of assessments, rents and operating expenses shall be prorated as of the date of Closing. Buyer shall pay all taxes, installments of assessments, and operating expenses which may become due and payable following date of Closing. Any security and/or damage deposits held by Seller shall be transferred to Buyer at Closing. Real estate taxes and assessments will be prorated based on the most recent official tax duplicate as of the date of Closing.

12 CONVEYANCE AND CLOSING: Seller shall be responsible for transfer taxes, conveyance fees, deed preparation; and shall convey marketable title to the Real Estate, with release of dower, by ☐ deed of general warranty in fee simple absolute or ☑ Warranty deed. Buyer shall be responsible for other Closing costs and fees. Such conveyance to take place within 30 days of release or waiver of contingencies, (or at such sooner time as mutually agreeable in writing), to the parties hereto, free, clear and unencumbered as of Closing except restrictions, assessments and easements of record which do not adversely affect the use of the Real Estate, except None. Seller shall have the right at Closing to pay for the removal of any and all encumbrances or liens out of the proceeds. At Closing Seller shall execute any document reasonably required by Agent or the title company to effectuate the sale contemplated by this Contract.

13 POSSESSION: Possession shall be given, subject to tenants' rights, upon Closing. Tenants' rights in the Real Estate are: None.

14 INDEMNITY: Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and/or Buyer or Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer or Buyer's sources.

15 AGENCY DISCLOSURE: Seller and Buyer acknowledge having reviewed and signed the attached state-mandated Agency Disclosure Statement and Dual Agency Disclosure Statement, if applicable.

16 OTHER DISCLOSURES: The following additional disclosures have been provided: None.

- ☐ Lead-based paint (mandatory for properties built prior to 1978 which contain one or more dwelling units).
- ☐ Residential Property Disclosure (mandatory for any property which contains 1-4 dwelling units).
- ☐ Other –

17 LISTING SERVICE AUTHORITY: Seller and Buyer authorize REALTOR® to disclose this sales information, including sale price and terms, to any Listing Service to which REALTOR® is a member.

18 GOVERNING LAWS: This Contract shall be governed in accordance with the laws of the state in which the Real Estate is located.

19 SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement, and that no oral or implied agreement exists. Any amendments to this agreement shall be made in writing, signed by both parties and copies shall be attached to all copies of this original agreement. This offer, when accepted, shall be binding upon the parties, their heirs, administrators, executors, successors and assigns. The parties acknowledge that they have been provided the opportunity to have this Contract reviewed by legal counsel prior to signing, unless such contingency has been incorporated into this Contract under Section 6 herein.

20 TIME IS OF THE ESSENCE: Time is of the essence with respect to the performance of every provision of this Contract in which time of performance is a factor.

21 ELECTRONIC SIGNATURES: Manual or electronic signatures on contract documents, transmitted in original, facsimile or electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be recorded at or after closing.

22 EXPIRATION AND APPROVAL: This offer shall remain open for acceptance until 10 o'clock ☐ AM ☑ PM EASTERN STANDARD/EASTERN DAYLIGHT TIME on 07/06/2022, and a signed copy shall be returned to Buyer upon acceptance.

DS

Buyer's Initials [illegible] Date / Time 7/11/2022

Seller's Initials DS Date / Time 7/11/2022

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WITNESS: Greg Berberich dotloop verified 07/21/22 2:41 PM EDT 2ZFA-ZSWV-SIOE-GMN5

BUYER: DocuSigned by: Lindsey Swadner 670C6FB43E4C43B...

DATE : 7/11/2022 Time: _____

Comey & Shepherd
Name of Buyer's REALTOR® Firm, if any

BUYER: _____

DATE : _____ Time: _____

23 RECEIPT OF EARNEST MONEY BY AGENT: Cincinnati (CITY), Ohio (STATE), 07/11/22 (DATE),

I hereby acknowledge receipt of $ 10,000 in accordance with the terms herein.

By: DocuSigned by: Lindsey Swadner 670C6FB43E4C43B... (Name)

Comey & Shepherd
Firm

24 COMMISSION: Seller agrees to pay a commission of 0 % of the purchase price to Buyer's REALTOR® Firm, if any.

25 ACTION BY SELLER: The undersigned Seller has read and fully understands the foregoing offer and hereby ☐ accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, ☐ rejects said offer, or ☐ counteroffers according to the above modifications initialed by Seller, which counteroffer shall become null and void if not accepted in writing on or before _____ o'clock ☐ AM ☐ PM EASTERN STANDARD/EASTERN DAYLIGHT TIME _____ (Date).

WITNESS: Greg Berberich dotloop verified 07/21/22 2:41 PM EDT F6JJ-077J-B6UA-7WFF

SELLER: DocuSigned by: Gabriel Deutsch 2EC16B468CBD464...

DATE : 7/11/2022 Time: _____

SELLER: _____

DATE : _____ Time: _____

dotloop signature verification: dtlp.us/maEx-DqKj-Oi4n
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Approved by Board Legal Counsel
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This Addendum is made as an integral part of the purchase/lease contract dated 07/06/2022 (the "Contract") between The Hub OTR LLC ("Buyer/Lessee") and John 3:16 Baptist Church ("Seller/Lessor") with respect to the real estate located at 1215 Main Street, Cincinnati, OH 45202 (the "Real Estate") and supersedes any conflicting provisions in the Contract. Except as expressly amended or modified by this Addendum, the Contract in all other respects remains the same.

Buyer/Lessee and Seller/Lessor further agree as follows:

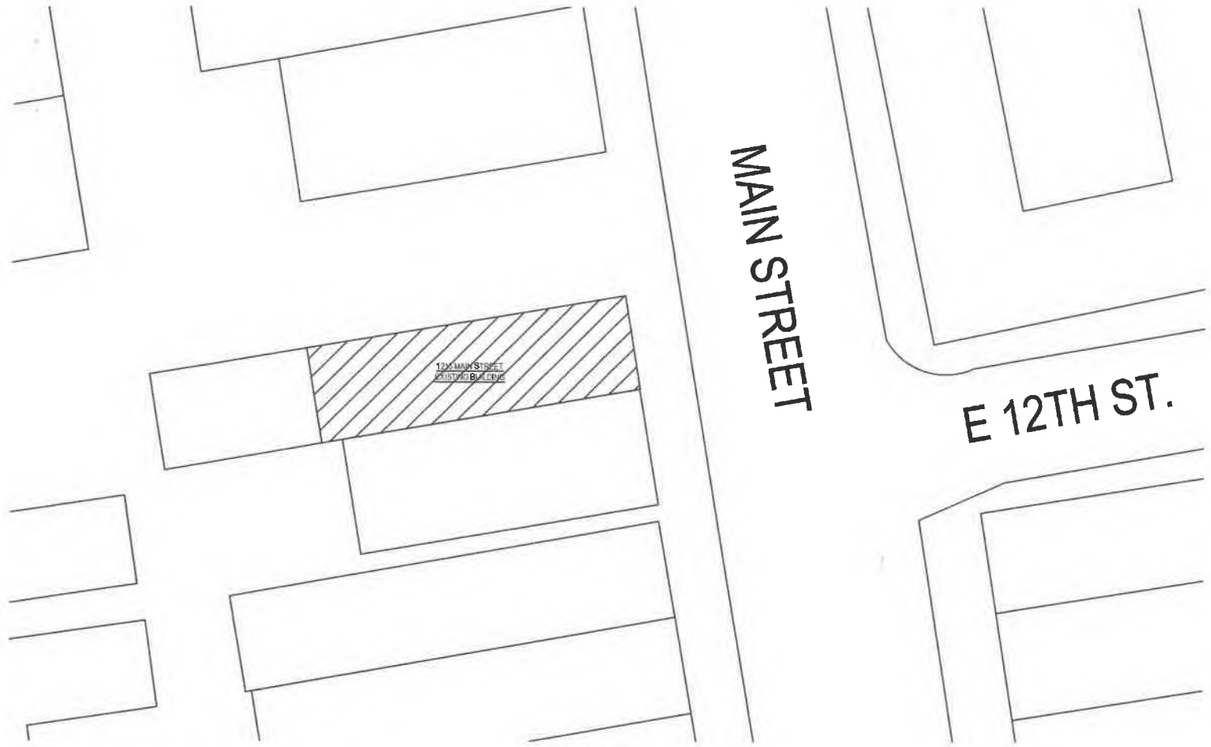
Contract is contingent upon appraisal value at or above purchase price. Contract is contingent upon any and all lender requirements including a clear and marketable title. Contract is contingent upon a Phase 1 Environmental review if required by lender. Purchaser to use Inspection Period to perform any/all due diligence. If Purchaser is not satisfied for any reason, it may terminate the Agreement and receive a full refund of its Deposit. Purchaser retains right to transfer or assign contract to another LLC prior to closing. Seller and its entities acknowledge that Purchaser is a licensed Real Estate Agent in Ohio.

DocuSigned by:
Lindsey Swadner 7/11/2022
Buyer/Lessee B... Date/Time

Buyer/Lessee Date/Time

DocuSigned by:
Gabriel Deutsch 7/11/2022
Seller/Lessor 2EC16B468CDD404... Date/Time

Seller/Lessor Date/Time



SITE PLAN

SCALE 1/32"=1'-0"

10' 20' 40'

NORTH

GENERAL CONSTRUCTION NOTES

1. AUTHORITIES HAVING JURISDICTION. THE 2017 EDITION OF THE OHIO BUILDING CODE (OBC) SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF CONSTRUCTION WITH APPLICABLE CODES AND REGULATIONS, LOCAL ORDINANCES, AND ALL AUTHORITIES OF JURISDICTION. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT OR DISCREPANCY BETWEEN THESE DRAWINGS AND APPLICABLE CODE OR REGULATION FOR CLARIFICATION.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL PARTITION LOCATIONS SHALL BE VERIFIED IN THE FIELD TO ACCOMMODATE ANY REQUIRED EQUIPMENT. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE ARCHITECT.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS, AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL AND O.S.H.A. REGULATIONS.
4. ALL MATERIALS, PRODUCTS, AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, SPECIFICATIONS, AND REQUIREMENTS.
5. ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES AND ORDINANCES AND THE AMERICAN WITH DISABILITIES ACT, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTMANSHIP.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ANY TEMPORARY STRUCTURAL SHORING AND BRACING.
7. THE ARCHITECT HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING WORK.

PROJECT INFORMATION

PROJECT DESCRIPTION: ALTERATIONS TO 1215 MAIN STREET INCLUDING DEMOLITION OF EXISTING ADDITION AND CONSTRUCTION OF AN EXTERIOR DECK.

BUILDING CODE: OHIO BUILDING CODE 2017, & CBC CINCINNATI BUILDING CODE

PARCEL NUMBER: 080-0002-0143-90

EXISTING USE GROUP: A-3 PLACE OF WORSHIP

PROPOSED USE GROUP: A-2 BAR

CONSTRUCTION TYPE IIIB

EXISTING 3 STORY BUILDING WITH BASEMENT

BASEMENT	646 SQ.FT
FIRST FLOOR	1,051 SQ.FT
SECOND FLOOR	1,119 SQ.FT
THIRD FLOOR	673 SQ.FT
TOTAL	3,489 SQ.FT

PROPOSED 3 STORY BUILDING WITH BASEMENT AND MEZZANINE

BASEMENT	646 SQ.FT
FIRST FLOOR	982 SQ.FT
SECOND FLOOR	997 SQ.FT
MEZZANINE	250 SQ.FT
TOTAL	2,875 SQ.FT

SCOPE OF WORK:

SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING EXTERIOR ADDITIONS AND INTERIOR PARTITIONS, STAIRS AND FLOOR, NEW CONSTRUCTION OF BAR, HANDICAP ACCESSIBLE TOILETS, THIRD FLOOR MEZZANINE AND EXTERIOR DECK.

SECTION 3404
ALTERATIONS

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building, structure, or system (egress, fire protection, smoke control, mechanical, plumbing, etc.) shall comply with the requirements of the code for new construction to the extent of the alteration. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. Alterations shall be such that the existing building, structure, or system is no less complying with the provisions of this code than the existing building or structure was prior to the alteration. Exceptions:

1. An existing stairway shall not be required to comply with the requirements of Chapter 10 where the stairs conform to the criteria of a prior edition of the OBC.

2. A new stair shall not be required to comply with the required tread and risers if replacing an existing stair where the existing space and construction does not allow a reduction in pitch or slope.

3. Handrails shall not be required to comply with the requirements of Section 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

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C2. SITE VICINITY PLAN
C3. PROJECT CONTEXT MAP
C4. CONTEXT IMAGES
C5. BUILDING IMAGES
E1. EXISTING BASEMENT AND FIRST FLOOR PLAN
E2. EXISTING SECOND AND THIRD FLOOR PLAN
E3. EXISTING ROOF PLAN
E4. EXISTING ELEVATIONS 1

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E5. EXISTING ELEVATIONS 2
E6. EXISTING SECTIONS
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P3. PROPOSED ROOF + DECK STAIR ALTERNATIVE PLAN
P4. PROPOSED ELEVATIONS 1
P5. PROPOSED ELEVATIONS 2

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

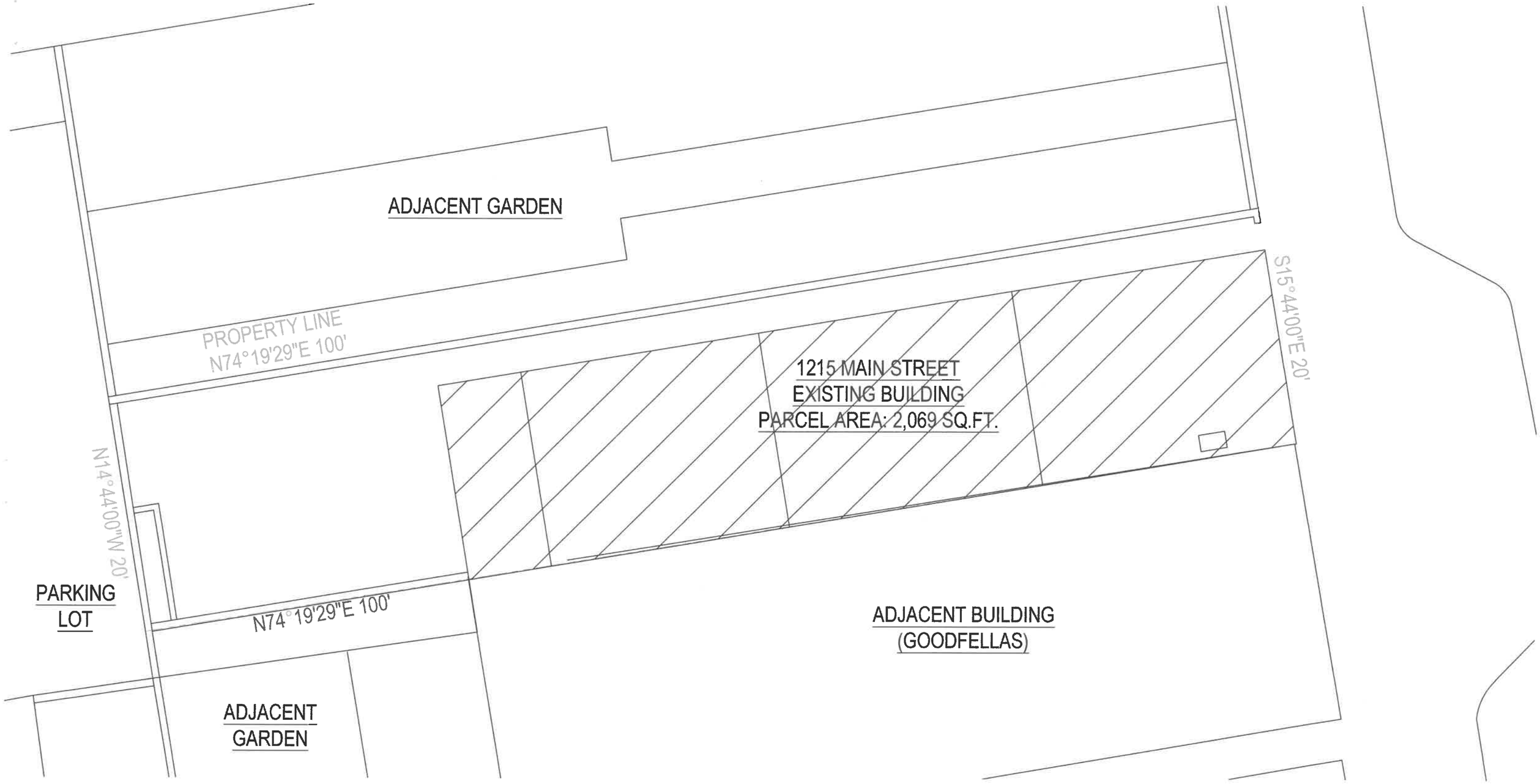
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214
513-739-5770

DATE JUNE 29, 2022

SITE PLAN + CODE INFORMATION

C1



VICINITY PLAN

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

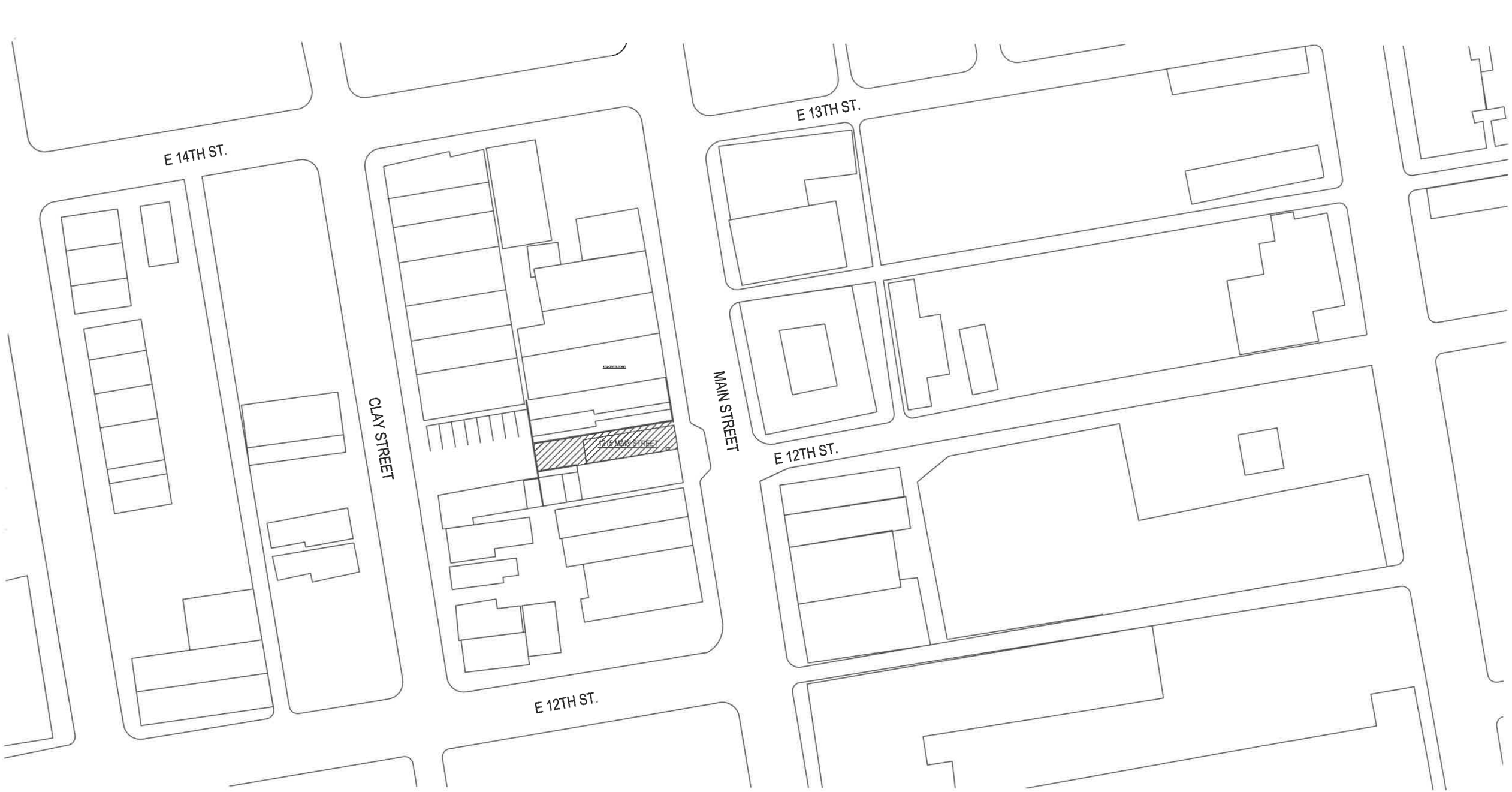
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214
513-739-5770

DATE JUNE 29, 2022

SITE VICINITY MAP

C2



PROJECT CONTEXT MAP

SCALE 1/64"=1'-0"

20' 40' 80'

NORTH

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

PROJECT CONTEXT MAP

C3

CONTEXT IMAGES

1201 MAIN ST.



1203 MAIN ST



1203 MAIN ST



1209 MAIN ST



1211 MAIN ST



1215 MAIN ST



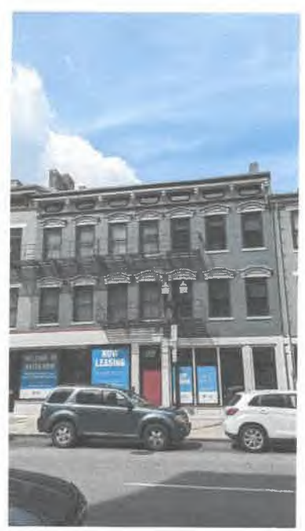
1221 MAIN ST



1225 MAIN ST



1237 MAIN ST



1320 MAIN ST.



1312 MAIN ST.



1306 MAIN ST.



1304 MAIN ST.



1302+1300 MAIN ST.



1214 MAIN ST.



1208 MAIN ST.



1206 MAIN ST.



1202 MAIN ST.



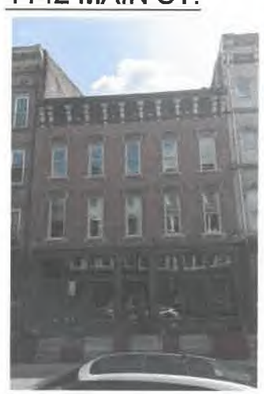
1200 MAIN ST.



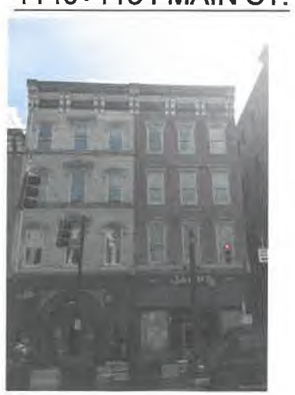
1150 MAIN ST.



1142 MAIN ST.



1140+1134 MAIN ST.



STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214
513-739-5770

DATE JUNE 29, 2022

CONTEXT IMAGES

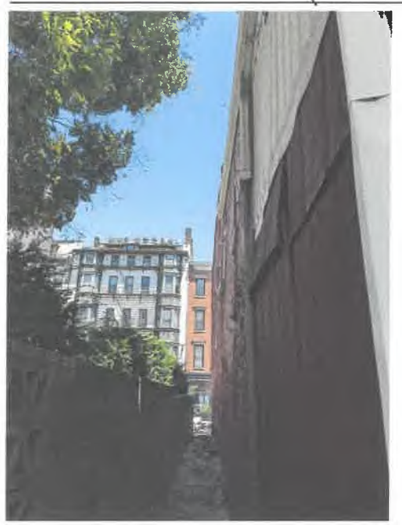
C4

1608 ELM 4 STORY BUILDING

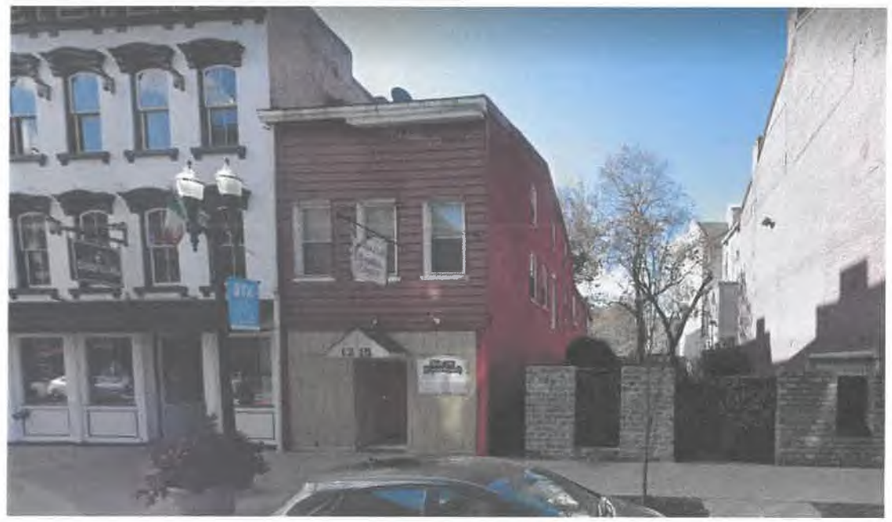
NORTH ELEVATION (SIDE VIEW FROM MAN STREET)



SOUTH ELEVATION (SIDE VIEW FROM REAR)



NORTH ELEVATION (EAST VIEW)



EAST ELEVATION (REAR VIEW)



STATE OF OHIO
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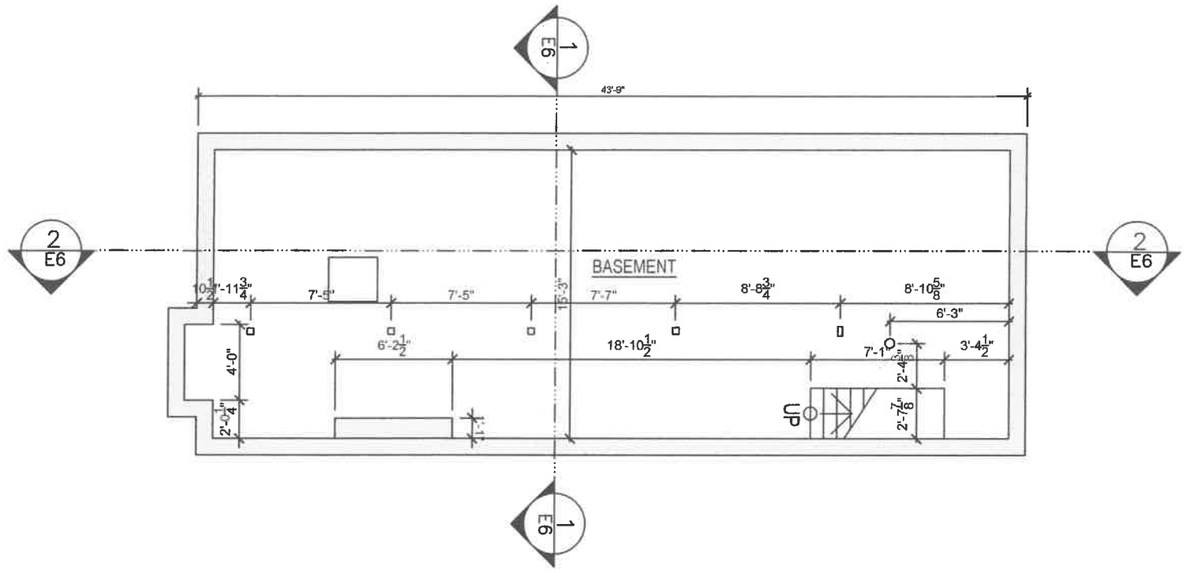
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228 MOHAWK ST. CINCINNATI,OH 45214
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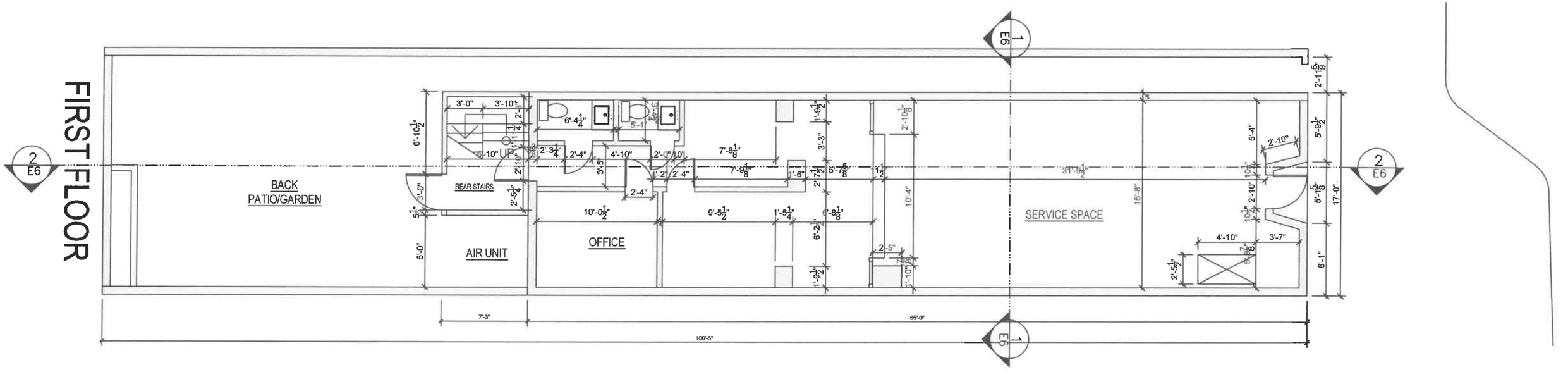
BUILDING IMAGES

C5

BASEMENT



FIRST FLOOR



EXISTING FLOOR PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

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ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

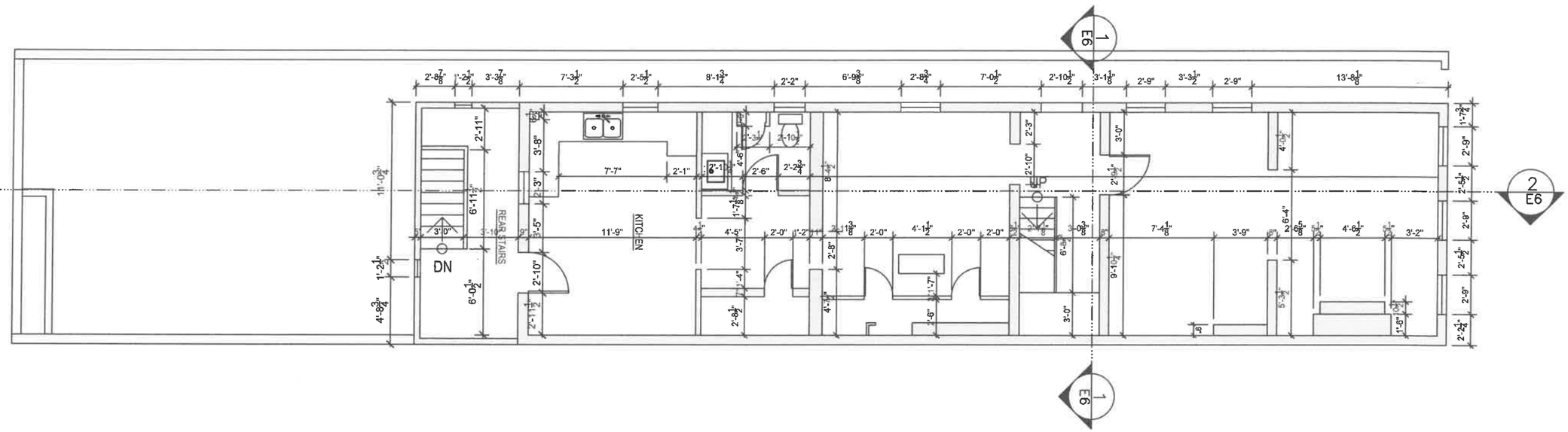
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DATE JUNE 29, 2022

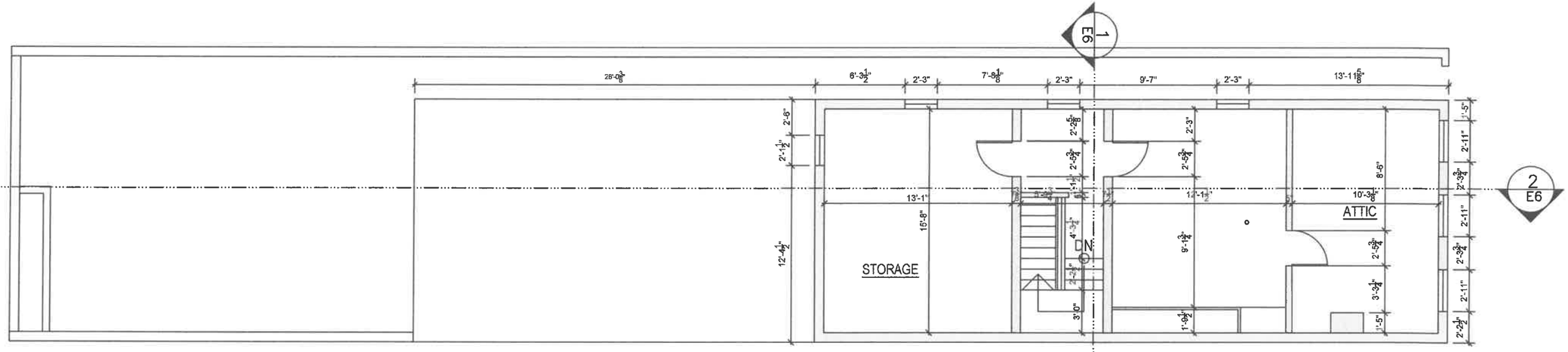
BASEMENT AND FIRST FLOOR PLANS

E1

SECOND FLOOR



THIRD FLOOR



EXISTING FLOOR PLAN

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

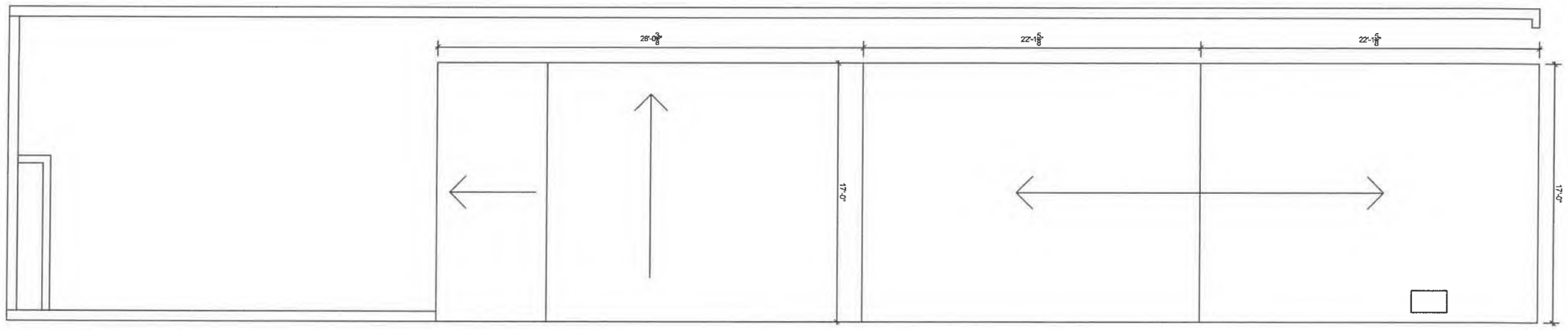
DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

SECOND AND THIRD FLOOR PLANS

E2

ROOF PLAN



EXISTING ROOF PLAN

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

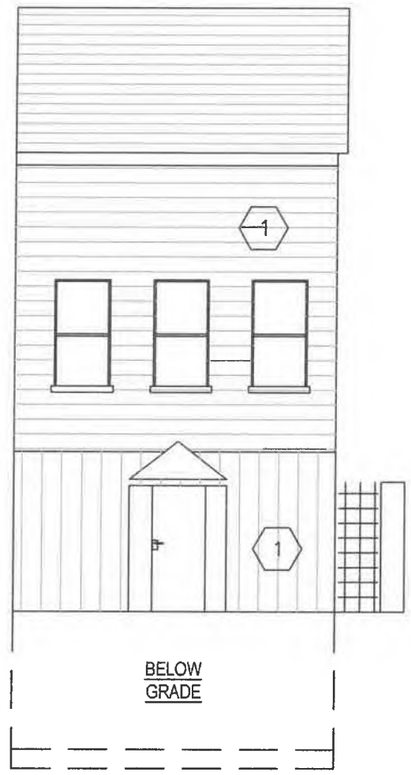
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214
513-739-5770

DATE JUNE 29, 2022

ROOF PLAN

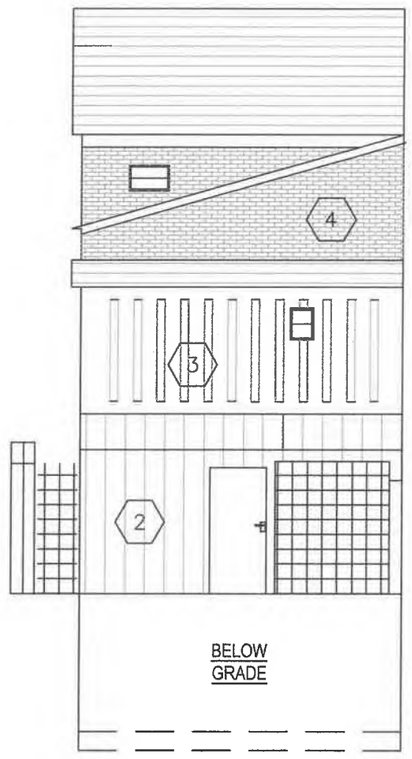
E3



1 E4 EXISTING FRONT ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'



2 E4 EXISTING REAR ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'

KEY NOTES

1. WOOD SIDING OVER EXISTING MASONRY
2. WOOD SIDING OVER WOOD FRAMING
3. METAL SIDING OVER WOOD FRAMING
4. EXISTING MASONRY

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

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ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

EXISTING FRONT AND REAR ELEVATIONS

E4



1 / E5 EXISTING SIDE ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'

KEY NOTES

1. WOOD SIDING OVER WOOD FRAMING
2. EXISTING MASONRY

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

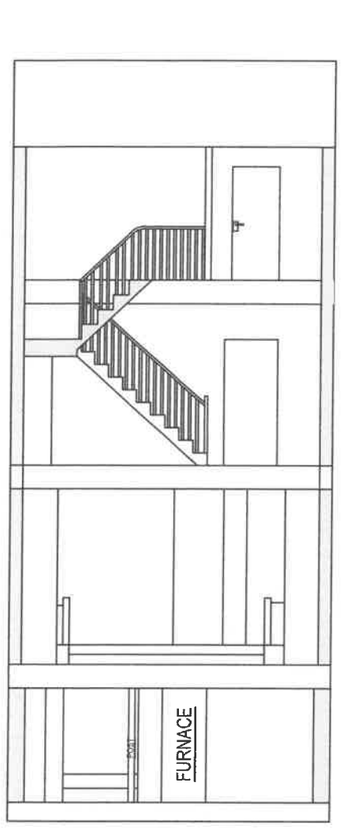
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

EXISTING SIDE ELEVATION

E5





1 E6 **LATERAL SECTION**

SCALE 1/8"=1'-0"

2' 4' 8'

2 E6 **LONGETUDINAL SECTION**

SCALE 1/8"=1'-0"

2' 4' 8'

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

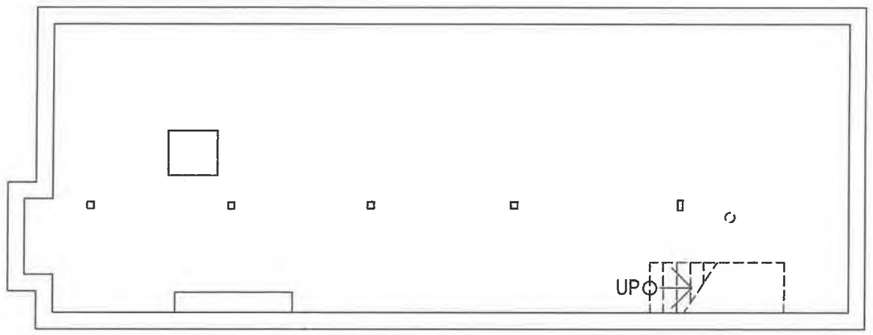
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228 MOHAWK ST. CINCINNATI,OH 45214
513-739-5770

DATE JUNE 29, 2022

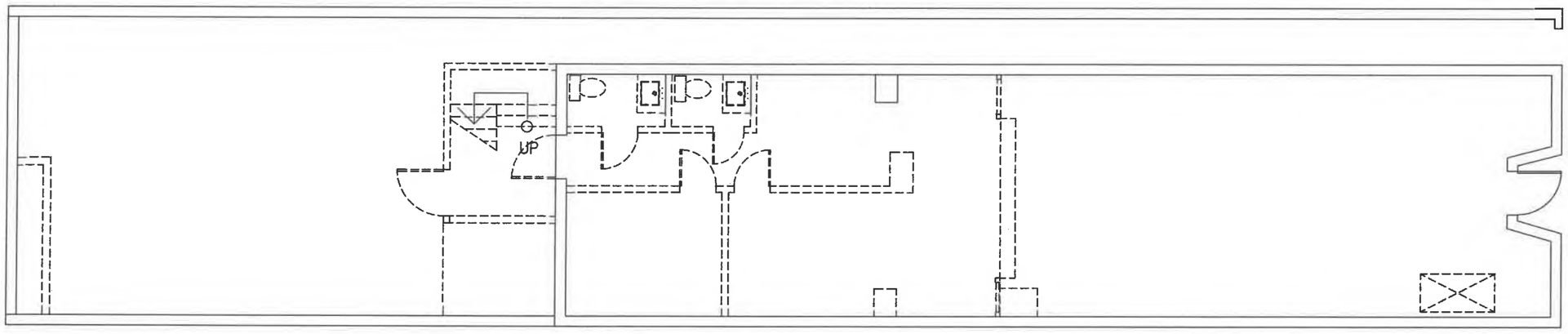
EXISTING SECTIONS

E5

BASEMENT



FIRST FLOOR



DEMO PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR FEATURE TO BE REMOVED

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

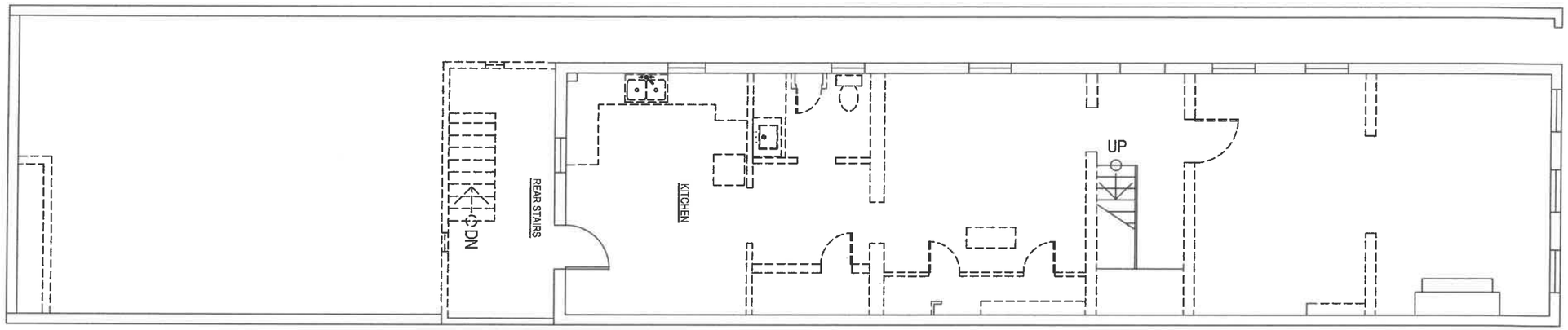
DELLINGER ARCHITECTS
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DATE JUNE 29, 2022

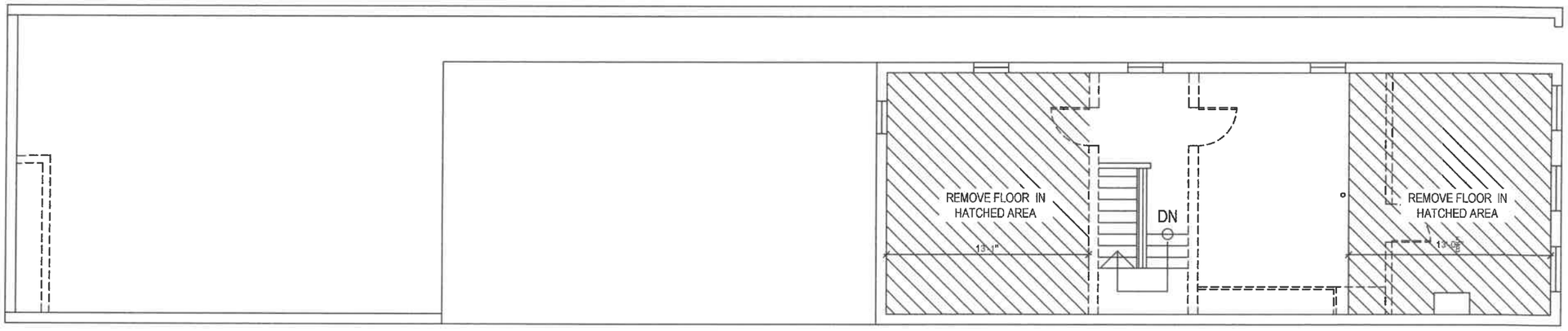
BASEMENT AND FIRST FLOOR DEMO PLANS

D1

SECOND FLOOR



THIRD FLOOR



DEMO PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR FEATURE TO BE REMOVED

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

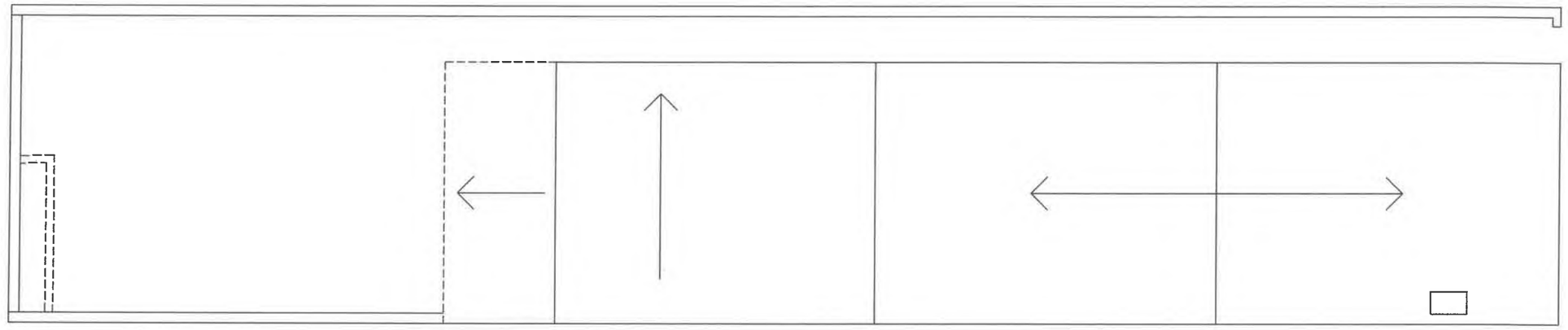
DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

SECOND AND THIRD FLOOR DEMO PLANS

D2

ROOF PLAN



DEMO PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR FEATURE TO BE REMOVED

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

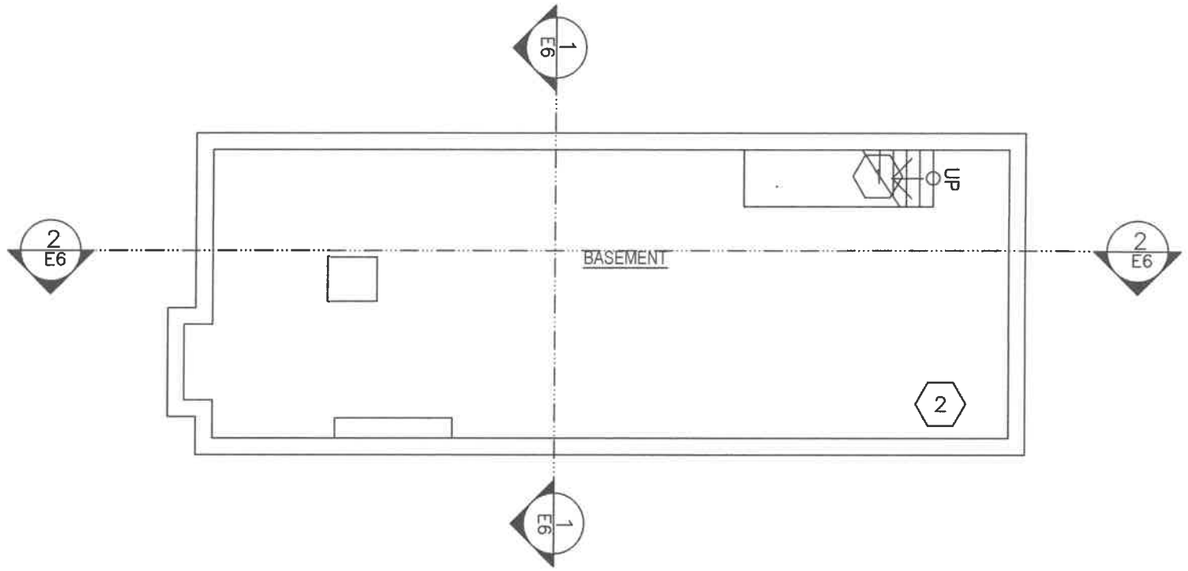
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228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

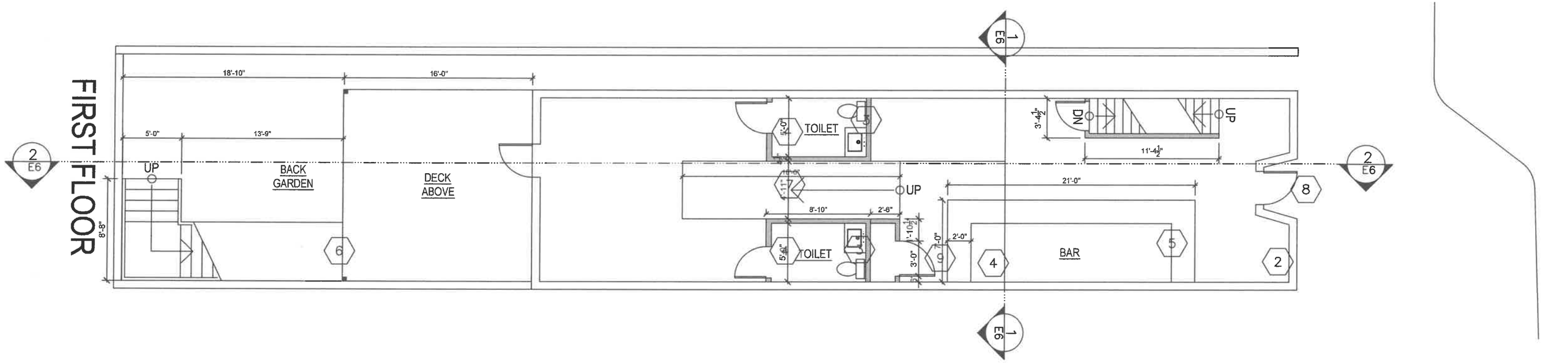
ROOF DEMO

D3

BASEMENT



FIRST FLOOR



PROPOSED PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

KEY NOTES

1. NEW STAIRS
2. FILL FLOOR OPENING OF PERVIOUS BASEMENT ENTRY.
3. NEW HANDICAP ACCESSIBLE TOILET
4. 3'-0" x 6'-8" DOOR WITH LEVER HANDLE PRIVACY LATCHSET
5. NEW BAR 42" HIGH WITH ASSOCIATED PLUMBING
6. NEW DECK STAIRS SEE DRAWING 2 ON SHEET E6
7. NEW HANDICAP ACCESSIBLE RAMP
8. NEW ENTRY DOOR, 3'-0" WIDE X 7'-0" WITH FULL TEMPERED GLASS LIGHT AND TRANSOM ABOVE.
9. NEW MOP CLOSET WITH FLOOR SINK

WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL (2x4 STUDS @ 16" O.C.)

STATE OF OHIO
DENNIS A. DELLINGER
6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

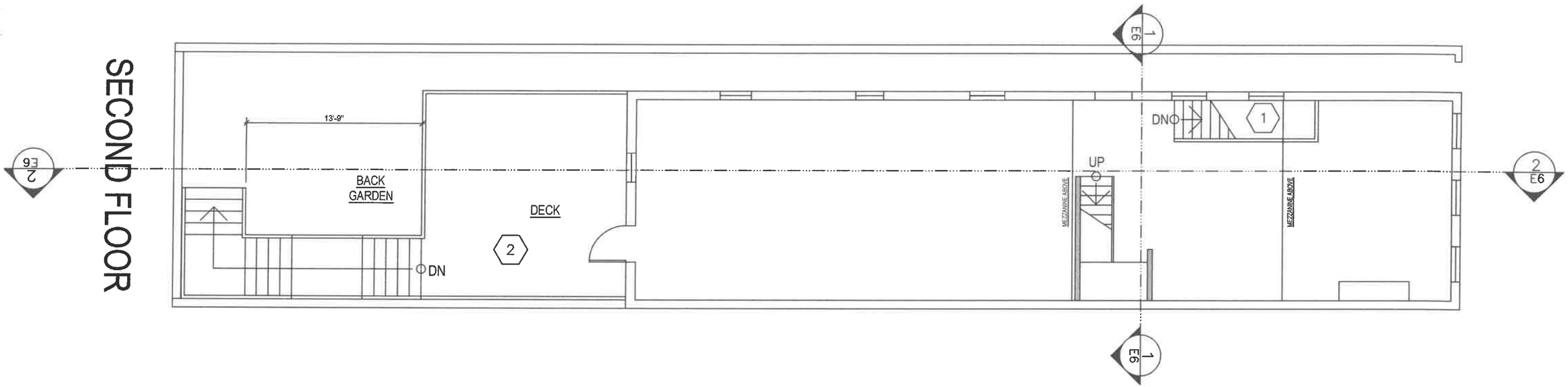
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

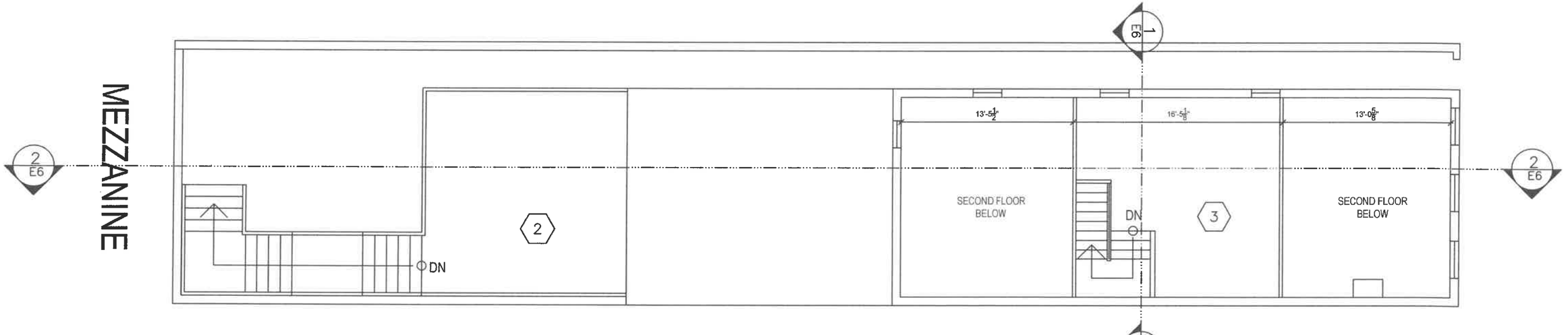
DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

BASEMENT AND FIRST FLOOR PROPOSED PLANS

A1





PROPOSED PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

KEY NOTES

1. NEW STAIRS
2. NEW DECK SEE DRAWING 2 ON SHEET E6
3. NEW MEZZANINE LEVEL WHERE THIRD FLOOR WAS.

WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL (2x4 STUDS @ 16" O.C.)

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

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ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

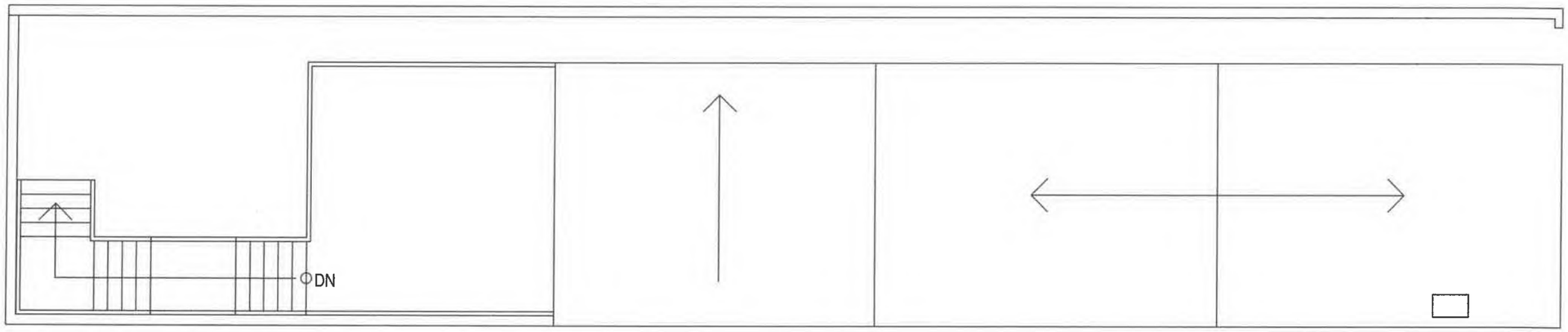
DELLINGER ARCHITECTS
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DATE JUNE 29, 2022

SECOND AND THIRD FLOOR PROPOSED PLANS

A2

ROOF PLAN



PROPOSED PLANS

SCALE 1/8"=1'-0"

2' 4' 8'

NORTH

WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL (2x4 STUDS @ 16" O.C.)

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

MY LICENSE EXPIRES ON DECEMBER 31, 2023

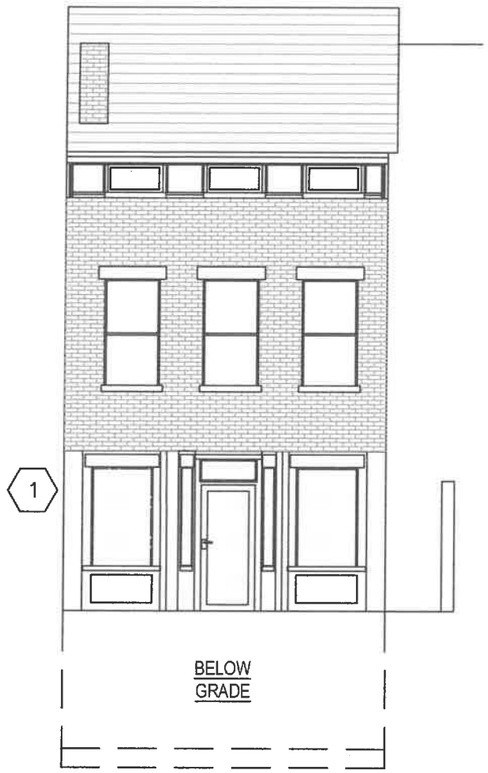
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CINCINNATI, OHIO, 45202

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DATE JUNE 29, 2022

ROOF + ALTERNATE DECK STAIR PROPOSED PLAN

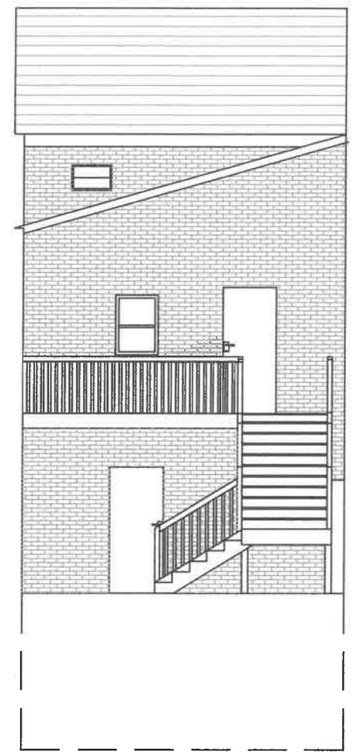
A3



1 P4 PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'



2 P4 PROPOSED REAR ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'

KEY NOTES

1. RESTORED STOREFRONT.

STATE OF OHIO
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REGISTERED ARCHITECT

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ALTERATIONS AT 1215 MAIN ST.
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228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

PROPOSED FRONT AND REAR ELEVATIONS

P4



1 P5 PROPOSED SIDE ELEVATION

SCALE 1/8"=1'-0"

2' 4' 8'

KEY NOTES

1. WOOD SIDING OVER WOOD FRAMING
2. EXISTING MASONRY

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

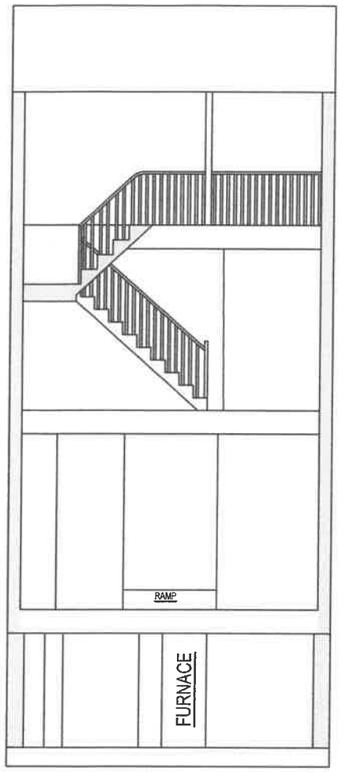
MY LICENSE EXPIRES ON DECEMBER 31, 2023

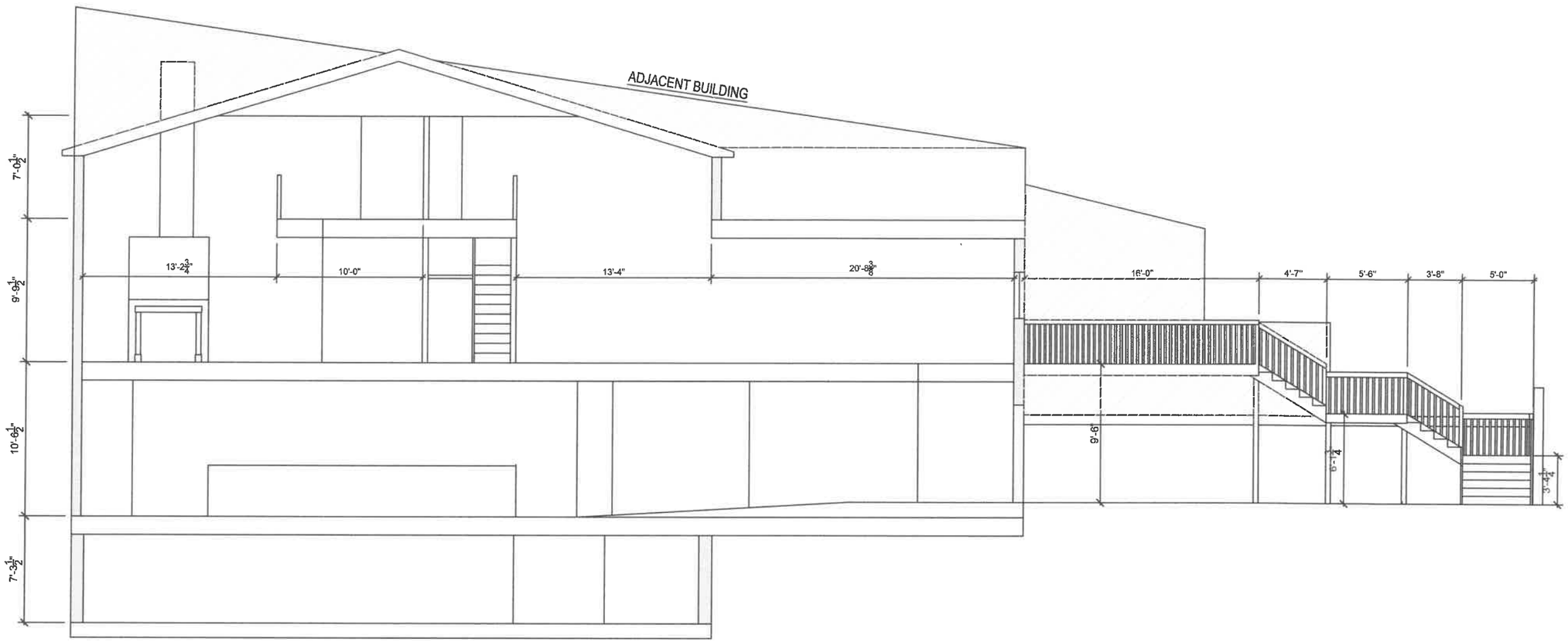
ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

PROPOSED SIDE ELEVATION P5





1 P6 **LATERAL SECTION**

SCALE 1/8"=1'-0"

2' 4' 8'

2 P6 **LONGETUDINAL SECTION**

SCALE 1/8"=1'-0"

2' 4' 8'

STATE OF OHIO
DENNIS A. DELLINGER 6220
REGISTERED ARCHITECT

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ALTERATIONS AT 1215 MAIN ST.
CINCINNATI, OHIO, 45202

DELLINGER ARCHITECTS
228 MOHAWK ST. CINCINNATI,OH 45214 513-739-5770

DATE JUNE 29, 2022

SECOND AND THIRD FLOOR PROPOSED PLANS

P6

Owen, Douglas

From: J Fay <jdfayotr@gmail.com>
Sent: Thursday, September 22, 2022 10:28 AM
To: Conservator, Urban
Cc: Denny Dellinger; lindsey@totallythehubotr.com
Subject: [External Email] 1215 Main Street

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jdfayotr@gmail.com. Learn why this is important

External Email Communication

Doug Owens, Urban Conservator

I am in support of the proposal of "The Hub" to move its business from 1209 Main Street to 1215 Main Street.

The Hub has successfully served a niche market and contributes to the success of Main Street. Additionally, the business owner is a historic preservation professional and will be a good developer, guardian and owner for this historic property, transforming it into a real asset for our community. A reveal and refresh of the long covered storefront and the building's historic details is a welcomed step.We look forward to the Hub's future in its new home.

I am a founding member of Merchants of Main Street, bringing in the early streetscape and facade programs, and a long time business and building owners and preservation activist. Kudos also for another small developer! We need more of them!

Sincerely,
Julie Fay
Iris BookCafe and Gallery
Urban Eden
Imperial Theatre-Mohawk Arts Center
513-260-8434

ITEM 5 October 10, 2022

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

APPLICATION #: COA2022050
APPLICANT: Walter Reinhaus
OWNER: Walter Reinhaus
ADDRESS: **24 W McMicken**
PARCELS: 095-0003-0047-00
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
STAFF REVIEW: Douglas Owen, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for covered metal balconies and new door openings along the West McMicken Ave (southwest) façade where there are current fire escapes, and for covered balconies on the southeast elevation of the building.

Existing Conditions:
The property at 24 W McMicken is a three-story brick industrial building with fairly simple detailing. It has a two-story storefront section attached to a warehousing structure.

Proposed Conditions:

1. The applicant is requesting approval of covered black metal balconies and new door openings on the West McMicken Ave façade where the existing fire escape is placed.
    - The Historic Conservation Board (HCB) previously approved cantilevered black metal balconies with no roof and no new door openings on the south elevation at the 2.8.21 hearing.
    - New door openings between the windows at each balcony were previously denied by the HCB at the November 2017 hearing.

2. The door openings on the northeast elevation were previously approved on 2.8.21 with uncovered metal balconies and the spiral staircase was removed. The applicant is now seeking to cover the balconies with a roof.

3. No substantial changes to the other elevations were identified on the current plan and the previous approval for these elevations from 2.8.21 are still in effect.



Figure 1: Context Map provided by CAGIS.


Figure 2: Image of subject property from W. McMicken ca. April 2019. Image from Google.



Figure 3: Image of subject property from W. McMicken ca. April 2019. Image from Google.



Figure 4: Image of subject property from Vine Street ca. November 2020. Image from Google.

Previous Reviews:

1) March 25, 2002- Demolition of the neighboring contributing building was approved on the conditions that:
    a. A Section 106 review and final approval for the demolition was granted.
    b. A final plan for the commercial Phase 1 of the rehabilitation project was approved.
2) April 22, 2002- A COA was granted by the HCB. In the minutes of the proceedings there was stated that the application being reviewed has **no changes to the window openings, except they now contain windows instead of access doors to balconies.** (Page 2 of Proceeding of the HCB Monday April 22, 2002)
3) Permit number 2002P08775 was issued on 11/27/2002- it expired.
4) Permit number 2006P06247 was issued on 8/28/2006- it expired.
5) Permit number 2016P01907 was applied for on 3/4/2016- withdrawn due to inordinate amount of time to resolve and revise building permit plans without the permits being able to be issued.
6) 2017 (October 9 and November 6): Balconies and window openings approved on the southeast façade. Enlarged Openings on W McMicken façade and spiral staircase on southeast elevation denied.
7) 2018 (July 9): Uncovered metal balconies with supports approved on southwest elevation with no changes to windows and no new doors; New openings and balconies on rear elevation (non-street facing) approved.
8) 2021 (February 8): Uncovered cantilevered metal balconies approved on southwest façade with no new doors between the windows at the balcony levels. New openings and balconies approved on rear elevation (non-street facing). Two-story deck with spiral staircase approved on east elevation.

Regarding the original 2002 COA approval for the property, this was discussed in detail at the 2017 HCB meetings. In the Staff Report dated 9.25.2017, Urban Conservator Beth Johnson wrote:

> "As the prior HCB/COA approval was given under previous guidelines and per Zoning Code Section 1441-09 (c)
>
> > (*Time Limits for Zoning Approvals.* Issuance of a building permit vests the applicant the right to construct the work for which the permit was issued in accordance with the provisions of the Cincinnati Zoning Code in effect at the time of application. That right expires with the expiration of the building permit as provided in the Cincinnati Building Code, Title XI of the Cincinnati Municipal Code.
>
> Zoning, Historic Conservation and Law Staff have determined that a new HCB COA must be issued in accordance with the current OTR Historic District Guidelines which were adopted July 2003. As it appears that the prior approval from the HCB was given for changes that **did not include** changes and alterations to the windows and that the applicants basis for the changes was economic hardship claims, and economic conditions have since changed it is only appropriate that a new economic hardship test and new HCB review be applied to this case."

The new door openings between the windows on the western bays of the building were subsequently denied by the HCB on November 6, 2017.



Figure 5. Plan from 2017 showing new door openings on McMicken façade denied by HCB on 11.6.2017.

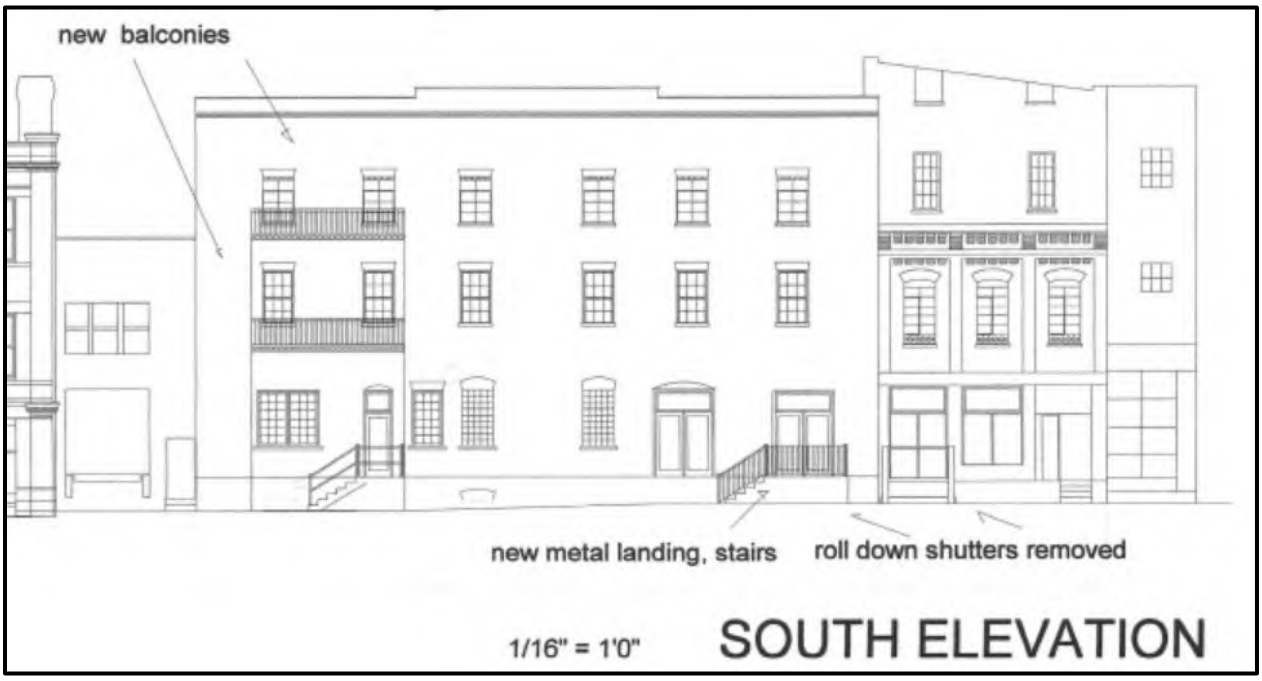


Figure 6. Plan from 2018 showing balconies on McMicken façade approved by HCB on 7.9.2018.



Figure 7. Approved plan from 2.8.21 showing cantilevered balconies with no new openings.



Figure 8. Current proposal.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Request:	Section 1405	Development Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435 and 1433	Historic Preservation and Hillside
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

There is no zoning relief required.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the construction of roofs over the balconies on the southwest and southeast elevations, structural supports extending to the ground replacing the previously approved cantilever, and new door openings on the southwest façade. The other changes shown on the plans were previously approved at the 2.8.21 HCB hearing.

Based on the Conservation Guidelines outlined below, Staff feels the proposed new door openings and roof over the balconies southwest façade fronting W. McMicken Avenue are not appropriate and detract from the historic character of the building. Staff feels that the covered balconies on the east elevation are appropriate as they are not highly visible from the street.

Applicable Guidelines

REHABILITATION

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

Regarding the proposed new door openings between the upper floor windows on the McMicken Avenue façade, which were previously denied by the HCB in 2017, in her September 25, 2017 Staff Report, Urban Conservator Beth Johnson wrote:

> *While staff is sympathetic to the previous approvals, the guidelines state that openings should not be altered or filled in. Further looking through the history of the Historic Conservation Board Approvals, it does not appear that the enlarged openings were approved. If the historic conservation staff at that time approved plans with openings, it is contrary to what the April 22, 2002 minutes on page 2 state the application included.*
>
> *During the application and review process, the previous board and staff acknowledged the altering of the openings were not in compliance with the*

guidelines in place at that time either (attachment Staff Report from March 25, 2002- page 4). At that time economic hardships were the foundation for the approval. The economic conditions in OTR are very different in OTR in 2017 than they were in 2002.

Further even during both preliminary design review and final review the board had concerns about the appropriateness of the changes.

1) *During the preliminary review by the board on January 28, 2002 it was stated by Ms. Sullebarger that altered window and door openings may be acceptable, but should be kept as much as possible on minor elevations…*

As the new door openings were previously denied by the HCB in 2017, Staff sees no justification for approving them under the current proposal. The only major change to the previously denied plan is that a roof has been added to the balconies (see below for further analysis on the roof). Adding new door openings to a visible primary façade is directly against the intent of the guidelines and will alter the symmetrical character of the building.

Regardless of whether the interior space at the location of the doors will be residential or commercial in nature, their installation does not meet the conservation guidelines for the district. No additional economic justification has been provided and Staff recommends denial of the proposed new door openings.

SITE IMPROVEMENTS

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

Uncovered cantilevered metal balconies were approved by the HCB on February 8, 2021 (see Figure 7 above). In her 2.8.21 Staff Report, Urban Conservator Beth Johnson wrote:

The metal balconies on the front façade facing W McMicken are taking the place of an existing fire escape. This change is an appropriate change as the balconies will obscure less of the façade than the fire escape while mimicking the placement and shape. The balconies are simple and will not cover architecturally significant features. The placement of the balconies is completely on the applicant's property. It is simple in style and is an appropriate style for an industrial building. The change would be able to be reversed without damage to the historic material on the building.

The balconette and normal balcony on the rear northeast façade are simple and are not visible from the street.

The proposed balconies on the side (southeast façade) are not highly visible from the street. This element had previously been denied by the HCB in 2017. While staff was concerned regarding the appropriateness of the spiral staircase form in previous submissions, a larger concern was connected to

the ability of the spiral staircase to meet the building code. While a standard form staircase would be more appropriate, a spiral staircase will not have a negative impact on the architectural significance of the building.

Staff agrees with this rationale; however, the current proposal changes the cantilevered balconies to decks with structural supports extending to ground level and a covered roof above the third story balcony. Staff does not take issue with the addition of the roof on the east elevation, as this is not a primary façade and is partially screened from view from both W. McMicken Avenue and Vine Street by foliage and building projections. The applicant has also removed the previously proposed exterior staircase from this elevation, reducing overall visibility.

The W. McMicken Avenue façade, however, is a primary street-facing façade. While Staff can support the addition of the structural supports extending from the base of the third-floor balcony to the ground, the addition of the roof on the principal façade detracts from the historic character of the building. Even without the proposed new door openings, the roof will obscure more of the building façade than the existing fire escape and draws the eye to the asymmetrical feature on an otherwise symmetrical building. Regarding the concerns about safety and slippage, Staff has spoken with the Chief Building Official, Art Dahlberg, who confirmed his concern about slippage, but noted there are other ways to accomplish this without adding a roof. Staff would recommend a non-slip surfacing be applied to the balcony decking, or a new decking material be chosen rather than adding a roof.

Staff recommends denial of the roof on the W. McMicken Avenue façade, and approval of the structural supports extending from the base of the third-floor balcony to the ground. Staff also recommends approval of the roof and structural supports on the southeast elevation and the removal of the previously approved exterior staircase.

Other Considerations:

Prehearing Results: A prehearing was held on September 21, 2022. Only the applicant was in attendance.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:

The proposed balcony roof and supports on the southeast elevation are consistent with the “Sustain” Initiative Area “Preserve our built history.” The proposed balcony roof and new door openings on the southwest façade fronting W. McMicken Avenue are not consistent with this Initiative Area.

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on plans by REM Design, LLC with a revision date of 8.14.22:

I. CERTIFICATE OF APPROPRIATENESS

1. **Approve** a Certificate of Appropriateness at 24 W. McMicken Avenue for the addition of structural supports extending from the base of the third-floor balcony to the ground on the West McMicken Ave. (southwest) facade, and the roof, balconies and structural supports extending to the ground on the side (southeast) elevation with the following condition:
    a. The building permit must be issued within 2 years or the COA will expire.

2. **DENY** a Certificate of Appropriateness at 24 W. McMicken Avenue for the proposed new door openings at the balconies and the proposed roof over the balconies on the W. McMicken Avenue (southwest) façade.

3. **FINDING:** The Board makes this determination per Section 1435-09-2:
    a. That the property owner has demonstrated by credible evidence that the proposed covered balconies on the southeast elevation and the structural supports on the W. McMicken Avenue (southwest) façade substantially conform to the applicable conservation guidelines.
    b. The balconies on the southeast elevation are on a non-street facing façade and are not highly visible from the street.
    c. The structural supports extending from the base of the third-floor balcony to the ground on the W McMicken Avenue façade will not substantially detract from the historic character of the building.
    d. That the property owner has not demonstrated by credible evidence that the proposed roof over the W. McMicken Avenue façade balconies or the proposed new door openings substantially conform to the applicable conservation guidelines.

DECISION
HISTORIC CONSERVATION BOARD
CITY OF CINCINNATI
DATE OF DECISION: NOVEMBER 06, 2017

PROPERTY: 24 WEST MCMICKEN AVENUE

APPLICANT: WALTER REINHAUS

CASE TYPE: CERTIFICATE OF APPROPRIATENESS

CASE NOS.: COA2017060

GUIDELINES: OVER-THE-RHINE HISTORIC GUIDELINES

SUMMARY OF REQUEST:

The applicant requests a Certificate of Appropriateness ("COA") for exterior modifications to an existing structure, including new steel and aluminum decks, Juliet balconies, and window modifications.

SUMMARY OF DECISION:

The Certificate of Appropriateness is **DENIED** in part and **APPROVED** in part.

PUBLIC HEARING:

The Historic Conservation Board (the "Board") conducted a public hearing on October 9, 2017, at 3:00 p.m. ("Hearing"). The Board mailed to the applicant and all persons entitled to receive notice, and published in The City Bulletin, prior notice of the time and place of the Hearing. A majority of the Board's members were present throughout the Hearing, constituting a quorum under Section 5 of the Board's Rules of Procedure.

The Board recorded the Hearing, and a copy of the recording is available for review and transcription from the Office of Administrative Boards. Similarly, a representative from Elite Court Reporting Agency, LLC recorded the Hearing stenographically, and a transcript of the proceeding is available upon request.

FINDINGS OF FACT:

1. The matter concerns certain real property that is commonly identified as 24 West McMicken and more particularly identified as Hamilton County Auditor's Parcel No. 95-3-047 (the "Property").

2. The Property is in a CC-P Zoning District[1] in the Over-the-Rhine Historic District (the "District").[2]

3. The Property contains a three-story brick masonry industrial building (the "Structure").

4. The Applicant seeks a COA to remove an existing fire escape and introduce two sets of exterior doors to the Structure's south façade, accompanied by Juliet balconies. Also, the Applicant requests to build stacked steel decks with aluminum railings on the Structure's east façade.

5. Walter Reinhaus (the "Applicant") appeared before the Board on September 25, 2017, to support his application.

6. Mr. Reinhaus testified that he had not received a copy of the Urban Conservator's staff report until September 22, the Friday before the September 25 meeting date. Consequently, he petitioned the Board to accept his written argument countering the Historic Conservation Office's report.

7. The Board voted to continue the hearing until the October 9, 2017, Board meeting to review Mr. Reinhaus' written submission.

8. Mr. Reinhaus appeared before the Board on October 9, 2017.

9. Mr. Reinhaus asserted that the Urban Conservator provided the Board an updated staff report for the October 9, 2017, meeting, but he was unable to review that updated staff report until October 5, 2017, after the Board's deadline for written submissions. Mr. Reinhaus petitioned the Board to accept his written responses to the Urban Conservator's staff report.

10. Tim Voss, the Board's Chair declined to accept Mr. Reinhaus' written argument, stating the board would not have ample time to review it during the Hearing. Mr. Reinhaus read his statements into the record, and the Board accepted a copy of the written argument as a proffer.

11. Mr. Reinhaus challenged the Urban Conservator's staff report, arguing that spiral staircases are consistent with the District's guidelines, asserting that there is a spiral staircase located at the rear of 1832 Race Street that is visible from Findlay Playground.

12. Mr. Reinhaus questioned the relevance of the Urban Conservator's statements on economic viability, asserting that she provided speculative asking prices in the District instead of actual lease prices paid by current renters. Mr. Reinhaus contended that his cost estimates are reliable because he based them on his many years as a landlord.

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[1] Cincinnati Municipal Code Section 1400-17 and Map 1400-17.
[2] Cincinnati Municipal Ordinance No. 0309-2001 (2001).

13. Mr. Reinhaus pressed the Board to consider the economic circumstances of his intended occupants, which he characterized as artists and the working poor. He stressed that his proposed tenants experience economic uncertainty, financial burdens and suffer from a shortage of affordable housing.

14. At the October 9, 2017, meeting date, the Board voted to continue the Hearing.

15. Mr. Reinhaus appeared before the Board to support his application on November 6, 2017.

16. Mr. Reinhaus detailed his project in greater detail, stating his plan includes, but is not limited to, removing an existing fire escape, introducing new door openings, and building new stacked decks.

17. Mr. Reinhaus questioned the Urban Conservator's assessment that spiral staircases are inappropriate: he argued spiral stairs are elements found in industrial settings, and the Structure is a former industrial building; the District's guidelines are silent about spiral stairs; and, the spiral stair would provide a required means of egress from the Structure. Also, he noted, the Board approved a highly-visible spiral stair in the District, in 2015, yet his proposed spiral stair will not be highly visible.

18. Mr. Reinhaus argued that the proposed door openings are critical to the success of the project. He contended that he did not believe certain interior spaces within the Structure are viable habitable spaces without access to the ventilation and light that the door openings would provide. Likewise, he argued the proposed door openings would offer desirable views of the District. He asserted that he would lose approximately $25,000 per year in rent without the door openings.

19. Mr. Reinhaus explained that his project is self-financed, which imposes a logistical hurdle to redevelopment. He described that the overarching plan is divided into small phases wherein the income secured from one stage will finance the work needed for a subsequent stage. He stated that although he would not build residential units in this phase, he wants to complete labor-intensive and disruptive work like cutting openings into the façade and building balconies and decks as soon as possible.

20. Supervising Plans Examiner, Robert Martin appeared before the Board on November 6, 2017.

21. Mr. Martin testified about the Applicant's egress from the Structure. Mr. Martin characterized the conversion of the Structure into a three-story R-2 use group with a single exit. He explained that the Ohio Building Code permits such a structure to have a single exit so long as it has less than four dwelling units and travel distances from each unit do not exceed 50 feet.

22. Mr. Martin explained that the Structure satisfies the unit requirement, but not the travel distance requirement because units on the third-floor exceed 100 feet; therefore, he

stated, the Ohio Building Code requires the Applicant to provide a second means of egress from those units.

23. Mr. Martin testified that if connected by a code compliant stairway, interconnected stacked decks could satisfy the Ohio Building Code's egress requirement because the proposed second-floor deck discharges on to grade. However, he clarified that the Ohio Building Code establishes that a spiral stair may only be used as a means of egress within a dwelling unit; therefore, the proposed spiral stair exterior to the building is not a permitted means of egress.

CONCLUSIONS OF LAW:

1. Pursuant to Cincinnati Zoning Code Section 1435-09-2, the Board considers COAs to further the conservation and integrity of Historic Assets and Historic Districts. Accordingly, the Board determines whether an Applicant has demonstrated by credible evidence that its scope of work substantially conforms to the applicable conservation guidelines; or whether the Applicant has demonstrated by credible evidence that it will suffer economic hardship if the certificate of appropriateness is not approved.

2. The Applicant has the burden of proof.

3. After considering the record and the arguments and testimony received at the Hearing, the Board approves the application in part and denies it in part.

4. The Applicant's request concerns exterior modifications to the Structure's east and south façades. This decision will address work proposed for each façade individually.

EAST FAÇADE

5. The Applicant proposes to build steel stacked decks with aluminum railings and install aluminum Juliet balconies at existing door openings on the Structure's east façade. The Applicant has demonstrated by credible evidence that the proposed decks and balconies on the east façade substantially conform to the Over-the-Rhine Historic Conservation Guidelines; however, the Applicant failed to show that the exterior spiral stair integrating the balconies is consistent with the guidelines.

6. The proposed materials and location of the decks and balconies substantially conform to the guidelines. The decks and balconies have a simple steel and aluminum design that relates architecturally to the adaptive reuse of a former industrial building. Also, the proposed decks and balconies are on a secondary façade and will largely be hidden from the right-of-way due to dense foliage and the topography of an adjacent hillside.

7. The Applicant failed to present credible evidence that the proposed spiral stair is appropriate for the Structure's exterior. The Applicant argued: spiral stairs are appropriate in industrial settings; the guidelines are silent about spiral stairs; and, the Board approved a spiral stair adjacent to Findlay Playground, in 2015. Although the

Applicant presented evidence the spiral stairs have been used in industrial settings, the Applicant failed to present credible evidence that spiral stairs are used in the manner that he envisions, namely, suspended between elevated exterior decks.

8. The Applicant bears the burden of demonstrating the appropriateness of his proposal, and although he highlighted a Board approval of an exterior spiral stair in the District, he failed to present evidence showing that the proposed spiral stair is contextually similar in appearance, size, function, and location to the approved spiral stair.

South Façade

9. The Applicant proposes to remove an existing fire escape and introduce new door openings and install aluminum Juliet balconies in front of the proposed new openings on the Structure's south façade. The Applicant failed to demonstrate by credible evidence that the proposed door openings on the south façade substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The size and location of openings are essential architectural elements and the size and location of the proposed doors inappropriately alter the fundamental character of the Structure's primary façade.

10. The Applicant has failed to demonstrate by credible evidence that he will suffer economic hardship if the certificate of appropriateness is not approved. Examination of an economic hardship claim includes the following determinations: (i) whether all economically viable use of the property be deprived without approval of a Certificate of Appropriateness; (ii) whether 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.

The Board must weigh and consider the following evidence: a property's current level of economic return; 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; the feasibility of alternative uses for the property that could earn a reasonable economic return; any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property; knowledge of landmark designation or potential designation at time of acquisition; and, economic incentives and/or funding available to the applicant through federal, state, city, or private programs.[3]

11. The Applicant failed to show that denial of a COA for the door openings will deprive him of all economically viable use of his property. The Applicant argued that the proposed door openings are critical to the success of his project, alleging that those doors will transform the impacted parts of the building into a viable living space, providing ventilation and light. Likewise, he argued the proposed door openings would offer desirable views of the neighborhood, increasing the value of those units, and he would lose approximately $25,000 per year in rent without them. The Applicant's arguments describe why he favors the proposed openings, but he failed to present objective evidence to show that the proposed door openings are a financially integral part of a

[3] Cincinnati Municipal Code Section 1435-09-2.

plan that is the only economically viable redevelopment plan for the Property. For example, he failed to produce a pro forma that compared and contrasted viable and unviable redevelopment scenarios, including scenarios with and without door openings and balconies.

12. Similarly, the Applicant failed to show that his reasonable investment-backed expectations cannot be maintained without the approval of the door openings. The Applicant stated that he would lose approximately $25,000 per year in rent without the door openings, but he did not provide objective evidence identifying his anticipated rate of return on investment, how he calculated that rate of return, why it is reasonable to expect a loss of $25,000 per year, and how that financial loss impacts his anticipated rate of return.

13. The Applicant failed to produce evidence demonstrating that he did not create or exacerbate the alleged economic hardship. The Applicant states that the proposed design concept is the best adaptive reuse plan, but he provided no evidence of other reuse plans or ideas that he considered and discarded without the proposed door openings. Likewise, the Applicant stated that he lost several years ago a local economic incentive to redevelop the Property, but he did not present evidence showing that he has attempted to pursue any other economic incentives to facilitate redevelopment.

14. Based on the foregoing, the Board finds that the Applicant has demonstrated by credible evidence that the decks and balconies on the west façade substantially conform to the applicable conservation guidelines, but the Applicant failed to produce credible evidence demonstrating that spiral staircases are appropriate on the exterior of industrial buildings in the District. Accordingly, the Board **APPROVES** a COA for decks and balconies on the east façade per plans by Remi Design, LLC, dated February 2, 2017, with the following condition:

    a. The spiral staircase shall be changed to a regular staircase.

15. The Board finds the Applicant has not demonstrated by credible evidence that the proposed door openings on the south façade substantially conform to the guidelines. Also, the Applicant has not demonstrated by credible evidence that he will suffer economic hardship if those door openings on the south façade are not approved because the applicant did not provide credible evidence or documentation showing that all economically viable use of the property is deprived without the door openings, as well as failing to produce credible evidence about reasonable investment-backed expectations and rental rates. Accordingly, the Board **DENIES** a COA for new door openings and metal balconies on the Structure's south façade per plans by Remi Design, LLC, dated February 2, 2017.

The following is a record of the votes cast by members of the Board:

Affirmative	Recused	Absent	Negative
Mr. Herbert Weiss			
Mr. Thomas Sundermann			
Ms. Allison McKenzie			
Mr. Robert Zielasko			
Mr. Ean Siemer			
Mr. Tim Voss			
Ms. Pamela Smith-Dobbins			

ORDERED the 6th day of November 2017:

Tim Voss, Chair
Historic Conservation Board

Charles Martinez, Staff Attorney
Historic Conservation Board

APPEALS:

This decision represents the final appealable order of the Historic Conservation Board and may be appealed to the Zoning Board of Appeals under Chapter 1449 of the Cincinnati Zoning Code. Any appeal must be filed within thirty days of the date of the mailing of this decision.

The Board transmits by certified mail a true and accurate copy of this final order on this 28th day of November 2017, to:

Walter Reinhaus
24 W. McMicken Avenue
Cincinnati, Ohio 45202

TRANSMITTED this 28th day of November 2017, by interdepartmental mail to:

Beth Johnson
Department of Buildings and Inspections
805 Central Avenue, 5th Floor
Cincinnati, Ohio 45202

DECISION
HISTORIC CONSERVATION BOARD
CITY OF CINCINNATI
DATE OF DECISION: JULY 9, 2018

APPLICANT: **Walter Reinhaus**

CASE TYPE: **COA**

CASE NO.: **COA2018033**

PROPERTY: **24 W. McMicken Avenue**

SUMMARY OF REQUEST:

Walter Reinhaus (the "Applicant") requests a Certificate of Appropriateness ("COA") to install black metal balconies and add new openings along the rear façade of an existing structure.

SUMMARY OF DECISION:

COA is **APPROVED**.

PUBLIC HEARING:

The Historic Conservation Board (the "Board") conducted a public hearing. The Board mailed notice to all persons entitled to receive notice of the application. Also, the Board published prior notice of the Hearing on the application in The City Bulletin. A quorum of Board members under Section 5 of the Rules of Procedure were present throughout the Hearing.

The Board recorded the Hearing, and a copy of the recording is available for review and transcription from the Office of Administrative Boards. Similarly, a representative from Elite Court Reporting Agency, LLC recorded the Hearing stenographically, and a transcript of the proceeding is available upon request.

FINDINGS OF FACT:

1. This matter concerns certain real property that is commonly identified 24 W. McMicken Avenue and more particularly identified as Hamilton County Auditor Parcel No. 95-03-0047(the "Property").

2. The Property is in a CC-P Zoning District in the Over-the-Rhine Historic District (the "District").

3. The Property contains a three-story brick masonry industrial building (the "Structure").

4. The Applicant is rehabilitating the Structure and proposes to replace a fire escape with black metal balconies on the Structure's West McMicken façade. Also, the Applicant proposes to create new openings along the Structure's rear façade and install black metal balconies in front of those new openings.

5. Urban Conservator, Beth Johnson submitted to the Board a report concerning the application (the "Report"). The Report is 5 pages and dated June 28, 2018. The Report contains a summary of the request, as well as her professional analysis and opinion, including a recommendation. The Report recommends approval.

CONCLUSIONS OF LAW:

1. CZC Section 1435-09-2 authorizes the Board to approve COAs when the property owner has demonstrated credible evidence that the proposal substantially conforms to the District's conservation guidelines.

2. Based on the evidence submitted by the Applicant, testimony received at the Hearing, and the professional analysis and recommendation presented in the Report, upon motion duly made and seconded, a majority of the Board members present voted to **APPROVE** a COA for the metal balconies and new openings on the rear of the facade, finding the Applicant has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines, the new openings are on a non-street facing façade and are not visible from the street, and the balconies on the West McMicken façade are replacing an existing fire escape.

3. The COA is approved with the following conditions:

    a. Building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

4. The Board approves the COA based on plans submitted by Walter Reinhaus dated May 3, 2018, including any revisions submitted for permit subject to staff review and approval.

The following is a record of the votes cast by members of the Board concerning the motion to approve the application:

Aye	**Nay**	**Absent**
Mr. Tim Voss		Mr. Ean Siemer
Mr. Robert Zielasko		
Mr. Thomas Sundermann		
Ms. Pamela Smith-Dobbins		
Ms. Allison McKenzie		

Mr. Herbert Weiss

ORDERED: July 9, 2018:

Tim Voss, Chair
Historic Conservation Board

Charles Martinez, Staff Attorney
Historic Conservation Board

APPEALS:

This decision represents the final appealable order of the Historic Conservation Board and may be appealed to the Zoning Board of Appeals under Chapter 1449 of the Cincinnati Zoning Code. Any appeal must be filed within thirty days of the date of the mailing of this decision.

The Board transmits by certified mail a true and accurate copy of this decision on the 25 day of July 2018, to:

Walter Reinhaus
24 W. McMicken Avenue
Cincinnati, Ohio 45202

Transmitted this 25 day of July 2018, by interdepartmental mail to:

Beth Johnson
Department of Buildings and Inspections

DECISION
HISTORIC CONSERVATION BOARD
CITY OF CINCINNATI
DATE OF DECISION: March 2, 2021

APPLICANT: **Walter Reinhaus**

CASE TYPE: **COA**

CASE NO.: **COA20200065**

PROPERTY: **24 W McMicken Avenue**

SUMMARY OF REQUEST:

Walter Reinhaus ("Applicant") requests a Certificate of Appropriateness ("COA") to install metal balconies and a spiral staircase on the Property.

SUMMARY OF DECISION:

COA is **APPROVED**.

PUBLIC HEARING:

The Historic Conservation Board ("Board") is a quasi-judicial body empowered to approve a COA when an applicant has demonstrated credible evidence that the proposal substantially conforms to the applicable local historic district conservation guidelines. The Board functions as the Zoning Hearing Examiner concerning requests for zoning relief from the Cincinnati Zoning Code ("CZC") in the city's local historic districts.

The Board conducted a public hearing ("Hearing") on the above-cited application and is charged with evaluating the credibility of all witnesses and issuing findings of fact and conclusions of law based on the testimony and evidence presented to it.

The Board mailed notice to all persons entitled to receive notice of the application. Also, the Board published prior notice of the Hearing on the application in The City Bulletin. A quorum of Board members under Section 5 of the Rules of Procedure were present throughout the Hearing.

The Board recorded the Hearing, and a copy of the recording is available for review and transcription from the Office of Administrative Boards. Similarly, a representative from Elite Court Reporting Agency, LLC recorded the Hearing stenographically, and a transcript of the proceeding is available upon request.

FINDINGS OF FACT:

1. This matter concerns certain real property commonly identified as 24 W. McMicken Avenue and more particularly identified as Hamilton County Auditor Parcel No. 095-0003-0047-00 (the "Property").

2. The Property is in an CC-P Zoning District and the Over-the-Rhine Historic District ("District").

3. The Property currently contains an existing three-story brick industrial building (the "Structure").

4. The Applicant seeks to install black metal balconies on the West McMicken Ave. façade where an existing fire escape is placed. Further, the applicant is also seeking to add openings along the rear façade with balconies at the openings. The enlarged openings will not be visible from the street and are not on a façade facing a street. Finally, the applicant is requesting approval of a two-story side deck set back from the street with a spiral staircase. The deck will be made of structural steel and aluminum railings.

5. Urban Conservator, Beth Johnson submitted to the Board a report concerning the application ("Report"). The Report contains a summary of the request, as well as a professional analysis, opinion, and recommendation. The Report recommends approval.

CONCLUSIONS OF LAW:

1. The Applicant has the burden of proof.

2. CZC Section 1435-09-2 authorizes the Board to approve COAs when the property owner has demonstrated credible evidence that the proposal substantially conforms to the District's conservation guidelines.

3. The Board being fully advised of the issues based on the evidence and testimony submitted by the Applicant and the analysis and recommendations submitted in the Report voted to **APPROVE** the COA application. The Board hereby adopts the Report in its entirety, which Report is hereby incorporated herein and shall become a part thereof by reference.

4. The Board approves the COA based on plans submitted by REM Design, LLC, including any revisions submitted for permit subject to staff review and approval.

5. The COA is approved with the following conditions:

    1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

The following is a record of the votes cast by members of the Board concerning the motion to approve the application:

Aye	**Nay**	**Absent**
Ms. Pamela Smith-Dobbins		
Mr. Bob Zielasko		
Ms. Allison McKenzie		
Mr. Tim Voss		
Mr. Herbert Weiss		
Mr. Thomas Sundermann		

ORDERED: March 2, 2021

/s/ Tim Voss
Tim Voss, Chair
Historic Conservation Board

/s/ David Sturkey
David Sturkey, Staff Attorney
Historic Conservation Board

APPEALS:

This decision represents the final appealable order of the Historic Conservation Board and may be appealed to the Zoning Board of Appeals under Chapter 1449 of the Cincinnati Zoning Code. Any appeal must be filed within thirty days of the date of the mailing of this decision.

The Board transmits by certified mail a true and accurate copy of this decision on the 2nd day of March 2021, to:

Walter Reinhaus
24 W. McMicken Avenue
Cincinnati, OH 45202

Transmitted this 2nd day of March 2021, by interdepartmental mail to:

Beth Johnson
Department of Buildings and Inspections

Historic Conservation Board

Hearing Application

city of CINCINNATI LAW

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

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 24 W McMicken Av COMMUNITY Over-the-Rhine

PARCEL ID(S) 95-3-47 HILLSIDE DISTRICT: ☐ Yes ☑ No

BASE ZONING CLASSIFICATION non-flood ZONING OVERLAY (if applicable)

HISTORIC DISTRICT: Over-the-Rhine

☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Walt Reinhaus CONTACT PERSON (if legal entity)

ADDRESS 24 W McMicken Av CITY Cin STATE OH ZIP 45202

EMAIL reinhaus@yahoo.com RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513 241 3855

Section 3. OWNER

NAME Walt Reinhaus CONTACT PERSON (if legal entity)

ADDRESS 24 W McMicken Av CITY STATE ZIP

EMAIL reinhaus@yahoo.com RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513 241 3855

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

Finish new openings with doors, new balconies, remove fire escape

Section 5. NATURE OF ZONING RELIEF REQUESTED

☑ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Section 6. SIGNATURE.

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.

Print Name Walt Reinhaus **Signature** _____ **Date** 08/25/2022

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☐	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
☐	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☐	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☐	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
☐	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.
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☐	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☐	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, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☐	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."

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.

INDEX OF DOCUMENTS

1. HCB HEARING APPLICATION AND DOCUMENT SUBMISSION REQUIREMENTS
2. ADJUDICATION/DENIAL LETTER AND CHECKLIST
3. MEETING APPLICABLE GUIDELINES
4. CONTOUR MAP
5. HAMILTON COUNTY AUDITOR PROPERTY REPORT
6. OTR CHAMBER OF COMMERCE SUPPORT LETTER
7. CINCINNATI PRESERVATION ASSOCIATION SUPPORT LETTER
8. HERITAGE OHIO SUPPPORT FOR ALTERNATIVE COMPLIANCE
9. PROPOSED SHARED ALLEY
10. BLOCK STREET SCAPE PHOTOGRAPH
11. SOUTH ELEVATION
12. SOUTH ELEVATION FIRE ESCAPE PHOTGRAPH
13. EAST ELEVATION PHOTOGRAPH
14. NORTH ELEVATION PHOTOGRAPH
15. NEIGHBOR TO THE EAST PHOTOGRAPH
16. NEIGHBOR TO THE WEST PHOTOGRAPH
17. NEIGHBOR TO THE NORTH PHOTOGRAPH

INDEX OF DRAWINGS

1. GRAPHIC CONTEXT MAP
2. AERIAL PHOTOGRAPHIC MAP
3. SURVEY
4. EXISTING SITE PLAN
5. PROPOSED SITE PLAN
6. SOUTH ELEVATION EXISTING AND PROPOSED
7. EAST ELEVATION EXISTING AND PROPOSED
8. NORTH ELEVATION EXISTING AND PROPOSED
9. FIRST FLOOR PLAN
10. SECOND FLOOR PLAN
11. THIRD FLOOR PLAN
12. PROPOSED BALCONY DETAILS
13. PROPOSED DOOR SCHEDULE

city of CINCINNATI
CITY PLANNING & ENGAGEMENT

ADJUDICATION/DENIAL LETTER
Date: August 25, 2022
Location: 24 W. McMicken Avenue
Request: COA
Zoning District: CC-P/ Over-the-Rhine 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 requires a Certificate of Appropriateness from the Historic Conservation Board, as it is within a local historic district.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as **well.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

city of CINCINNATI

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☐ Existing floor plans and roof plans (with chimney locations)
☐ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

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- ☐ 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
- ☒ Labeled photos of 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions, roof decks, utilities.
- ☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

2c

Wednesday, August 24, 2022

Meeting Applicable Guidelines

Industrial heritage is part of a complex system and preservation could embrace issues as a dynamic and changing phenomenon –Industrial Landscape Preservation 2012.

History: Industrial buildings are different from tenement buildings, and offer special challenges for their participation in a historic district because their identity is defined by change as their uses evolve, a dynamic example of form following function, exhibiting additions and alterations over time as production evolves. The most striking industrial building character features are typically found on the inside, with an exposed architectural structure and materials.

My redevelopment plan was formed and started before we extended the Over-The-Rhine Historic District (OTRHD) north. City Council initially rejected the staff generated guidelines, until I worked, along with noted preservationists, with the UC incorporating revisions for the benefit of industrial buildings, the community, and stakeholders.

We decided to include most of the industrial buildings within the boundaries of the proposed OTRHD on the promise of gaining future approvals, based on text revisions in the guidelines, allowing for flexibility approving additional openings with adaptive reuse as long as original openings weren't filled in or altered, and approval of balconies without discouragement. Industrial buildings typically contain large square floor plates, which economically served some factory layouts, but prove challenging to reuse with residential mixed-use conversion due to sometimes a lack of sufficient openings for fresh air and light; balconies also help to create viable spaces with reuse.

The OTR Chamber and Cincinnati Preservation Society provided letters supporting the more liberal guidelines revisions. Cincinnati preservationists assisting with the revisions, PDR approvals included John Senhauser, Beth Sullebarger and Margo Warminski.

Especially notable sentences from the OTR Guidelines:

By their nature adaptively reused buildings may require more flexible and creative approaches. –Added to create special consideration for the industrial buildings.

Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate. –All such coverings removed.

Don't alter or fill-in original openings. –The word "original" added so industrial buildings could add openings as long as they didn't alter original openings, as part of an adaptive reuse strategy.

Metal balconies should not be discouraged. –Offering quality of life enhancement.

From the Zoning Code:

Failure to issue a Certificate of Appropriateness within such time period shall not invalidate the Board's determination. -1435-09-1-B

Summarizing approvals: The UC encouraged me to submit my plan for Preliminary Design Review (PDR), so that I'd know what could be included with construction permits. The new openings setback along the sidewalk provide environmentally friendly adaptive reuse creating sufficient air and light for viable dwelling units, the result of work by a Historic Conservation Board (HCB) subcommittee, formed to mitigate my design. The HCB approved my PDR, then revised their approval 07/28/03 to include a phased approach over a long period of time, clarifying an administrative process allowing the UC to approve permits as long as they substantially comply with the PDR, a process used to approve permit 2002P08775 for creating openings, installing doors.

Summarizing accommodations: Conservation is about using resources wisely; mitigation is legitimately part of the process of assessing conformance to the idea of conservation. My redevelopment plan creates a design that minimizes exterior changes reduced to only two dwelling units after revising the design through HCB subcommittee mitigation so that no original openings are altered; eliminating exterior roll down shutters; eliminating a planned exterior stairway; accepting an artisan use industrial limitation; and, using chapter 34 alternative compliance in order to preserve significant interior historic character features, as encouraged by the 2015 Heritage Ohio Annual Preservation & Revitalization Conference. Alternative compliance is a performance based, rather than a prescriptive based approach to achieving code compliance. It is seldom used because of its complexity, yet it allows historic interior character features to be preserved, even when they don't meet current prescriptive code standards.

After receiving a permit and starting to create, install doors in new openings, I chose not to complete them due to safety concerns discovered in the field requiring removal of fire escape supports. I am now able to gain approval to remove the fire escape because of the addition of a new interior stairway, allowing me the opportunity to safely complete the installation of doors in new openings, completing an unfinished permit.

We prefer the originally approved balcony plan **–UC Douglas Owen 07/19/22**

Tue, Jul 19 at 11:35 AM

Mr. Reinhaus,

I am reviewing your revision for 24 W. McMicken. My concern with the revision is that the proposed decks on the McMicken façade have been expanded from the originally proposed balconies. The HCB approved the balconies on 3.2.21 with the justification that they were taking the place of the existing fire escapes and would obscure less of the façade than the fire escapes. With the change to decks with a covered roof above, this justification no longer applies. We would prefer that you revert to the originally

approved balcony plan. Otherwise, the project will need to go back to the HCB for approval of the additional massing, and Staff would likely recommend denial. I have less of a concern with the side deck on the east elevation, as this is not highly visible from the street.

Please let me know if you are able to revert to the previous balcony plan, or if you would like to go back to the HCB for review of the current design.

Thank you,

Douglas Owen | Urban Conservator

I don't recall less obscuration as a justification for the balconies; although they are of a simpler design after eliminating the diagonal stairs. The guidelines state metal balconies should not be discouraged. The previous engineer is no longer available, but the new engineer has created a balcony very similar to the one previously approved:

1. Massing is of similar dimensions, with the new balcony slightly smaller than the previously approved; and supporting posts have now been reduced from 6" to 4" to more accurately match the mass of the previous engineer's posts.
2. A roof has been added in response to Buildings Director Art Dahlberg's desire for protective covering, after his comments about exterior features being more dangerous when exposed to weather, with increased possible slipping when wet. If the roofs from the balconies are removed, will the HCB accept any increase in liability due to a decrease in safety?
3. Finishing the openings/doors is included in response to the UC's expressed desire to have me *revert to the originally approved* (and HCB repeatedly approved) *balcony plan*, as well as my Plan Examiner's preference to include completion of unfinished work with this permit. Original openings are not altered or filled-in.

One size fits all? Not with historic district guidelines, which are unique for each district.

Redevelopment conservation as a community asset building strategy: Former HUD Secretary Henry Cisneros describes how preservation should function as "asset-based comprehensive community building," whereby residents organize themselves to identify the strength of their assets and then use those assets as a basis for community strategies and improvements.

What may stand out as my redevelopment's most defining feature relates to my successful application to the National Trust for Historic Preservation's Eleven Most Endangered Historic Places: reversing the loss of African American wealth opportunities due to historic districting. My application highlighted *the patterned loss of viability* for existing residents as part of an orchestrated gentrification that has unfortunately been a part of many historic districting efforts in predominantly lower income African American neighborhoods. The National Trust has facilitated discussion about this issue, although

some preservationists continue to practice an unenlightened conservation approach leading to repeating losses of wealth-accruing opportunities for existing residents as community-active neighborhoods are radically transformed with historic districting.

With my redevelopment, equity is being shared with low income African American neighborhood mentees who've helped with my projects over time. Unfortunately, in recent years as I've struggled to gain approvals, first gaining them, then losing them six months later, as well as having previous approvals ignored, about $1,000,000 in potential revenue has been lost, indirectly impacting equity. Without being able to continue moving forward with the previously approved redevelopment plan, an additional $1,000,000 will be lost from the building's value, directly impacting equity.

Procedural Issue

The process of applying for a HCB hearing highlights an issue of fairness. In cases where the UC doesn't recommend approval, because of deadlines, the defendant is required to present their case before the plaintiff presents both their case and a potentially edited version of the defendant's case in the form of a report to the HCB. If the defendant is to present additional evidence in defense of the position after receiving the presentation by the plaintiff, they must be granted a continuance at the hearing. In other types of hearings, the plaintiff is required to present their case before the defense, not after. Presenting in reverse, and as part of a 'report', tends to bias the minds of the board members, pressuring for a decision in favor of the UC's position.

Respectfully submitted,

Walt Reinhaus

Owner,

24 W McMicken Av

Cincinnati OH 45202

513.241.3855

reinhaus@yahoo.com


Cincinnati Area GIS
W Mcmicken Av
Vine St
Hust Al
E Clifton Av
50 ft
30 m

Dusty Rhodes, Hamilton County Auditor

generated on 5/3/2018 6:03:21 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
095-0003-0047-00	24 W MCMICKEN AVE	Parcel Number	2017 Payable 2018

Property Information

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

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
340 - LIGHT MANUFACTURING

Owner Name and Address
REINHAUS WALTER
24 WEST MCMICKEN AVE
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
REINHAUS WALTER
24 WEST MCMICKEN AVE
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
46,000

Effective Tax Rate
93.480776

Total Tax
$4,351.20

Property Description
W MC MICKEN AV 0.4661 AC

Appraisal/Sales Summary

Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	3/12/2003
Last Sale Amount	$0
Conveyance Number	0
Deed Type	BS - Boundary Survey (EX)
Deed Number	997385
# of Parcels Sold	1
Acreage	0.473
Front Footage	261.00

Tax/Credit/Value Summary

Board of Revision	YES(09)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	33,250
CAUV Value	0
Market Improvement Value	98,160
Market Total Value	131,410
TIF Value	27,410
Abated Value	0
Exempt Value	0
Taxes Paid	$2,201.14
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032 1) 9-8-04 BOUNDARY SURVEY W/48

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attachment #4

Dear Mayor Luken and members of council,

Over the past week the Over the Rhine Chamber of Commerce have worked diligently to draft a compromise to the Over the Rhine North Historic District Ordinance. The following letter outlines the proposed changes to the ordinance and I can honestly say that these amendments have been one of the most unifying experiences and highlight how the political process can work to bring about a better result. In Neighborhood and Public Works Committee today there was no opposition to adoption. This was remarkable with the diversity of group representatives speaking on the subject including Beth Sullebarger, Pat Clifford, Walter Reinhaus, John Hauck, Myself, etc. John Hauk even offered that the amended ordinance was better legislation than the original document. We feel that it is better because.

- It recognizes adaptive reuse buildings (warehouse loft conversions) as a special class and offers more flexibility in design.
- It requires that the Historic Conservation Office offer extra assistance to applicants by walking them though the process and providing them with a rendering of there project and paint color selection helping to sell the value of historic conservation.
- It offers an even playing field for equal enforcement
- It makes clear the buildings most in danger of loss by compiling a damaged roof list.
- It offers greater flexibility in the entire design review process with specific adjustments to the ordinance.

Tomorrow at full council meeting both the amended and the original ordinance will be presented. The Over the Rhine Chamber of Commerce urges you to vote for the amended ordinance. If you have any questions or comments please call me directly on my cell phone at 703-4885 or 221-1222.

Sincerely,

Chris Frutkin
President, Over the Rhine Chamber of Commerce

Cincinnati Preservation Association

342 West Fourth Street, Cincinnati, OH 45202-2603
Phone (513) 721-4506 • Fax (513) 721-6832
www.queencity.com/cpa • cpa@queencity.com

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20 September 01

Mayor and Council
City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Re: Over-the-Rhine (North) Historic District

Dear Mayor & Council:

On behalf of our Board of Trustees, I am writing to urge you to vote in support of the designation of the Over-the-Rhine (North) Historic District. Here are only some of the reasons:

The proposed district was approved unanimously by the City Planning Commission.

The proposed district was approved by the OTR Steering Committee, the city-sponsored planning group.

The Historic Conservation Board has improved the guidelines to make them more flexible, less expensive and up-to-date with current technology and building products.

Low-income residents and housing advocates support the district because they want to protect the character of their neighborhood.

Without the Neighborhood Housing Retention Ordinance, we must protect our priceless heritage and investment opportunities.

Wherever there is a "back-to-the-city" movement, it's back to historic districts that people are moving.

Investors and new businesses are attracted to OTR because of the historic buildings. If we allow these buildings to be destroyed through demolition and inappropriate alterations, we'll lose the very thing that attracts people to live and work there.

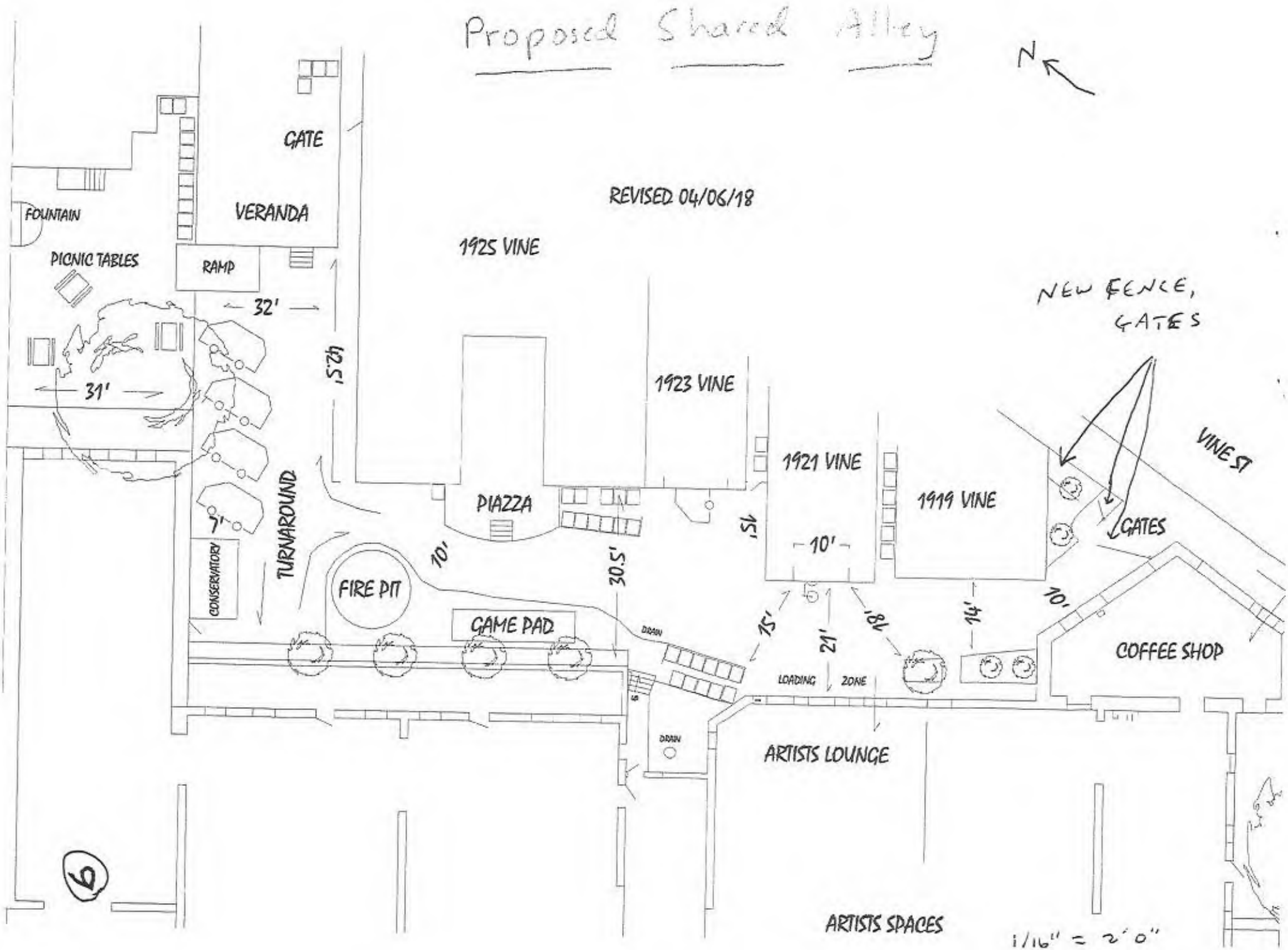
Code Compliance Alternatives for Historic Buildings

- **A Greater Understanding of Ohio Building Code Chapter 34**

- 2015 Heritage Ohio Annual Preservation & Revitalization Conference

- Presenter:
- **Robert Vilkas, AIA, CBO, LEED AP O+M**

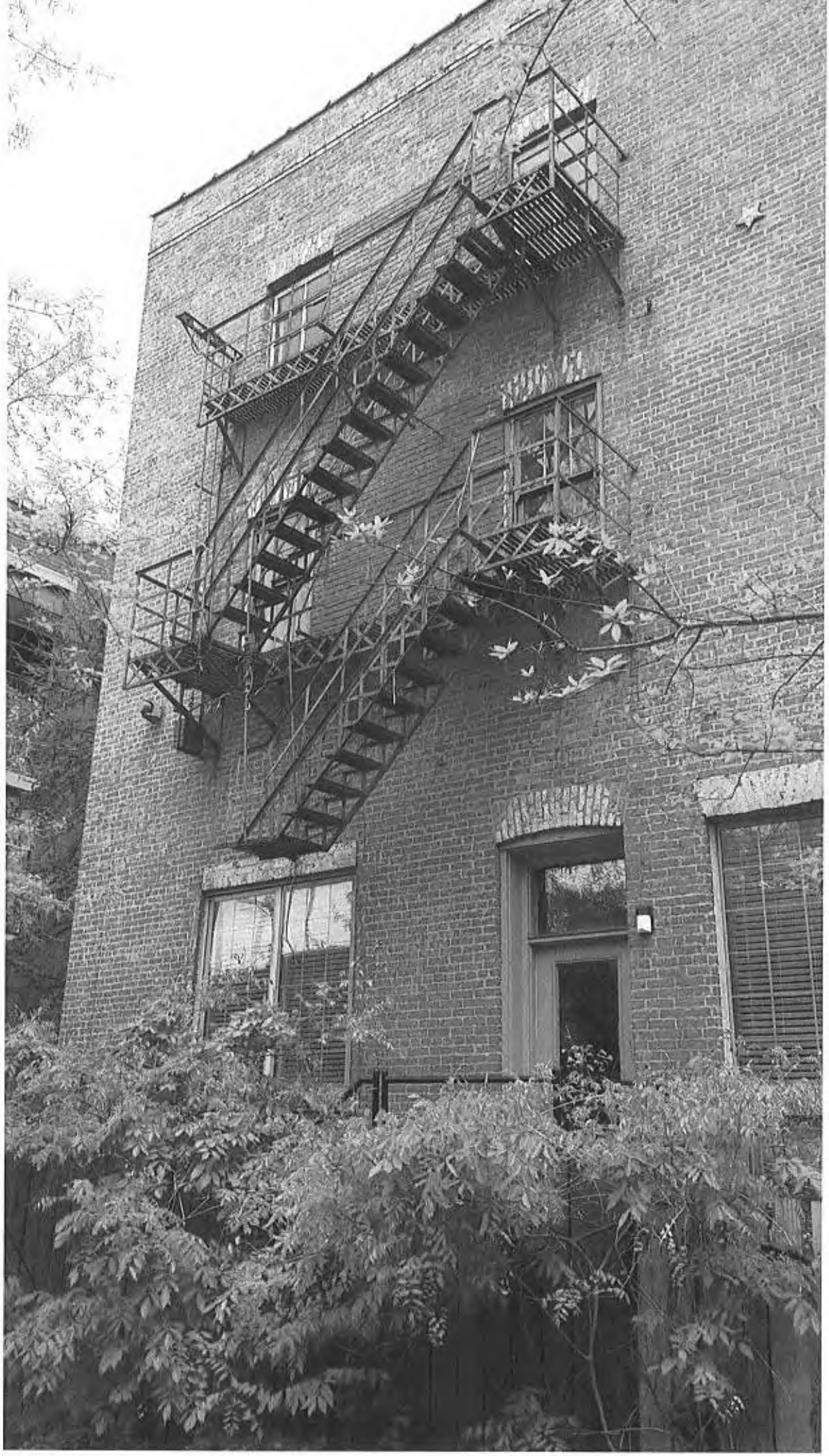



Proposed Shared Alley
N
REVISED 04/06/18
1925 VINE
1923 VINE
1921 VINE
1919 VINE
NEW FENCE, GATES
VINE ST
GATES
GATE
VERANDA
FOUNTAIN
PICNIC TABLES
RAMP
32'
42.5'
31'
7'
CONSERVATORY
TURNAROUND
PIAZZA
10'
FIRE PIT
30.5'
GAME PAD
DRAIN
15'
10'
15'
21'
18'
14'
10'
LOADING ZONE
COFFEE SHOP
DRAIN
ARTISTS LOUNGE
ARTISTS SPACES
6
1/16" = 2'-0"

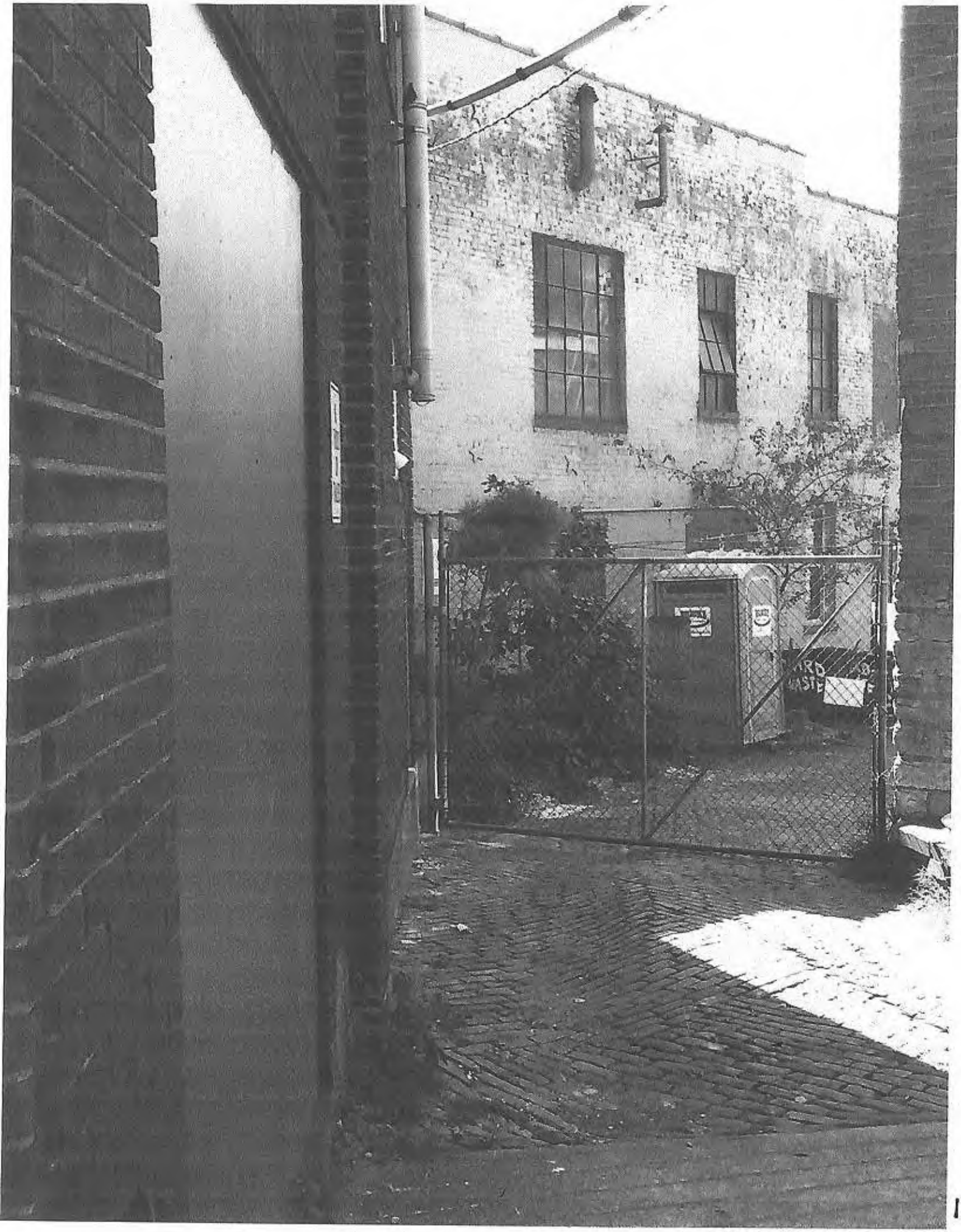
01

ONE BLOCK STREET SCAPE









14

NORTH - REAR

neighbor to East



neighbor to west

neighbor to North

INDEX OF DRAWINGS

1. GRAPHIC CONTEXT MAP
2. AERIAL PHOTOGRAPHIC MAP
3. SURVEY
4. EXISTING SITE PLAN
5. PROPOSED SITE PLAN
6. SOUTH ELEVATION EXISTING AND PROPOSED
7. EAST ELEVATION EXISTING AND PROPOSED
8. NORTH ELEVATION EXISTING AND PROPOSED
9. FIRST FLOOR PLAN
10. SECOND FLOOR PLAN
11. THIRD FLOOR PLAN
12. PROPOSED BALCONY DETAILS
13. PROPOSED DOOR SCHEDULE

Property Report

Parcel ID
095-0003-0047-00

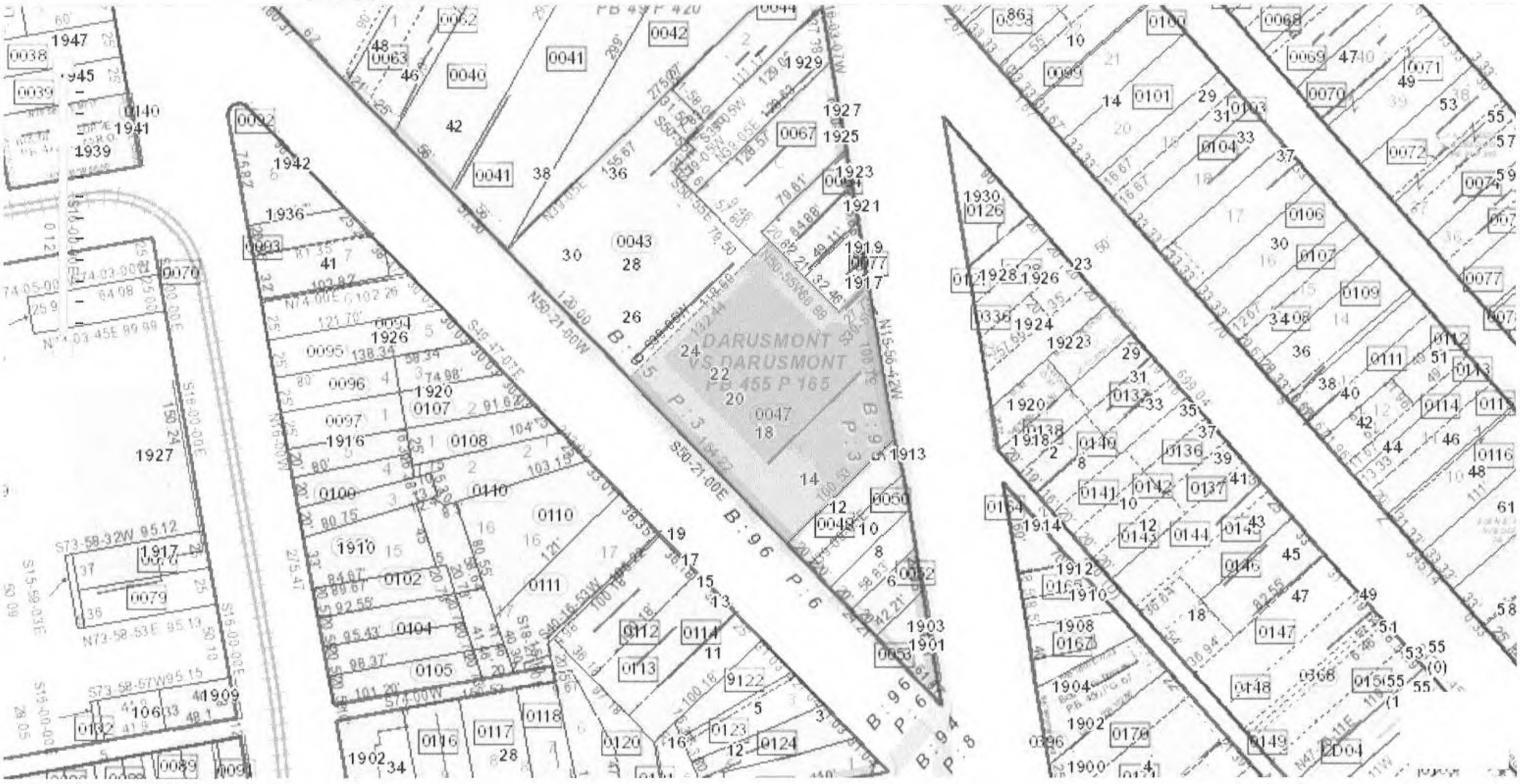
Address
24 W MCMICKEN AVE

Index Order
Parcel Number

Tax Year
2020 Payable 2021

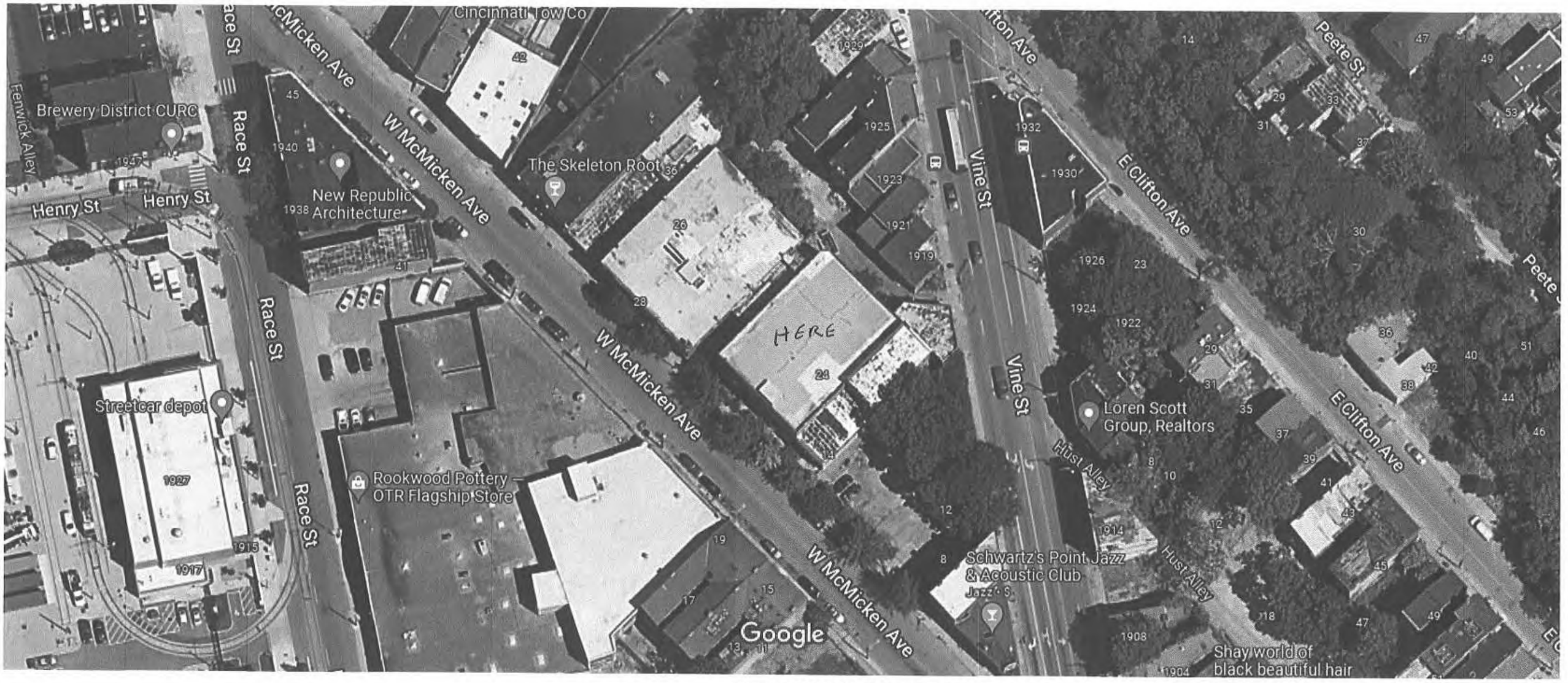
SHADED BLUE

Property Map



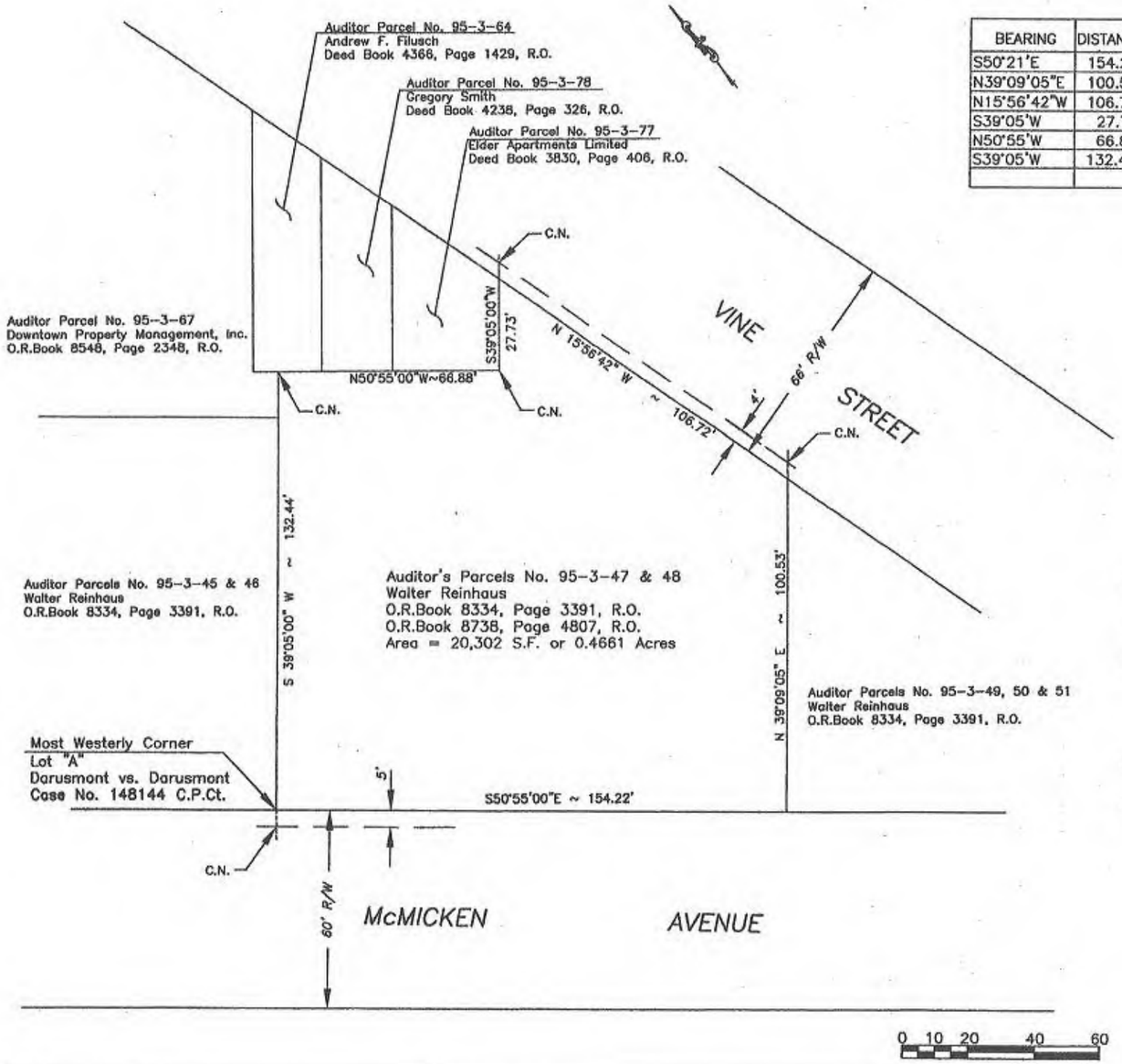
1.

Google Maps



Imagery ©2022 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, Map data ©2022 Google 50 ft

N



BEARING	DISTANCE	LATITUDES		DEPARTURES	
		N	S	E	W
S50°21'E	154.22	—	98.41	118.74	—
N39°09'05"E	100.53	77.96	—	63.47	—
N15°56'42"W	106.72	102.61	—	—	29.32
S39°05'W	27.73	—	21.52	—	17.48
N50°55'W	66.88	42.16	—	—	51.91
S39°05'W	132.44	—	102.80	—	83.50
		222.73	222.73	182.21	182.21

I, the owner of the tract of land shown on this plat of survey, depose that this tract is entered as two or more items or parcels on the Hamilton County Auditor's Tax List and the Hamilton County Auditor's Tax Maps. I hereby request the Hamilton County Auditor to combine said items or parcels into one entry on the Hamilton County Auditor's Tax List and also to remove and delete from the Hamilton County Auditor's Tax Maps the lines which divide said parcels on said tax maps and show the courses and distances of this survey as the boundary of the combined tracts of land. If this request is granted I agree to describe any part or all of the tract of land shown hereon for future conveyancing purposes by metes and bounds so that such description shall be agreeable with the survey shown hereon. I also agree to record this survey in the Hamilton County Recorder's Office. I also certify that there are no delinquint taxes against the property shown hereon and it is all in one taxing district.

WITNESS *SIGNED*

Walt R

STATE OF OHIO } S.S.
COUNTY OF HAMILTON }

Be it remembered that on this 11th day of March 2003, before me a notary public in and for said county and state, personally came Walter Reinhaus *and acknowledged that he did sign the foregoing plat of survey and that the same is his free act and deed.*
In testimony whereof I have hereunto subscribed my name and affixed my notorial seal this day and year.

Notary Public
Hamilton County, Ohio

EDMOND H BURNAM
Notary Public State of Ohio
My Commission Expires Nov 27 2006

NOTES:

1. *This plat is for a consolidation of Auditor Parcels Nos. 93-3-47 & 48.*
2. *The property shown hereon is all of Lot "A" on the plat in partition made in Case No. 148144, Hamilton County Common Pleas, Darusmont vs. Darusmont and part of Block No. Eight of Finley and Ludlow's Subdivision as shown on the plat thereof recorded in Deed Book 49, Page 420, Hamilton County, Ohio Records.*
3. *Used Bearing Basis per Deed Book 3830, Page 406, Hamilton County, Ohio Deed Records.*
4. *Property shown hereon subject to easements, restrictions and covenants of record.*

I hereby certify that this plat is based on a survey made by me.

STATE OF OHIO THOMAS J. HOWARD S-5005 REGISTERED SURVEYOR

Thomas J. Howard

Thomas J. Howard, P.S.
Reg. No. S-5005
3597 Krierview Drive
Cincinnati, Ohio 45248
Phone 574-0556

PERIMETER SURVEY

WALTER REINHAUS PROPERTY

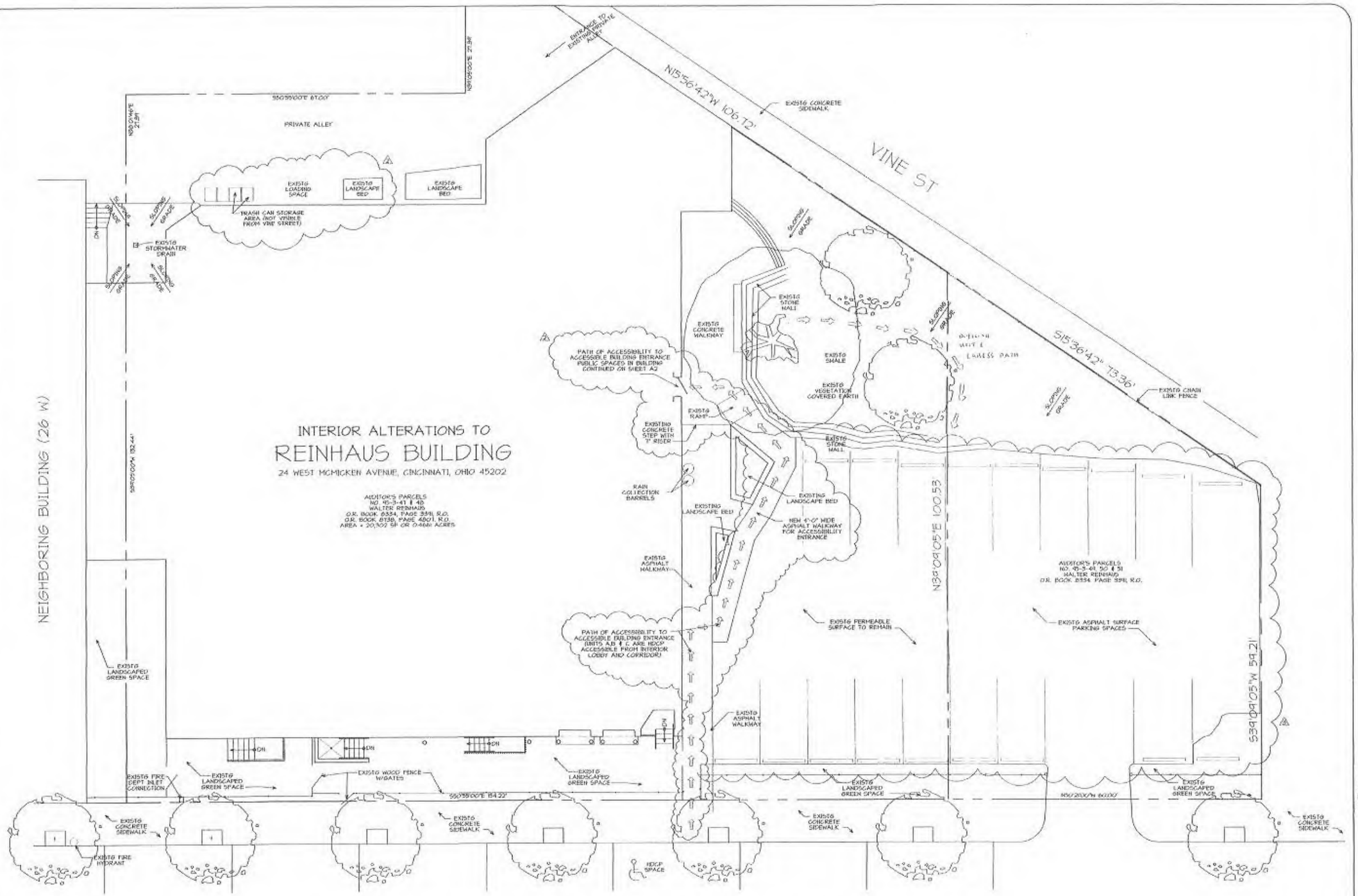
City of Cincinnati
Hamilton County, Ohio

Scale: 1" = 20' March, 2003

INTERIOR ALTERATIONS TO REINHAUS BUILDING

24 WEST MCMICKEN AVENUE, CINCINNATI, OHIO 45202

AUDITOR'S PARCELS
NO. 45-3-41 & 42
WALTER REINHAUS
O.R. BOOK 6534, PAGE 3811 R.O.
O.R. BOOK 8136, PAGE 4601 R.O.
AREA = 20,302 SF OR 0.466± ACRES



SITE PLAN

1/8" = 1'-0"

NORTH

IMPORTANT NOTE:
THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY THE WALTER REINHAUS AND REFLECTS ACTUAL CONDITIONS TO THE BEST OF HIS KNOWLEDGE. ARCHITECT DOES NOT WARRANT OR GUARANTEE ACCURACY OF THIS DRAWING.

WEST MCMICKEN AVENUE

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REVISIONS	DATE	BY
4-27-15 BUILDING DEPT PLAN REVIEW COMMENTS	REM	12-1-15
12-24-15 BUILDING DEPT PLAN REVIEW COMMENTS	REM	2-2-17
3/2017 ZONING BOARD REVIEW COMMENTS	REM	3-24-17

ALTERATIONS TO
REINHAUS BUILDING
24 WEST MCMICKEN AVENUE, CINCINNATI, OHIO 45202
PERMIT NO 2015P01305

REM Design, LLC
487 CLUBHOUSE DRIVE, MASON, OHIO 45040
Office (513) 204-3451 Mobile (513) 312-0713
Email: remdesign@fuse.net Website: www.remdesign.biz

STATE OF OHIO
RICHARD E. MARTIN
12868
REGISTERED ARCHITECT

RICHARD E MARTIN
LICENSE #12868
EXPIRES ON 12/31/17

DATE
2-1-15

PROJECT NUMBER
14020

SHEET NUMBER
ST2

4

Proposed

SITE PLAN

NEIGHBOR'S BUILDINGS

NEW GATES

VINE ST

N

PRIVATE ALLEY

NOT VISIBLE FROM STREET

TRASH CANS

LANDSCAPING

LOADING

24'-6 11/16"

DRAIN

A

B

C

D

NEIGHBORING BUILDING (2& W)

NEIGHBOR'S BUILDING

12' SETBACK

NEW OPENINGS, BALCONY

NEW BALCONIES

NEW BALCONIES

UP

DN

RAIN GARDEN

HYDRANT

RAINWATER SWALE

RAINWATER SWALE

RAINWATER SWALE

RAIN GARDEN

STORMWATER RUNOFF: RAINWATER SWALES, RAIN GARDENS

RAIN GARDEN

bike rack

permeable

asphalt

RAIN GARDEN

RAIN GARDEN

NEIGHBOR'S BUILDING (6 W)

HYDRANT

F.D.C.

24 WEST MC MICKEN AV

SITE PLAN

1/16" = 20"

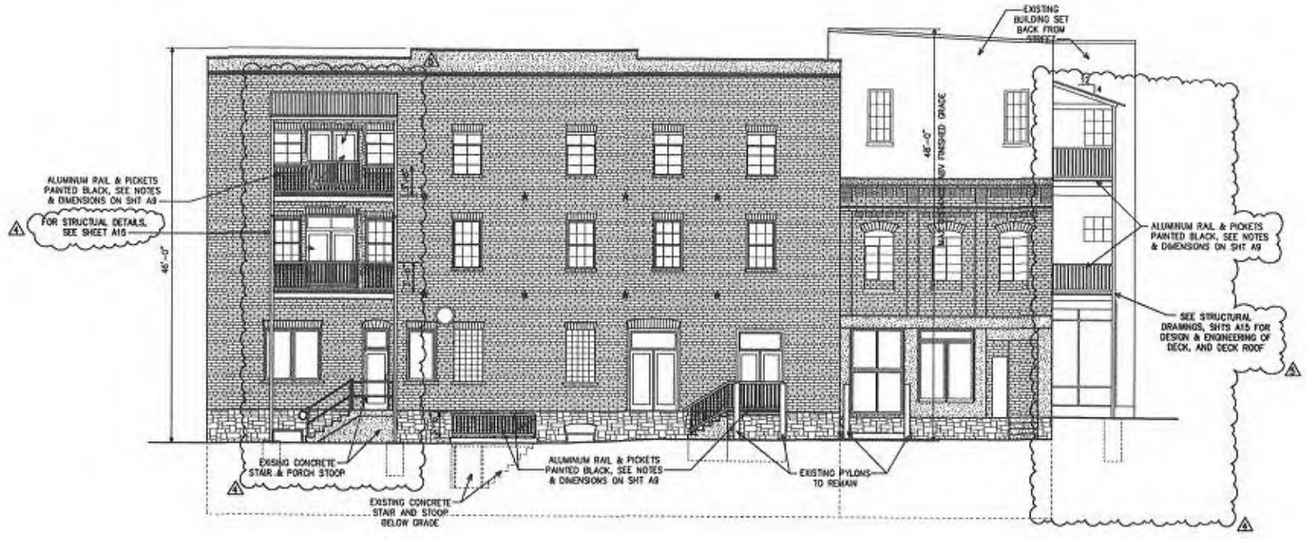
15'-5 7/16"

N

5



EXISTING
SOUTH ELEVATION
1/8" = 1'-0"



ALTERED
SOUTH ELEVATION
1/8" = 1'-0"

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REVISIONS	DATE	BY
1/27/15 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	12-1-15
12/16/16 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	2-2-17
1/8/21 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	6-22-22
STR. BSE COLS TO 4X4 COLS	REM	8-16-22

ALTERATIONS TO
REINHAUS BUILDING
24 WEST MOHICKEN AVENUE, CINCINNATI, OHIO 45202
PERMIT NO 2015P01305

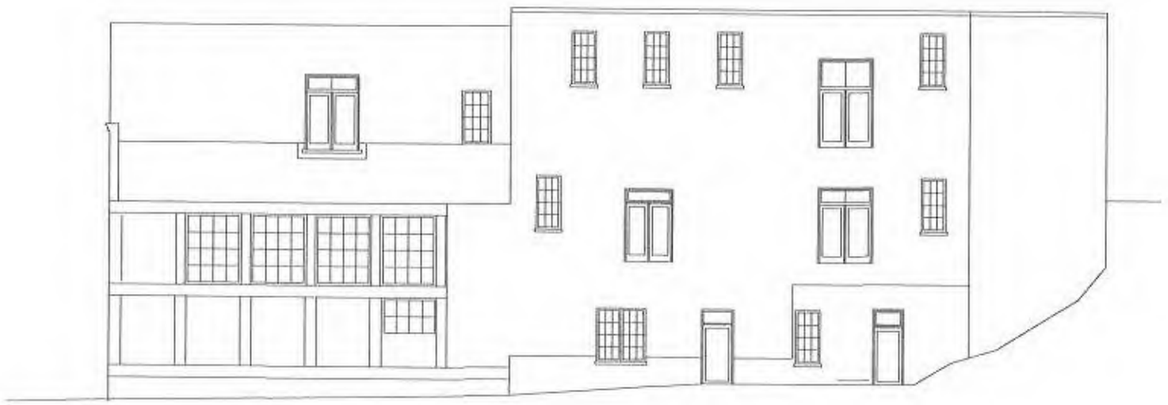
REM Design, LLC
457 CLUBHOUSE DRIVE, MASON, OHIO 45040
Office (513)204-3451 Mobile (513) 312-0713
Email: remdesign@fuse.net Website: www.remdesign.biz

STATE OF OHIO · RICHARD E. MARTIN · 12869 · REGISTERED ARCHITECT

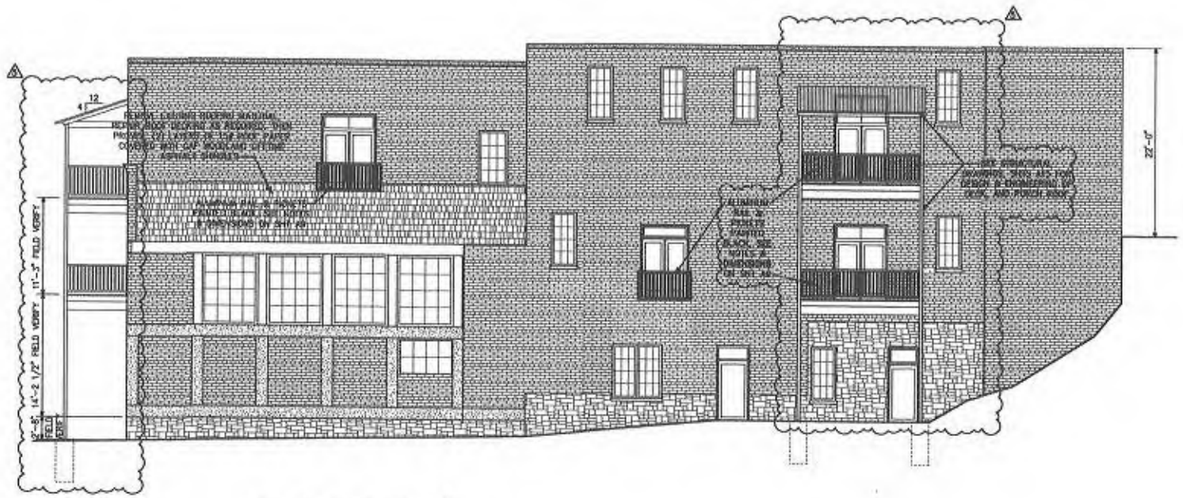
RICHARD E. MARTIN
LICENSE #12164
EXPIRES ON 12/31/23

DATE
2-5-15
PROJECT NUMBER
14020
SHEET NUMBER
A13

6



EXISTING
EAST ELEVATION
1/8" = 1'-0"



ALTERED
EAST ELEVATION
1/8" = 1'-0"

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REVISIONS	DATE	BY
4/27/15 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	12-1-15
1/19/21 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	4-22-22
STL 658 COLS TO 464 COLS	REM	8-14-22

ALTERATIONS TO REINHAUS BUILDING

24 WEST MCMICKEN AVENUE, CINCINNATI, OHIO 45202

PERMIT NO 2015P01305

REM Design, LLC
487 CLUBHOUSE DRIVE, MASON, OHIO 45040
Office (513)204-3451 Mobile (513)312-0713
Email: remdesign@fuse.net Website: www.remdesign.biz

STATE OF OHIO
RICHARD E. MARTIN
12858
REGISTERED ARCHITECT

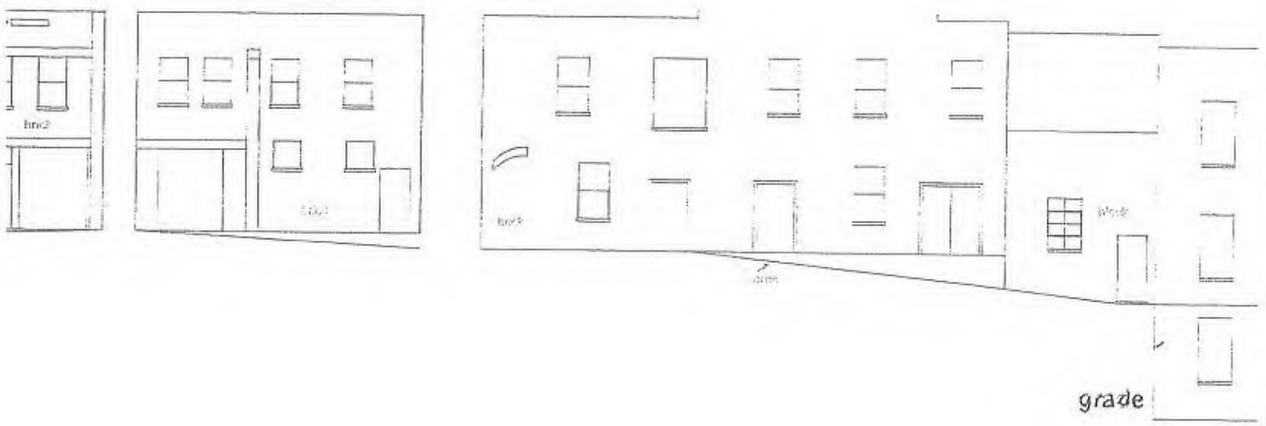
RICHARD E MARTIN
LICENSE #12164
EXPIRES ON 12/31/23

DATE
2-5-15

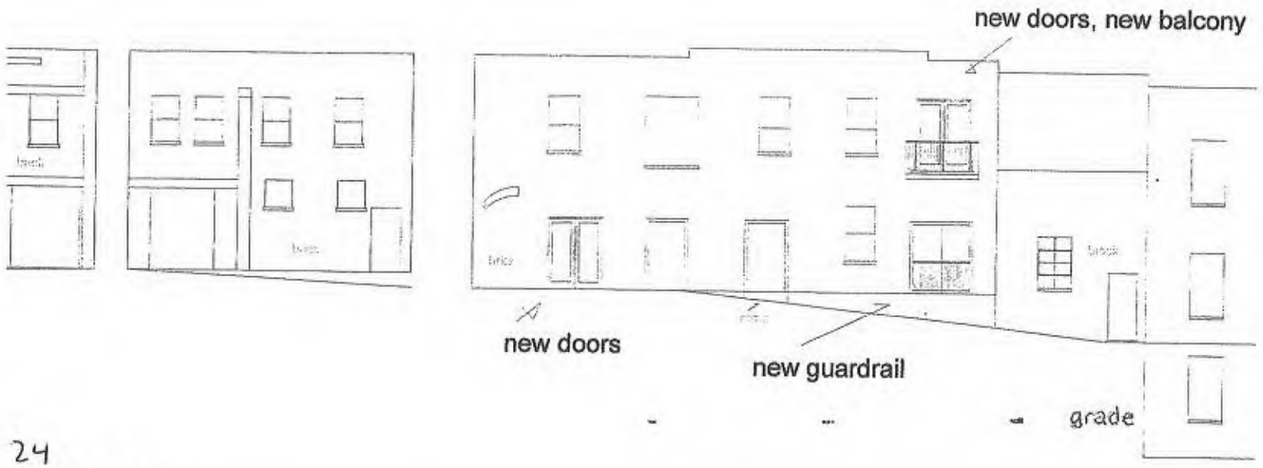
PROJECT NUMBER
14020

SHEET NUMBER
A14

BEFORE



AFTER

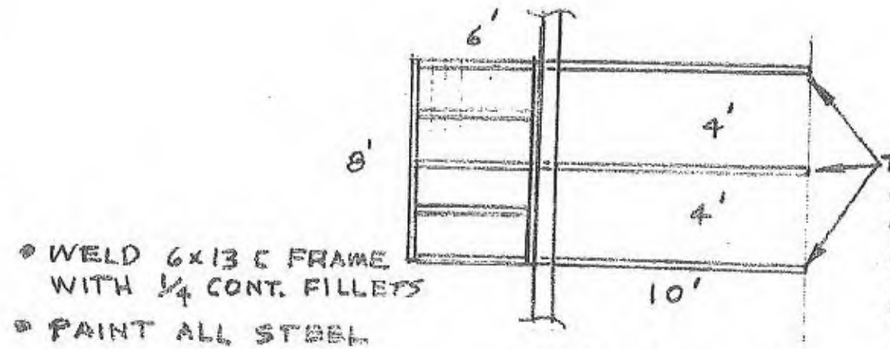


24
W McMICKEN

1/16" = 1'

NORTH ELEVATION

3/9/18



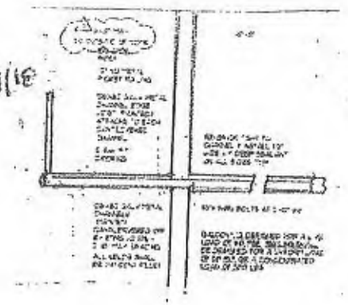
- WELD 6x13 C FRAME WITH 1/4 CONT. FILLETS
- PAINT ALL STEEL

THREE EXISTING 6x16 C JOISTS 45"-48" O.C. RUN 6x13 C THRU WALL & JOIN TO 6x16 C WITH 6. 1/2 DIA. GRADE 8 BOLTS

LOOKING DOWN

STATE OF OHIO
RICHARD A. MOTT
E-32692
REGISTERED
PROFESSIONAL ENGINEER

3/9/18

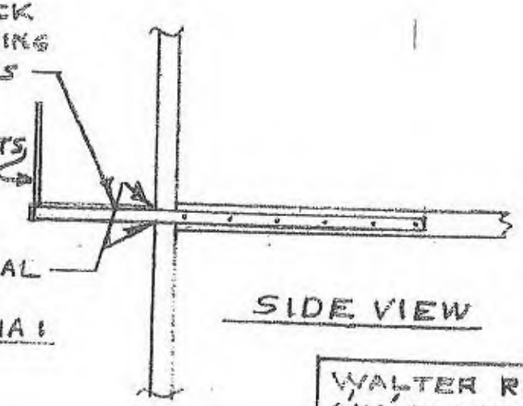


VIEW FROM D. BLACK & ASSOC. HUMMEL BLDG DWG SECT. S 440 FOR 1401 ELM ST.

2x8 SYP PT DECK WITH SELF TAPPING SCREWS TO JOISTS

2x2 STEEL POSTS 42" RAILING

SEAL



SIDE VIEW

DESIGN CRITERIA:

LL = 100 PSF
DL = 20 PSF
WIND @ 90 MPH
RAILING 50 PLF
OR CON. LOAD OF 200 LBS

WALTER REINHAUS
6'x8' CANTILEVERED BALCONY
3RD FLOOR NORTH ELEV.
AT 24 McMICKEN

NO SCALE

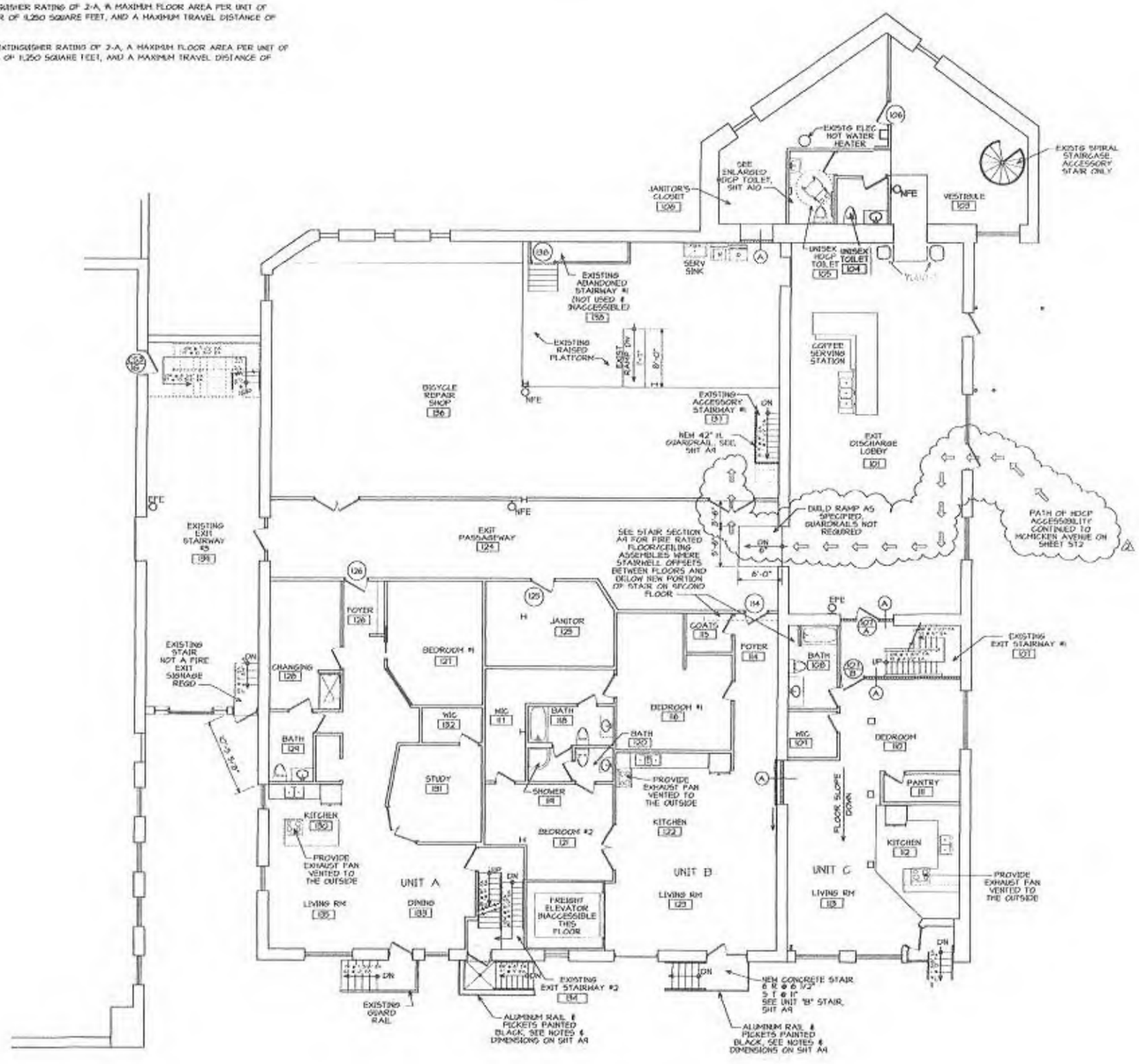
FIRE EXTINGUISHER NOTE

906.3
LIGHT HAZARD OCCUPANCY MUST HAVE A MINIMUM SINGLE EXTINGUISHER RATING OF 2-A, A MAXIMUM FLOOR AREA PER UNIT OF 3,000 SQUARE FEET, A MAXIMUM FLOOR AREA PER EXTINGUISHER OF 11,250 SQUARE FEET, AND A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO EXTINGUISHER

MODERATE HAZARD OCCUPANCY MUST HAVE A MINIMUM SINGLE EXTINGUISHER RATING OF 2-A, A MAXIMUM FLOOR AREA PER UNIT OF 1,500 SQUARE FEET, A MAXIMUM FLOOR AREA PER EXTINGUISHER OF 11,250 SQUARE FEET, AND A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO EXTINGUISHER

EFE
EXISTING FIRE EXTINGUISHER TO REMAIN

NFE
NEW FIRE EXTINGUISHER



FIRST FLOOR ARCHITECTURAL PLAN

1/8" = 1'-0"

NORTH

WALL TYPE LEGEND

NEW PARTITION SPECIFICATIONS

(A) FIRE RATING- 1 HOUR, UL DESIGN U305
NEW INTERIOR ONE HOUR RATED NON-LOAD BEARING, 4 3/4" THICKNESS, 5/8" THICK GYPSUM WALLBOARD APPLIED TO EACH SIDE OVER 2X4 WOOD STUDS @ 16" OC.

USE GROUPS F-1 & S-1

F-1 & S-1 BICYCLE REPAIR, ARTIST/CRAFTSPERSON CANVAS AND TEXTILES FABRICATION, FURNITURE, PAPER AND PLASTIC STORAGE; WITH A MINIMUM QUANTITY OF STORED CHEMICALS, OR 5 MORE. TENANT PROVIDES A METAL RATED ENCLOSURE. NO SPRAY BOOTHS, WELDING OR OTHER HIGHER HAZARD CRAFTS PERMITTED.

FIREBLOCKING AND DRAFTSTOPPING

FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS PER OBC, SECTION 717. FIREBLOCKING SHALL COMPLY WITH OBC, SECTION 717.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES AND ATTIC SPACES SHALL COMPLY WITH OBC, SECTIONS 717.3 AND 717.4.

HVAC SYSTEMS

SEPARATE HVAC SYSTEMS WITH APPROPRIATE DUCTWORK ARE PROVIDED WITHIN EACH DWELLING UNIT AND F-1 AREAS.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE PROVIDED IN DWELLING UNITS IN ACCORDANCE WITH SECTION 907.2.11.3 OBC & SECTION 508 OMC. SEE REFLECTED CEILING PLANS, SHEETS A5-A8.

FIRE ALARM SYSTEM

A MANUAL STATION AND ADDITIONAL NOTIFICATION DEVICES SHALL BE PROVIDED TO EXISTING SPRINKLER ALARM SYSTEM TO COMPLY WITH SECTION 907 NFPA 72. ADDITIONALLY, A SPRINKLER WATERFLOW DEVICE EXISTS TO ACTIVATE EXISTING AUTOMATIC SPRINKLER SYSTEM.

SMOKE CONTROL

THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. OPENINGS ARE PROVIDED IN EXTERIOR WALLS AT THE RATE OF 20 SQUARE FEET PER 50 LINEAR FEET OF EXTERIOR WALL IN EACH STORY AND DISTRIBUTED AROUND THE BUILDING PERIMETER AT INTERVALS NOT EXCEEDING 50 FEET. SUCH OPENINGS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT A KEY OR SEPARATE TOOL AND SHALL BE PROVIDED WITH READY ACCESS THERETO. SEE SHEETS A1-A4.

MEANS OF EGRESS

CAPACITY OF THE MEANS OF EGRESS COMPLIES WITH SECTION 1004 AND THE NUMBER OF EXITS COMPLIES WITH THE MINIMUM NUMBER REQUIRED BY SECTION 1021. SEE SHEETS ER1-ER4.

MAXIMUM EXIT ACCESS TRAVEL

BUILDING MEETS MAXIMUM 250' AS PERMITTED BY TABLE 1016.1 OBC. SEE SHEETS ER1-ER4.
USE GROUP R-2, 92'
USE GROUP S-1, 109'
USE GROUP F-1, 94'

MEANS OF EGRESS EMERGENCY LIGHTING

MEANS OF EGRESS LIGHTING AND EXIT SIGNS ARE PROVIDED WITH EMERGENCY POWER IN ACCORDANCE WITH CHAPTER 27 OBC. SEE REFLECTED CEILING PLANS, SHEETS A5-A8.

AUTOMATIC SPRINKLERS

SPRINKLERS ARE PROVIDED THROUGHOUT IN ACCORDANCE WITH CHAPTER 9 OBC.

STANDPIPES

STANDPIPES ARE NOT REQUIRED; NONE ARE PROVIDED.

HANDICAP ACCESSIBILITY

A HANDICAP ACCESSIBLE TOILET FOR THE PUBLIC IS AVAILABLE IN THE CORRIDOR & A HANDICAP ACCESSIBLE APARTMENT IS AVAILABLE, BOTH LOCATED ON THE SECOND FLOOR OF THE ALREADY APPROVED AND OCCUPIED 26 W. MCMICKEN AVENUE PROPERTY, WHICH IS CONNECTED AND ACCESSIBLE FROM 24 W. MCMICKEN AVENUE PROPERTY, MEETING ACCESSIBILITY REQUIREMENTS OF OBC.

TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY OBC 1103.9.4 ARE NOT REQUIRED FOR HISTORICAL BUILDINGS.

OBC 1107.1.4 ON A SITE WITH MULTIPLE NON-ELEVATOR BUILDINGS, THE NUMBER OF UNITS REQD BY 1107.1.1 IS PERMITTED TO BE REDUCED TO A PERCENTAGE EQUAL TO PERCENTAGE OF ENTIRE SITE.

SECTION 1203 VENTILATION

1203.1 GENERAL. BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

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REVISIONS	DATE	BY
4-27-16 BUILDING DEPT PLAN REVIEW COMMENTS	REM	13-1-16
12-2-16 BUILDING DEPT PLAN REVIEW COMMENTS	REM	2-3-17

ALTERATIONS TO REINHAUS BUILDING

24 WEST MCMICKEN AVENUE, CINCINNATI, OHIO 45202

PERMIT NO 2015P01365

REM Design, LLC
487 CLUBHOUSE DRIVE, MASON, OHIO 45040
Office (513)204-3451 Mobile (513)312-0713
Email: remdesign@fuse.net Website: www.remdesign.biz

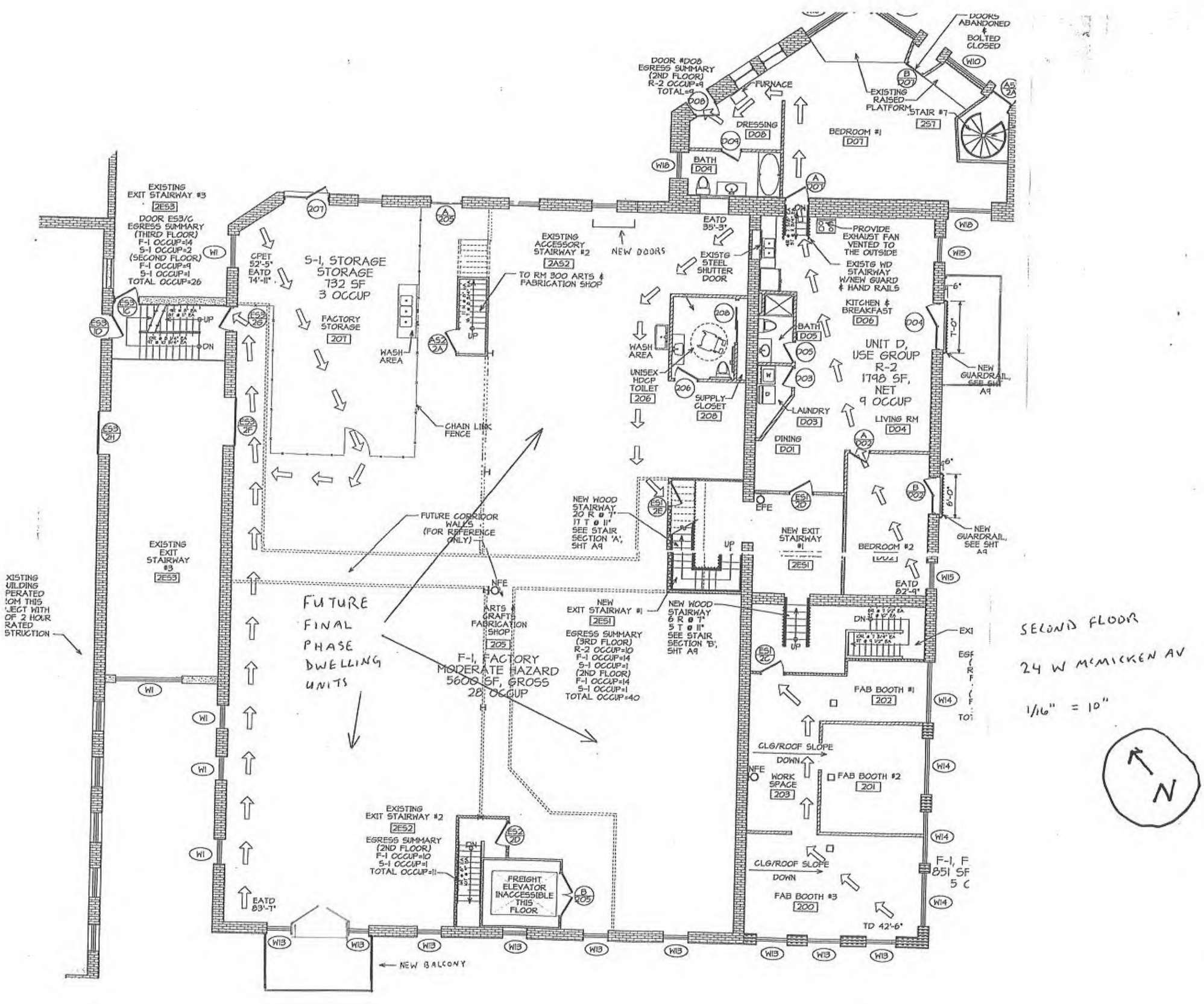
RICHARD E MARTIN
LICENSE #12164

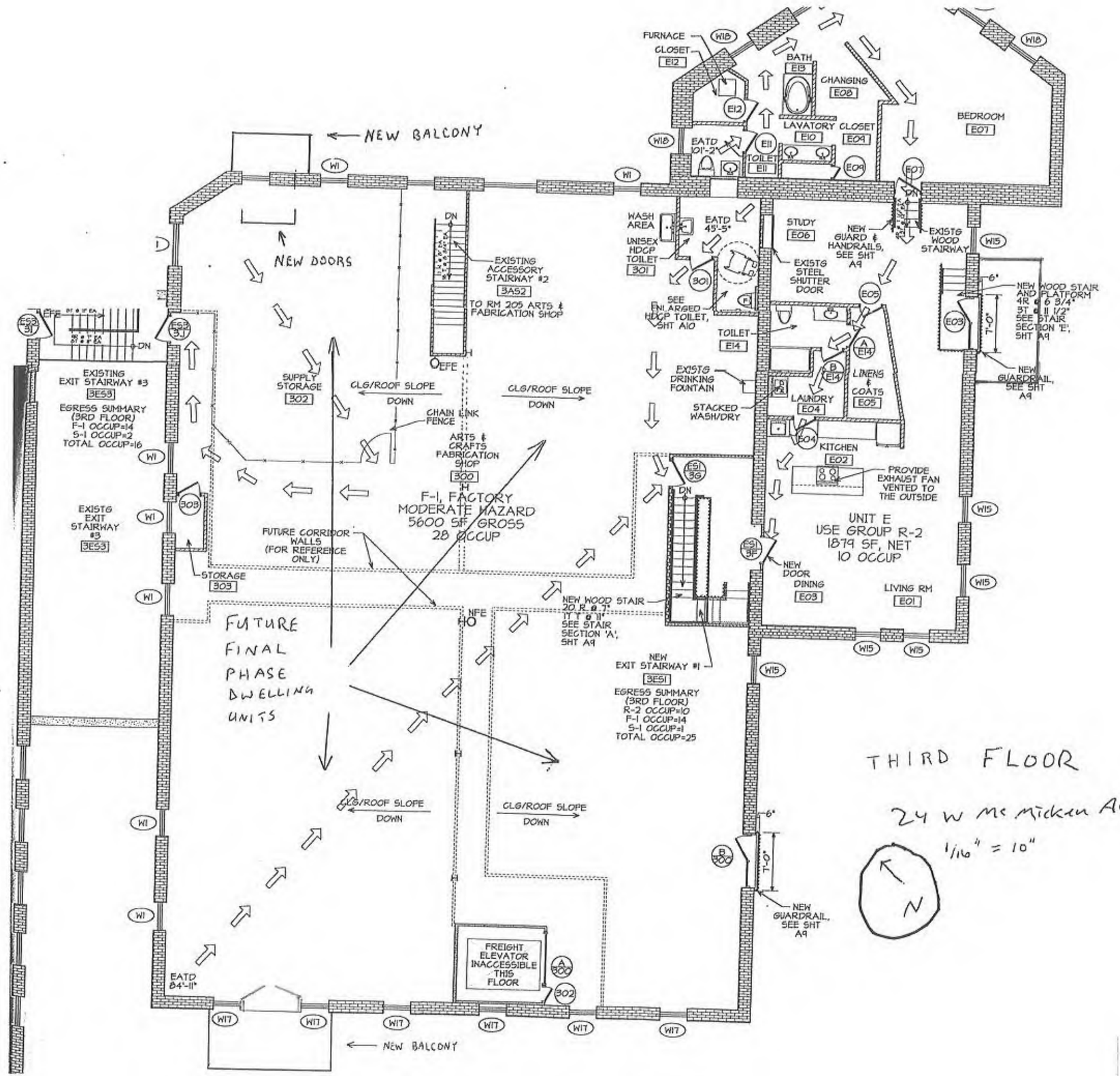
DATE
7-5-17

PROJECT NUMBER
14020

SHEET NUMBER
A2

9

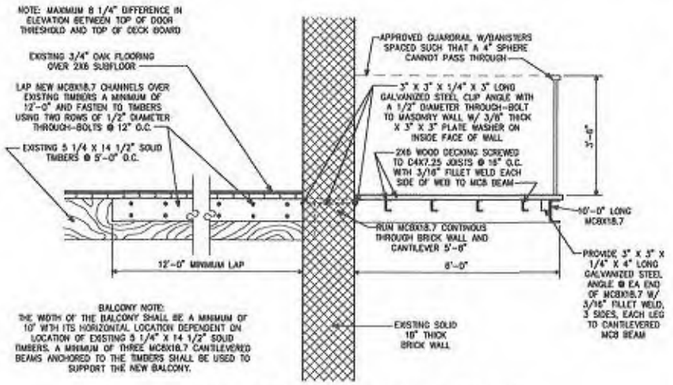

EXISTING EXIT STAIRWAY #3
2ES3
DOOR ES3/C EGRESS SUMMARY (THIRD FLOOR) F-1 OCCUP=14 S-1 OCCUP=2 (SECOND FLOOR) F-1 OCCUP=9 S-1 OCCUP=1 TOTAL OCCUP=26
S-1, STORAGE STORAGE 732 SF 3 OCCUP
FACTORY STORAGE 207
WASH AREA
CHAIN LINK FENCE
TO RM 300 ARTS & FABRICATION SHOP
EXISTING ACCESSORY STAIRWAY #2
2AS2
NEW DOORS
DOOR #D08 EGRESS SUMMARY (2ND FLOOR) R-2 OCCUP=9 TOTAL=9
FURNACE
DOORS ABANDONED & BOLTED CLOSED
EXISTING RAISED PLATFORM
STAIR #7
257
BEDROOM #1
D07
DRESSING D08
BATH D09
EATD 99'-3"
EXISTG STEEL SHUTTER DOOR
PROVIDE EXHAUST FAN VENTED TO THE OUTSIDE
EXISTG WD STAIRWAY W/NEW GUARD & HAND RAILS
KITCHEN & BREAKFAST D06
BATH D05
WASH AREA
UNISEX HDCP TOILET 206
SUPPLY CLOSET 208
LAUNDRY D03
DINING D01
UNIT D, USE GROUP R-2 1798 SF, NET 9 OCCUP
LIVING RM D04
NEW GUARDRAIL, SEE SHT A9
NEW WOOD STAIRWAY 20 R @ 7" 11 T @ 11" SEE STAIR SECTION 'A', SHT A9
NEW EXIT STAIRWAY #1
2ES1
NEW WOOD STAIRWAY 6 R @ 7" 5 T @ 11" SEE STAIR SECTION 'B', SHT A9
EGRESS SUMMARY (3RD FLOOR) R-2 OCCUP=10 F-1 OCCUP=14 S-1 OCCUP=1 (2ND FLOOR) F-1 OCCUP=14 S-1 OCCUP=1 TOTAL OCCUP=40
BEDROOM #2
D02
EATD 82'-9"
FUTURE CORRIDOR WALLS (FOR REFERENCE ONLY)
FUTURE FINAL PHASE DWELLING UNITS
ARTS & CRAFTS FABRICATION SHOP 205
F-1, FACTORY MODERATE HAZARD 5600 SF, GROSS 28 OCCUP
FAB BOOTH #1 202
FAB BOOTH #2 201
FAB BOOTH #3 200
WORK SPACE 203
CLG/ROOF SLOPE DOWN
EXISTING EXIT STAIRWAY #2
2ES2
EGRESS SUMMARY (2ND FLOOR) F-1 OCCUP=10 S-1 OCCUP=1 TOTAL OCCUP=11
FREIGHT ELEVATOR INACCESSIBLE THIS FLOOR
EATD 83'-7"
TD 42'-6"
NEW BALCONY
EXISTING EXIT STAIRWAY #3
2ES3
NEW EXIT STAIRWAY #1
2ES1
EXISTING BUILDING OPERATED AS ONE THIS LEGAL WITH EXCEPTION OF 2 HOUR RATED CONSTRUCTION
SECOND FLOOR
24 W MCMICKEN AV
1/16" = 10"
N



THIRD FLOOR

24 W McMicken Av

1/16" = 10"

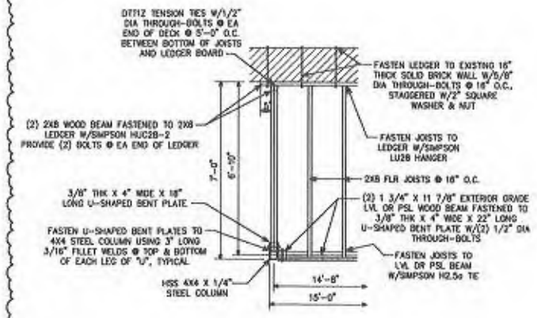


ENLARGED SECTION THROUGH BALCONY NORTH ELEVATION

1/2" = 1'-0"

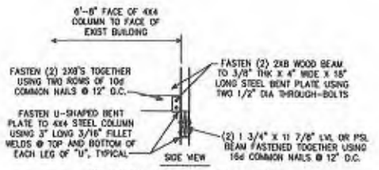
DECK CONSTRUCTION & BALCONY NOTES

1. ASSUMED EARTH CAPACITY IS 1500 PSF.
2. CONCRETE PIERS SHALL HAVE A MINIMUM 3500 PSI COMPRESSIVE STRENGTH AND 5.5 TO 7.5% AIR ENTRAINMENT.
3. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
4. ALL FASTENERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. ALL SIMPSON PRODUCTS SHALL BE INSALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS INCLUDING FASTENER TYPE, SIZE, QUANTITY AND MATERIAL.
6. ALL SOLID FRAMING LUMBER SHALL BE A MINIMUM #2 SOUTHERN PINE OR BETTER.
7. ALL DECKS AND/OR BALCONIES SHALL HAVE MEANS OF ILLUMINATION.
8. ALL BALCONY STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.
9. GOVERNING CODE: OHIO BUILDING CODE 2017 (REFERENCES IBC 2015 & ASCE-7, 2016)
10. DESIGN LOADS:
    A. ROOF LOAD: DEAD LOAD = 20 PSF, LIVE LOAD = 20 PSF
    B. BALCONY/DECK LOAD: DEAD LOAD = 10 PSF, LIVE LOAD = 100 PSF
11. DEFLECTIONS:
    MEMBERS DESIGNED FOR A LIVE LOAD DEFLECTION OF L/360.



ENLARGED PARTIAL DECK PLAN VIEW

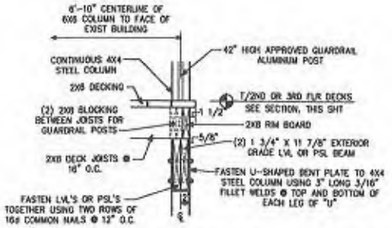
3/8" = 1'-0"



(2) 2X8 CONNECTION TO 4X4 STEEL COLUMN
(SHOWN WITHOUT 2X8 FLOOR JOISTS AND DECKING FOR CLARITY)

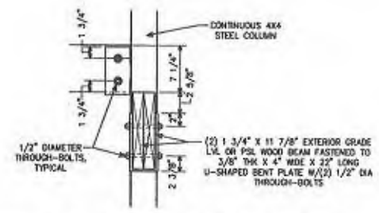
(2) 2X8 / STL COL CONNECTION

3/8" = 1'-0"



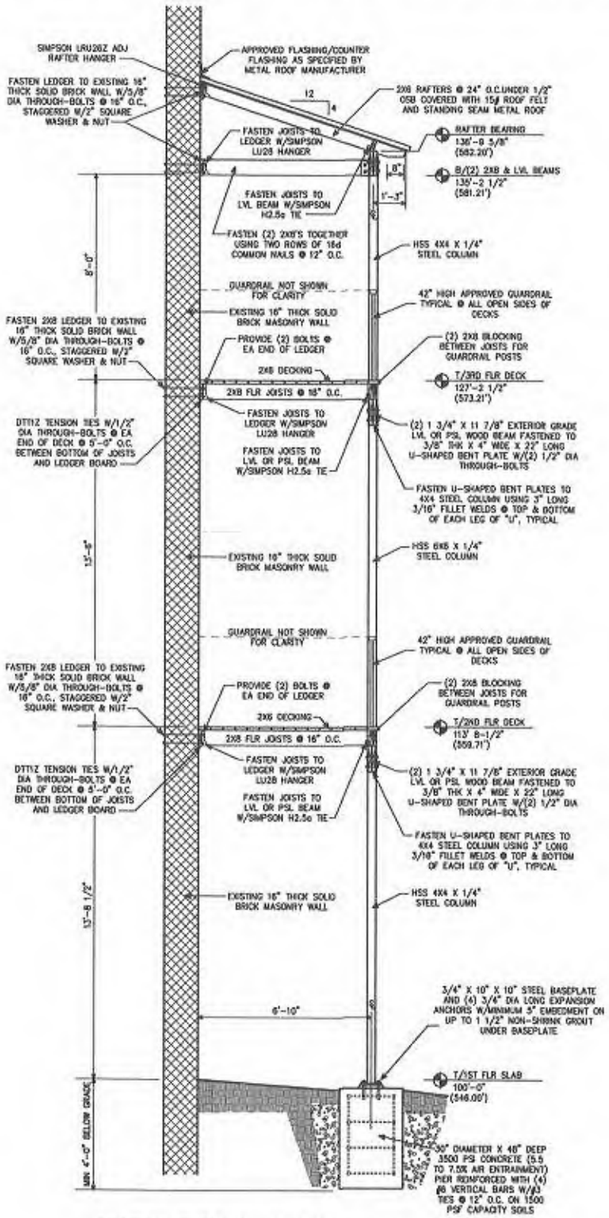
LVL / PSL BEAM / STL COL CONNECTION

3/4" = 1'-0"



U-SHAPED BENT PLATE BOLT LOCATIONS

1" = 1'-0"



SECTION THROUGH DECKS EAST ELEVATION (SOUTH SIMILAR)

3/8" = 1'-0"

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REVISIONS	DATE	BY
1 PERMIT REVIEW COMMENTS	REM	12-1-15
2 12/29/16 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	2-2-17
3 1/9/17 BUILDING DEPT. COMMENTS	REM	6-22-22
4 STL 6X6 COLS TO 4X4 COLS	REM	8-14-22

ALTERATIONS TO REINHAUS BUILDING

24 WEST MOHICKEN AVENUE, CINCINNATI, OHIO 45202

PERMIT NO 2015P01305

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STATE OF OHIO * REGISTERED ARCHITECT * RICHARD E. MARTIN 12868

RICHARD E MARTIN
LICENSE #12184
EXPIRES ON 12/31/23

DATE
2-5-15

PROJECT NUMBER
14020

SHEET NUMBER
A15

12

BASEMENT DOOR SCHEDULE

TAG	ELEV. DR	ELEV. FR	SIZE	DOOR MAT'L	FRAME MAT'L	FIRE RATING	HDWR	REMARKS
B01	J	D	(PR) 3'-0"X6'-0"X2"	METAL	METAL	3 HRS	7	
B03	I	D	3'-0"X6'-8"X1 3/4"	SCMD	METAL	60 MIN	14	
B05	F	C	3'-0"X6'-8"X1 3/4"	HM	HM	-	4	
B06A	I	C	3'-0"X7'-0"X1 3/4"	SCMD	HM	60 MIN	14	
B06B	E	C	3'-0"X7'-0"X1 3/4"	IMD	HM	-	12	NOTE 2

1ST FLOOR DOOR SCHEDULE

TAG	ELEV. DR	ELEV. FR	SIZE	DOOR MAT'L	FRAME MAT'L	FIRE RATING	HDWR	REMARKS
101A	H	A	3'-6"X7'-0"X1 3/4"	ALUM/GLASS	ALUM	-	1	NOTES 2 & 3
101B	H	A	3'-0"X6'-8"X1 3/4"	ALUM/GLASS	ALUM	-	4	NOTES 1 & 3
101C	H	A	3'-0"X6'-8"X1 3/4"	ALUM/GLASS	ALUM	-	4	NOTES 1 & 3
104	B	C	3'-0"X6'-8"X1 3/4"	SCMD	WD	60 MIN	2	
105	B	C	3'-0"X6'-8"X1 3/4"	SCMD	WD	60 MIN	2	
106	B	C	3'-0"X6'-8"X1 3/8"	SCMD	WD	60 MIN	4	
107A	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	
107B	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	8	
108	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	9	
109	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	5	
11	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	5	
113	B	B	3'-0"X6'-8"X1 3/4"	SCWD	WD	-	6	
114	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	60 MIN	8	
115	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	11	
116	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	9	
117A	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	9	
117B	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	9	
118	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	9	
118A	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	9	
118B	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	9	
120	D	B	2'-6"X6'-8"X1 3/8"	HCWD	WD	-	9	
121	G	B	PR 2'-8"X6'-8"X1 3/4"	WD/GLASS	WD	-	15	
123A	A	B	(PR) 2'-8"X6'-8"X1 3/4"	IMD/GLASS	WD	-	15	
123B	J	D	(PR) 3'-0"X7'-5"X2"	METAL	METAL	3 HR	7	
125	B	B	3'-0"X6'-8"X1 3/4"	SCMD	WD	60 MIN	4	
126	B	B	3'-0"X6'-8"X1 3/4"	SCMD	WD	60 MIN	8	
127	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	-	NOTE 9
128	D	B	2'-6"X6'-8"X1 3/8"	HCWD	WD	-	9	
128A	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	9	
128B	D	B	2'-0"X6'-8"X1 3/8"	HCWD	WD	-	11	
131	B	B	(PR) 2'-8"X6'-8"X1 3/4"	WD/GLASS	WD	-	13	
132	D	B	2'-6"X6'-8"X1 3/8"	HCWD	WD	-	11	
134	I	C	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	8	
135	C	A	3'-0"X6'-8"X1 3/4"	IMD/GLASS	HM	-	6	
136A	A	C	(PR) 3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	14	
136B	A	C	(PR) 3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	14	
138	I	D	3'-0"X6'-8"X1 3/4"	SCMD	METAL	60 MIN	8	
139A	E	C	3'-0"X6'-8"X1 3/4"	IMD	HM	-	12	NOTE 1
139B	I	C	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	NOTE 10
139C	I	C	3'-0"X6'-8"X1 3/4"	SCMD	HM	90 MIN	8	
139D	K	D	6'-6"X7'-3"X2"	METAL	METAL	3 HR	7	
139E	A	B	(PR) 3'-0"X6'-8"X1 3/4"	IMD/GLASS	WOOD	-	15	NOTE 13

DOOR SCHEDULE NOTES -

1. PROVIDE 12" X 18" RED SIGN WITH 1" HIGH WHITE LETTERING ON DOOR STATING "STOP! THIS IS NOT AN EXIT" PER 1022.8.1
2. PROVIDE 12" X 18" RED SIGN WITH 1" HIGH WHITE LETTERING ON DOOR STATING, "EXIT DOOR" PER 1022.8.1
3. ACCESSIBLE BUILDING ENTRANCE #1 (PARKING LOT OFF MCMICKEN AVENUE)
4. ACCESSIBLE BUILDING ENTRANCE #2 (VINE STREET)
5. ALL DOORS ARE TO HAVE LEVER TYPE HARDWARE EXCEPT WHERE NOTED
6. HDWR SUPPLIED BY DOOR MANUF
7. FIRE RATED DOOR (RATING UNDETERMINED)
8. REMOVE EXISTING COMBINATION PADLOCK
9. POCKET DOOR FRAME & HARDWARE SUPPLIED
10. REMOVE EXISTING DEADBOLT LOCK
11. PROVIDE BI-PASS DOOR TRACK & HARDWARE
12. FLYWOOD DOOR. PROVIDE 1 PR HINGES & CAM LOCK
13. REMOVE HARDWARE & COVER OPENINGS W/BLANK PLATES, ANCHOR DOORS PERMANENTLY CLOSED

DOOR SCHEDULE ABBREVIATIONS

HCWD - HOLLOW CORE WOOD DOOR
SCMD - SOLID CORE METAL DOOR
IMD - INSULATED METAL DOOR
WD - WOOD DOOR
SCWD - SOLID CORE WOOD DOOR
PR - PAIR
MIN - MINUTES
HR - HOUR
ALUM - ALUMINUM

2ND FLOOR DOOR SCHEDULE

TAG	ELEV. DR	ELEV. FR	SIZE	DOOR MAT'L	FRAME MAT'L	FIRE RATING	HDWR	REMARKS
201A	F	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	
201B	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	8	
201C	F	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	
207A	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
207B	A	B	(PR) 2'-6"X6'-6"X1 3/4"	IMD/GLASS	WD	-	15	
209	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	5	
210	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
211	A	B	(PR) 2'-8"X6'-8"X1 3/4"	IMD/GLASS	WD	-	15	
212A	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
212B	E	C	3'-0"X6'-8"X1 3/4"	IMD	HM	-	12	NOTE 10
213	E	C	3'-0"X6'-8"X1 3/4"	IMD	HM	-	12	NOTE 10
214	E	C	3'-0"X6'-8"X1 3/4"	IMD	HM	-	12	NOTE 10
215	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
216A	A	B	(PR) 2'-10"X6'-6"X1 3/4"	IMD/GLASS	WD	-	15	
216B	J	D	4'-0"X7'-10"X2"	METAL	METAL	3 HR	7	
217	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
218	D	D	(PR) 3'-0"X6'-8"X1 3/8"	HCWD	WD	-	-	NOTE 11
219	I	D	3'-0"X6'-8"X1 3/4"	METAL	METAL	-	5	
220	A	B	(PR) 3'-0"X6'-6"X1 3/4"	IMD/GLASS	WD	-	15	
221A	I	C	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	8	
221B	E	C	3'-0"X6'-8"X1 3/4"	IMD	HM	-	12	NOTE 2
221C	I	C	3'-0"X6'-8"X1 3/4"	SCMD	HM	90 MIN	8	
221D	K	F	5'-2"X6'-8"X2"	METAL	METAL	3 HR	7	
221E	K	F	6'-6"X8'-2"X2"	METAL	METAL	3 HR	7	
222	F	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	

3RD FLOOR DOOR SCHEDULE

TAG	ELEV. DR	ELEV. FR	SIZE	DOOR MAT'L	FRAME MAT'L	FIRE RATING	HDWR	REMARKS
301A	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	
301B	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	8	
305A	D	B	2'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
305B	D	B	2'-6"X6'-8"X1 3/8"	HCWD	WD	-	3	
306	D	B	2'-6"X6'-8"X1 3/8"	HCWD	WD	-	3	
307	D	B	2'-4"X6'-8"X1 3/8"	HCWD	WD	-	3	
308	A	B	(PR) 2'-10"X6'-6"X1 3/4"	IMD/GLASS	WD	-	15	
309	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
311	-	B	7'-1"X6'-8"X3/4"	PLYWD	WD	-	-	NOTE 11
313	D	B	2'-8"X6'-8"X1 3/8"	HCWD	WD	-	3	
314	D	B	2'-8"X6'-8"X1 3/8"	HCWD	WD	-	3	
316	D	B	3'-0"X6'-8"X1 3/8"	HCWD	WD	-	3	
318A	A	C	(PR) 3'-0"X8'-0"X2"	METAL	METAL	3 HR	7	
318B	I	A	2'-0"X6'-8"X2"	METAL	METAL	3 HR	8	
318C	A	B	(PR) 2'-10"X6'-6"X1 3/4"	IMD/GLASS	WD	-	15	
318D	A	D	(PR) 2'-10"X8'-6"X1 3/4"	IMD/GLASS	WD	-	15	
321A	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	60 MIN	10	
321B	I	A	3'-0"X6'-8"X1 3/4"	SCMD	HM	90 MIN	8	

HARDWARE SCHEDULE

HW SET #1

QTY	TYPE
1-1/2	PR HINGES
1	EXIT DEVICE
1	EXTERIOR TRIM
1	MORTISE CYLINDER
1	ADA CLOSER
1	THRESHOLD
1	DOOR BOTTOM SWEEP GASKET
1	WEATHERSTRIP

HW SET #2

QTY	TYPE
1	BED/BATH LOCK
1-1/2	PR HINGES
3	SILENCERS
1	STOP
1	ADA CLOSER

HW SET #3

QTY	TYPE
1	BED/BATH LOCK
1-1/2	PR HINGES
3	SILENCERS
1	STOP

HW SET #4

QTY	TYPE
1-1/2	PR HINGES
1	STOREROOM SET
1	ADA CLOSER
2	WALL STOP
1	DOOR BOTTOM SWEEP GASKET
3	SILENCERS

HW SET #5

QTY	TYPE
1	PASSAGE LATCH
1	ADA CLOSER
1-1/2	PR HINGES
3	SILENCERS

HW SET #6

QTY	TYPE
1	ENTRANCE LOCK
1-1/2	PR HINGES
1	PEEP HOLE
1	THRESHOLD
1	DOOR BOTTOM SWEEP GASKET
1	WEATHERSTRIP

HW SET #7

QTY	TYPE
1	HD CAM ACTION DR. LOCK
4	PR HINGES

HW SET #8

QTY	TYPE
1	ENTRANCE LOCK
1-1/2	PR HINGES
1	ADA DOOR CLOSER
3	SILENCERS
1	DOOR BOTTOM SWEEP GASKET
1	STOP

HW SET #9

QTY	TYPE
1-1/2	PR HINGES
1	EXTERIOR TRIM
1	MORTISE CYLINDER
1	ADA CLOSER
1	THRESHOLD
1	DOOR BOTTOM SWEEP GASKET
1	WEATHERSTRIP
1	DEEP CAP

HW SET #10

QTY	TYPE
1	PASSAGE LATCH
1	ADA CLOSER
1-1/2	PR HINGES
3	SILENCERS
1	DOOR BOTTOM SWEEP GASKET

HW SET #11

QTY	TYPE
1	PASSAGE LATCH
1-1/2	PR HINGES
3	SILENCERS
1	STOP

HW SET #12

QTY	TYPE
1	ENTRANCE LOCK
1-1/2	PR HINGES
1	ADA CLOSER
8	SILENCERS
1	THRESHOLD
1	DOOR BOTTOM SWEEP GASKET
1	WEATHERSTRIP

HW SET #13

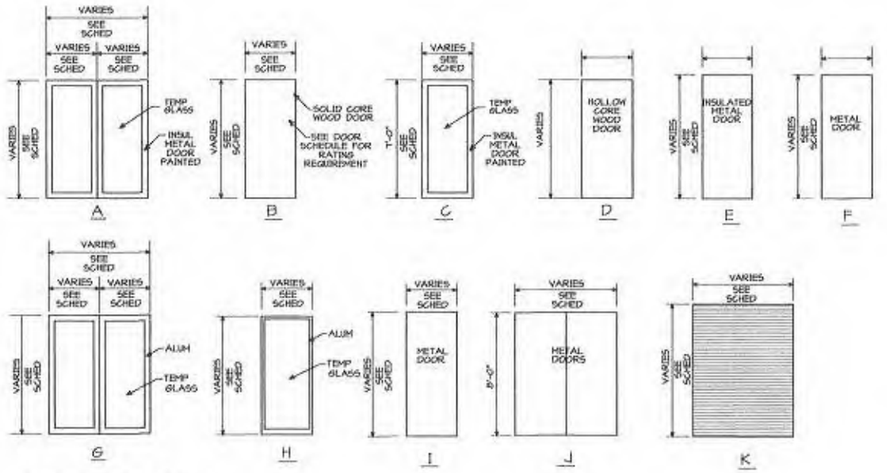
QTY	TYPE
1	BED/BATH LOCK
3	PR HINGES
2	FLUSH BOLTS
4	SILENCERS
2	STOPS

HW SET #14

QTY	TYPE
1	PASSAGE
3	PR HINGES
2	FLUSH BOLTS
2	ADA CLOSER
4	SILENCERS
2	STOPS

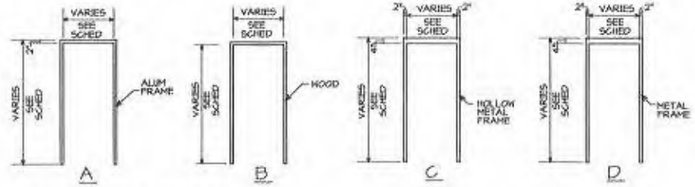
HW SET #15

QTY	TYPE
1	ENTRANCE LOCK
3	PR HINGES
2	FLUSH BOLTS
3	SILENCERS
2	STOPS



DOOR ELEVATIONS

SCALE 1/4" = 1'-0"



FRAME ELEVATIONS

SCALE 1/4" = 1'-0"

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REVISIONS	DATE	BY
4/27/15 BUILDING DEPT. PLAN REVIEW COMMENTS	REM	12-1-15

ALTERATIONS TO REINHAUS BUILDING

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STATE OF OHIO · RICHARD E MARTIN · 12459 · REGISTERED ARCHITECT

RICHARD E MARTIN
LICENSE #12459
EXPIRES ON 12/31/16

DATE
2-5-15

PROJECT NUMBER
14020

SHEET NUMBER
A11

13

PLOT SCALE: 1/4" = 1'-0" 12/1/2015 3:28 PM K:\2014\14020 - 1401 DESIGN\REVISIONS\14020A PROJECTS\14020A REVISIONS_25 x 36 MONARCH ALTERATIONS.DWG HP DesignJet C 9+ A/B/C

ITEM 6 October 10, 2022

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

APPLICATION #:	COA2022049/ ZH20220146
APPLICANT:	Sol Design + Consulting
OWNER:	Chris Heckman & Kristen Myers/ Pleasant Cake LLC
ADDRESS:	**1526 Elm St (a.k.a. 1527-1531 Pleasant Street)**
PARCELS:	081-0002-0469/ 081-0002-0307
ZONING:	RM-1.2
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	October 3, 2022

Details of Zoning Relief Required:

- Section 1405-07 – **Numerical Variance** of one (1) is required for a proposed density of five (5) units, in excess of the four (4) permitted by right.
- Section 1421-21 – **Dimensional Variance** of 11.8’ is required for a proposed front yard setback of 0.2’, short of the required 12’.
- Section 1405-07 – **Dimensional Variances** of 10.6’ (minimum) and 10.6’ (total) are required for proposed side yard setbacks of 0.9’ (minimum) and 12.9 (total), short of the required 11.5’ minimum and 23.5’ total required.
- Section 1405-07 – **Dimensional Variance** of 31.1’ is required for a proposed rear yard setback of 0.9’, short of the 32’ required.

Existing Conditions:

The property is located on the west side of Pleasant Street between its intersection with W. 15th Street on the south and W. Liberty Street on the north in the Over-the-Rhine Neighborhood. The proposal includes two separate lots. The southern lot at 1527 Pleasant Street is currently a through lot with an official address of 1526 Elm Street. An existing building is located on the Elm Street frontage of the lot, while the rear frontage along Pleasant Street is vacant. The applicant will subdivide this lot and combine it with the adjacent vacant lot at 1531 Pleasant Street.

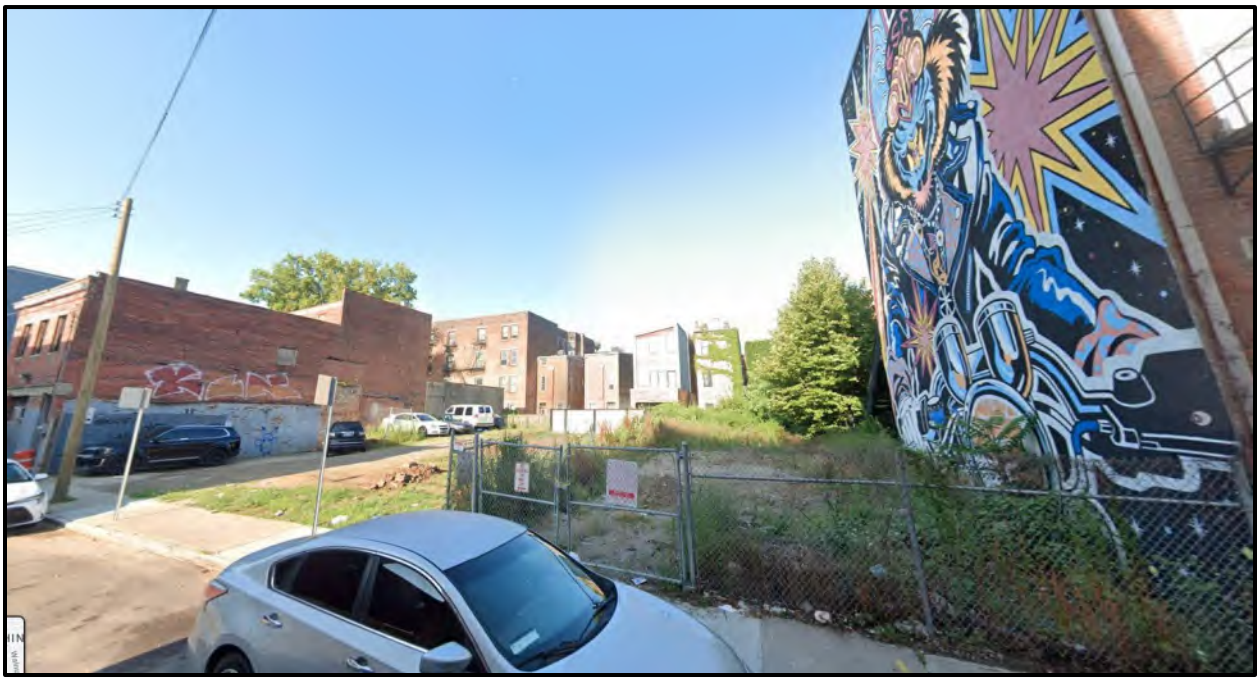
Proposed Conditions:

The proposal includes:

1. Construct a new 5-unit multi-family residential building, 4 stories in height.
2. The house will be clad in brick and fiber cement lap siding.
3. An access drive will be located along the north lot line to access the parking area, which will be located behind the first floor leasing office and in the northwest corner of the site.



Figure 1: Location of subject property. Map provided by Cagis.


Figure 2: Street view of subject property ca. July 2022. Image from Google.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
The proposed infill construction requires Zoning Relief for density and setbacks.

Standards for Zoning Relief per Section 1435-05-4

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

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district in scale, massing, and materials. A multi-family dwelling with minimal setbacks is an appropriate use in this location, which features many other examples of buildings with legal nonconforming setbacks. Providing the required setbacks would result in a building siting that is out of character with the district.

The additional unit requested above the allowable density is also appropriate to the district, where many variances have been granted to allow additional density. The proposed density of the building is one unit per 1048 sf of lot area. This density is well within the range of density variances granted on other properties in the vicinity.

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

The denial would likely not result in the deprivation of all economically viable uses as setbacks and density could potentially be met through a different design; however, the required setbacks are not in character with the nature of the Historic District in this vicinity and the proposed density is in line with relief granted to other properties in the vicinity.

Standards for Variances per Section 1445-05

(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.*

A strict application of the code would only allow 4 residential dwelling units on this property. This strict application is contrary to the goals of creating more housing opportunities to provide more diverse housing options within the city.

(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 applicants are asking for a modest density allowance that is less dense than other new construction projects that have been approved within the Over-the-Rhine Historic District. If the applicant was permitted to have the same density as the densest previously approved new construction project, they would be permitted to have 28 units compared to 5 units requested. The information in Tables 1 and 2 below is being provided for reference to comparable developments.

Table 1. LIHTC New Construction Projects with approved Density from HCB

Address	Density approved lot area/unit	Density per code lot area/unit	Approved Date
1712 Logan St	517 sf	700 sf	11/8/21
1684 Central Av	312.5sf	700 sf	9/27/21
1602 Pleasant St	247 sf	700 sf	8/5/19
1617 Race St	366 sf	700 sf	8/5/19
1521 Vine St	321 sf	700 sf	9/23/19
1512 Republic St	283 sf	700 sf	8/5/19
1505 Vine St	458 sf	700 sf	3/25/19
528 E 12th St	404 sf	700 sf	8/17/20
600 W 12th St	426 sf	700 sf	8/17/20

Table 2. Market Rate New Construction Projects with by right per a PD Zone or HCB Density Variance

Address	Density approved lot area/unit	Density per code lot area/unit	Approved Date
1621 Logan St	187 sf	NA	PD approved 2/3/21
1617 Elm St	355 sf	NA	PD approved 2/3/21
1118 Sycamore St	261 sf	700 sf	10/8/18
1437 Elm St	466 sf	700 sf	9/25/17
1216-1218 Race St	324 sf	700 sf	8/28/17

The applicants are asking for a similar setback allowance to adjacent properties. The majority of properties directly adjacent to the property have zero lot lines at

the front, side and rear yards. Staff finds this request reasonable considering the context of directly surrounding properties that have zero lot line development.

General Standards; Public Interest

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

(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 RM-1.2. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

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

The proposed use is compatible with the neighborhood. The property sits on Pleasant Street, with many other single- and multi-family residential buildings located on this block as well as side streets. A CC-P district is located directly across the Pleasant Street, which would allow a much higher density at a ratio of 1 unit per 700 sf of lot area for new construction.

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

There are no adverse impacts anticipated for the proposed project. The density and setbacks are compatible with the general development patterns of the area.

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

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Certificate of Appropriateness Review:

Staff recommends that the design substantially conforms to the New Construction section of Historic Conservation District Guidelines as discussed further below.

NEW CONSTRUCTION

A. Intent and General Guidelines

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

The lots at 1527-1529 and 1531 Pleasant Street are currently vacant and unimproved lots. While an existing newly constructed building exists at 1526 Elm Street, which is currently a through lot containing 1527-1529 Pleasant Street, the rear portion of the lot fronting Pleasant Street is vacant. The applicant plans to subdivide the lot and consolidate the Pleasant Street portion with 1531 Pleasant for the proposed new construction.

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

This infill development does not replicate the existing buildings, but uses materials, massing and rhythm of nearby buildings to influence the design choices.

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

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

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

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

B. Specific Guidelines

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

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

   The building features a base with higher ceilings than the upper levels and uses larger floor-to-ceiling window openings with a transom above. The base simulates a storefront treatment in this area, as the ground floor frontage

houses a leasing and property maintenance office and resident business center on the ground floor.

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

The middles are defined with brick cladding and front punched openings on both the second and third floors. The windows are aligned vertically to give the façades a vertical emphasis.

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

The top of the front façade is subtly defined by smaller window openings with a slightly taller brick section between the windows and the parapet roofline. A thin metal coping sits atop the parapet. While Staff had encouraged the applicant to add more definition at the parapet with a soldier course, brick corbelling, or a more prominent coping, the applicants elected to proceed with the proposed design arguing that the top treatment fits the modern style of the building, which has little other ornamentation. Ultimately, Staff finds this treatment acceptable based on the overall building design.

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

The roof is a relatively flat roof form. This roof form is common in the neighborhood, especially on larger buildings. A small elevator penthouse will extend above the roofline, but will be setback from the front façade and will not be visible from street level. Condensing units will be placed at the rear of the roof and will also not be visible from the street.

3. Window Openings: *Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy*

between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The windows are taller than they are wide and are in a single punched opening format at each of the five primary bays. Windowpanes will be set back approximately 6" from the building face and will also be offset within the openings providing additional depth and shadow. The offset surround will be fiber cement material and will provide a modern detail simulating the lintel and sill details commonly found on historic buildings in the district.

The windows on the primary façade will be aluminum clad casements and have no true or simulated divisions. This was a deliberate choice in order to fit the architects' desired modern design. While no divisions are present, the offset on the left side of the windows aligns with division in the ground-floor windows. Staff recommends a simulated division that is offset within the single-pane window, so as not to simulate a double-hung window, but to provide a break in the single-pane window to read as multiple lights, while still featuring a modern approach to a multi-light window. This is a common feature on other modern designs in the vicinity (see Figure 3 below).

Windows on the side and rear elevations include several tall narrow openings. Side elevations also feature Juliette balconies. As these windows and doors are on side elevations that will not be highly visible from the street, Staff feels they are appropriate.

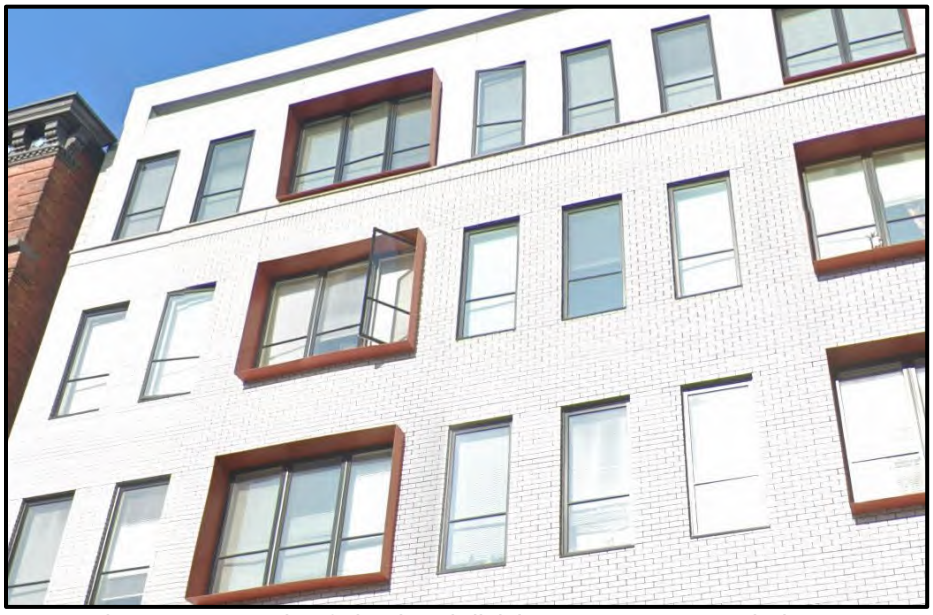


Figure 3. Example of simulated divisions on casement windows.

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

Setbacks on the block typically include zero lot line setbacks at the front and side lot lines, while many of the buildings also have zero or near-zero lot line setbacks at the rear. A portion of the rear lot extends further to the west, providing an 18.4' setback in this area, where parking is provided. The proposed building features a 12' side setback at the north to provide for the 8' access drive and an addition 4' of open space to allow for a pedestrian discharge from the rear of the building in order to meet Building Code requirements. While the south side setback is just under 1" at the rear, at the front, the building will appear to have a modest 6' setback, which provides the second pedestrian egress route required by the Building Code.

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

The proposed building features a primary 5-bay configuration on the main brick portion of the building. The windows are evenly spaced across the 5 bays, matching the symmetry typically found in the district. The south portion of the building features an additional bay where the interior staircase is located. The bay is setback from the primary brick façade by approximately 2'. At the rear of the property, and additional stair enclosure extends further south, nearly to the lot line. These bays do not feature window openings and will be clad in dark-colored fiber cement paneling, which will help to highlight the primary brick façade and allow the staircase bay to have less impact and avoid the appearance of a long unrelieved expanse of wall along the street.

The building will be open at ground level at the rear half of the building to provide off-street parking below the upper levels. This open space will not be visible when the building is viewed from the front. It will be visible currently when viewed at an angle from the south, as the building is adjacent to a vacant lot. Once new infill is built on the adjacent lot, the opening will not be highly visible.

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

The building has many elements that help to create a strong vertical emphasis, including that the building is taller than it is wide and the vertical alignment of the windows. The small setback provided in the southern staircase bay also helps to enhance the vertical emphasis of the building.

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

The height is appropriate to the site and the area. The building immediately adjacent to the north is 3 stories tall and features taller ceiling heights and a raised foundation resulting in an overall height only slightly below the proposed building. The lot to the south is vacant and a two-story building is on the next lot to the south.

The rear portion of the building will extend slightly above the main front portion of the building but will not be visible from street level and is still within the one-story allowance per the guidelines.



Figure 3: Height comparison diagram courtesy of applicant.

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

The main building material on the front façade is red and brown brick, comprising the primary massing of the building. The southernmost bay encloses the interior staircase and will be clad in fiber cement siding material with a “v-groove” by either

James Hardie or Nichiha. As the recessed portion of the building is a secondary material, and while it will have visibility on the street, being recessed, it will not be the dominant material. This secondary material will also emphasis the contemporary but compatible nature of the building, ensuring compatibility without replication.

The sides of the building will primarily be fiber cement siding, with the front portion of the north elevation being clad in brick, being the most visible of the side elevations due to the 12' setback required for vehicular and pedestrian access. A small brick return will be placed on the south elevation at the location of the recession for the enclosed staircase. The remainder of the wall will be clad in fiber cement siding, which wraps around from the front of the staircase bay. While this will be visible from a side angle upon construction, it is expected that the adjacent vacant lot at 1525 Pleasant Street will ultimately have infill construction, obscuring the view of the side elevation.

The rear of the building will feature fiber cement siding. This is appropriate as the rear of the building will not be visible from any surrounding streets.

SITE IMPROVEMENTS

B. Specific Guidelines

1. *Parking Lots:* *Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate…*

The development includes a seven-space parking garage with an access drive on the north property line. The parking lot is built within the open space toward the rear of the building and at the rear of the lot. Three spaces will be placed under the upper floors of the building with seven at the rear. Screening includes a 6' wood fence covering the opening along the south elevation. This fence will also provide the refuse storage area enclosure. An existing wood fence is in place to the south of the rear parking spaces. Evergreen landscaping at least 4' in height will be installed at the west property line and adjacent to the parking spaces at the north property line, providing screening.

Other Considerations:

Prehearing Results: A prehearing was held on September 21, 2022. Only the applicants were in attendance.

Comments Provided to Staff: NA

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on plans by Sol Design + Consulting dated 8.26.22

1. **ZONING VARIANCES**
    1. Section 1405-07 – **APPROVE** – **Numerical Variance** of one (1) is required for a proposed density of five (5) units, in excess of the four (4) permitted by right with the following condition:
        i. A subdivision application must be approved by the Department of City Planning to split parcel 081-0002-0469 prior to permitting.
    2. Section 1421-21 – **APPROVE** – **Dimensional Variance** of 11.8' is required for a proposed front yard setback of 0.2', short of the required 12'.
    3. Section 1405-07 – **APPROVE** – **Dimensional Variances** of 10.6' (minimum) and 10.6' (total) are required for proposed side yard setbacks of 0.9' (minimum) and 12.9 (total), short of the required 11.5' minimum and 23.5' total required.
    4. Section 1405-07 – **APPROVE** – **Dimensional Variance** of 31.1' is required for a proposed rear yard setback of 0.9', short of the 32' required.
    5. **FINDING:** The Board makes this determination that per Section 1435-05-4:
        i. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to the property within the district or vicinity where property is located.
        ii. Is necessary to allow a property right others in the vicinity enjoy.

2. **CERTIFICATE OF APPROPRIATENESS**
    1. **APPROVE** the application for a Certificate of Appropriateness for new infill construction at 1527-1531 Pleasant Street with the following conditions:
        i. The architect shall submit the proposed final window design, including at least one simulated division to read as multiple lights, to the Urban Conservator for approval prior to issuing building permits.
        ii. 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:
        i. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
        ii. The building while contemporary has taken its cues from the neighboring contributing buildings in its composition, brick material, vertical emphasis, punched window openings, and a strong contextual rhythm.

Historic Conservation Board

Hearing Application

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

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 1527 - 1531 Pleasant Street
COMMUNITY Over-the-Rhine
PARCEL ID(S) 008100020469 & 008100020307
HILLSIDE DISTRICT: ☐ Yes ☐ No
BASE ZONING CLASSIFICATION RM-1.2
ZONING OVERLAY (if applicable)
HISTORIC DISTRICT: Over-the-Rhine

☐ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Sol design + consulting
CONTACT PERSON (if legal entity) Sanyog Rathod
ADDRESS 501 East 13th Street
CITY Cincinnati
STATE Ohio
ZIP 45202
EMAIL sanyogr@solconsults.com
RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE (513) 455-8228

Section 3. OWNER

NAME Pleasant Cake LLC
CONTACT PERSON (if legal entity) Eileen Zell
ADDRESS 1526 Elm Street
CITY Cincinnati
STATE Ohio
ZIP 45202
EMAIL eileen.zell@gmail.com
RELATIONSHIP TO OWNER (if not owner)
TELEPHONE

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☑ New Construction ☐ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

The project at 1527-1531 Pleasant Street is a new four-story, multifamily building on two vacant lots.

The infill project will have a leasing office at street level with off-street parking behind and five apartments on the floors above.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or 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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

The project will need zoning relief to exceed the number of dwelling units allowed, and variances for the front, side, and rear yard setbacks

Section 6. SIGNATURE.

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.

Print Name Sanyog Rathod **Signature** **Date** 8/26/2022

ADJUDICATION/DENIAL LETTER
Date: August 25, 2022
Location: 1527-1531 Pleasant Street
Request: COA/ Zoning Relief
Zoning District: RM-1.2/ Over-the-Rhine 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 requires 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 "Checklist for Historic Conservation Board" document 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 "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1405-07: Development Regulations. A maximum density of 4 units is permitted on the site (1,200 sf/ unit). A **Numerical Variance** of one (1) is required for the proposed 5 units (1,014 sf/ unit).
2. 1421-21: Front Yard Modifications. A front yard setback of 12' is required for a 48' tall building. A **Dimensional Variance** of 11.8' is required for a proposed setback of 0.2'.
3. 1405-07: Development Regulations. Side yard setbacks of 11.5' (minimum) and 23.5' (total) are required for a 48' tall building. **Dimensional Variances** of 11.2' (minimum) and 10.2' (total) are required for proposed setbacks of 0.3' (minimum) and 13.3' (total).
4. 1405-07: Development Regulations. A rear yard setback of 32' is required for a 48' tall building. A **Dimensional Variance** of 31.1' is required for a proposed setback of 0.9'.

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
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☒ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☒ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

Dusty Rhodes, Hamilton County Auditor

generated on 8/26/2022 10:57:05 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
081-0002-0307-00	1531 PLEASANT ST	Parcel Number	2021 Payable 2022

Property Information

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

Appraisal Area
01800 - OVER THE RHINE

Auditor Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
PLEASANT CAKE LLC
1526 ELM ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
PLEASANT CAKE LLC
1526 ELM ST
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
24,270

Effective Tax Rate
88.991088

Total Tax
$2,285.28

Property Description
1531 PLEASANT ST 37 X 92.50 IRR PT O L 49 WS PLEASANT ST 245.58 FT N

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	5/20/2022
Last Sale Amount	$223,665
Conveyance Number	302921
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.079

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	69,340
CAUV Value	0
Market Improvement Value	0
Market Total Value	69,340
TIF Value	55,140
Abated Value	0
Exempt Value	0
Taxes Paid	$2,285.28
Tax as % of Total Value	0.000%

Notes

Parcel Photo



No sketch available.

Related Names

Related Names

Name	Relationship	Status
PLEASANT CAKE LLC	Parcel Owner	Current
OTR VINE HOLDINGS INC	Parcel Owner	Retired

Detailed Name Information

Full Name PLEASANT CAKE LLC	**Type** Parcel Owner
Address 1526 ELM ST CINCINNATI OH 45202	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 8/26/2022 11:00:22 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
081-0002-0469-00	1526 ELM ST	Parcel Number	2021 Payable 2022

Property Information

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

Appraisal Area
01800 - OVER THE RHINE

Auditor Land Use
510 - SINGLE FAMILY DWLG

Owner Name and Address
HECKMAN CHRIS & KRISTEN MYERS
1526 ELM ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HECKMAN CHRIS & MYERS KRISTEN
1526 ELM ST
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
66,680

Effective Tax Rate
75.634697

Total Tax
$4,878.03

Property Description
ELM ST 0.1062 AC

Appraisal/Sales Summary

Year Built	1870
Total Rooms	9
# Bedrooms	3
# Full Bathrooms	3
# Half Bathrooms	1
Last Transfer Date	2/19/2016
Last Sale Amount	$0
Conveyance Number	102310
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.106

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	81,280
CAUV Value	0
Market Improvement Value	738,720
Market Total Value	820,000
TIF Value	151,610
Abated Value	629,490
Exempt Value	0
Taxes Paid	$4,878.03
Tax as % of Total Value	2.289%

Notes

** 9/2021 - 15YR CRA Abatement (LEED Platinum) - No Max - Term TY2020 thru 2034, back to taxable 2035 payable 2036 (Filed in 2021 -Taxpayer benefit TY2021 thru 2034) ** 2/11/16, VOID PAR # 286 & 306, FOR TAX YR 2017, PER B/S,NEW PAR #469

Related Names

Name	Relationship	Status
HECKMAN CHRIS & KRISTEN MYERS	Parcel Owner	Current
HECKMAN CHRIS & MYERS KRISTEN	Mail Name	Current

Detailed Name Information

Full Name
HECKMAN CHRIS & KRISTEN MYERS

Type
Parcel Owner

Address
1526 ELM ST
CINCINNATI OH 45202

Mailing Flags
[Change Notice] [Reduction Notice]

DOC ID ----> 202005800468

DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
03/04/2020	202005800468	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

BECKMAN WEIL SHEPARDSON LLC
895 CENTRAL AVE
SUITE 300
CINCINNATI, OH 45202

STATE OF OHIO
CERTIFICATE

Ohio Secretary of State, Frank LaRose

4443280

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

PLEASANT CAKE LLC

and, that said business records show the filing and recording of:

Document(s)	Document No(s):
DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG **Effective Date: 03/02/2020**	**202005800468**

United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 4th day of March, A.D. 2020.

Ohio Secretary of State

DOC ID ----> 202005800468

Form 533A Prescribed by:

Frank LaRose
Ohio Secretary of State

Date Electronically Filed: 2/27/2020

Toll Free: 877.767.3453 | Central Ohio: 614.466.3910

OhioSoS.gov | business@OhioSoS.gov

File online or for more information: OhioBusinessCentral.gov

Articles of Organization for a Domestic Limited Liability Company

Filing Fee: $99

Form Must Be Typed

CHECK ONLY ONE (1) BOX

(1) ☉ Articles of Organization for Domestic For-Profit Limited Liability Company (115-LCA)

(2) ☐ Articles of Organization for Domestic Nonprofit Limited Liability Company (115-LCA)

Name of Limited Liability Company: Pleasant CAKE LLC

(Name must include one of the following words or abbreviations: "limited liability company," "limited," "LLC," "L.L.C.," "ltd., "or "ltd".)

Optional: Effective Date (MM/DD/YYYY) 3/2/2020

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Optional: This limited liability company shall exist for _____ Period of Existence

Optional: Purpose

** **Note for Nonprofit LLCs**
The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit limited liability company secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

Original Appointment of Statutory Agent

The undersigned authorized member(s), manager(s) or representative(s) of

Pleasant CAKE LLC

(Name of Limited Liability Company)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

BECKMAN WEIL SHEPARDSON STATUTORY AGENT

(Name of Statutory Agent)

895 CENTRAL AVE, SUITE 300

(Mailing Address)

CINCINNATI

(Mailing City)

OH

(Mailing State)

45202

(Mailing ZIP Code)

Acceptance of Appointment

The Undersigned, BECKMAN WEIL SHEPARDSON STATUTORY AGENT , named herein as the

(Name of Statutory Agent)

Statutory agent for Pleasant CAKE LLC

(Name of Limited Liability Company)

hereby acknowledges and accepts the appointment of statutory agent for said limited liability company.

Statutory Agent Signature KRISTEN M MYERS

(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by a member, manager or other representative.

If the authorized representative is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the authorized representative is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

KRISTEN M MYERS
Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Sol
design + consulting

Douglas Owen, Urban Conservator
City of Cincinnati
Department of City Planning and Engagement
Historic Conservation Office
805 Central Avenue Cincinnati, OH 45202
douglas.owen@cincinnati-oh.gov

August 26, 2022

Subject: Certificate of Appropriateness - Statement of Intent
for 1527-1531 Pleasant Street - new construction
parcel IDs 008100020469 & 008100020307

Dear Doug,

Sol design + consulting is the Architect for a proposed new four-story development at 1527-1531 Pleasant Street in the Over-the-Rhine Historic District. This multifamily development will include a leasing office, seven off-street parking spaces, and five apartments. The building utilizes vacant lots to create more density of housing in this area of the neighborhood. The parking is hidden at the rear of the site and the leasing office storefront engages with the sidewalk. The design takes cues from the adjacent historic context, using similar massing, rhythm in fenestration, and complementary material and color, to create a LEED-certified contemporary infill that still maintains the integrity of the historic district.

Below is a summary of how the proposed design complies with the *Over-the-Rhine Historic District Conservation Guidelines* for New Construction.

Intent and General Guidelines
As an infill project on vacant lots, the proposed building will strengthen the streetscape and provide more economic and social vitality to this part of Over-the-Rhine. The design does not attempt to replicate the existing buildings, but instead uses them as inspiration for a contemporary and compatible addition to the block. The programmatic needs of the development have informed the massing and composition of the building.

Composition
The proposed building responds to its context with the principal brick facade parallel to Pleasant Street, clad in red brick, and composed of a base, middle, and top. The four-story principal facade is five bays wide and follows the typical A-B-A-B-A rhythm of Over-the-Rhine's historic buildings. The first floor base of the building is taller than the upper stories and has floor to ceiling storefront in recessed vertical openings, defining it as the base. The second and third floor middle section has vertical window openings of proportions typical of the adjacent historic brick buildings. The fourth floor top section of the building has smaller window openings—still vertical, but closer to square—referencing the small attic windows found on some Italianate buildings in Over-the-Rhine. These create a clear "top" for the building. See sheet G0.3 for illustration.

Roofs
The proposed building has a low-slope (flat) roof that is not visible above the principal façade as is common in the district. It will be a membrane roof and is hidden from view by parapets. The elevator override is set back more than twenty feet and mechanical units are placed as far from the principal façade as possible to avoid visibility from the street. See sheet A4.0 for sightline study.

Window Openings
The proposed window openings are very similar in scale to the 2:1 average found on other similar mixed-use buildings in the district. They are also single openings per bay and the window frames are set back roughly six inches from the brick face. The proposed windows are offset from the primary brick facade to define each opening and provide depth and shadow. These openings are aligned vertically above storefronts and have aluminum clad casement windows in a matte black finish with clear glazing on the principal façade, and visually similar fiberglass clad casement windows in a matte black finish with clear glazing on other façades. See sheet G0.4 for window product information.

Storefronts
The storefront openings emphasize the vertical, aligning with the openings of the apartments above. They are set back from the brick facade slightly and their full height is divided into multiple panels to emulate traditional storefront transoms. The aluminum clad frames will have a matte black finish and clear glazing. The transoms will be obscure glass to hide the structure behind while maintaining the verticality of the openings. See sheet G0.4 for product information.

Setback
All existing contributing buildings adjacent to the project site have a zero setback from Pleasant Street as is typical of similar buildings in Over-the-Rhine. Therefore, the proposed building is also set just off the front property line to continue the streetscape as is appropriate. See sheet A1.0 for details.

Rhythm
The vertical rhythm of the facade is similar to the overriding patterns of Over-the-Rhine with five bays of openings similar in scale to the streetscape, diminishing as they move from base to middle to top. The horizontal rhythm is likewise similar, with bays and windows of similar pattern and proportion to existing Over-the-Rhine buildings. See sheet G0.3 for details.

Emphasis
The proposed facade accentuates verticality with its windows and storefront openings being taller than they are wide. See sheet G0.3 for illustration.

Height
The adjacent contributing buildings are between three and three and one half stories in height. The proposed building is four stories, but only slightly taller than the building to the north (1533-1535 Pleasant Street). See sheet G0.3 for a street elevation.

Materials
The majority of the principal façade is clad in clay brick in a running bond. The brick will be a blend of reds and browns with a light-colored mortar and a concave joint. The interior of the recessed openings are trimmed with fiber cement board in a charcoal grey color. The windows are clad aluminum in a matte black finish. The secondary portions of the principal façade are set back and are clad in a fiber cement panel in a shiplap style and a dark grey color. The red brick turns the corner slightly on the south and for approximately one third of the north façade. The remainder of the building is clad in the dark grey fiber cement panels. The windows on the secondary facades are fiberglass in a matte black finish. See sheets G0.4 and A3.1 for details.

Parking Lots
There is no surface parking lot, but parking is provided at the rear of the lot on the first floor underneath the building, with access from a new driveway to the north of the building. The parking area is open air and the walls will be finished with a combination of brick and dark grey and charcoal grey fiber cement cladding.

Screen fencing and evergreen hedgerow will be used to screen the parking areas from adjacent properties. See sheets A1.0, G0.4, and A3.1 for details.

Decks
There are no decks visible from Pleasant Street. A roof terrace at the fourth floor is not visible from the street and will have light-colored concrete or composite pavers on a raised pedestal system.

We respectfully request that you review the above-mentioned summary and enclosed design drawings and grant us the Certificate of Appropriateness for us to proceed.

Please feel free to contact me should you have any further questions.

Sincerely,



Sanyog B. Rathod, AIA, LEED AP + Homes
President, Sol design + consulting
501 E 13th St, Cincinnati, OH-45202
Mobile: 513-939-8400, Fax: 513-455-8227
Email: sanyogr@solconsults.com

Sol
design + consulting

Douglas Owen, Urban Conservator
City of Cincinnati
Department of City Planning and Engagement
Historic Conservation Office
805 Central Avenue Cincinnati, OH 45202
douglas.owen@cincinnati-oh.gov

September 26, 2022

Subject: Zoning Relief - Historic District
for 1527-1531 Pleasant Street - new construction
parcel IDs 008100020469 & 008100020307

Dear Doug,

Sol design + consulting is the Architect for a proposed four-story multifamily development at 1527-1531 Pleasant Street in the Over-the-Rhine Historic District. The project site has a Zoning Classification of RM-1.2 and we are seeking zoning relief for the density and the front, side, and rear yard setbacks.

1527-1529 Pleasant Street is currently part of parcel 008100020469 which spans between Elm Street and Pleasant Street. It will be split and combined with 1531 Pleasant Street (parcel 008100020307) under separate application.

Below are responses and comments on specific sections of *the Zoning Code of the City of Cincinnati* in chapter 1405 - Residential Multi-Family Districts and chapter 1425 - Parking and Loading Regulations.

Dwelling Units

The requirements for RM-1.2 are a minimum of 1,200 sq. ft. of land area per dwelling unit. The proposed project site is 5,241 sq. ft. which would allow four (4) dwelling units. The proposed building includes five (5) dwelling units so **a variance to increase by one (1) dwelling unit is requested**. The building includes four two-bedroom units and one four-bedroom unit which – coupled with the modest increase in density – will help with housing affordability and availability in Over-the-Rhine. One of the primary goals of Plan Cincinnati is to provide more energy-efficient housing in well-connected districts in order to promote affordability and mixed-income neighborhoods.

Front Yard Setback

A front yard setback of 12 ft is required for a 48 ft tall building. However, the average setback of the contributing buildings on either side of the project area is zero (0) feet. If the average front yard setback was considered appropriate rather than the underlying zoning setback, the proposed building would require a variance of 0.2 ft. Based on the underlying zoning, **a variance of 11.8 ft is requested for the proposed setback of 0.2 ft.**

Side Yard Setbacks

Side yard setbacks of 11.5 ft (minimum) and 23.5 ft (total) are required for a 48' tall building. However, the average side yard setbacks of the other contributing buildings on the block are 2.05 feet on the north [2.6 + 0 + 3.1 + 2.5 / 4] and zero (0) feet on the south (0 + 0 + 0 + 0 / 4) which is an average total of 2.05 feet. Therefore, if these numbers were considered, the proposed side yard setbacks would be in compliance. The proposed setbacks are 12 ft on the north and 0.9 ft on the south, for 12.9 ft total. Based on the underlying zoning, **a variance of 10.6 ft (minimum) and 10.6 ft (total) is requested.**

Rear Yard Setback

A rear yard setback of 32 ft is required for a 48 ft tall building. However, the existing rear yard setbacks of the adjacent contributing buildings is 11.63 ft. Based on the underlying zoning, **a variance of 31.1 ft. is requested for the proposed setback of 0.9 ft**.

Variances in the Public Interest (1445-13)

Based on the Zoning Code, the City is allowed to grant variances based upon the following characteristics that maximize "the public interest and private benefits." The proposed project is in the public interest for the following reasons:

- Zoning: Though it requires modest variances, the project is largely compliant with and in the spirit of the underlying zoning district regulations by creating a building on a vacant lot, similar in massing and siting to those nearby.
- Guidelines: The project complies with the Over-the-Rhine Historic District Guidelines in which it resides by taking cues from its historic context and blending in as a contemporary neighbor.
- Plans: By supporting the creation of housing, increasing density, and promoting urban redevelopment the project conforms to *Plan Cincinnati* and by being a high-performing building with many sustainable features it supports the *Green Cincinnati Plan*.
- Traffic: The addition of five units on Pleasant Street should not adversely affect traffic on the street and the inclusion of seven off-street parking spaces should reduce the need for additional on-street parking in the area.
- Buffering: The project has setbacks similar to the other contributing buildings in this district and the facades facing other properties will not adversely affect the surroundings with light or sound.
- Landscaping: Landscaping will be very minimal due to the urban context and slight setbacks, but any landscaping at the rear of the property will meet the requirements of Chapter 1423 and will screen the parking area.
- Hours of Operation: As a residential development with a leasing office, the hours of operation and small number of tenants on site will be compatible with the mixed-use and residential qualities of Pleasant Street.
- Neighborhood Compatibility: The proposed building is highly compatible with its surroundings – providing a multifamily infill development where one once stood and increasing the vitality and population in this part of Over-the-Rhine.
- Proposed Zoning Amendments: We are not aware of any pending zoning amendments for this area.
- Adverse Effects: The proposed building should not create any adverse effects on access, air, or light for the surrounding buildings. The site plan leaves space between adjacent buildings (and developable sites) for air circulation and access to the rear of the site.
- Blight: The project significantly reduces blight in this block of Pleasant Street by filling in one of the "missing teeth" vacant lots and increasing street activity and economic investment.
- Economic Benefits: The proposed building will have multiple economic benefits by increasing population, jobs, tax revenue, and business.

- Job Creation: This four-story project will create temporary jobs during construction and will also create at least one or two jobs for the leasing and maintenance of the building. It will also support job growth and retention in the urban core by providing more permanent worker housing.
- Tax Valuation: The multifamily development will increase the tax valuation of these parcels which are currently vacant lots with little to no tax revenue.
- Private Benefits: The owners will benefit by creating both a permanent residence and a business for their family with the four additional apartments for rental income.
- Public Benefits: The public will benefit by gaining a high-performance (LEED-certified) multifamily development with elevator access and off-street parking (both rare for apartment buildings in Over-the-Rhine) and seeing this block of Pleasant Street become more vibrant and revitalized. The public also benefits from the increased foot traffic, higher tax revenue, and the energy-efficient and water-saving features of this project.

Strict application of the zoning code in this instance is incompatible with the Over-the-Rhine Historic District Guidelines; limits the highest-and-best use of the property; and would decrease the number of potential residential units being added to the urban core.

Attached you will find all necessary documentation, including the proposed site plan and architectural drawings.

Sincerely,



Sanyog B. Rathod, AIA, LEED AP + Homes
President, Sol design + consulting
501 E 13th St, Cincinnati, OH-45202
Mobile: 513-939-8400, Fax: 513-455-8227
Email: sanyogr@solconsults.com

1527-1531 Pleasant Apartments

1527 - 1531 Pleasant Street, Cincinnati, Ohio 45202



VICINITY MAP



DRAWING INDEX

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PROJECT INFORMATION

The project consists of a new-construction 4-story building of approximately 8,500 total sq. ft. It includes 4 apartments (finished), 1 penthouse (whitebox), a ground-level leasing office/business center, seven ground-level parking spaces, and associated site work.

AREA SCHEDULE			
Level	Name	Area	Bedrooms
First Floor	ELEV.	63 SF	
First Floor	LEASING OFFICE	838 SF	
First Floor	LOBBY	62 SF	
Second Floor	2ND FLR. HALL	308 SF	
Second Floor	UNIT 2A	1165 SF	2
Second Floor	UNIT 2B	1099 SF	2
Third Floor	3RD FLR. HALL	139 SF	
Third Floor	UNIT 3A	1165 SF	2
Third Floor	UNIT 3B	1099 SF	2
Fourth Floor	PENTHOUSE	2091 SF	2
TOTAL		8029 SF	

PROJECT TEAM

ARCHITECT:
SANYOG RATHOD
SOL DESIGN + CONSULTING
501 EAST 13TH STREET
CINCINNATI, OHIO 45202
PHONE: (513) 455-8228
EMAIL: SANYOGR@SOLCONSULTS.COM

GENERAL CONTRACTOR:
THE MODEL GROUP
1826 RACE ST.
CINCINNATI, OH 45202
PHONE: (513) 559-0048

STRUCUTAL ENGINEER:
SCHAFER
537 EAST PETE ROSE WAY, SUITE 500
CINCINNATI, OH 45202
PHONE: (800) 542-3302

MEP ENGINEER:
ENGINEERED BUILDING SYSTEMS, INC.
515 MONMOUTH ST.
NEWPORT, KY 41071
PHONE: (859) 261-0585

CIVIL ENGINEER:
ABERCROMBIE & ASSOCIATES
8111 CHEVIOT RD. , SUITE 200
CINCINNATI, OH 45247
PHONE: (513) 385-5757

ABBREVIATIONS

AB	ANCHOR BOLT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
BRG	BEARING
BTM.	BOTTOM
CLG.	CEILING
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
C.T.	CERAMIC TILE
CONT.	CONTINUOUS
DIM.	DIMENSION
DR.	DOOR
DS	DOWNSPOUT
DN	DOWN
DW	DRYWALL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC
EL.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FLR.	FLOOR
FOUND.	FOUNDATION
FTG.	FOOTING
G.C.	GENERAL CONTRACTOR
GL.	GLASS/ GLAZING
GWB	GYPSUM WALLBOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
L.L.V.	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
MAS.	MASONRY
MEP	MECHANICAL ELECTRICAL PLUMBING
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MTL.	METAL
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
PL.	PLASTIC
RM.	ROOM
R.O.	ROUGH OPENING
S/R	SHELF & ROD
SHLV	SHELVES
SIM.	SIMILAR
STL	STEEL
STRL.	STRUCTURAL
TEL.	TELEPHONE
T.O.	TOP OF
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.B.	VINYL BASE
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING CONSTRUCTION TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHOD, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. 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 SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE
4. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND ALLOWABLE SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

SPECIFICATIONS

ENVELOPE
- Roof – flat: R-30 continuous (5" polyisocyanurate)
- Framed Walls: R-21, dense-packed cellulose
- Masonry walls: R-13 continuous (2" polyisocyanurate)
- Floors (overhang): R-48 batt or blown cellulose
- Slab: R-9 (2.5" EPS subslab)
- Windows: U-0.25 or better

MECHANICAL
- Heating & Cooling: Air source heat pumps, SEER 21.5 HSPF 10.3 or better, MERV 8 filter or better.
- Domestic Hot Water: Heat pump water heater in each unit, 50 gal, Uniform Energy Factor 3.55 or better.

APPLIANCES, LIGHTING, & ELECTRICAL
- Lighting: 100% LED
- Refrigerators: ENERGYSTAR, rated energy use 360 kWh/yr or better
- Dishwashers: ENERGYSTAR, rated energy use 260 kWh/yr or better
- Cooktops & Ovens: Electric
- Range Hoods: Recirculating with charcoal filter
- Clothes Washers: ENERGYSTAR, rated energy use 116 kWh/yr or better
- Clothes Dryers: ENERGYSTAR heat pump condensing dryers (ventless), CEF 4.0 or better
- Car Charging: Wire for (7) Level 2 electric vehicle charging stations in garage

PLUMBING FIXTURES
- Showers: WaterSense rated, 1.75 gpm or less
- Residential lavatory faucets: WaterSense rated, 1.0 gpm or less
- Toilets: WaterSense rated, 0.8 gpf or less
- Kitchen sinks: 2.0 gpm or less

MATERIALS
- All interior paints and coatings to be GreenGuard Gold
- All flooring to be either GreenLabel Plus or FloorScore certified (including but not limited to wood flooring, carpets, carpet adhesive, and carpet cushion)
- All composite wood products to be certified low emission (NAF or ULEF per TSCA Title IV or CARB)

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f 513 455 8227
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1527-1531 Pleasant Apartments
Project Number
20081

1527-1531 Pleasant St.
Cincinnati, OH 45202

Document Date:
8/26/2022

No.	Date	Description
1	5/23/2022	Pricing Set
2	8/26/2022	HCB set

NOT FOR CONSTRUCTION

Cover Sheet

G0.0



1 Existing Street Elevation - Photocollage
N.T.S.



2 Proposed Streetscape - Base, Middle, Top.
N.T.S.



3 Proposed Streetscape - Vertical Rhythm
N.T.S

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Historic Conservation - Context

G0.3

[1] BRICK






MANUFACTURER: Belden

COLOR: 470-479 Dark Range Smooth Brown

INSTALLATION: Brick cavity wall

LOCATIONS: Primary facade (East, facing Pleasant St.), turning the corner to portions of the North and South facades

[2] FIBER CEMENT CLADDING





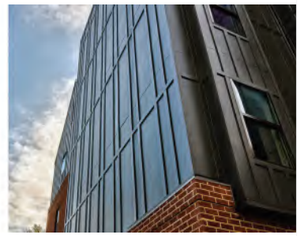

MANUFACTURER: James Hardie - Aspyre V-Groove Siding, or Nichiha Architectural Wall Panels - Latura V-Groove

COLOR: Dark gray

INSTALLATION: Rainscreen

LOCATIONS: North, South, and West facades, and setback portion of primary (East) facade

[3] FIBER CEMENT PANELS @ WINDOWS




MANUFACTURER: James Hardie - Trim Board 4/4 Smooth, or Nichiha NichiPanel Smooth

COLOR: Charcoal gray

INSTALLATION: Rainscreen

LOCATIONS: Window insets at primary (East) facade

WOOD FENCE




MANUFACTURER: FenceTrac

COLOR: Cedar boards w/ powder coated black metal frame

INSTALLATION: Hoizontal wood slats

LOCATIONS: Privacy fence along south property line. This fence is intended to match the existing fence that will remain at the property's south west corner.

STOREFRONT





MANUFACTURER: Marvin

PRODUCT: Signature Collection - Coastline Storefront
Extruded aluminum frame

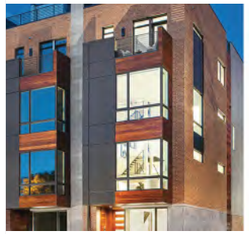
FRAME COLOR: Black

GLASS: Clear low-e insulated glazing

LOCATIONS: First floor at primary (East) facade and lobby (South facade)

WINDOWS - PRIMARY FACADE






MANUFACTURER: Marvin

PRODUCT: Signature Collection - Ultimate
Aluminum-clad wood frame

FRAME COLOR: Black exterior / wood interior

GLASS: Clear low-e insulated glazing

LOCATIONS: Window insets at primary (East) facade

WINDOWS - OTHER FACADES





MANUFACTURER: Marvin

PRODUCT: Elevate Collection - Fiberglass clad wood frame
Essential Collection - Fiberglass frame

FRAME COLOR: Black exterior / wood interior

GLASS: Clear low-e insulated glazing

LOCATIONS: Windows and glazed exterior doors at North, West, and South facades

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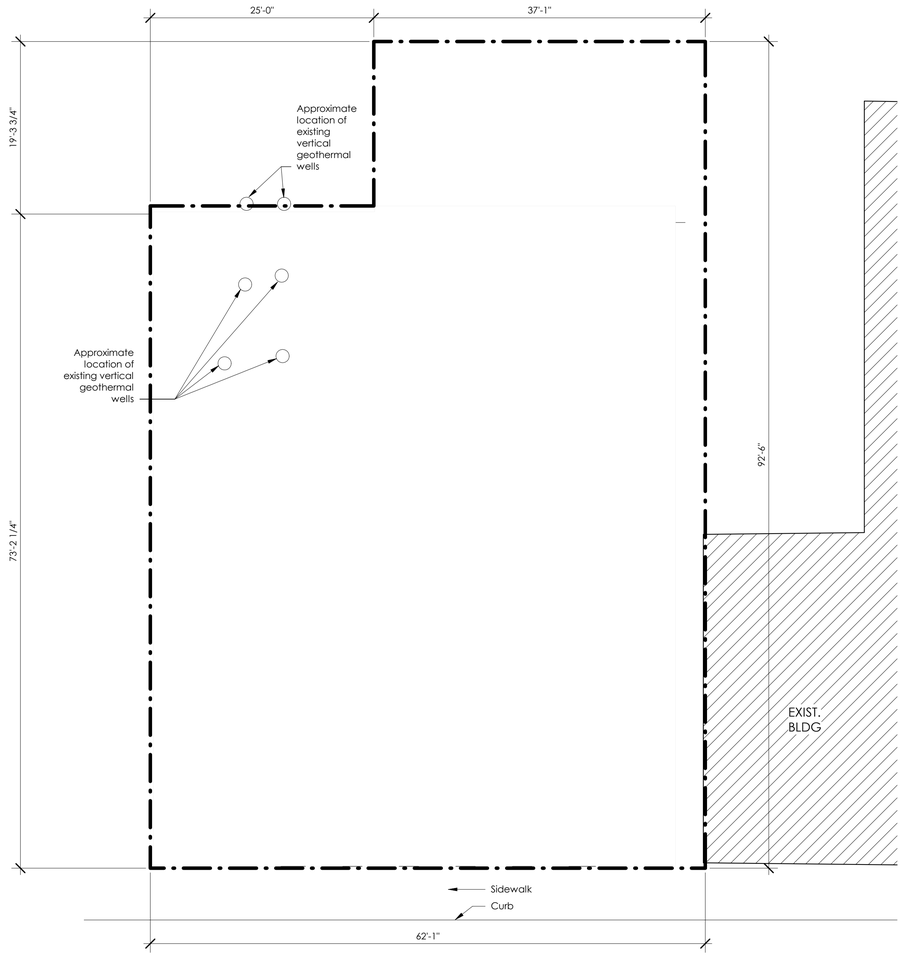
NOT FOR CONSTRUCTION

Historic Conservation-Materials

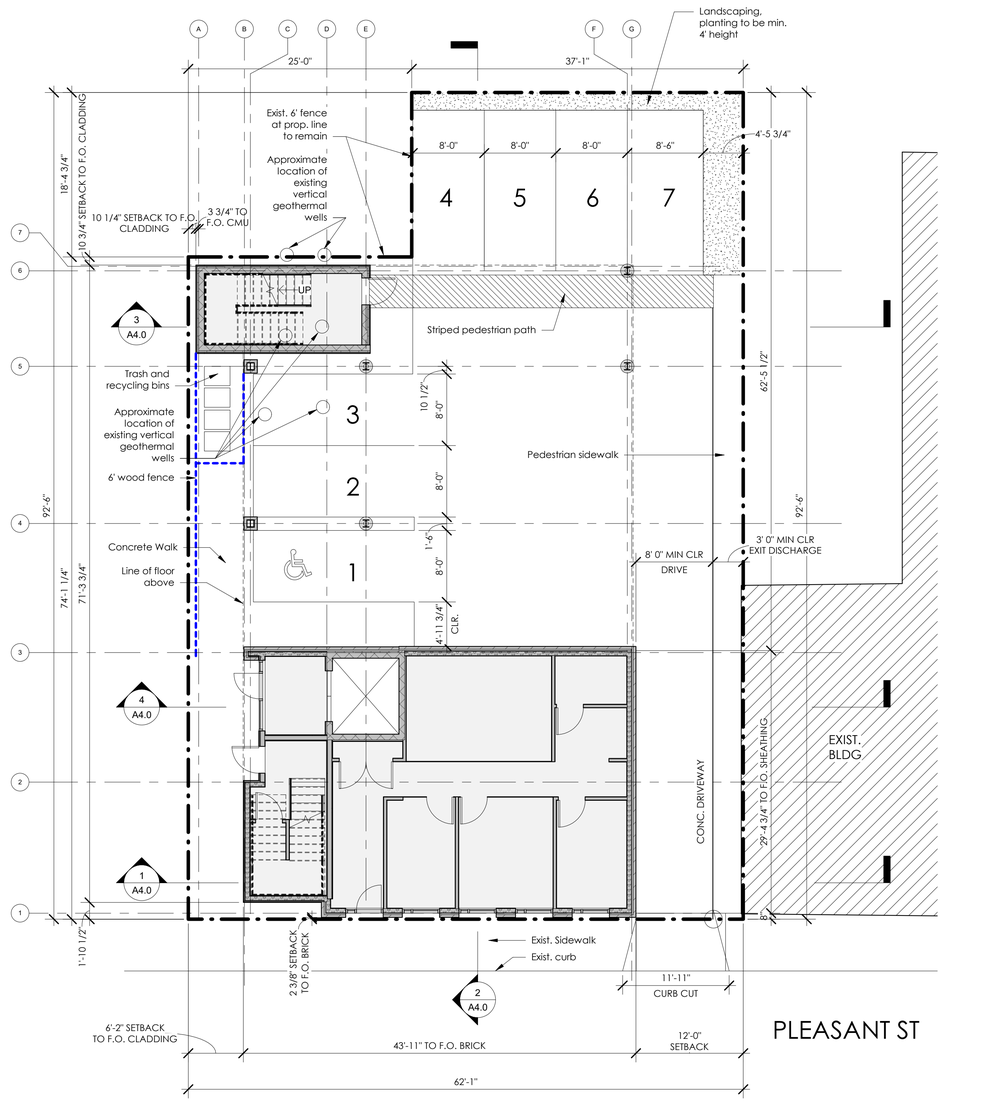
G0.4

GENERAL SITE NOTES

- Site plan dimensions are to outside of exterior walls, U.N.O.
- Contractor to coordinate any streetwork with local authorities
- Contractor to coordinate any connection to, or disconnection from, power, water, sewer and data with relevant utilities.



2 Existing Site Plan
1/8" = 1'-0"



1 Site Plan
1/8" = 1'-0"

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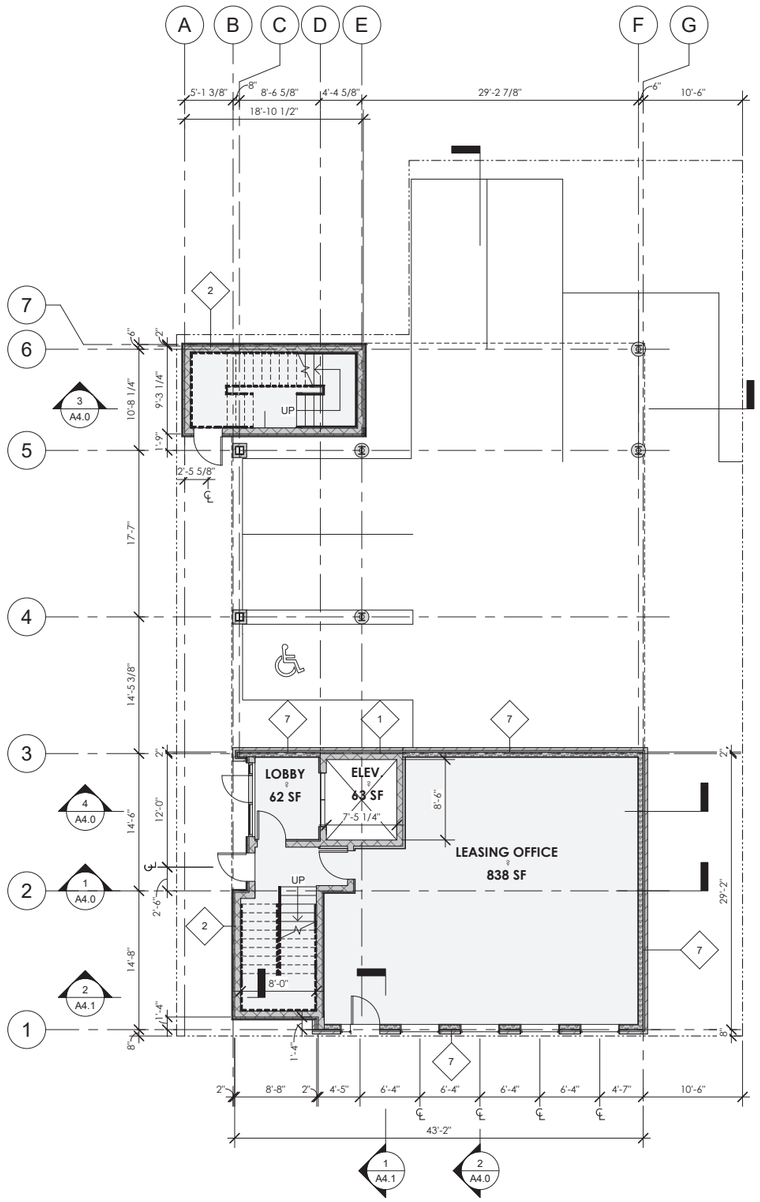
Document Date:
09/16/2022

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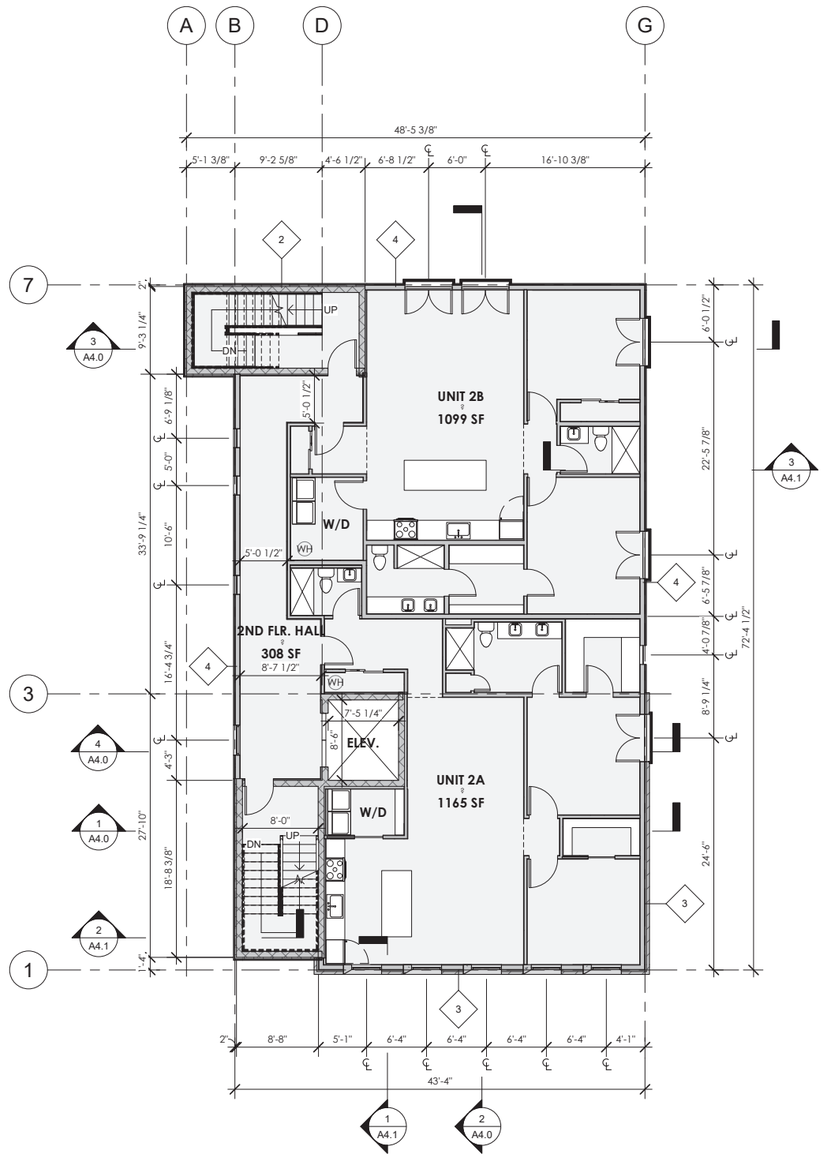
Site Plan

A1.0



1 Architectural First Floor
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



2 Architectural Second - Third Floor
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET

GENERAL PLAN NOTES

- Floor plan dimensions are to face of sheathing and face of masonry, U.N.O.
- All exterior wood framing shall be pressure treated.
- For new interior wood framed walls, use 2-stud or California corners and space studs at 24" O.C. U.N.O.

WALL TAG

WINDOW AND EXTERIOR DOOR TAG

WALL ASSEMBLIES (EXTERIOR TO INTERIOR)

1 - EXTERIOR WALL @ ELEV. SHAFT - BRICK
- Brick
- 2" air space
- 2" rigid polyisocyanurate insulation (R-13), seams taped (drainage plane)
- Fluid applied vapor permeable air barrier
- 8" CMU
- 1 1/2" furring
- 5/8" gypsum board

2 - EXTERIOR WALL @ EGRESS STAIR & LOBBY
- Exterior cladding per elevations
- 3/4" furring strips
- 2" rigid polyisocyanurate insulation (R-13), seams taped (drainage plane)
- Fluid-applied vapor permeable air barrier
- 8" CMU
- 1 1/2" furring
- 5/8" gypsum board

3 - EXTERIOR WALL @ RESIDENCES - BRICK
- Brick
- 2" air space
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

4 - EXTERIOR WALL @ RESIDENCES
- Exterior cladding per elevations
- 3/4" furring strips
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

7 - EXTERIOR WALL @ LEASING OFFICE - BRICK
- Brick
- 2" air space
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

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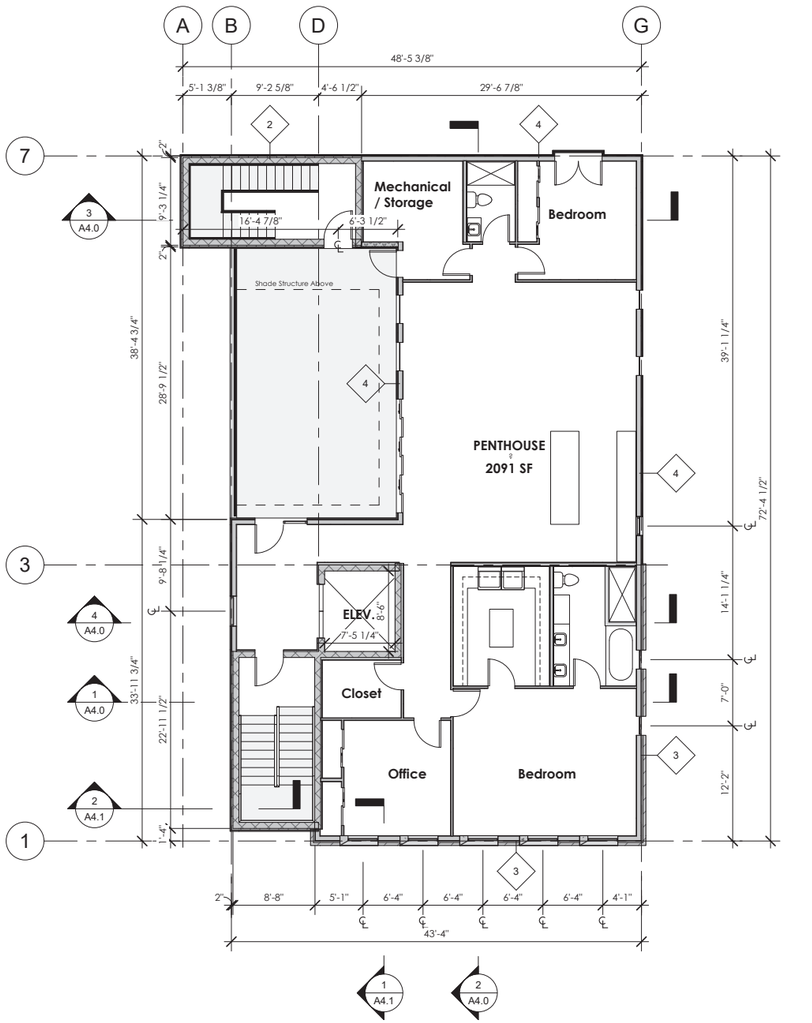
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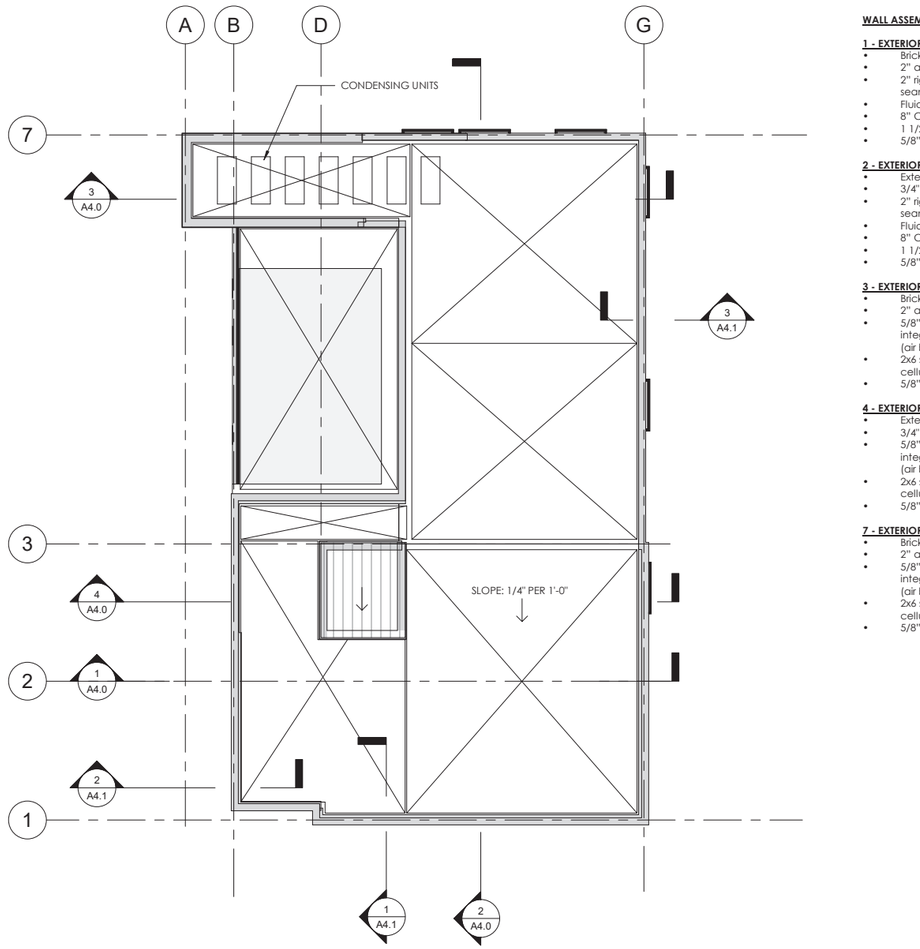
Floor Plans

A2.0



2 Architectural Forth Floor
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



1 Top of Roof
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET

GENERAL PLAN NOTES

- Floor plan dimensions are to face of sheathing and face of masonry, U.N.O.
- All exterior wood framing shall be pressure treated.
- For new interior wood framed walls, use 2-stud or California corners and space studs at 24" O.C. U.N.O.

◇ # WALL TAG

⬡ # WINDOW AND EXTERIOR DOOR TAG

WALL ASSEMBLIES (EXTERIOR TO INTERIOR)

1 - EXTERIOR WALL @ ELEV. SHAFT - BRICK
- Brick
- 2" air space
- 2" rigid polyisocyanurate insulation (R-13), seams taped (drainage plane)
- Fluid applied vapor permeable air barrier
- 8" CMU
- 1 1/2" furring
- 5/8" gypsum board

2 - EXTERIOR WALL @ EGRESS STAIR & LOBBY
- Exterior cladding per elevations
- 3/4" furring strips
- 2" rigid polyisocyanurate insulation (R-13), seams taped (drainage plane)
- Fluid-applied vapor permeable air barrier
- 8" CMU
- 1 1/2" furring
- 5/8" gypsum board

3 - EXTERIOR WALL @ RESIDENCES - BRICK
- Brick
- 2" air space
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

4 - EXTERIOR WALL @ RESIDENCES
- Exterior cladding per elevations
- 3/4" furring strips
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

7 - EXTERIOR WALL @ LEASING OFFICE - BRICK
- Brick
- 2" air space
- 5/8" Type X glass mat gypsum sheathing with integral water resistive barrier, seams taped (air barrier)
- 2x6 studs @ 24" O.C. w/ dense-packed cellulose insulation
- 5/8" gypsum board

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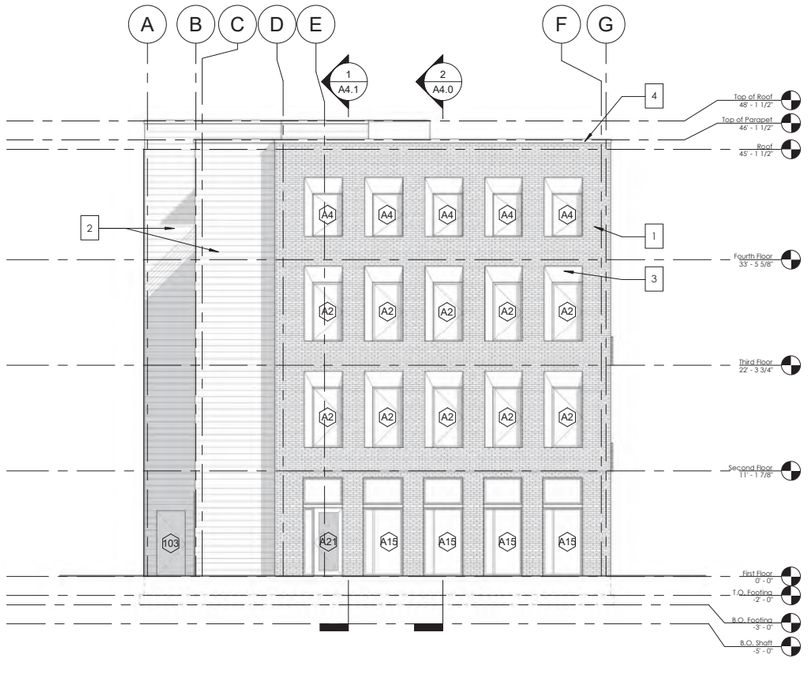
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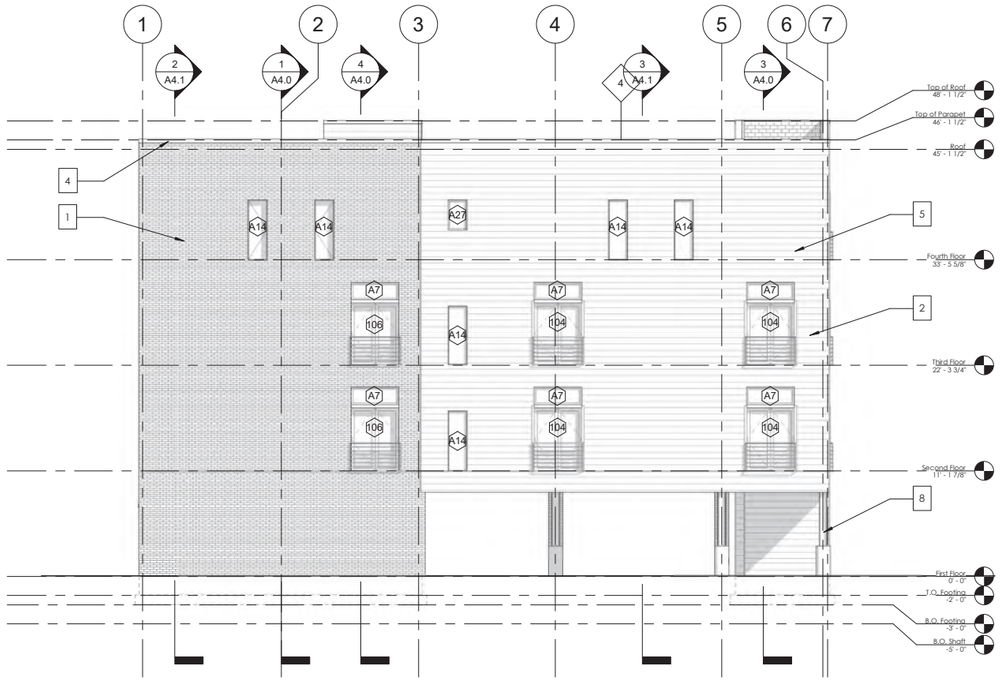
Floor Plans

A2.1



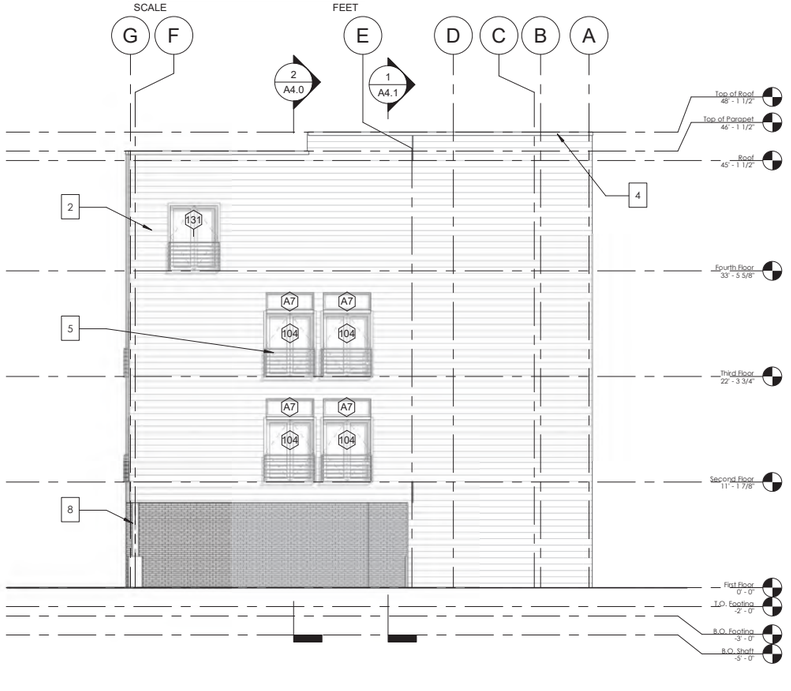
1 East Elevation - Pleasant St.
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



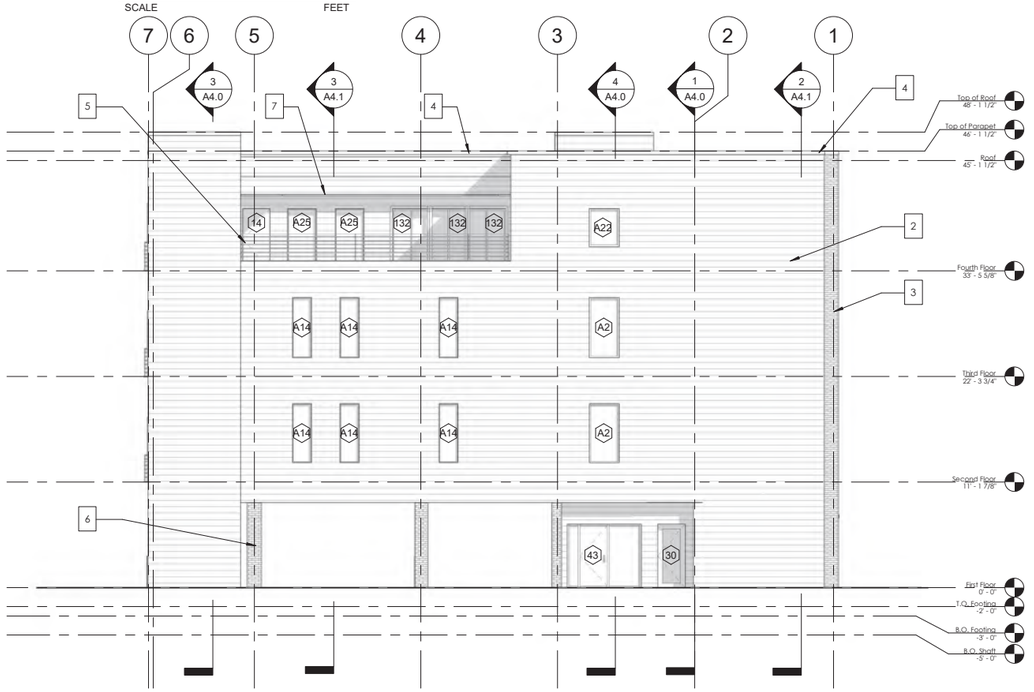
3 North Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



2 West Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



4 South Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET

ELEVATION KEYNOTES

1. BRICK
2. FIBER CEMENT CLADDING
3. FIBER CEMENT PANELS
4. METAL COPING
5. METAL RAILING
6. STEEL COLUMN WRAPPED WITH BRICK
7. SHADING STRUCTURE
8. STEEL COLUMN WRAPPED IN CONCRETE UP 40'

(T) TEMPERED GLASS

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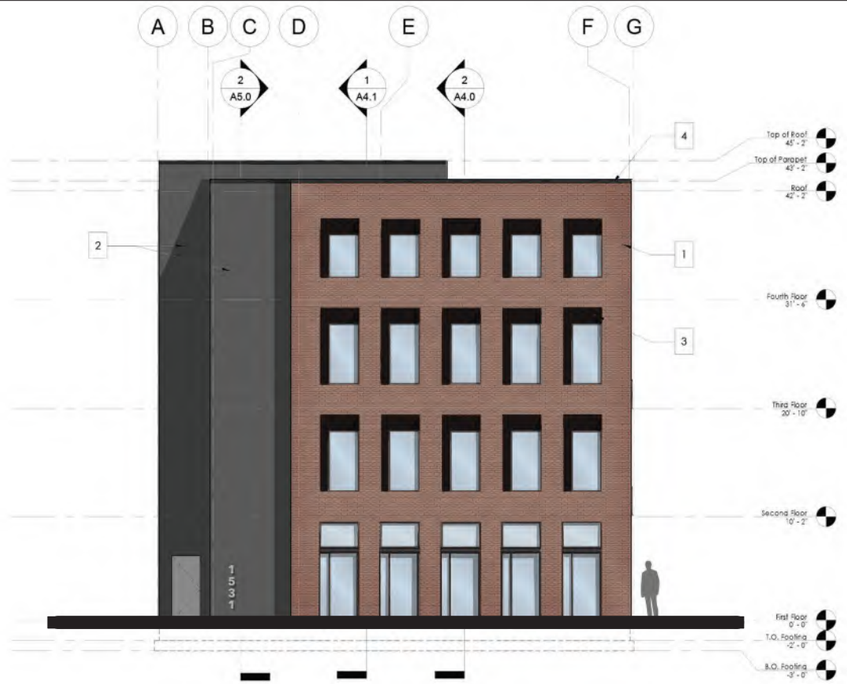
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Exterior Elevations

A3.0



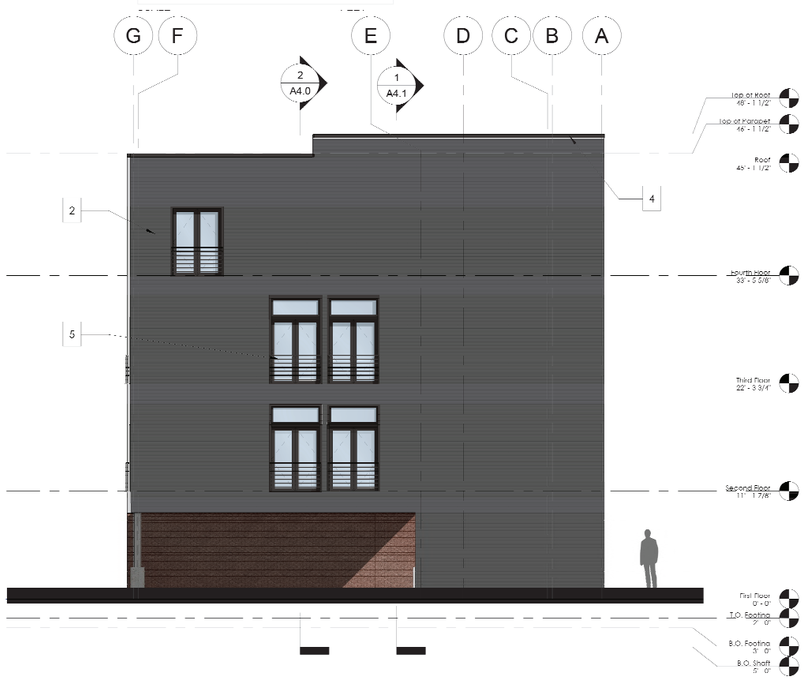
1 East/Front Elevation - Rendered
1/8" = 1'-0"

1/8" = 1'-0" 5 0 5 10 15 20
SCALE FEET



2 North Elevation - Rendered
1/8" = 1'-0"

1/8" = 1'-0" 5 0 5 10 15 20
SCALE SCALE FEET
FEET



3 West Elevation - Rendered
1/8" = 1'-0"

1/8" = 1'-0" 5 0 5 10 15 20
SCALE FEET



4 South Elevation - Rendered
1/8" = 1'-0"

1/8" = 1'-0" 5 0 5 10 15 20
SCALE FEET

ELEVATION KEYNOTES

1. BRICK
2. FIBER CEMENT CLADDING
3. FIBER CEMENT PANELS
4. METAL COPING
5. METAL RAILING
6. STEEL COLUMN WRAPPED WITH BRICK
7. SHADING STRUCTURE
8. STEEL COLUMN WRAPPED IN CONCRETE UP 40"

T TEMPERED GLASS

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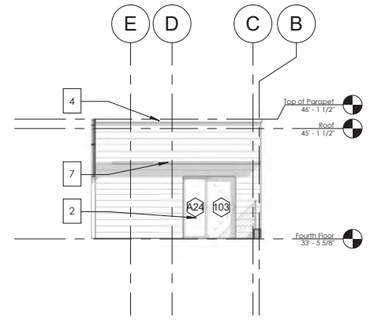
Exterior Elevations - Renderings

A3.1

ELEVATION KEYNOTES

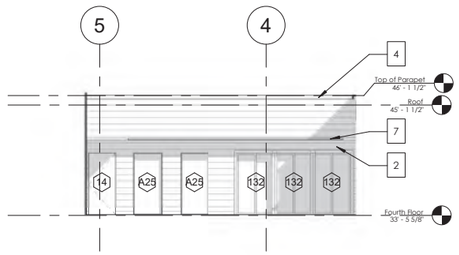
1. BRICK
2. FIBER CEMENT CLADDING
3. FIBER CEMENT PANELS
4. METAL COPING
5. METAL RAILING
6. STEEL COLUMN WRAPPED WITH BRICK
7. SHADING STRUCTURE
8. STEEL COLUMN WRAPPED IN CONCRETE UP 40"

(1) TEMPERED GLASS



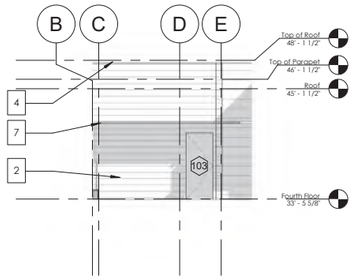
5 Fourth Floor Courtyard - East Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



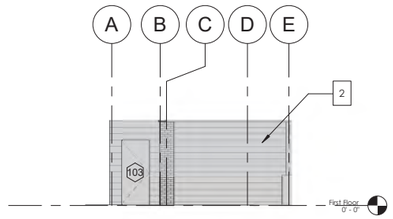
4 Fourth Floor Courtyard - South Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



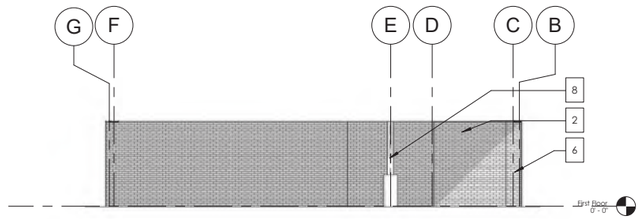
3 Fourth Floor Courtyard - West Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



2 Parking Level - West Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET



1 Parking Level - East Elevation
1/8" = 1'-0"

1/8" = 1'-0" SCALE 5 0 5 10 15 20 FEET

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1527-1531 Pleasant Apartments

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20081

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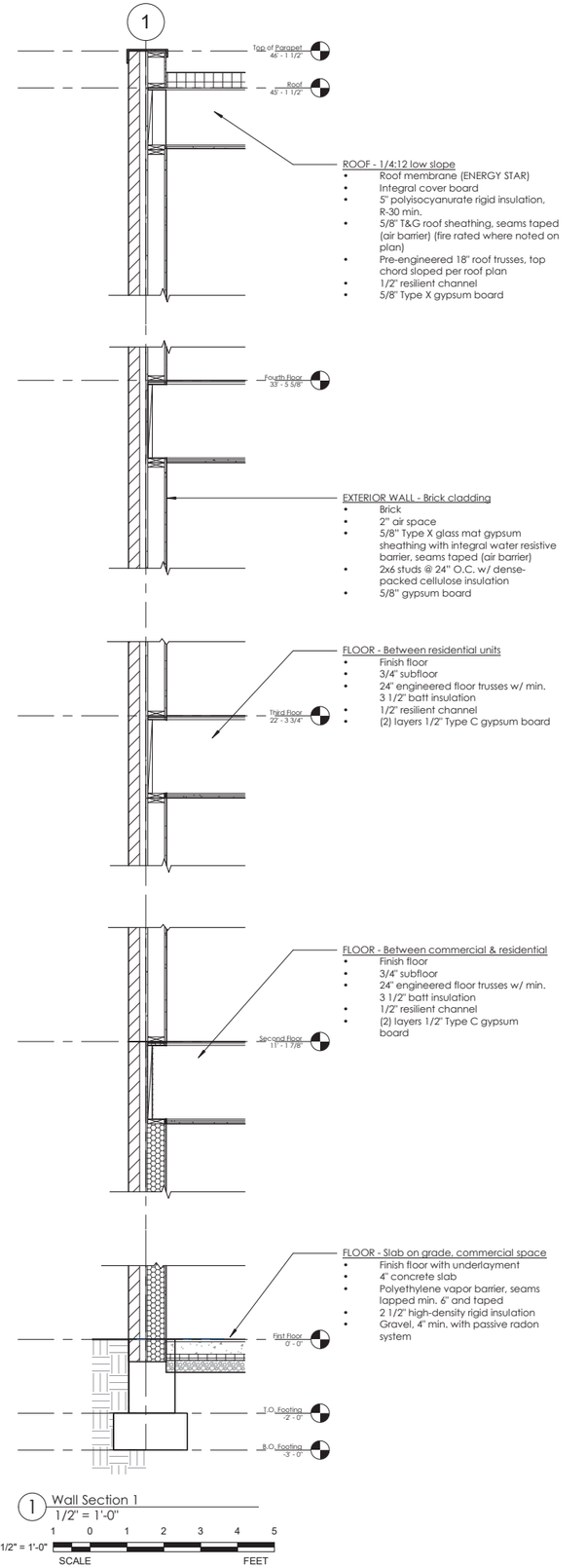
Document Date:
08/26/2022

No.	Date	Description
1	5/23/2022	Pricing Set
2	8/26/2022	HCB set

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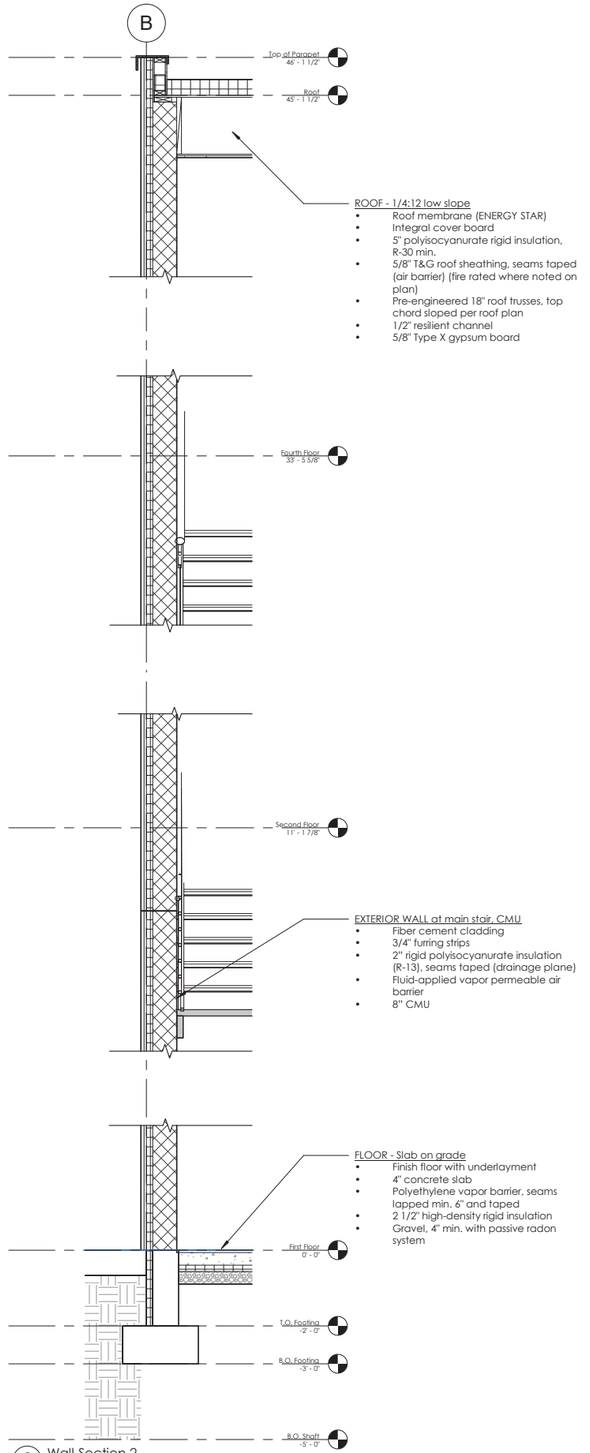
Exterior Elevations

A3.2



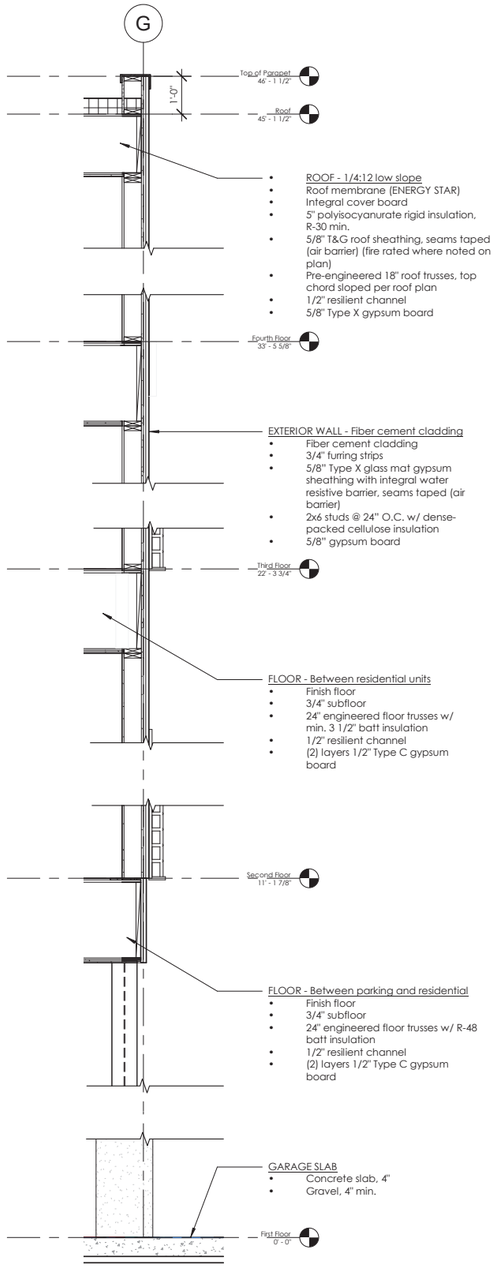
1 Wall Section 1
1/2" = 1'-0"

1 0 1 2 3 4 5
1/2" = 1'-0"
SCALE FEET



2 Wall Section 2
1/2" = 1'-0"

1 0 1 2 3 4 5
1/2" = 1'-0"
SCALE FEET



3 Wall Section 3
1/2" = 1'-0"

1 0 1 2 3 4 5
1/2" = 1'-0"
SCALE FEET

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2	8/26/2022	HCB set

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Wall Sections

A4.1

Exterior Door and Window Schedule						
Type Mark	R.O. Width	R.O. Height	Sill Height	SHGC	U-Value Whole Window	Notes
14	2' - 10"	6' - 8"				EXT. DOOR
30	3' - 0"	7' - 0"			0.15	TEMPERED
43	3' - 0"	6' - 8"				STOREFRONT, SEE ELEV.
103	3' - 0"	7' - 0"				EXT. DOOR
104	5' - 0"	7' - 0"				INSWING DOORS, TEMPERED
106	5' - 0"	7' - 0"				INSWING DOORS, TEMPERED
131	5' - 0"	6' - 4"				INSWING DOORS, TEMPERED
132	4' - 0"	6' - 8"				SLIDING DOORS, TEMPERED
A2	3' - 2"	6' - 4"	2' - 6"			CASEMENT
A4	3' - 2"	4' - 8"	1' - 8"			CASEMENT
A7	6' - 4"	3' - 2"	6' - 4"			FIXED, TEMPERED
A14	2' - 0"	6' - 4"	2' - 0"			FIXED, TEMPERED
A15	4' - 2"	9' - 8"	0' - 0"			STOREFRONT, SEE ELEV.
A22	3' - 2"	6' - 4"	2' - 6"			CASEMENT
A24	3' - 2"	6' - 4"	2' - 6"			CASEMENT
A25	3' - 0"	4' - 0"	0' - 0"			FIXED, TEMPERED
A27	3' - 2"	6' - 4"	2' - 6"			CASEMENT

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Window Schedule and Details

A4.3