

**NOTE: Agenda and Reports may be amended as necessary or as required.
*Applicants, Please Review Your Proposal for accuracy.***

Board Members

-	Beckman	Bloch	Brown	Essman	Fairbanks
Moeller					Jacobs
-	Spoonster	Traub	Weltzer	Whalen	
Albinus			Ripperger	O'Neill	

- I. Roll Call:
- II. Swearing in of Those Providing Testimony to the Board:
Notary Public
- III. Approval of Meeting Minutes - Written Summary and Audio Recording for these dates:
 - A. Will be presented when available
- IV. Properties Seeking COA - New Business
 1. 241 N 3rd Street (German Village) - Paint, Gutters, Windows
 2. 205 Main Street (Rossville) - Exterior Work
- V. Miscellaneous/Discussion/On the Radar/
 - Upcoming changes to fencing guidelines soon
- VI. Adjourn
- VII. Guests:





To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM # 1**
241 N 3rd Street – Painting, Windows, Porch Overhang Demolition
Community Design Alliance, Applicant
Meeting Date: **3/3/2020**
Received Application: **2/10/2019**
Impacts: German Village ([Location](#))

Introduction:

The Applicant, Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 241 N 3rd Street. The proposal involves window replacement, painting, and the demolition of a porch overhang.

The subject property of 241 N Third Street is part of the German Village Historic District and is zoned Business Planned Development District.

The new property owner, The Revival House, will offer a variety vintage and retro entertainment including but not limited to old school bands, classic movies, plays, and improve/stand up comedy while providing a full service bar.

The property is interesting in making improvements to the structure prior to opening. The requested improvements are for both the historic structure and newer addition on the property.

PROPOSAL

- Painting:
 - Snowbound (White) SW7004:
 - Body
 - Dormers
 - Cornice Brackets
 - Inkwell (Black) SW6992
 - Trim
 - Columns
 - Gutters

- Windows (Second Story North Façade)
 - Existing:
 - Four (4) non-original double hung vinyl windows

 - Proposed:
 - One (1) single hung fire rated window



- Three (3) glass block windows
- Proposed windows are required to meet fire code requirements and be 90 minute rated
- Porch Overhang Demolition
 - Located on front façade of historic building facing N 3rd Street.
 - Proposing:
 - Removal of over hang
 - Installing new awning above main entrance with lighting
- Gutters:
 - Existing: None
 - Proposed: 6" Aluminum (Black)

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The COA request broaches multiple topics of the ADRB Policies and Guidelines.

Painting: The proposed color scheme (black and white) are neutral colors which are permitted to be approved at the Secretary's discretion. The proposed painting would make the historic building and newer building have a more harmonious look for the district and would be complimentary to the ADRB Policies and Guidelines.

Windows: The current windows that are being proposed for replacement are replacement composed of vinyl. The applicant's proposal does differ in style of window however it is to be compliant with keeping a 90 minute window are required by the fire code.

Porch Overhang: Staff cannot confirm if this section of the structure is original. The applicant is proposing a newer awning would have a lower profile than the current awning which may open the focus of the façade to the rest of the building.

Recommendation:

The ADRB can approve, modify, or deny the COA request. If the ADRB wishes to approve of the COA request, the Planning Department recommends the following motion.

That the ADRB approve of the COA request given the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance.



Staff Basis/Comments:

Staff has reviewed the COA requests and recommends that the ADRB approve of the request given the following findings:

1. The proposed window locations will not be replacing any historic windows.
2. The proposed replacements will be necessary for fire rating which is required by the Fire Code.
3. The proposed improvements will allow the property owner to reactive a key location in the German Village.
4. There are no gutters on the newer addition currently and installing new gutters would be necessary for preservation/maintenance.

Attachments:

1. Please see the agenda attachment file



509

308

323

241 N 3rd Street COA Request Attachments



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014



Areas

Override 1

Site Address Points

241 N 3rd Street

City of Hamilton
BUTLER COUNTY OHIO

Date: 2/27/2020

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. The City of Hamilton makes no warranty to the content, accuracy, or completeness of the information contained here in and assumes no liability for any errors. Any reliance on this information is the exclusive risk of the user.

1 inch = 94 feet

DEPARTMENT OF PLANNING
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Location : **241 N 3RD ST**

Date : **02/10/2020**

Name of Project : **REVIVAL HOUSE**

Permit Type : **PLANNING - COA - NON RESIDENTIAL**

Application # : **A200466**

Project Description: **PAINT. WINDOWS. GUTTERS. DEMO OF EXISTING PORCH OVERHANG**

Approval Date : **02/10/2020**

Approval # : **A200467**

Review # : **1**

Applicant : **STEVEN GEBHART**

Phone : **(513) 275-1740** Fax : **(513) 275-1741** email :

Owner : **MARION S TASSO JR**

Phone : **(513) 617-0794** Fax : email :

Please review the attached plans and return to Construction Services as soon a possible.

REMARKS	Please submit your comments electronically on the Approval Screen in Govern.
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This routing is for Approval # **A200467** Review # **1**

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

ZONING



Planning Department
345 High Street, 3rd floor
Hamilton, Ohio 45011

A 200466
P 200340

City of Hamilton
Date: 2/10/2020
Acct: 227210
Office: CNST
Cashier: Conve
3/10/2020 4:04 PM
Credit Card Terminal: \$50.00

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 1126.00) of the Hamilton City Zoning Ordinance.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

A nonrefundable twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 241 N Third Street

Applicant Name: Community Design Alliance AHN: Steven Gebhart

Applicant Mailing Address: 236 High Street, Hamilton, OH 45011

Owner/s Name: Revival Group, LLC AHN: JOHN + DIANE VANWEELDEN

Owner Mailing Address: 5283 Stallion Ct, Liberty Twp, OH 45011

Daytime Contact Phone: (513) 293-0664 Email: diane@vanweeldengroup.com

Applicant Signature: Steven Gebhart Date: 2/10/20

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.

Please see Page 4 for the Meeting Dates and Application Deadlines.



DESCRIPTION OF WORK TO BE PERFORMED

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

Painting facade. Black & white. Black trim/columns/gutters. White windows/brick/cornice brackets. Addition of aluminum gutters to newer building (we're never added)
 Addition of black canopy w/ lighting on either side of doors.
 New boxwood bushes. New blade sign with logo. Windows on north side of second floor will be filled in with fire rated glass block - one (middle) window to remain operational but rated

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

 Paint

Appearance of Color: Black + white Sample Provided on order will include when delivered

Color Name & Manufacturer: Sherwin Williams SW 6992 Inkwell SW 7004 Snowbound

Location (body, window trim, specific trim, accent): trim/columns/gutters - black
brick/windows/cornice brackets - white

 Siding

 Sample Provided

Existing Siding (style, material, color, location): _____

Proposed Siding (style, material, color, location): _____

Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

 Roof

Please note, Roofing requires a building permit

Existing Roof (material, style, color): _____

Proposed Roof (material, style, color): _____

Manufacturer: _____ Location: _____

 Windows / Door

Basis for design:

EX VINYL WINDOWS/WHITE - NORTH SIDE 2ND FLOOR

Existing Windows/Door (style, material, size, color, location): _____

Proposed Windows/Door (style, material, size, color, location): *FRONT & 2 BACK WINDOWS: FIRE RATED GLASS BLOCK: SEVES THICKSET 90*

Manufacturer: *SINGLE HUNG: THERMALLY BROKEN* Type (if applicable): *2ND WINDOW: FIRE RATED GLASS BLOCK*
COLOR: WHITE SINGLE HUNG - 90 MIN. RATED

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

 Fence

Existing Fence (type, material, color): _____

Proposed Fence (type, material, color, location, course): _____

Gutters

Existing Gutter (material, style, location, color): None

Proposed Gutter (material, style, location, color): 6" Aluminum gutter painted black

Manufacturer: TBD

Soffit

Existing Soffit (style, material, location, color): _____

Proposed Soffit (style, material, location, color): _____

Other Work not listed above:

Demolition of existing porch overhang.

Demolition

NOTE: 1126.60 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above:

Please attach additional sheets if necessary.

2020 Architectural Design Review Board Meeting Calendar

The City of Hamilton Architectural Design Review Board meets on the first and third Tuesday of every month, except for scheduled City Holidays, at 4:00 pm in the City Council Chambers, One Renaissance Plaza, 1st Floor, 345 High Street, Hamilton, Ohio 45011. ([Location](#))

Please note: COA Application Deadlines are Three (3) Weeks before a tentative ADRB Meeting. Applications must be submitted and complete on or before the deadline to be considered for inclusion on the ADRB Agenda.

Meeting Date	Application Deadline
January 7, 2020	December 17, 2019
January 21, 2020	December 30, 2019
February 4, 2020	January 14, 2020
February 18, 2020	January 28, 2020
March 3, 2020	February 11, 2020
March 19, 2020	February 25, 2020
April 7, 2020	March 17, 2020
April 21, 2020	March 31, 2020
May 5, 2020	April 14, 2020
May 19, 2020	April 28, 2020
June 2, 2020	May 12, 2020
June 16, 2020	May 26, 2020
July 7, 2020	June 16, 2020
July 21, 2020	June 30, 2020
August 4, 2020	July 14, 2020
August 18, 2020	July 28, 2020
September 1, 2020	August 11, 2020
September 15, 2020	August 25, 2020
October 6, 2020	September 15, 2020
October 20, 2020	September 29, 2020
November 3, 2020	October 13, 2020
November 17, 2020	October 27, 2020
December 1, 2020	November 10, 2020
December 15, 2020	November 24, 2020
January 5, 2021	December 15, 2020
January 19, 2021	December 29, 2020
February 2, 2021	January 12, 2021



GLASS BLOCK

SINGLE-HUNG
FIRE RATED

German Village

No Parking
→

2 HR PARKING
9AM-5PM
MON-FRI
←





RECEIVED FEB 1 0 2020

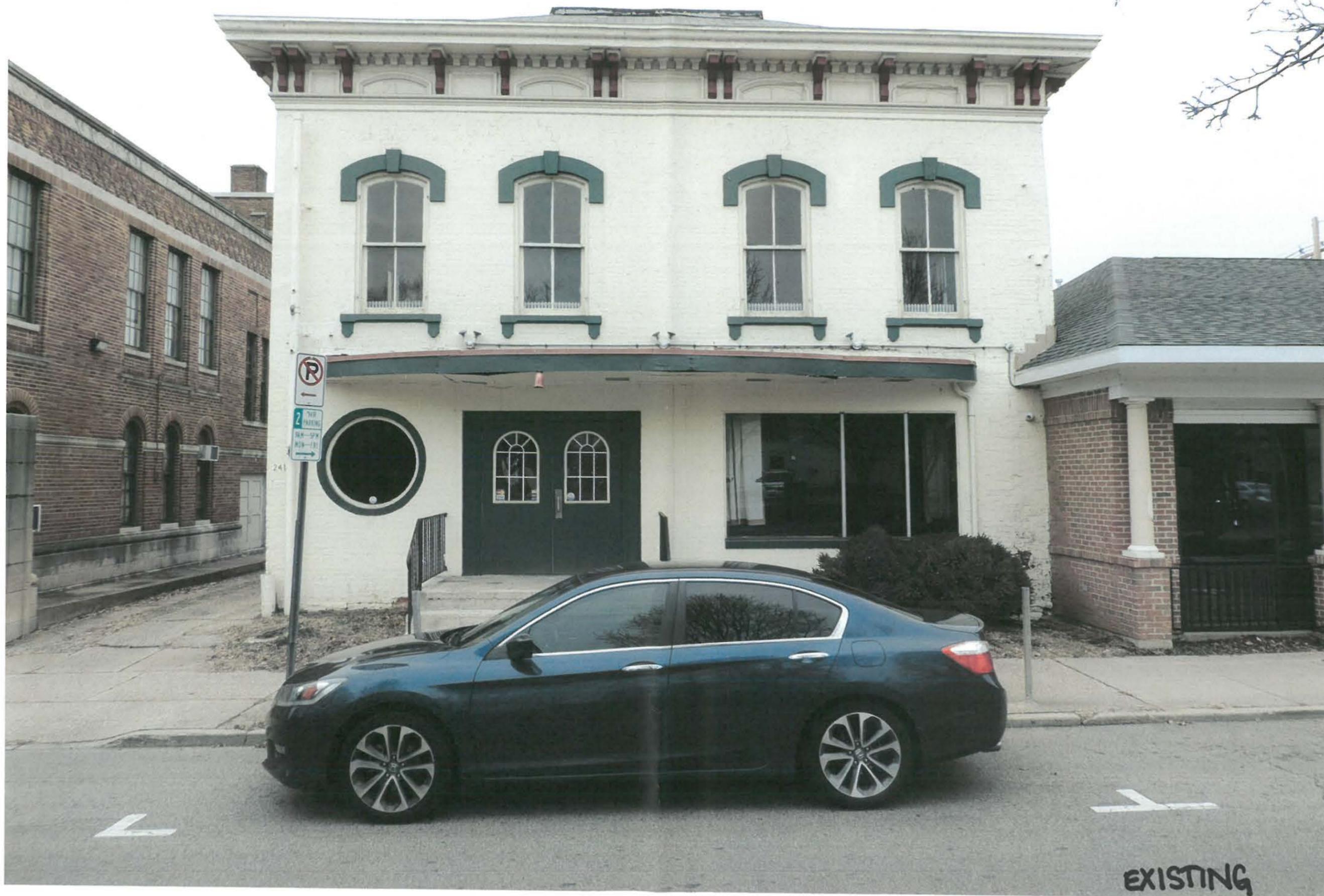
EXISTING

RECEIVED FEB 1 0 2020

REVIVAL
HOUSE



RECEIVED FEB 1 0 2020



EXISTING



RECEIVED FEB 1 0 2020

RECEIVED FEB 1 0 2020



EXISTING



GLASS
BLOCK





GLASS BLOCK

1090

5-1002





To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM # 2**
205 Main Street – Exterior Work
Greg Snyder (RDA Group Architects), Applicant
Meeting Date: **3/3/2020**
Received Application: **2/11/2020**
Impacts: Rossville-Main ([Location](#))

Introduction:

The Applicant, RDA Group Architects, has submitted a Certificate of Appropriateness Application for the property of 205 Main Street. The proposal involves Exterior Work.

The subject property of 205 Main Street is part of the Rossville-Main Historic District and is Zoned MS-1 (Main Street Core District).

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-505-9 – see attached.

The Hammerle Building is the site for the future investment of multi-family residential and a new restaurant. A majority of the proposed work is a restoration effort to preserve the facades that face S C Street and Main Street. Though some items will require board approval. The proposal will be organized based on each façade as found in the proposal plans.

PROPOSAL

- North & East Façades:
 - Primarily restoration work
 - Restoring wood windows
 - Replacing deteriorated brick with like materials
 - Painting façade with like for like colors
 - Removing wood paneling covering up transom windows
 - Install new glass transom windows
 - Retaining original storefront

- West Façade:
 - Replace deteriorated brick with like materials
 - Replace section of non-original paneling with fiber cement siding
 - Replace all windows with composite windows

- South Façade:
 - Replace deteriorated brick with like materials



- Remove existing siding in recessed area and replace with cement fiber siding
- Removing existing windows and replacing with composite windows
- Installing two new entrances to outdoor patio (Service and Restaurant entry)
- Installing outdoor walk in cooler for restaurant
- **Patio:**
 - Newly stamped concrete patio
 - New asphalt surfacing on remainder of area
 - Aluminum fence along sidewalk
 - Wood privacy fence adjacent to neighboring property on 15 S C Street.
 - New landscaping to be approved by Municipal Arborist
 - New walk in cooler located in northern corner of patio
 - Accessible concrete ramp
 - Screened dumpster enclosure and service/delivery area.

ADRB Policies & Guidelines: and Other Requirements

The application broaches multiple topics of the ADRB Policies and Guidelines. However most items fall under like for like and maintenance work. The applicant is proposing to restore all windows on the Main Street and S C Street facades.

However, they are proposing window replacement in areas where there is a mix of existing vinyl or wood windows. The window location, size, dimensions, and style would not be changed. The only difference being the composite windows in areas which vinyl and wood windows are already present on those facades. The board should consider the efforts being made on the Main and S C Street facades which are highly more visible.

The new entrances on the West façade will provide access for both service and customers to the restaurant. They will be an essential part of the proposed patio area.

Fencing is also a topic broached in the guidelines. The proposal involves a six (6) foot black decorative fence/gate which will run along the east façade. This should be treated differently than typical fence applications given the need for a physical boundary for state liquor licensing as well as protecting special property.

Recommendation

The ADRB can approve, modify, or deny the COA request as applied and presented to the board. Should the ADRB wish to approve of the request, the Planning Department recommends the following motion:



That the ADRB approve and issue the COA request given the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance

Staff Comments/Basis

Staff has reviewed that application and recommends that the ADRB approve the COA request given the following findings:

1. The applicant is prioritizing their resources and efforts to restore the much more visible facades of the building on Main and C Street.
2. Approving the COA will allow work commence to activate a key historic building on Main Street.

Attachments:

1. Please see the agenda attachment file



205 Main Street COA Request
Attachments

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014



Areas

Override 1

205 Main Street

DEPARTMENT OF PLANNING
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Location : **205 MAIN ST**

Date : **02/11/2020**

Name of Project : **BILL YANKS**

Permit Type : **PLANNING - COA - NON RESIDENTIAL**

Application # : **A200480**

Project Description: **PAINT. ROOF.. WINDOWS. FENCE**

Approval Date : **02/11/2020**

Approval # : **A200482**

Review # : **1**

Applicant : **GREG SNYDER**

Phone : **(937) 610-3440**

Fax :

email :

Owner : **205 MAIN STREET LLC**

Phone :

Fax :

email :

Please review the attached plans and return to Construction Services as soon a possible.

REMARKS	Please submit your comments electronically on the Approval Screen in Govern.
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This routing is for Approval # **A200482** Review # **1**

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

ZONING



A 200480

City of Hamilton
Date: 2/11/2020 Officer: CNST
Acct: 292753 Cashier: Conve
Receipt #: 01784184 2/11/2020 9:04 AM
Amount Total: \$50.00

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 1126.00) of the Hamilton City Zoning Ordinance.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

A nonrefundable twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 205 N. MAIN ST.

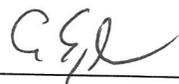
Applicant Name: GREG SNYDER - RDA GROUP ARCHITECTS

Applicant Mailing Address: 7945 WASHINGTON WOODS DR DAYTON OH 45459

Owner/s Name: VISION REALTY GROUP - MATT OLLICES

Owner Mailing Address: 2203 FOWLER ST CINCINNATI OH 45206

Daytime Contact Phone: 937-610-3440 Email: ghs@rda-group.com

Applicant Signature:  RDA Date: 2/10/20

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.

Please see Page 4 for the Meeting Dates and Application Deadlines.

DESCRIPTION OF WORK TO BE PERFORMED

Please specify the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

Renovation of entire building. Existing windows on street facades to be restored. Remaining windows to be replaced. Masonry to be restored. Existing storefront to remain. Existing roof to remain. FACADE TO BE REPAINTED USING SAME COLOR SCHEME REFER to drawings for complete scope.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Appearance of Color: MATCH EXISTING Color Name & Manufacturer: Location (body, window trim, specific trim, accent):

Siding Existing Siding (style, material, color, location): Proposed Siding (style, material, color, location): Manufacturer: Proposed Size:

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit* Existing Roof (material, style, color): EX- TO REMAIN Proposed Roof (material, style, color): Manufacturer: Location:

Windows / Door Existing Windows/Door (style, material, size, color, location): EX. WOOD WINDOWS ON STREET FACADES TO BE RESTORED Proposed Windows/Door (style, material, size, color, location): OTHER WINDOWS TO BE REPLACED WITH VINYL WINDOWS Manufacturer: Type (if applicable):

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence Existing Fence (type, material, color): Proposed Fence (type, material, color, location, course): ALUMINUM PICKET FENCE WOOD PRIVACY FENCE

Gutters

Existing Gutter (material, style, location, color): _____

Proposed Gutter (material, style, location, color): _____

Manufacturer: _____

Soffit

Existing Soffit (style, material, location, color): _____

Proposed Soffit (style, material, location, color): _____

Other Work not listed above:

Demolition

NOTE: 1126.60 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
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- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above:

Please attach additional sheets if necessary.



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December 1, 2020	November 10, 2020
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February 2, 2021	January 12, 2021

DEMOLITION KEY NOTES

- EX. THREE STORY MIXED USE BUILDING.
- EXISTING CONCRETE WALK TO REMAIN.
- EXISTING GRAVEL PARKING LOT - PREP FOR IMPROVEMENTS, REFER TO PROPOSED PLAN
- EXISTING PROPERTY LINE - LOTS TO BE CONSOLIDATED VIA REPLAT
- EX. STOOP TO REMAIN
- EX. FENCE TO REMAIN
- REMOVE EXISTING GRAVEL, PREP FOR NEW DRIVE APRON AND TURF
- MODIFY EXISTING CURB AS REQ'D.

DEMOLITION GENERAL NOTES

- REMOVE ALL EXISTING OVERGROWTH / DEBRIS FROM THE AREAS OF WORK.
- REMOVE ALL EXISTING CONCRETE WALKS, DRIVES, AND STOOPS AS INDICATED WITH THE INTENT OF THE NEW DESIGN. REMOVE SUB-BASE AS APPLICABLE FOR PROPOSED WORK.
- STRIP TOPSOIL FROM ALL AREAS OF NEW PAVING. PREP FOR NEW WORK.
- FIELD VERIFY LOCATION OF ALL UTILITIES, COORDINATE ANY CONFLICTS WITH ARCHITECT.
- MODIFY GRADE AS REQ'D BY NEW WORK
- AT AREAS OF REMOVAL WHERE PAVING IS NOT BEING INSTALLED - REMOVE EXISTING BASE & PREP WITH NEW TOPSOIL.
- REFER TO ELECTRICAL DRAWING FOR SITE LIGHTING SCOPE OF WORK.

SITE RUNOFF

CONTRACTOR TO IMPLEMENT EPA BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITE STORM WATER RUNOFF CONTROL. FIELD CONFIRM CONDITIONS AND REQUIREMENTS. PROVIDE WRITTEN PLAN TO PROJECT TEAM AT COMMENCEMENT OF WORK. UPDATE OR AMEND PLAN AS NECESSARY FOR CONDITIONS.



SITE CONTRACTOR TO CONFIRM ALL EXISTING SLOPES AND GRADES AT AREA OF NEW PAVEMENT. PROVIDE PROPER DRAINAGE TO EXISTING ADJACENT PAVING; ADJUST GRADES AS REQUIRED.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXHOOD	3 GAL.	3'-4' O.C.	OHIO NATIVE, EVERGREEN
	THUJA OCCIDENTALIS EMERA	EMERALD ARBORVITAE	5 GAL.	PER PLAN	EVERGREEN

PLANT/ LANDSCAPE NOTES

- ALL AREAS OF THE SITE AFFECTED BY CONSTRUCTION SHALL BE FINE GRADED, HAVE TOP SOIL ADDED, AND SEED INSTALLED.
- TILL ALL COMPACTED SOIL TO A MINIMUM OF 6" DEPTH.
- PRUNE TREES AND SHRUBS TO REMOVE ANY DAMAGED BRANCHES.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT WEED KILLER.
- INSTALL NEW 3" MULCH BEDS AT ALL LANDSCAPE AREAS AND OVER WEED BARRIER/GEO GRID.
- ALL PLANTS & LANDSCAPING SHALL BE OHIO NATIVE, APPROPRIATE FOR SITE SOIL TYPE / COMPOSITION & MICROCLIMATE.

KEY NOTES

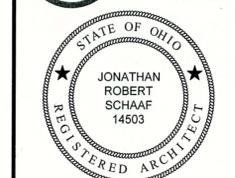
- MODIFY GRADE AS REQUIRED BY NEW WORK TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- INSTALL NEW LANDSCAPING.
- NEW ALUMINUM FENCE ALONG SIDEWALK - REFER TO DETAIL.
- INSTALL TOPSOIL AS REQ'D TO PREVENT DROP OFFS FROM THE EDGE OF NEW PAVING/ WALKS.
- NEW ASPHALT OVER NEW BASE.
- NEW ACCESSIBLE CONCRETE RAMP. MAX. SLOPE 1:12. PROVIDE A FLUSH TRANSITION AT ADJACENT WALKS/STOOPS. HANDRAIL AT 34" BOTH SIDES- REFER TO ENLARGED PLAN AND SECTION.
- NEW WALK-IN COOLER
- NEW 2 HR RATED CMU WALL
- NEW WOOD PRIVACY FENCE
- NEW STAMPED CONCRETE PATIO
- ACCESSIBLE ROUTE
- EXISTING STONE / CONCRETE RETAINING WALL AT PROPERTY LINE
- PROPERTY LINE
- EXISTING CURB
- MODIFY EXISTING DRIVE APRON - FOLLOW CITY STANDARDS
- SERVICE ENTRY
- RESTAURANT ENTRY
- GATE W/ PANIC HARDWARE
- EXISTING SIDEWALK TO REMAIN - NO CHANGE.
- RESTORE EXISTING LAWN AS REQ'D BY NEW WORK.
- NEW DUMPSTER ENCLOSURE - REFER TO DETAILS
- NEW CONCRETE SIDEWALK AND STOOPS.
- NEW ACCESSIBLE ENTRY WAY-FINDING SIGNAGE.
- NEW BOLLARD
- EXISTING FENCE TO REMAIN
- NEW CONCRETE CURB - FOLLOW CITY STANDARDS
- 36" H. RAIL
- EXISTING ENTRY TO REMAIN
- EXISTING STOOP TO REMAIN
- NEW STEPS
- CONCRETE PAD

GENERAL NOTES

- INSTALL NEW COMPACTED GRAVEL BASE AT ALL NEW CONCRETE WALKS, STOOPS, PATIOS, ETC. FIELD VERIFY THICKNESS REQ'D TO ALL OR NEW CONCRETE AT ALL ELEVATIONS INDICATED.
- RE-GRADE EXISTING LAWN AREAS AS REQUIRED BY WORK. TYPICAL ALL AREAS. PROVIDE ADDITIONAL TOP SOIL AS REQUIRED TO RAISE GRADE TO MEET NEW CONCRETE WALKS, STOOPS, PATIOS, ETC. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE SWALES IF REQ'D.
- RESTORE LAWN AT ALL AREAS OF WORK. INSTALL NEW SEED AT ALL AFFECTED SITE AREAS. MAINTAIN UNTIL ESTABLISHED.
- INSTALL WEED BARRIER/GEO GRID UNDER ALL NEW LANDSCAPE AREAS.
- INSTALL NEW MIN. 3" MULCH BEDS AT ALL LANDSCAPE AREAS.
- PROTECT ALL EXISTING TURF/LAWN AREAS. RESTORE TO NEW CONDITION AS REQUIRED.
- ALL CONTROL JOINTS TO BE HAND TROWELED AND RE-TRACED. CONCRETE FINISH TO BE MEDIUM BROOM FINISH.
- ALL CONCRETE SHALL BE EARLY MORNING POUR. CONTRACTOR IS RESPONSIBLE TO GUARD AGAINST VANDALISM OF CONCRETE.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY CLEANOUTS, MANHOLES, COVERS, ETC. PROVIDE COLLARS/ EXTENSIONS, ETC. AS REQUIRED TO MEET NEW FINISH GRADE.
- CONTRACTOR TO VERIFY EX. CONCRETE WALKS FOR TRIP HAZARDS. COORDINATE REQUIREMENTS W/ OWNER FOR REPAIR (GRINDING / SANDING) OR LIMITED REPLACEMENT.
- PROVIDE ACCESSIBLE ROUTES TO & THRU SITE FOR BUILDING AND SITE AMENITIES. COORDINATE WITH ARCHITECT AS REQUIRED.

SLOPES FOR ACCESSIBILITY

- STOOPS/ PATIO - 1/48 (2%)
- SLOPED WALKS - 1/20 (5%)
- RAMPS/ CURB RAMPS - 1/12 (8.3%)
- PARKING AREAS - 1/48 (2%)
- LANDINGS - 1/48 (2%)
- CROSS SLOPES - 1/48 (2%)



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2019

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Alterations to the:
Hammerle Building
205 Main Street Hamilton, Ohio 45013

Prepared for Vision Realty Group

Print Record

09/05/19 Preliminary
10/21/19 Review
12/06/19 Permit

Project Number

2019-175

Date

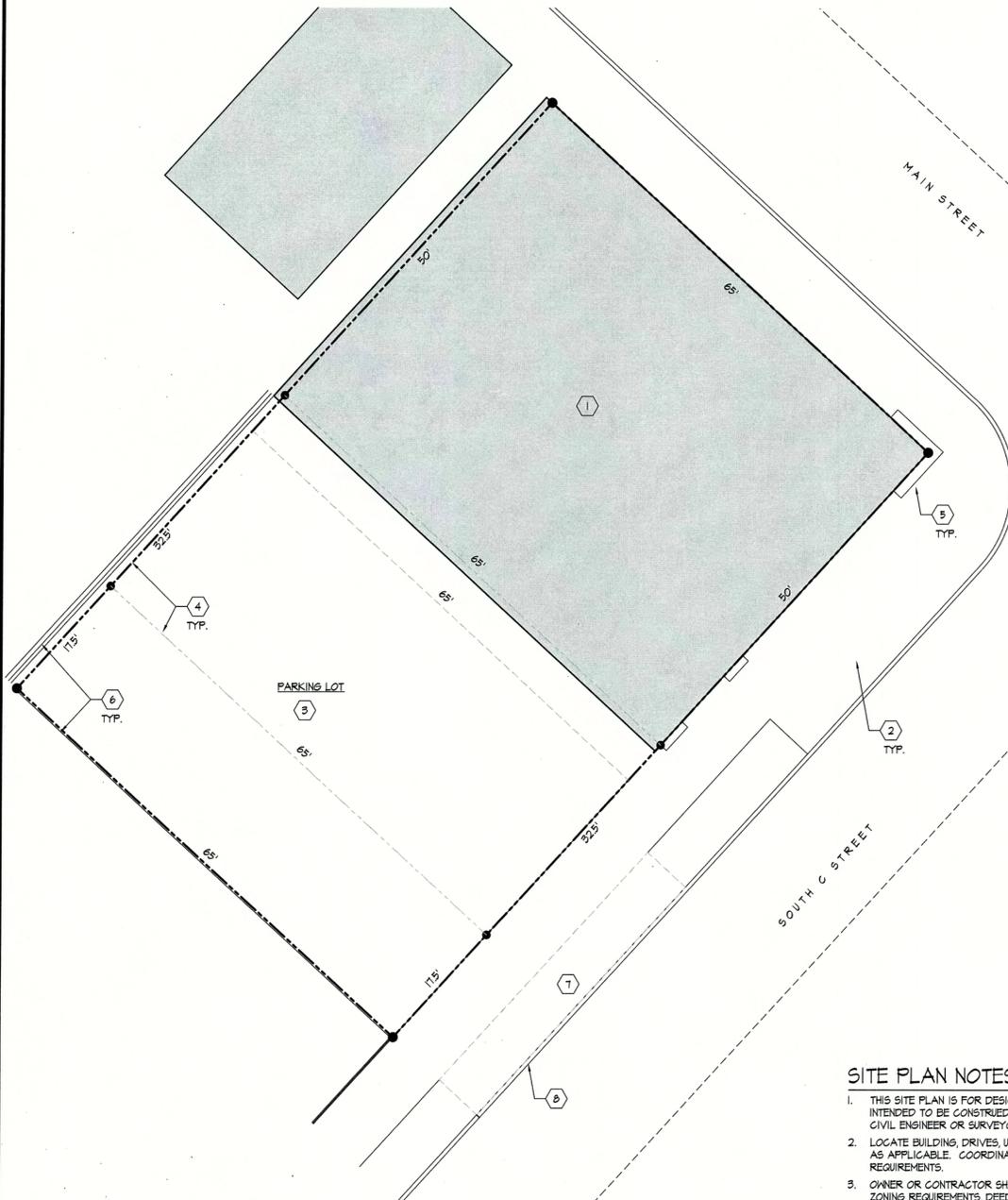
December 6, 2019

Sheet Title

ARCHITECTURAL SITE PLANS

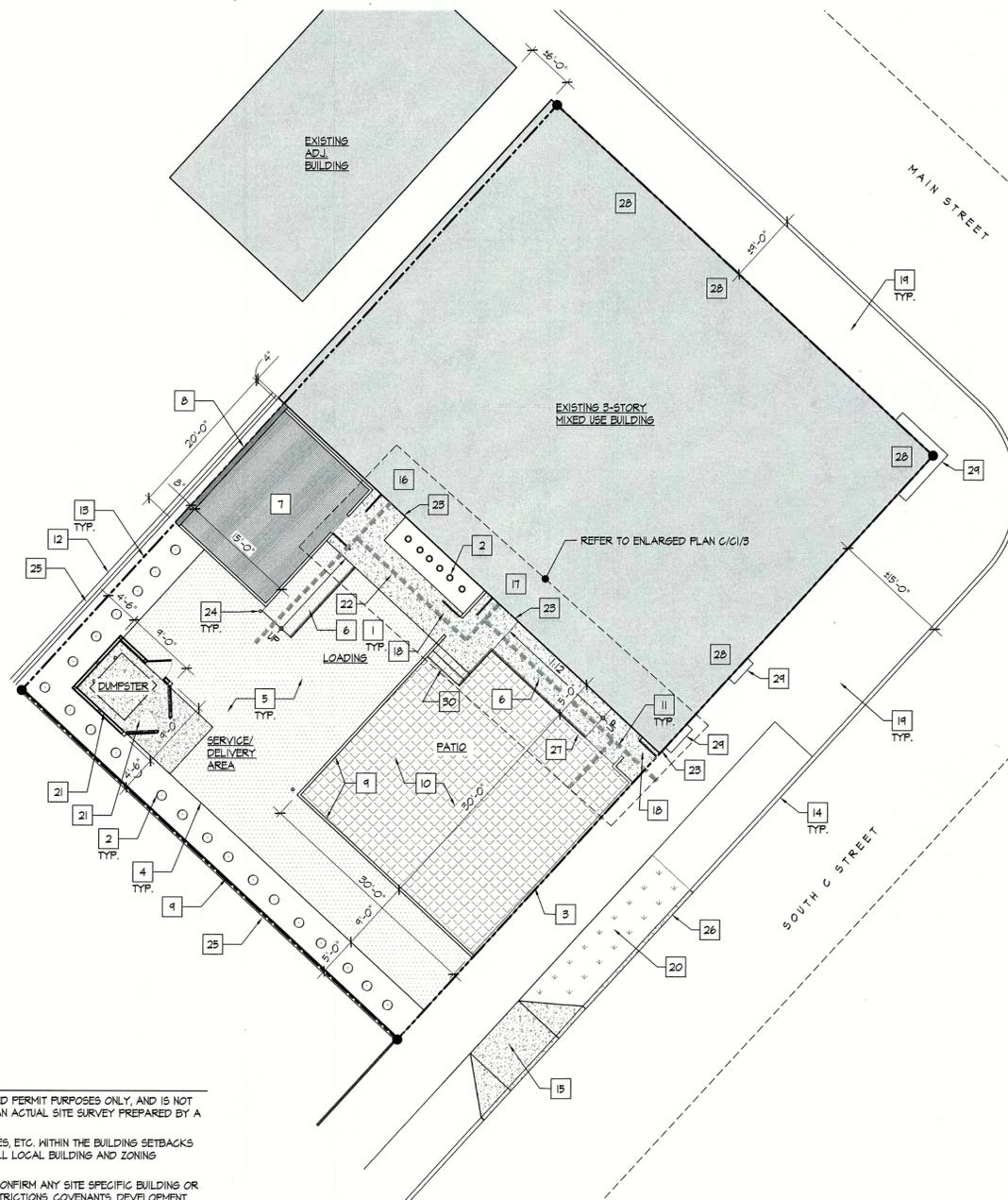
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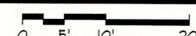
ARCHITECTURAL EXISTING SITE PLAN

SCALE: 1" = 10'-0"



ARCHITECTURAL PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

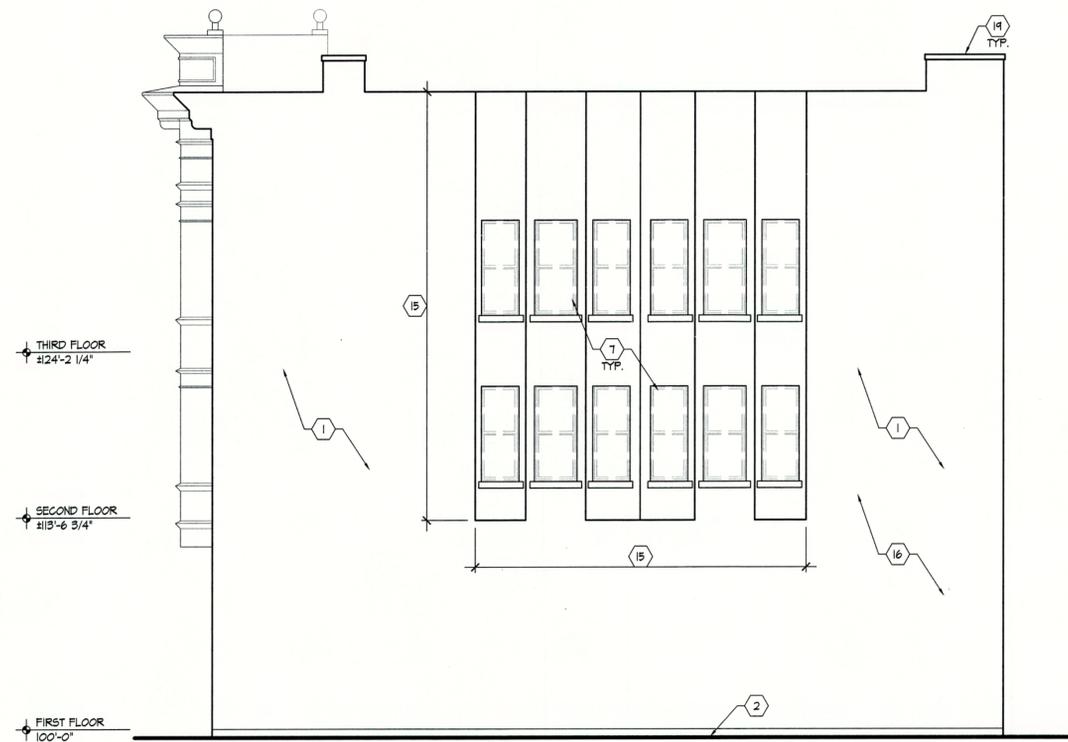


SITE PLAN NOTES:

- THIS SITE PLAN IS FOR DESIGN AND PERMIT PURPOSES ONLY, AND IS NOT INTENDED TO BE CONSIDERED AS AN ACTUAL SITE SURVEY PREPARED BY A CIVIL ENGINEER OR SURVEYOR.
- LOCATE BUILDING, DRIVES, UTILITIES, ETC. WITHIN THE BUILDING SETBACKS AS APPLICABLE. COORDINATE ALL LOCAL BUILDING AND ZONING REQUIREMENTS.
- OWNER OR CONTRACTOR SHALL CONFIRM ANY SITE SPECIFIC BUILDING OR ZONING REQUIREMENTS, DEED RESTRICTIONS, COVENANTS, DEVELOPMENT STANDARDS, ETC. PRIOR TO THE START OF CONSTRUCTION.
- COORDINATE AND FINALIZE FINAL SITING OF SITE ELEMENTS WITH EXISTING SITE CONDITIONS.
- PROVIDE CONNECTIONS TO ALL UTILITIES AS REQUIRED, COORDINATE TRENCH LOCATIONS, ROUTING, ETC. WITH LOCAL REQUIREMENTS.
- CONTRACTOR SHALL DETERMINE FINAL GRADE ELEVATIONS WITH EXISTING GRADES. COORDINATE CUT/FILL TO MINIMIZE EXCESS DIRT REMOVAL. MAINTAIN ALL NATURAL DRAINAGE ON SITE.
- CONTRACTOR TO INSTALL EROSION CONTROL AT THE START OF CONSTRUCTION AND MAINTAIN THROUGHOUT DURATION OF THE PROJECT



A EXISTING/ DEMOLITION NORTH ELEVATION
SCALE: 3/16" = 1'-0"



B EXISTING / DEMOLITION WEST ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING / DEMOLITION GENERAL NOTES

- [TYPICAL FOR ALL EXISTING / DEMOLITION ELEVATIONS]
- REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
 - SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
 - PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
 - FIELD VERIFY LOCATIONS OF ALL EXISTING ORIGINAL WINDOWS AND STOREFRONTS PRIOR TO REMOVAL OF INFILL / COVERINGS. ORIGINAL WINDOWS, WHERE PRESENT, ARE TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION / CONSTRUCTION.
 - FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING COMPONENTS PRIOR TO REMOVALS. PROVIDE SHORING AND BRACING AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
 - REMOVE ALL EXISTING ABANDONED CONDUITS, WIRING, PIPING FROM FACADES.
 - PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
 - REFER TO PROPOSED EXTERIOR ELEVATIONS FOR ADDITIONAL WORKSCOPE / REQUIREMENTS.

EXISTING / DEMOLITION KEY NOTES

- [TYPICAL FOR ALL EXISTING / DEMOLITION ELEVATIONS]
- EXISTING BRICK TO REMAIN. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK.
 - EXISTING PARGED STONE FOUNDATION TO REMAIN.
 - REMOVE EXISTING NON-ORIGINAL INFILL PANELS. PREP FOR NEW INFILL.
 - EXISTING ROOF MEMBRANE TO REMAIN.
 - REMOVE EXISTING GUTTER AND DOWNSPOUTS. REPAIR AS REQUIRED.
 - REMOVE EXISTING ROOF FLASHINGS & DRIP EDGES.
 - REMOVE EXISTING WINDOWS, TYP.
 - EX. STEP TO REMAIN.
 - REMOVE/SALVAGE EXISTING STONE SILL.
 - REMOVE EXISTING HVAC EQUIPMENT.
 - EXISTING SIDEWALK / COURTYARD.
 - EXISTING STOOP TO REMAIN.
 - EXISTING STONE SILL TO REMAIN.
 - EXISTING STONE LINTEL TO REMAIN.
 - REMOVE EXISTING SIDING AND TRIM AT EXTERIOR FACE OF EXTERIOR WALL.
 - REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
 - EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN.
 - EXISTING WINDOW TO REMAIN.
 - EX. CHIMNEY TO REMAIN.
 - EX. HISTORIC STOREFRONT TO REMAIN, TYP.
 - EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
 - EX. WOOD PANEL TO REMAIN.
 - EXISTING WOOD DOOR FRAME, TRANSOM WINDOWS TO REMAIN.
 - REMOVE EXISTING WOOD PANEL OVER TRANSOM WINDOWS, TYP.
 - REMOVE/SALVAGE EXISTING BRICK THIS AREA FOR NEW DOOR OPENING.
 - EXISTING INFILL TO REMAIN.
 - EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
 - EXISTING DECORATIVE CORNICE TO REMAIN.

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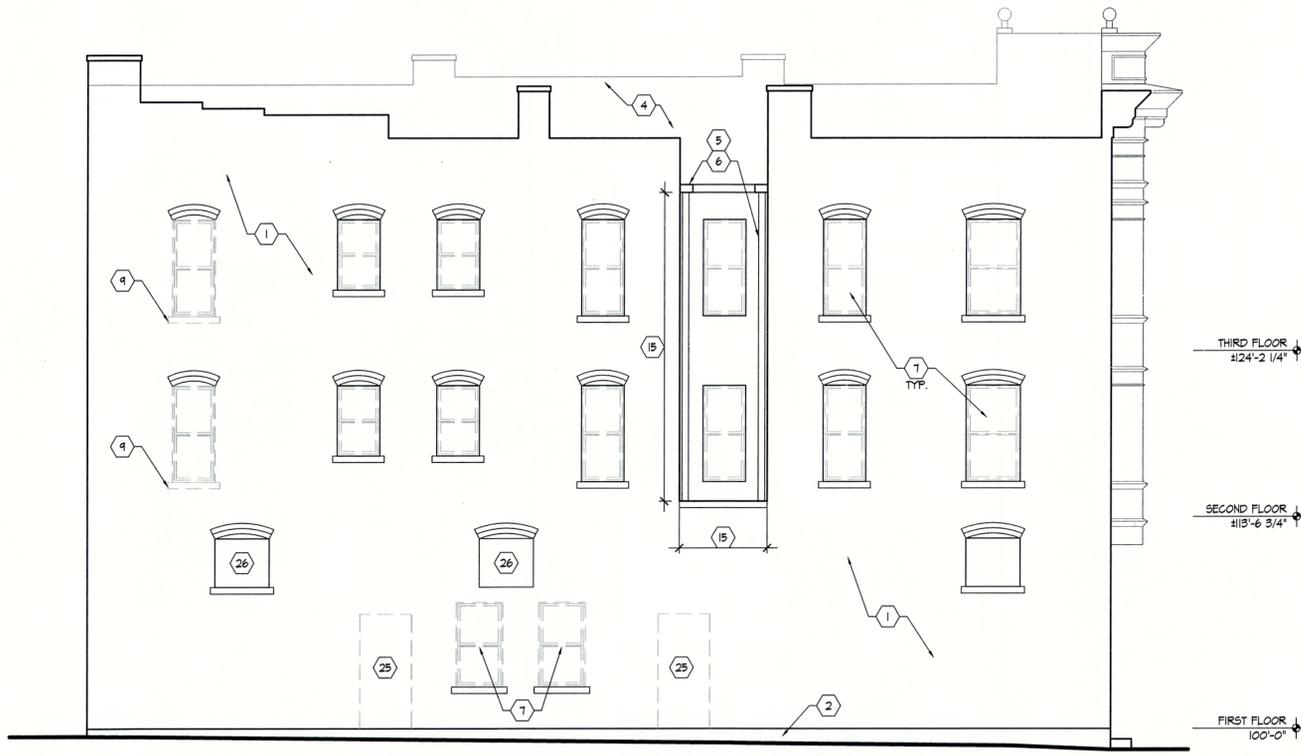
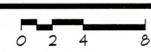
Alterations to the:
Hammerle Building
205 Main Street Hamilton, Ohio 45013

Prepared for: Vision Realty Group

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Date	
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Sheet Title	
EXISTING/ DEMOLITION EXTERIOR ELEVATIONS	
Sheet Number	
A3.1	



A EXISTING / DEMOLITION EAST ELEVATION
SCALE: 3/16" = 1'-0"



B EXISTING / DEMOLITION SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING / DEMOLITION GENERAL NOTES (TYPICAL FOR ALL EXISTING / DEMOLITION ELEVATIONS)

- REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
- SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
- PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGED FINISHES TO LIKE NEW CONDITION.
- FIELD VERIFY LOCATIONS OF ALL EXISTING ORIGINAL WINDOWS AND STOREFRONTS PRIOR TO REMOVAL OF INFILL COVERINGS. ORIGINAL WINDOWS, WHERE PRESENT, ARE TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION / CONSTRUCTION.
- FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING COMPONENTS PRIOR TO REMOVALS. PROVIDE SHORING AND BRACING AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
- REMOVE ALL EXISTING ABANDONED CONDUITS, WIRING, PIPING FROM FACADES.
- PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
- REFER TO PROPOSED EXTERIOR ELEVATIONS FOR ADDITIONAL WORKSCOPE / REQUIREMENTS.

EXISTING / DEMOLITION KEY NOTES (TYPICAL FOR ALL EXISTING / DEMOLITION ELEVATIONS)

- EXISTING BRICK TO REMAIN. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK.
- EXISTING PARGED STONE FOUNDATION TO REMAIN.
- REMOVE EXISTING NON-ORIGINAL INFILL PANELS. PREP FOR NEW INFILL.
- EXISTING ROOF MEMBRANE TO REMAIN.
- REMOVE EXISTING GUTTER AND DOWNSPOUTS. REPAIR AS REQUIRED.
- REMOVE EXISTING ROOF FLASHINGS & DRIP EDGES.
- REMOVE EXISTING WINDOWS, TYP.
- EX. STEP TO REMAIN.
- REMOVE/SALVAGE EXISTING STONE SILL.
- REMOVE EXISTING HVAC EQUIPMENT.
- EXISTING SIDEWALK / COURTYARD
- EXISTING STOOP TO REMAIN.
- EXISTING STONE SILL TO REMAIN.
- EXISTING STONE LINTEL TO REMAIN.
- REMOVE EXISTING SIDING AND TRIM AT EXTERIOR FACE OF EXTERIOR WALL.
- REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
- EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN.
- EXISTING WINDOW TO REMAIN.
- EX. CHIMNEY TO REMAIN.
- EX. HISTORIC STOREFRONT TO REMAIN, TYP.
- EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
- EX. WOOD PANEL TO REMAIN.
- EXISTING WOOD DOOR FRAME, TRANSOM WINDOWS TO REMAIN.
- REMOVE EXISTING WOOD PANEL OVER TRANSOM WINDOWS, TYP.
- REMOVE/SALVAGE EXISTING BRICK THIS AREA FOR NEW DOOR OPENING.
- EXISTING INFILL TO REMAIN.
- EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
- EXISTING DECORATIVE CORNICE TO REMAIN.

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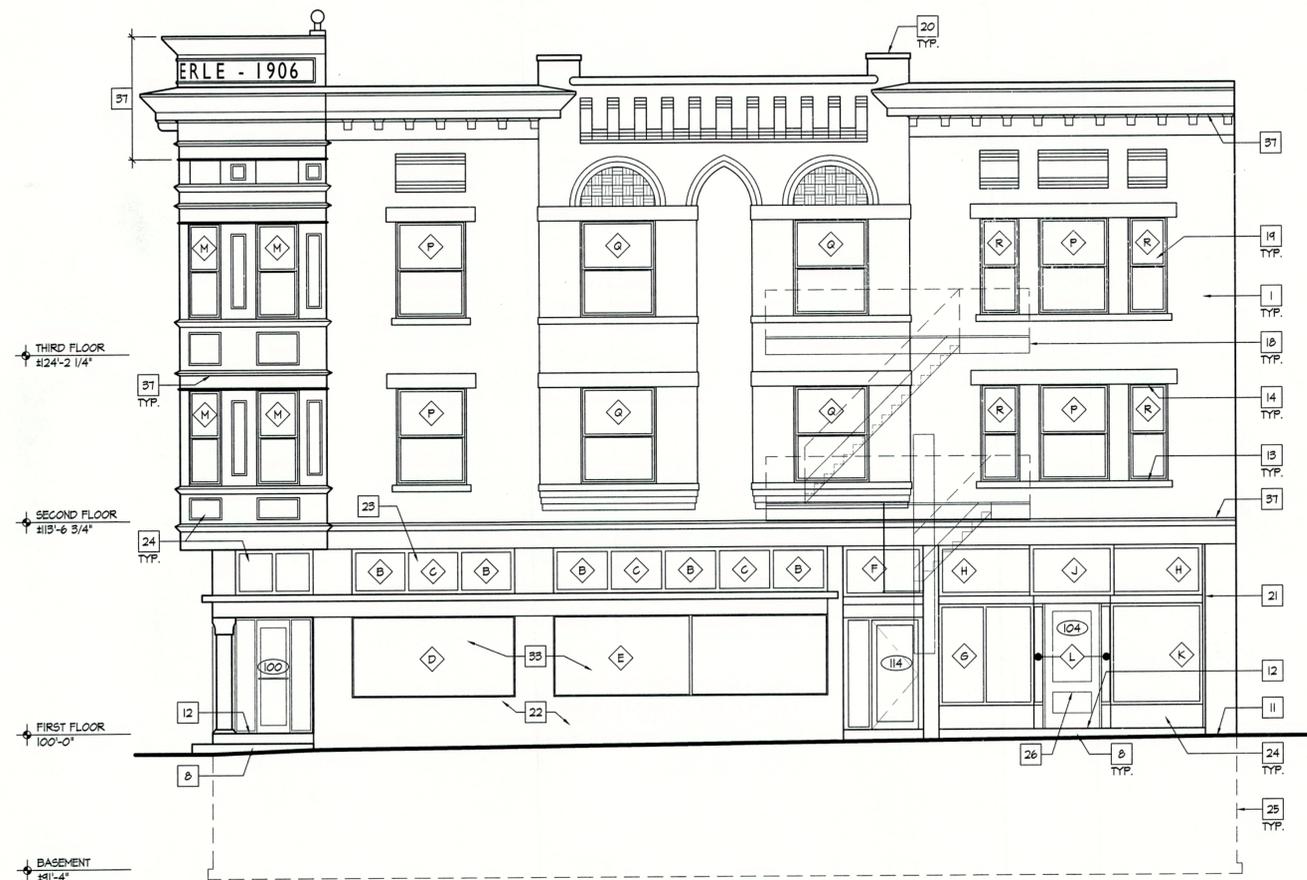
Alterations to the:

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205 Main Street Hamilton, Ohio 45013

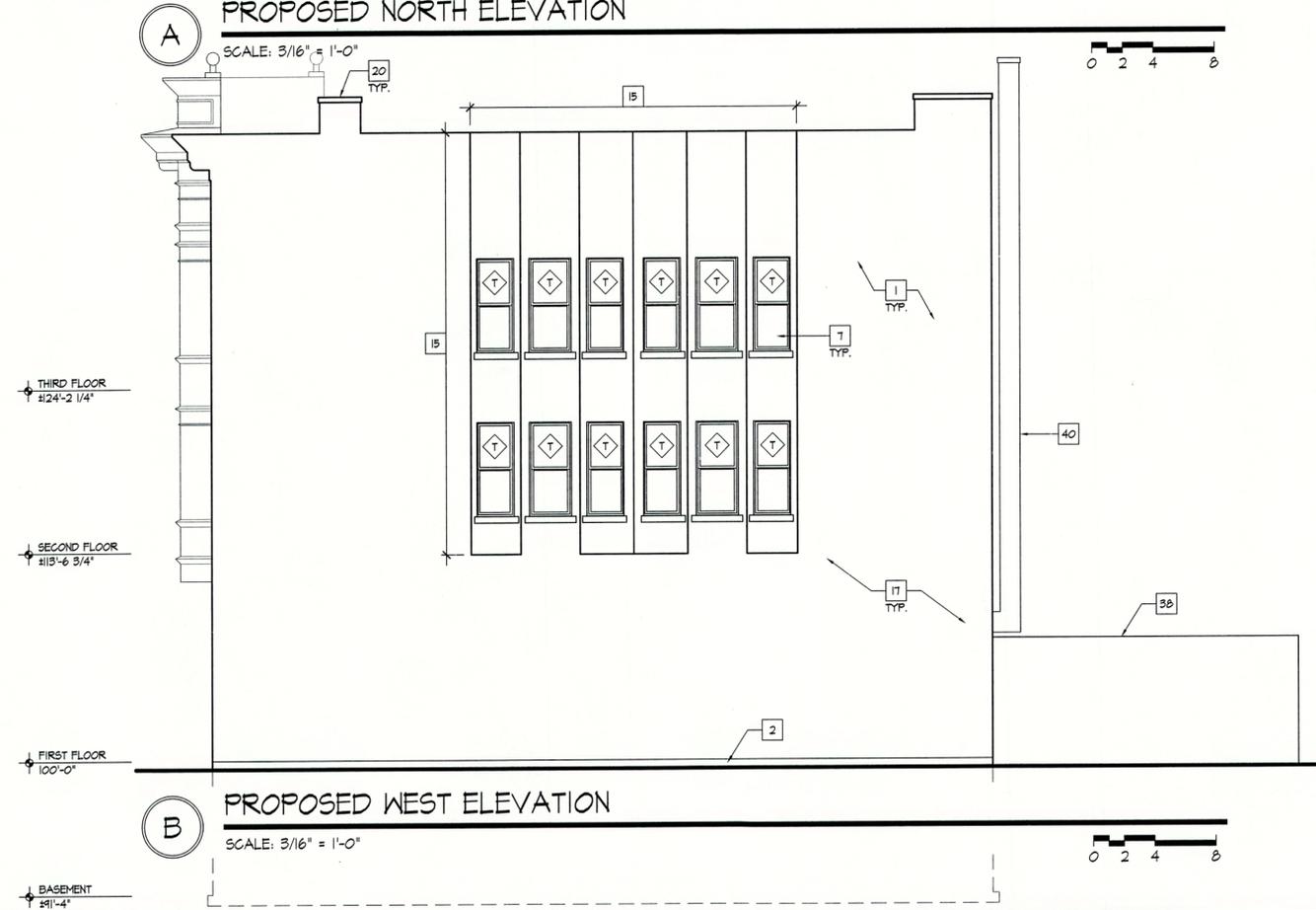
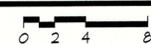
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Sheet Number	A3.2



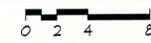
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



GENERAL NOTES

TYPICAL ALL ELEVATIONS

- UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN 'ENVIROKLEAN' OR EQUAL.
- REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE KIND WITH SALVAGED BRICK FROM AREAS OF REMOVAL.
- AREAS OF MASONRY REPAIRS SHALL BE TOOTHED-IN SALVAGED BRICK TO MATCH. AREAS OF MASONRY INFILL IN EXISTING OPENINGS SHALL BE HELD BACK 2" FROM FACE OF ADJACENT WALL.
- EXISTING WOOD COMPONENTS (CORNICE, TRIM, ETC.) TO BE PREPPED AND PAINTED. PAINT SCHEME TO BE SELECTED FROM HISTORICALLY APPROPRIATE COLOR PALETTE.
- RETAIN AND REPAIR WOOD TRIMWORK AS REQ'D. REPLACEMENT COMPONENTS SHALL MATCH ORIGINAL IN SIZE, SHAPE, PROFILE, AND DETAIL.
- INSTALL NEW SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
- FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
- PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
- REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
- PREP AND PAINT ALL MISC. EXTERIOR BUILDING COMPONENTS REQUIRING PAINT (ELECTRICAL, GAS PIPING, BOXES, ETC.)

KEY NOTES

TYPICAL ALL ELEVATIONS

- EXISTING BRICK TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK. REFER TO DETAIL.
- EXISTING PARSED STONE FOUNDATION TO REMAIN.
- PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH FME FOR LOCATIONS.
- EXISTING ROOF SYSTEM TO REMAIN.
- NEW GUTTER AND DOWNSPOUT. REPAIR AS REQUIRED.
- INSTALL NEW ROOF FLASHING AND DRIP EDGES.
- REMOVE EXISTING WINDOWS, INSTALL NEW COMPOSITE WINDOWS, TYP.
- EX. STEP TO REMAIN.
- TOOTH IN BRICK AT MODIFIED OPENINGS.
- NEW CONDENSING UNIT.
- EXISTING SIDEWALK / COURTYARD
- EXISTING STOOP TO REMAIN.
- EXISTING STONE SILL TO REMAIN - CLEAN
- EXISTING STONE LINTEL TO REMAIN - CLEAN
- NEW FIBER CEMENT SIDING AND TRIM AT EXTERIOR FACE OF EXTERIOR WALL. 6" EXPOSURE / 4" TRIM
- INFILL EXISTING OPENING. NEW MASONRY INFILL RECESSED 1" FROM FACE OF ORIGINAL. REFER TO DETAIL.
- REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
- EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN. REPAIR AS REQ'D - PREP AND PAINT
- EXISTING WINDOW TO REMAIN. RESTORE FRAME/ SASH/ GLAZING AS REQ'D/ PREP AND PAINT.
- EX. CHIMNEY TO REMAIN. REPOINT AS REQUIRED. INSTALL NEW METAL CHIMNEY CAP.
- EX. HISTORIC STOREFRONT TO REMAIN, TYP. - PREP AND PAINT
- EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
- NEW OPERABLE TRANSOM WINDOWS IN EXISTING OPENINGS.
- EX. WOOD PANEL TO REMAIN - PREP AND PAINT.
- EX. FOUNDATION SHOWN DASHED
- RESTORE ORIGINAL WOOD DOOR FRAME, TRANSOM WINDOWS. INSTALL NEW paneled door.
- NEW ALUMINUM GATE / FENCE - 6'-0" HIGH.
- EXISTING WOOD PANEL TO REMAIN - PREP AND PAINT
- NEW HARDY BOARD PANEL AND TRIM CONFIGURED TO MIMIC ORIGINAL STOREFRONT.
- NEW DOOR IN NEW OPENING.
- EXISTING INFILL TO REMAIN
- OUTLINE OF ENCLOSURE SHOWN DASHED IN FOREGROUND.
- EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
- REPOINT EXISTING MASONRY WALL COMPLETE THIS AREA. SELECTIVE BRICK/ SILL/ LINTEL REPLACEMENT - F.V. LOCATIONS. TEMP. SHORE / BRACE AS REQ'D BY REPAIRS AND INTERIOR STRUCTURAL REINFORCING.
- NEW STOREFRONT IN EXISTING OPENING TO MATCH ADJACENT.
- NEW / SALVAGED STONE SILL
- EXISTING DECORATIVE CORNICE TO REMAIN. PREP AND PAINT.
- NEW OUTDOOR COOLER.
- NEW CMU WALL.
- NEW EXTERIOR DUCT SECURED TO EXISTING MASONRY.

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PROPOSED EXTERIOR ELEVATIONS	
Sheet Number	
A3.3	

GENERAL NOTES

1. UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN "ENVIROKLEAN" OR EQUAL.
2. REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE KIND WITH SALVAGED BRICK FROM AREAS OF REMOVAL.
3. AREAS OF MASONRY REPAIRS SHALL BE TOOTHED-IN SALVAGED BRICK TO MATCH. AREAS OF MASONRY INFILL IN EXISTING OPENINGS SHALL BE HELD BACK 2" FROM FACE OF ADJACENT WALL.
4. EXISTING WOOD COMPONENTS (GORNICE, TRIM, ETC.) TO BE PREPPED AND PAINTED. PAINT SCHEME TO BE SELECTED FROM HISTORICALLY APPROPRIATE COLOR PALETTE.
5. RETAIN AND REPAIR WOOD TRIMWORK AS REQ'D. REPLACEMENT COMPONENTS SHALL MATCH ORIGINAL IN SIZE, SHAPE, PROFILE, AND DETAIL.
6. INSTALL NEW SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
7. FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
8. PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
10. REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
11. PREP AND PAINT ALL MISC. EXTERIOR BUILDING COMPONENTS REQUIRING PAINT [ELECTRICAL, GAS PIPING, BOXES, ETC.]

KEY NOTES

1. EXISTING BRICK TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK. REFER TO DETAIL.
2. EXISTING PARSED STONE FOUNDATION TO REMAIN.
3. PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH PNE FOR LOCATIONS.
4. EXISTING ROOF SYSTEM TO REMAIN.
5. NEW GUTTER AND DOWNSPOUT. REPAIR AS REQUIRED.
6. INSTALL NEW ROOF FLASHING AND DRIP EDGES.
7. REMOVE EXISTING WINDOWS, INSTALL NEW COMPOSITE WINDOWS, TYP.
8. EX. STEP TO REMAIN.
9. TOOTH IN BRICK AT MODIFIED OPENINGS.
10. NEW CONDENSING UNIT.
11. EXISTING SIDEWALK / COURTYARD
12. EXISTING STOOP TO REMAIN.
13. EXISTING STONE SILL TO REMAIN - CLEAN
14. EXISTING STONE LINTEL TO REMAIN - CLEAN
15. NEW FIBER CEMENT SIDING AND TRIM AT EXTERIOR FACE OF EXTERIOR WALL. 6" EXPOSURE / 4" TRIM
16. INFILL EXISTING OPENING. NEW MASONRY INFILL RECESSED 1" FROM FACE OF ORIGINAL. REFER TO DETAIL.
17. REMOVE VEGETATION / DIRT FROM FACE OF BUILDING, TYP. USING GENTLEST METHODS POSSIBLE.
18. EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS TO REMAIN. REPAIR AS REQ'D - PREP AND PAINT
19. EXISTING WINDOW TO REMAIN. RESTORE FRAME/ SASH/ GLAZING AS REQ'D/ PREP AND PAINT.
20. EX. CHIMNEY TO REMAIN. REPOINT AS REQUIRED. INSTALL NEW METAL CHIMNEY CAP.
21. EX. HISTORIC STOREFRONT TO REMAIN, TYP. - PREP AND PAINT
22. EX. STONE WATERTABLE / BAND TO REMAIN, TYP.
23. NEW OPERABLE TRANSOM WINDOWS IN EXISTING OPENINGS.
24. EX. WOOD PANEL TO REMAIN - PREP AND PAINT.
25. EX. FOUNDATION SHOWN DASHED
26. RESTORE ORIGINAL WOOD DOOR FRAME, TRANSOM WINDOWS. INSTALL NEW PANELED DOOR.
27. NEW ALUMINUM GATE / FENCE - 6'-0" HIGH.
28. EXISTING WOOD PANEL TO REMAIN - PREP AND PAINT
29. NEW HARDY BOARD PANEL AND TRIM CONFIGURED TO MIMIC ORIGINAL STOREFRONT.
30. NEW DOOR IN NEW OPENING.
31. EXISTING INFILL TO REMAIN
32. OUTLINE OF ENCLOSURE SHOWN DASHED IN FOREGROUND.
33. EXISTING STOREFRONT GLAZING / FRAMES TO REMAIN.
34. REPOINT EXISTING MASONRY WALL COMPLETE THIS AREA. SELECTIVE BRICK/ SILL/ LINTEL REPLACEMENT - F.V. LOCATIONS. TEMP SHORE / BRACE AS REQ'D BY REPAIRS AND INTERIOR STRUCTURAL REINFORCING.
35. NEW STOREFRONT IN EXISTING OPENING TO MATCH ADJACENT.
36. NEW / SALVAGED STONE SILL
37. EXISTING DECORATIVE CORNICE TO REMAIN, PREP AND PAINT.
38. NEW OUTDOOR COOLER.
39. NEW CMU WALL.
40. NEW EXTERIOR DUCT SECURED TO EXISTING MASONRY.

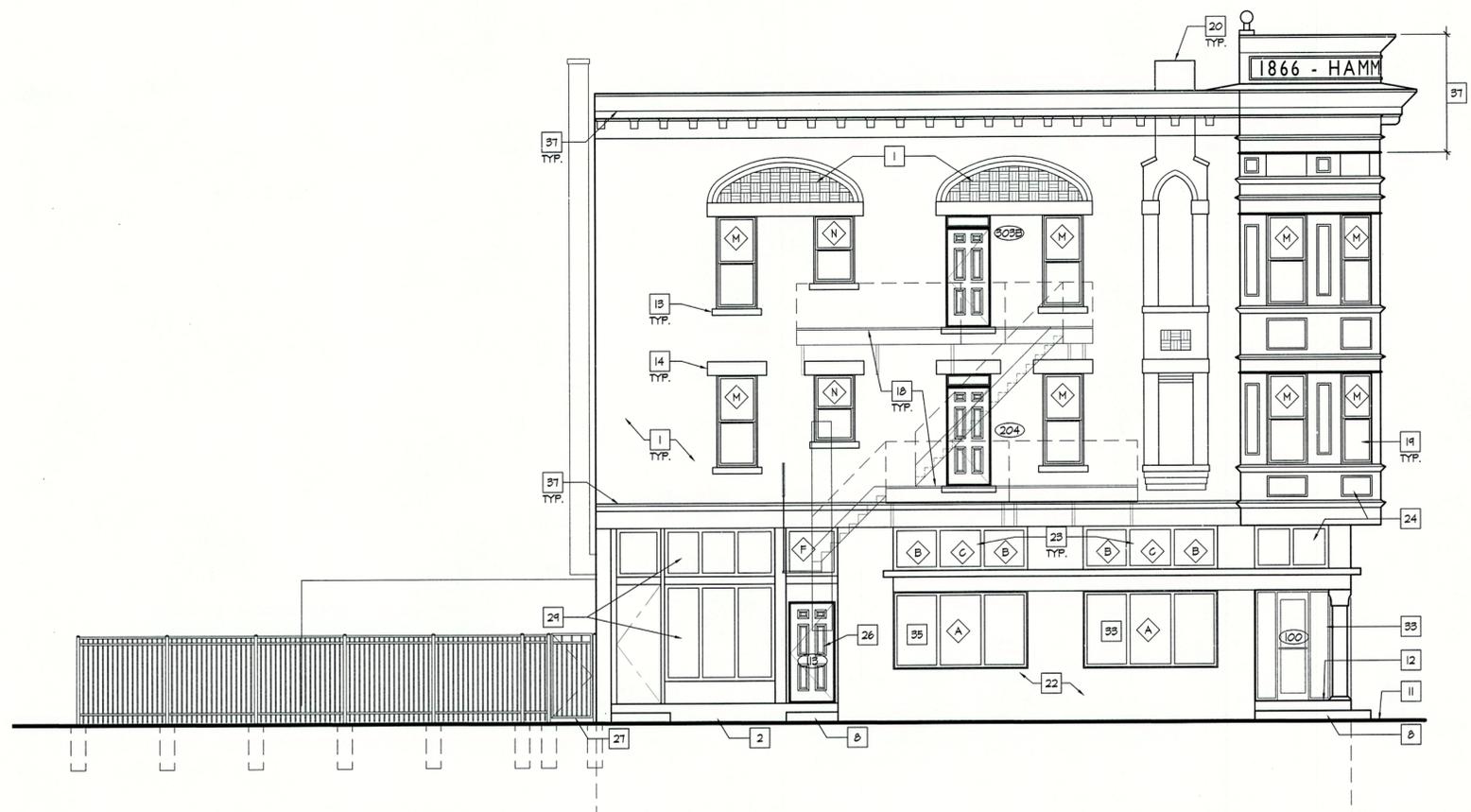
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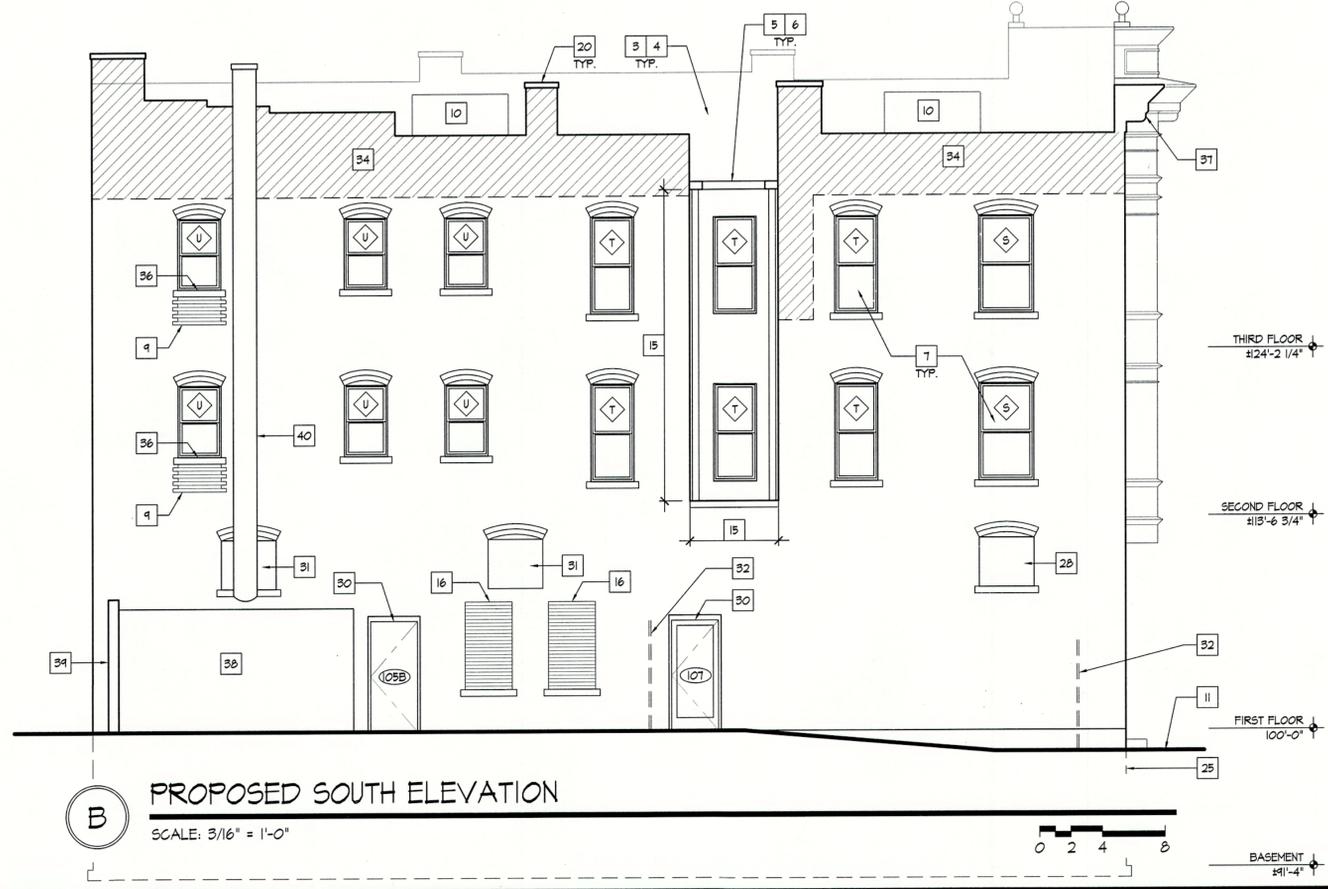
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REGISTERED ARCHITECT
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Expiration Date 12/31/2019

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A PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"



B PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

Alterations to the:
Hammerle Building
205 Main Street Hamilton, Ohio 45013
Prepared for: Vision Realty Group

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