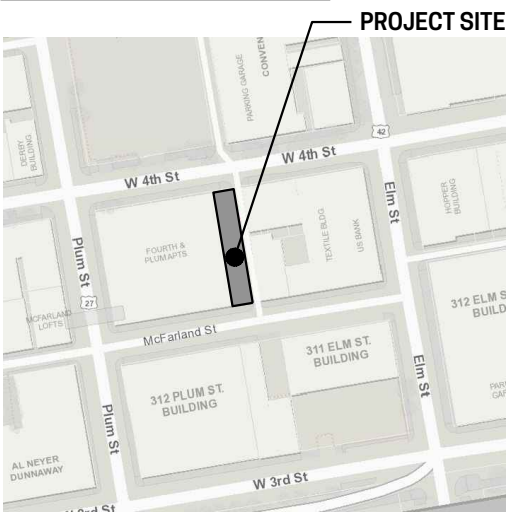


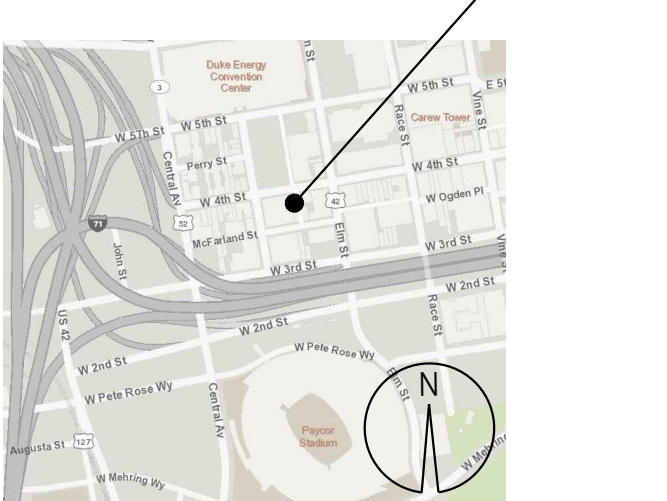
221-223 WEST FOURTH ST UNIT/ SQUARE FOOTAGE SUMMARY					
Gross SF measured to BOMA Multi-Unit Residential Stanford, gross method.					
"Accessible" Units meet ANSI 117.1 Type A requirements.				Section 504	
Unit	Gross SF	0 Bdrm/ 1bath	1 Bdrm/ 1bath	Accessible	Sight/Hearing Compatible
Basement					
Circulation	506				
Commone Area (public)	1,445				
Support	2,577				
Vertical Penetration	589				
Floor Subtotal	5,117				
First Floor					
Unit 101		633	◆	◆	
Unit 102		702		◆	
Unit 103		539	◆		
Commercial Space Condominium	725				
Circulation	710				
Common Area (public)	917				
Support	84				
Vertical Penetration	766				
Floor Subtotal	5,076				
Second Floor					
Unit 201		622	◆		
Unit 202		577	◆		
Unit 203		612	◆		
Unit 204		636		◆	
Unit 205		590	◆		
Unit 206		632		◆	◆
Commercial Space Condominium	-				
Circulation	314				
Common Area (public)	-				
Support	299				
Vertical Penetration	881				
Floor Subtotal	5,163				
Third Floor					
Unit 301		622		◆	
Unit 302		577	◆		
Unit 303		571	◆		
Unit 304		602		◆	
Unit 305		581	◆		◆
Unit 306		631		◆	
Commercial Space Condominium	-				
Circulation	329				
Common Area (public)	-				
Support	331				
Vertical Penetration	918				
Floor Subtotal	5,162				
Fourth Floor					
Unit 401		622		◆	
Unit 402		577	◆		
Unit 403		571	◆		
Unit 404		602		◆	
Unit 405		581	◆		
Unit 406		631		◆	
Commercial Space Condominium	-				
Circulation	329				
Common Area (public)	-				
Support	331				
Vertical Penetration	918				
Floor Subtotal	5,162				

Fifth Floor					
Unit 501		622		◆	
Unit 502		577	◆		
Unit 503		571	◆		
Unit 504		602		◆	
Unit 505		581	◆		
Unit 506		631		◆	
Commercial Space Condominium	-				
Circulation	329				
Common Area (public)	-				
Support	331				
Vertical Penetration	918				
Floor Subtotal	5,162				
PROJECT TOTALS					
Total Gross SF	30,842		0 Bdrm/ 1bath	1 Bdrm/ 1bath	Accessible
Dwelling Unit SF	16,295		13	14	4
Commercial Space Condominium	725		27		15%
Circulation	2,011				
Common Area (Public)	917				
Support	1,376				
Vertical Penetration	4,401		48.1%	51.9%	4%

## PROJECT SITE MAP



## PROJECT LOCATION MAP



## CODE DATA

### REFERENCE CODES:

including incorporated amendments

- 2024 OHIO BUILDING CODE (OBC)
- 2024 OHIO MECHANICAL CODE (OMC)
- 2024 OHIO PLUMBING CODE (OPC)
- 2024 OHIO FIRE CODE (OFC)
- 2024 NATIONAL ELECTRIC CODE (NFPA 70 or NEC)

### ACCESSIBILITY STANDARDS

Dwelling Units: ANSI 117.1-2009

Site/ Common Spaces: SAD 2010, ANSI 117.1-2009

### BUILDING CLASSIFICATION: CONSTRUCTION TYPE III/B

EXISTING: Masonry bearing walls with wood-framed floor and roof structure. Interior walls are wood stud framed with either plaster or gypsum wall board.

PROPOSED: No change.

### USE/OCCUPANCY CLASSIFICATION:

EXISTING

*Mixed Use*

*B Business*

*S-1 Storage/Mechanical*

PROPOSED

*S-1 Storage/Mechanical*

*B Business*

*R-2 Residential/Multi-Family*

### LIFE SAFETY:

NFPA-13 Sprinkler System.

## LEGEND

	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	NEW CONSTRUCTION

## DRAWING INDEX

G00	COVER SHEET + PROJECT SUMMARY
G01	SCOPE OF WORK
G02	ACCESSIBILITY DATA

G11	SITE PLAN
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D00	DEMOLITION PLANS
D01	DEMOLITION PLANS
D02	DEMOLITION PLANS

A00	BUILDING PLANS
A01	BUILDING PLANS
A02	BUILDING PLANS

A10	ENLARGED UNIT PLANS
A11	ENLARGED UNIT PLANS
A12	ENLARGED UNIT PLANS

A21	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS

## ARCHITECT

NEW REPUBLIC ARCHITECTURE

1936 RACE STREET, SUITE C101

CINCINNATI, OH 45202

(513) 800-1581

## DEVELOPER

MODEL GROUP

1826 RACE STREET

CINCINNATI, OH 45202

(513) 559-5856

## OWNER

MODEL GROUP

1826 RACE STREET

CINCINNATI, OH 45202

(513) 559-5856

NEW REPUBLIC  
architecture  
modelgroup

221-223 WEST FOURTH STREET  
CINCINNATI, OH 45202

NIELEN & CO.

FEBRUARY 29, 2024

NR PROJECT NUMBER: 24-002

NPS PROJECT NUMBER: 41794

NIELEN & CO.  
LIHTC

AFFORDABLE SENIOR HOUSING

COVER SHEET  
G00

SCOPE OF WORK - ARCH

DEMOLITION

- REMOVE INTERIOR DOORS, FRAMES, AND TRIM AS NOTED ON DEMOLITION PLANS.
- REMOVE DAMAGED PORTIONS OF STRUCTURAL FRAMING, BEAMS, AND COLUMNS FOR REPLACEMENT.
- REMOVE EXISTING INTERIOR WINDOW TREATMENT.
- REMOVE ALL EXISTING FLOOR FINISHES.

STRUCTURAL SYSTEMS

- PRIMARY FRAMING SYSTEMS AT NEW CONSTRUCTION:
  - MASONRY BEARING WALLS
  - WOOD STUD NON-BEARING WALLS
  - WOOD-FRAMED FLOOR AND ROOF STRUCTURE

EXTERIOR ENVELOPE

- REPAIR EXISTING BASEMENT/ FOUNDATION WALLS AS NEEDED.
- RE-POINT AND REPAIR MASONRY AS REQUIRED. PAINTED MASONRY WILL BE REPAINTED. UNPAINTED MASONRY TO REMAIN UNPAINTED.
- PROVIDE NEW TPO ROOFING OVER 2" POLYISO INSULATION. PROVIDE R-38 INSULATION BETWEEN ROOF RAFTERS.
- RELINE ALL BOX GUTTERS. REPLACE ALL CONTEMPORARY ALUMINUM GUTTERS WITH NEW METAL GUTTERS.
- INSTALL NEW ALUMINUM-CLAD WOOD WINDOWS TO REPLACE EXISTING.
  - WITH INSULATED GLAZING, U-VALUE: 0.32 (MAX) ; SHG COEF: 0.26 (MAX).
- REPLACE ALL NON-HISTORIC EXTERIOR ENTRY DOORS, STOREFRONTS, & FRAMES.
- REPAIR EXISTING FIRE ESCAPES AS REQUIRED & PAINT.
- INSTALL NEW LED LIGHT FIXTURES.

COMMON AREAS

- EXISTING INTERIOR STAIRS TO BE REPAIRED AS REQUIRED OR REMOVED AS SHOWN.
- NEW WOOD FLOORING THROUGHOUT BUILDING WITH WOOD BASE AS NOTED.
- INSTALL NEW GYPSUM WALL BOARD WALLS AND CEILINGS THROUGHOUT BUILDING. PATCH EXISTING GYPSUM WALLBOARD / PLASTER WALLS AS NEEDED.
  - FINISHED SMOOTH AND PAINTED WITH LOW VOC PAINT.
  - FIRE RATED GYPSUM WALL BOARD SHALL BE USED AT CEILINGS, CORRIDORS, STAIR SHAFTS, AND UNIT SEPARATION WALLS.
  - MOLD/MILDEW RESISTANT GYPSUM BOARD SHALL BE USED AT BATHROOM WALLS.
- MOISTURE-RESISTANT PAPERLESS GYPSUM WALL BOARD MUST BE USED ON ALL SURFACES BEHIND TOILETS AND ALL TUB / SHOWER WALLS.

- INTERIOR DOORS:
  - FIRE-RATED HOLLOW METAL OR SOLID CORE DOORS AT CORRIDORS AND STAIR SHAFTS
  - SOLID-CORE WOOD DOORS AT OTHER NON-RATED CONDITIONS.

DWELLING UNITS

- ALL UNITS TO RECEIVE NEW HOLLOW METAL ENTRY DOORS.
- INSTALL NEW INTERIOR SOLID CORE WOOD DOORS, FRAMES, AND TRIM.
- WOOD FLOORING THROUGHOUT UNITS.
- PAINT ALL GYPSUM WALL AND PLASTER WALLS WITH LOW VOC PAINT.
- INSTALL NEW BLINDS AT ALL UNIT WINDOWS.
- KITCHENS:
  - INSTALL NEW KITCHEN CABINETS AND COUNTERTOPS
  - INSTALL NEW SINKS, AND WATER EFFICIENT PLUMBING FIXTURES WITH LEVER HANDLE CONTROLS.
  - INSTALL NEW ENERGY STAR RATED REFRIGERATOR, RANGE & HOOD.
  - INSTALL ENERGY STAR CERTIFIED DISHWASHERS.
- BATHROOMS:
  - TYPICAL FULL BATHROOMS TO BE PROVIDED WITH STEP IN SHOWER SURROUND. ALL ACCESSIBLE, ANSI 'A' UNITS SHALL BE PROVIDED WITH A ROLL-IN SHOWER.
  - 50% OF UNITS TO HAVE ROLL-IN SHOWER PER FUNDING REQUIREMENTS.
  - WATER EFFICIENT TOILET, SHOWER HEAD, TUB SPOUT, AND LAVATORY FAUCET. FAUCET AND TUB/ SHOWER CONTROLS SHALL HAVE LEVER HANDLE CONTROLS.
  - LAVATORY CABINET WITH COUNTERTOP WITH INTEGRAL BOWL.
  - INSTALL NEW BATHROOM ACCESSORIES: TOWEL BARS, TOILET PAPER HOLDERS, AND MIRRORS.

SCOPE OF WORK - MECH

MECHANICAL

- REMOVE EXISTING GAS-FIRED FURNACES.
- PROVIDE DUCTED RESIDENTIAL SPLIT SYSTEMS, HIGH-EFFICIENCY ELECTRIC HEAT PUMPS, AT EACH DWELLING UNIT AND AS REQUIRED FOR FIRST FLOOR COMMON SPACES. AIR HANDLER TO BE INSTALLED IN THE MECH CLOSET INSIDE EACH UNIT.
- REMOVE EXISTING ROOF-TOP A/C CONDENSER UNITS AND REPLACE WITH NEW ENERGY STAR UNITS.
- EXISTING DUCTWORK TO BE REMOVED. NEW DUCTWORK WILL BE INSTALLED THROUGHOUT.
- PROVIDE SPLIT SYSTEMS TO CONDITION SECOND, THIRD AND FOURTH FLOOR CORRIDORS, STAIR SHAFTS AND ELEVATOR SHAFT.
- AT COMMON AREAS/ CORRIDORS, PROVIDE FIRE DAMPERS AND CEILING RADIATION DAMPERS WHERE DUCTS ARE LOCATED WITHIN THE FIRE RATED ASSEMBLY.
- INSTALL NEW THERMOSTATS TO REPLACE EXISTING.
- INSTALL NEW RANGE HOODS DUCTED TO THE EXTERIOR.
- IN ALL BATHROOMS, INSTALL NEW ENERGY STAR RATED, DUAL SPEED EXHAUST FAN DUCTED TO EXTERIOR .
- BASEMENT: INSTALL EITHER FRESH AIR DUCT OR DEHUMIDIFIERS IN BASEMENTS.

PLUMBING

- REMOVE AND REPLACE EXISTING WATER HEATERS . INCLUDE EXPANSION TANK WITH EACH WATER HEATER.
- INSTALL NEW DOMESTIC WATER DISTRIBUTION AS NEEDED FOR NEW UNIT LAYOUTS, PROVIDING INDIVIDUAL SHUTOFF FOR EACH DWELLING UNIT.
- INSTALL LOW-FLOW WATER CONSERVATION FAUCETS, TOILETS, SHOWER HEADS, TUB SPOUTS, AND ANTI-SCALD MIXING VALVES.
- PERFORM VIDEO-SCOPE INSPECTION OF ANY SUSPECT SEWER LINES AND VERIFY PROPER VENTING.
- INSTALL NEW SUMP PUMP.
- ALL PLUMBING FIXTURES TO BE WATER EFFICIENT.
- ALL PLUMBING FIXTURES TO HAVE LEVER HANDLE CONTROLS.

ELECTRICAL

- REMOVE EXISTING PERMANENT LIGHTING FIXTURES AND REPLACE WITH ENERGY STAR FIXTURES.
- REMOVE ALL EXISTING ELECTRICAL DEVICES AND PLATES.
- EACH UNIT TO BE PROVIDED WITH INDIVIDUAL ELECTRIC PANEL. PROVIDE ONE HOUSE PANEL.
- ALL BREAKERS SHALL MEET NEC ARC FAULT AND GFCI REQUIREMENTS.
- ALL SWITCHES AND RECEPTACLES SHALL BE MOUNTED IN COMPLIANCE WITH ANSI117.1 MOUNTING HEIGHTS.
- PROVIDE REQUIRED DEVICES AT THE SENSORY COMPATIBLE UNIT.
- ALL LIGHT FIXTURES SHALL BE LED.

SECURITY

- PROVIDE A MONITORED NFPA AUTOMATIC FIRE PROTECTION SYSTEM THROUGHOUT BUILDING.
- PROVIDE OBC COMPLIANT FIRE ALARM WITH NOTIFICATION DEVICES.

- INSTALL OBC COMPLIANT INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AT EACH DWELLING UNIT.

RADON MITIGATION

- PRE-CONSTRUCTION RADON TESTING MUST BE CONDUCTED TO DETERMINE THE NEED FOR A RADON MITIGATION SYSTEM.



221-223 WEST FOURTH STREET  
CINCINNATI, OH 45202

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NIELEN & CO.  
LIHTC

AFFORDABLE SENIOR HOUSING

SCOPE OF WORK  
G01

UNIVERSAL DESIGN COMPONENTS

TO BE COMPLIED WITH EVERYWHERE APPLICABLE

ENTRY

- 36" DWELLING UNIT ENTRY DOOR WITH LEVER-STYLE HANDLE.
- MINIMUM 5' X 5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
- ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR SPACES.
- ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- OVERHEAD WEATHER PROTECTION AT ENTRANCES.

INTERIOR STAIRS AND HALLWAYS

- ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- HALLWAYS A MINIMUM WIDTH OF 42".
- ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL.

INTERIOR DOORS

- 34" WIDE (MINIMUM) DOORS LEADING TO HABITABLE ROOM, ALLOWING 32" MINIMUM CLEARANCE.
- LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
- INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.

FAUCETS

- ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
- PRESSURE BALANCED FAUCETS.

ELECTRICAL

- THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
- ROCKER, TOUCH LIGHT, OR HANDS-FREE SWITCHES.
- EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS, ETC.) PLACED 18"-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).

BATHROOMS

- COUNTERTOPS WITH BEVELED / RADIUS CORNERS. OUTSIDE CORNERS ARE SUGGESTED TO BE A TWO-INCH CORNER RADIUS, WATERFALL EDGE WITH ONE-INCH RADIUS, OR TWO-INCH CHAMFER.
- ADJUSTABLE-HEIGHT SHOWERHEAD (ARTICULATED ARM OR SIMILAR) OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
- NON-GLARE LIGHTING AT VANITIES.
- GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS, IN TUB/SHOWER, AND TOILET. GRAB BARS MUST BE PROPERLY ANCHORED AND SUPPORTED.
- AT LEAST 50% OF THE TOTAL UNITS TO HAVE ROLL-IN SHOWERS. SEE PLANS FOR UNIT TYPE AND LOCATION.

KITCHEN

- AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE AND SINK, AND AT LEAST ONE SIDE OF REFRIGERATOR. THIS IS COUNTERTOP CLEAR SPACE AND MAY BE SHARED WITH ANOTHER APPLIANCE AND/OR REQUIRED WORK SURFACE IF APPLICABLE.
- LOOP HANDLES ON DRAWERS AND CABINETS.
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

2010 STANDARDS OF ACCESSIBLE DESIGN/ 2017 ANSI 117.1 CHAPTERS 1 - 7

COMMON AREAS OF THIS BUILDING SHALL COMPLY WITH THE FEDERAL AND OBC REQUIREMENTS FOR PUBLIC SPACES.

\*2017 ANSI 117.1 CHAPTER 10 -TYPE 'B'

DWELLING UNITS IN THIS PROJECT SHALL COMPLY WITH 2017 ANSI 117.1 TYPE 'B' REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE REQUIREMENTS BELOW.

- a. 36" DWELLING UNIT ENTRY DOORS SHALL BE PROVIDED
- b. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE 34" DOORS (MIN)
- c. THERE SHALL BE NO CHANGE IN ELEVATION GREATER THAN 1/4" THROUGHOUT THE UNIT.
- d. ELECTRIC DEVICE MOUNTING HEIGHTS
- e. ELECTRIC RECEPTACLES SHALL BE MOUNTED AT 15" AFF (MIN).
- f. SWITCHES AND THERMOSTATS SHALL BE MOUNTED AT 48" AFF (MAX).
- g. DEVICES MOUNTED OVER COUNTERS SHALL BE IN COMPLIANCE WITH SPECIFIED ANSI REQUIREMENTS.
- h. ALL FAUCETS, DOOR HARDWARE AND SIMILAR OPERABLE COMPONENTS SHALL BE LEVER HANDLED.
- i. GRAB BAR BLOCKING SHALL BE PROVIDED AT ALL TOILETS AND TUBS.
- j. BATHROOMS SHALL HAVE A 30" x 48" CLEAR SPACE BEYOND THE DOOR SWING.
- k. SPECIFIC CLEAR SPACES SHALL BE PROVIDED AT ALL KITCHEN APPLIANCES, KITCHEN SINKS AND PLUMBING FIXTURES IN A FULL BATH.
- l. AT KITCHENS A MINIMUM CLEARANCE OF 40" SHALL BE PROVIDED BETWEEN THE EDGE OF COUNTERTOPS AND THE MOST FORWARD PROTRUDING APPLIANCE.

SECTION 504/ 2009 ANSI 117.1 CHAPTER 10 - TYPE 'A'

PER THE SELECTED SCORING CRITERIA 10% OF THE PROJECT DWELLING UNITS (4 UNITS) SHALL COMPLY WITH ANSI TYPE 'A' REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE REQUIREMENTS BELOW.

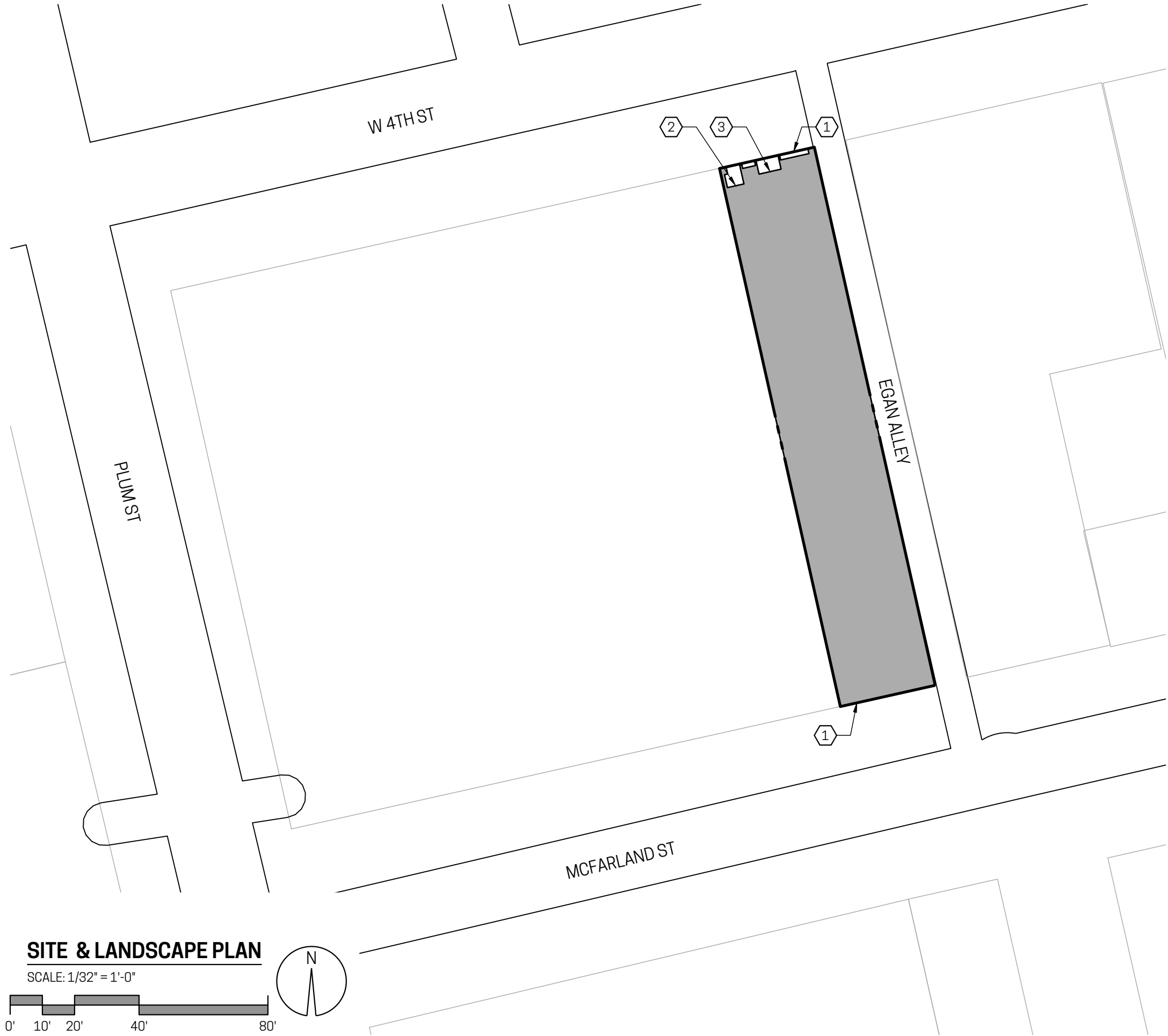
- a. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE 36" DOORS (MIN).
- b. ALL DOORS INTENDED FOR USER PASSAGE SHALL BE PROVIDED WITH MINIMUM 5'X5' LEVEL CLEAR SPACES ON EACH SIDE OF ENTRY DOOR, AS REQUIRED BY ANSI CHAPTER 4.
- c. KITCHEN SINKS AND LAVATORIES SHALL BE MOUNTED AT 34" AFF MAX AND HAVE A FORWARD APPROACH WITH CLEAR KNEE SPACE BELOW (1/2 BATHS ARE EXEMPT).
- d. KITCHENS SHALL BE PROVIDED WITH A 30" WIDE WORK SPACE WITH CLEAR KNEE SPACE BELOW.
- e. FLOORING TO BE CONTINUOUS UNDER CLEAR KNEE SPACES IN KITCHEN & BATH.
- f. ROLL-IN SHOWERS WITH A HAND-HELD SHOWER HEAD, GRAB BARS AND SHOWER SEAT SHALL BE PROVIDED.
- g. TOILETS SHALL BE AT A COMPLIANT HEIGHT HAVE ADDITIONAL CLEAR SPACE AND BE PROVIDED WITH GRAB BARS.
- h. A PORTION OF ALL STORAGE FEATURES WITHIN THE UNIT SHALL BE WITHIN ANSI COMPLIANT REACH RANGES.

SENSORY COMPATIBLE UNIT REQUIREMENTS

PER OHFA 2% OF THE UNITS (1 UNIT) SHALL BE PROVIDED WITH DEVICES COMPATIBLE WITH SIGHT AND HEARING IMPAIRMENT. THIS UNIT SHALL BE PROVIDED WITH THE ITEMS CITED BELOW.

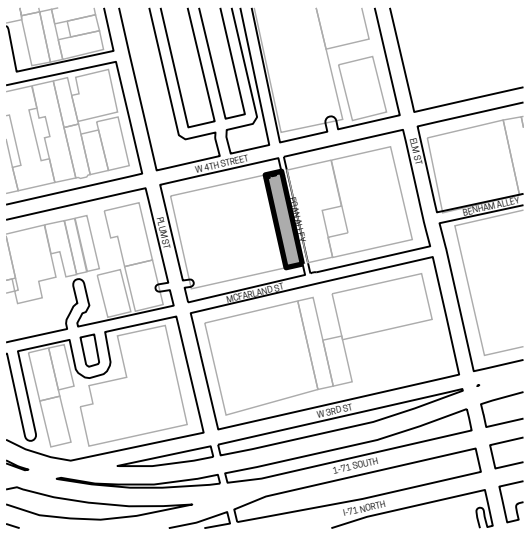
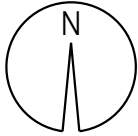
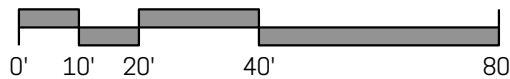
- i. INSTALL COMBO AUDIO/VISUAL SIGNAL APPLIANCES.
- j. PROVIDE A VISUAL SIGNAL APPLIANCE IN ALL BATHROOMS.
- k. SMOKE DETECTORS & COMBINED SMOKE/CO DETECTORS SHALL INCLUDE A BUILT-IN STROBE LIGHT.
- l. PROVIDE & INSTALL A VISUAL DOORBELL SYSTEM.





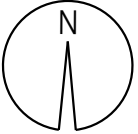
**SITE & LANDSCAPE PLAN**

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



**SITE KEY PLAN**

NOT TO SCALE



**GENERAL NOTES**

- A. TIE ALL ROOF DRAINS AND DOWNSPOUTS INTO UNDERGROUND SEWER LINES.

**KEY NOTES**

- 1. SITE BOUNDARY
- 2. RESIDENT BUILDING ENTRY
- 3. COMMERCIAL BUILDING ENTRY

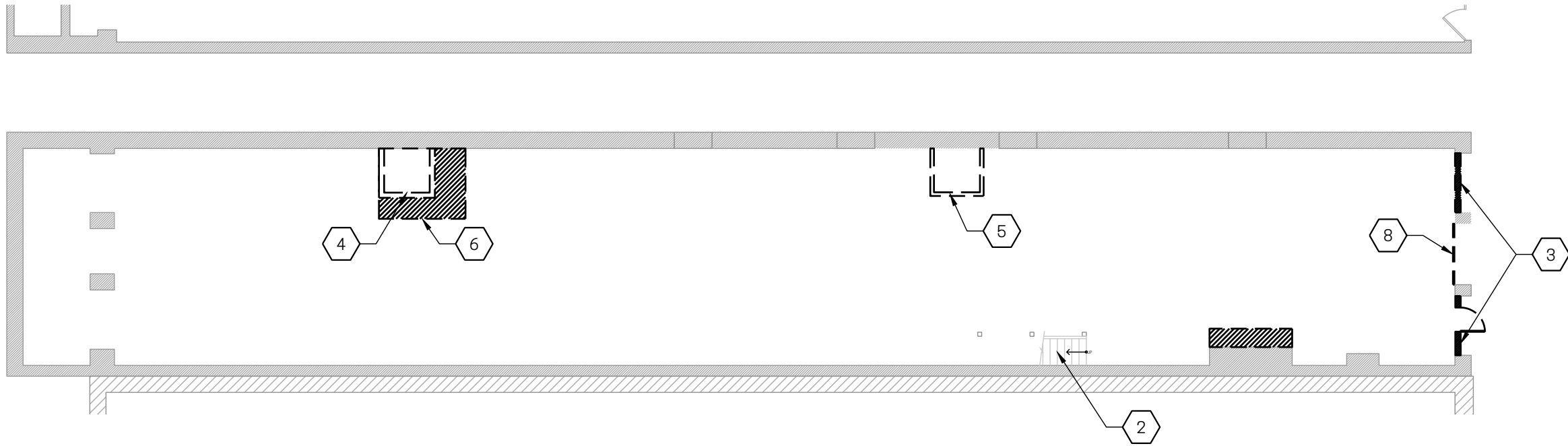
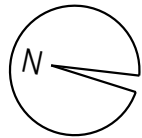
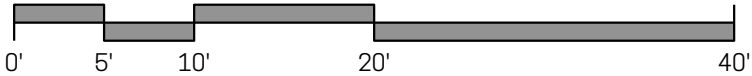
**PARKING**

REQUIRED: NONE  
 RESIDENTIAL: NONE (PARKING OVERLAY ZONE)  
 COMMERCIAL: NONE

PARKING PROVIDED: NONE

BASEMENT FLOOR DEMOLITION PLAN

SCALE: 1'-0"=3/32"



DEMOLITION LEGEND

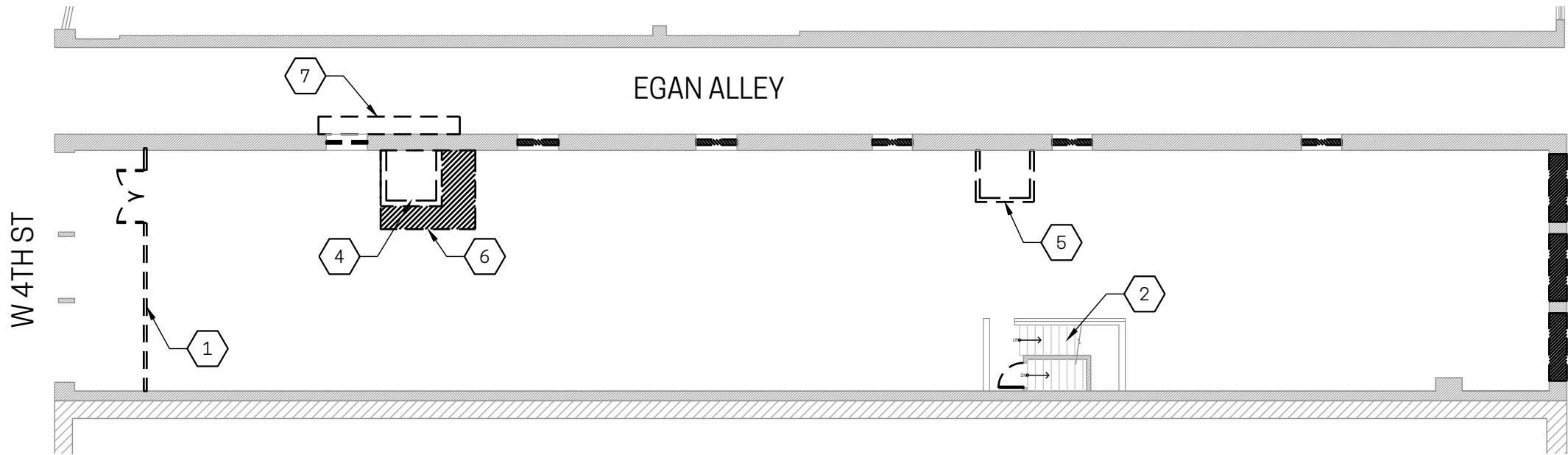
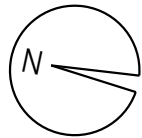
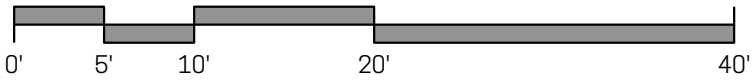
	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	EXISTING WALL/FURRING TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN

KEY NOTES

- EXISTING STOREFRONT TO BE REMOVED.
- EXISTING STAIR TO REMAIN.
- REMOVE PORTION OF EXISTING EXTERIOR WALL. COORDINATE LOCATION WITH FLOOR PLANS.
- REMOVE EXISTING ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FREIGHT ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FLOOR.
- FIRE ESCAPE TO BE REMOVED.
- REMOVE EXISTING GARAGE DOOR.

FIRST FLOOR DEMOLITION PLAN

SCALE: 1'-0"=3/32"



DEMOLITION LEGEND

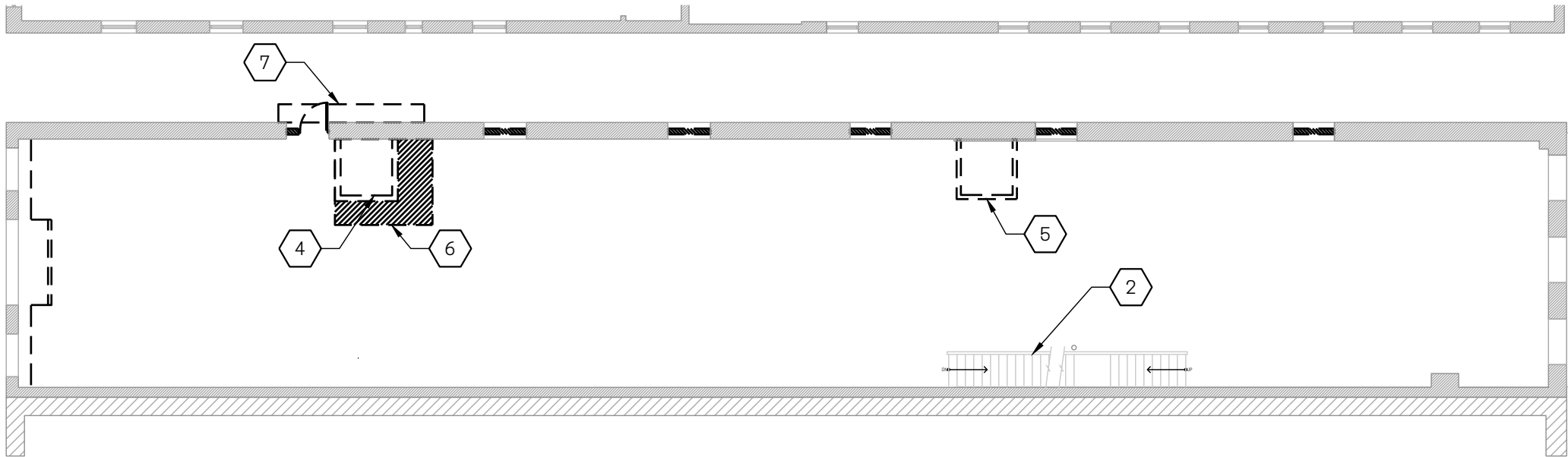
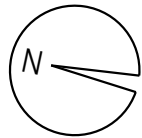
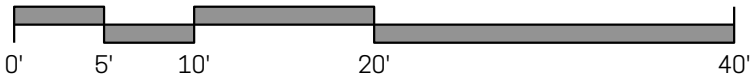
- EXISTING MASONRY
- EXISTING WOOD FRAME CONSTRUCTION
- EXISTING WALL/FURRING TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN

KEY NOTES

- EXISTING STOREFRONT TO BE REMOVED.
- EXISTING STAIR TO REMAIN.
- REMOVE PORTION OF EXISTING EXTERIOR WALL. COORDINATE LOCATION WITH FLOOR PLANS.
- REMOVE EXISTING ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FREIGHT ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FLOOR.
- FIRE ESCAPE TO BE REMOVED.
- REMOVE EXISTING GARAGE DOOR.

TYPICAL FLOOR DEMOLITION PLAN (SECOND - FIFTH FLOOR)

SCALE: 1'-0"=3/32"



DEMOLITION LEGEND

	EXISTING MASONRY
	EXISTING WOOD FRAME CONSTRUCTION
	EXISTING WALL/FURRING TO BE REMOVED
	EXISTING WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN

KEY NOTES

- EXISTING STOREFRONT TO BE REMOVED.
- EXISTING STAIR TO REMAIN.
- REMOVE PORTION OF EXISTING EXTERIOR WALL. COORDINATE LOCATION WITH FLOOR PLANS.
- REMOVE EXISTING ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FREIGHT ELEVATOR. SHAFT TO BE FILLED IN.
- REMOVE EXISTING FLOOR.
- FIRE ESCAPE TO BE REMOVED.
- REMOVE EXISTING GARAGE DOOR.

221-223 WEST FOURTH STREET  
CINCINNATI, OH 45202  
NIELEN & CO.  
FEBRUARY 29, 2024  
NR PROJECT NUMBER: 24-002  
NPS PROJECT NUMBER: 41794

NIELEN & CO.  
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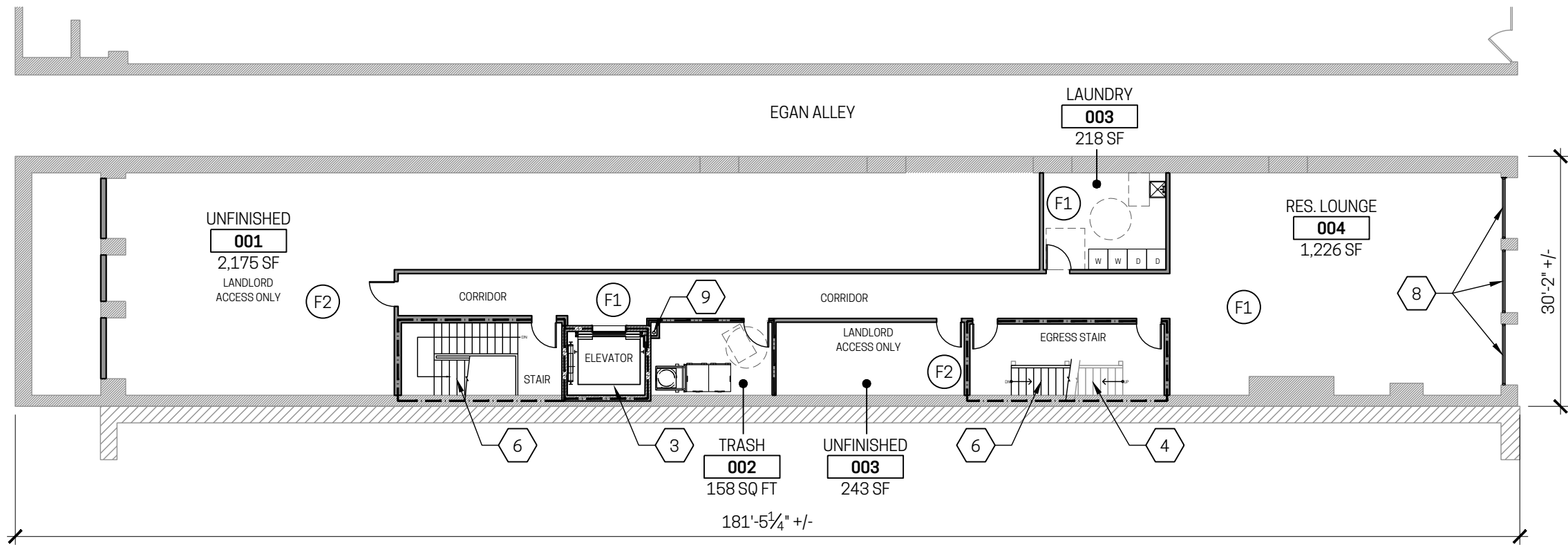
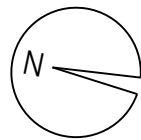
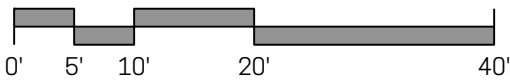
AFFORDABLE SENIOR HOUSING

DEMO PLAN  
D02

NEW REPUBLIC  
architecture  
modelgroup

BASEMENT FLOOR PLAN

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



LEGEND

- F1 LUXURY VINYL FLOORING
- F2 UNFINISHED

KEY NOTES

1. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
2. GRAB BARS AT TOILET.
3. NEW ELEVATOR.
4. EXISTING HISTORIC STAIR TO REMAIN.
5. NEW WINDOW IN HISTORIC OPENING, TYP.
6. NEW EGRESS STAIR.
7. NEW GLAZING IN DISPLAY OPENING.
8. NEW STOREFRONT.
9. NEW RADON PIPE.

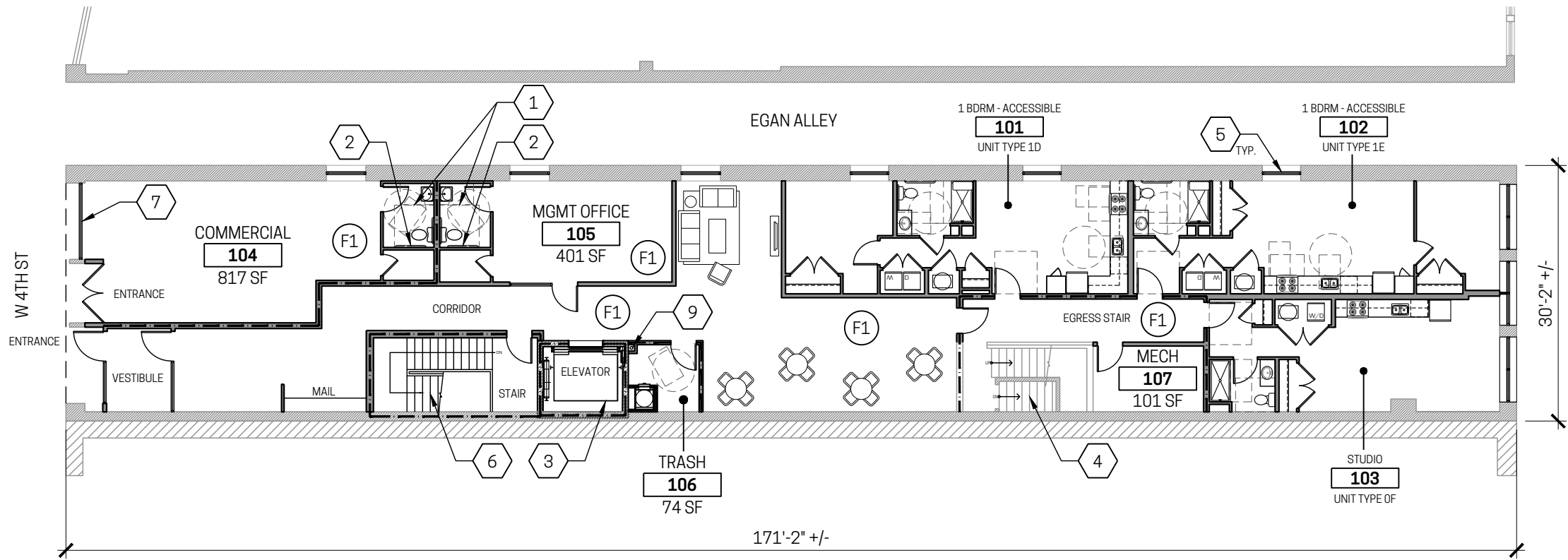
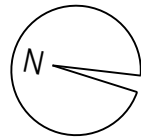
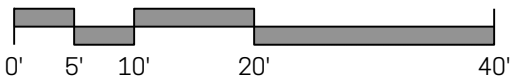
GENERAL NOTES

- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- B. 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
- C. MINIMUM 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
- D. ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR SPACES.
- E. ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- F. HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- G. ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- H. HALLWAY WIDTH A MINIMUM OF 42".



FIRST FLOOR PLAN

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



LEGEND

(F1) LUXURY VINYL FLOORING

KEY NOTES

1. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
2. GRAB BARS AT TOILET.
3. NEW ELEVATOR.
4. EXISTING HISTORIC STAIR TO REMAIN.
5. NEW WINDOW IN HISTORIC OPENING, TYP.
6. NEW EGRESS STAIR.
7. NEW GLAZING IN DISPLAY OPENING.
8. NEW STOREFRONT.
9. NEW RADON PIPE.

GENERAL NOTES

- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- B. 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
- C. MINIMUM 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
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- E. ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
- F. HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
- G. ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
- H. HALLWAY WIDTH A MINIMUM OF 42".

NEW REPUBLIC  
architecture  
modelgroup

221-223 WEST FOURTH STREET  
CINCINNATI, OH 45202

NIELEN & CO.

FEBRUARY 29, 2024  
NR PROJECT NUMBER: 24-002  
NPS PROJECT NUMBER: 41794

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AFFORDABLE SENIOR HOUSING

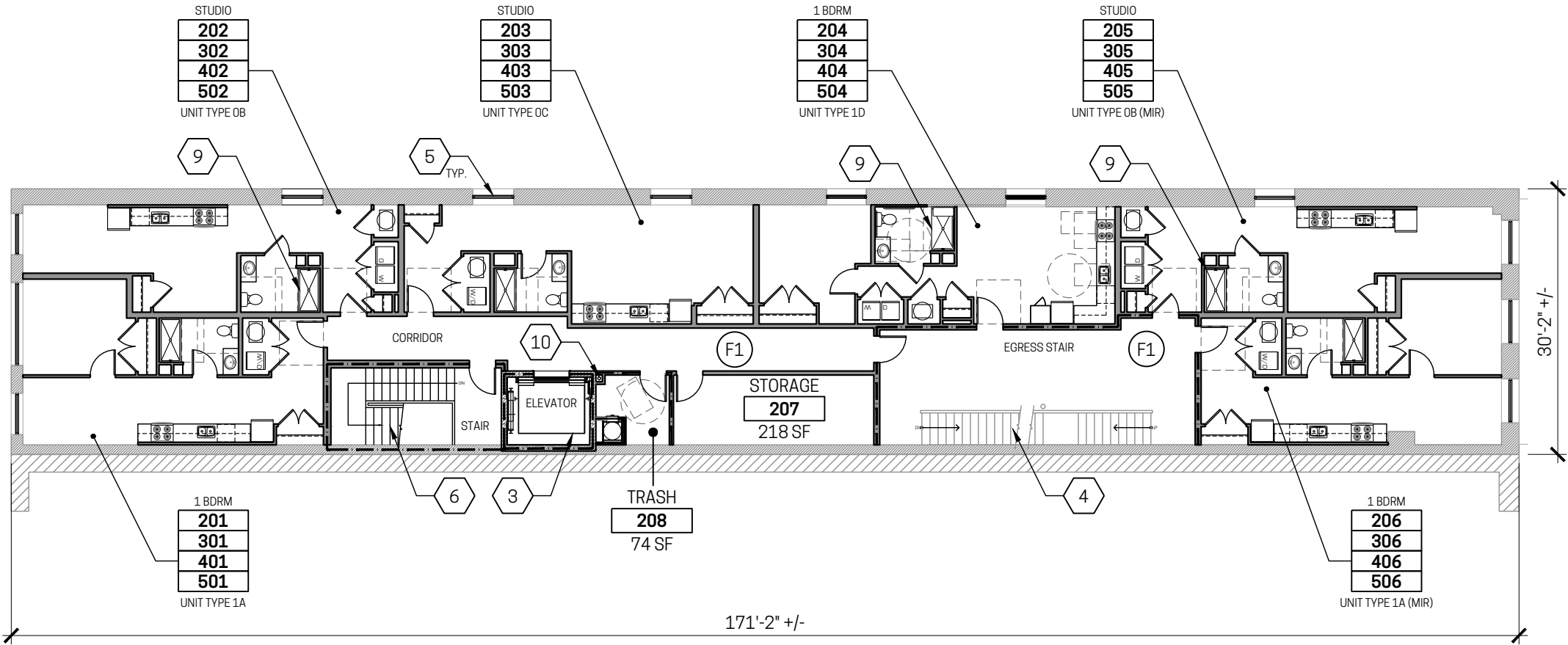
BUILDING PLAN  
A01

LEGEND

(F1) LUXURY VINYL FLOORING

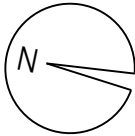
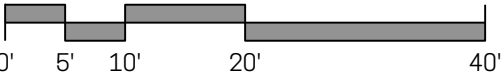
- KEY NOTES
1. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES.
  2. GRAB BARS AT TOILET.
  3. NEW ELEVATOR.
  4. EXISTING HISTORIC STAIR TO REMAIN.
  5. NEW WINDOW IN HISTORIC OPENING, TYP.
  6. NEW EGRESS STAIR.
  7. NEW GLAZING IN DISPLAY OPENING.
  8. NEW STOREFRONT.
  9. ROLL-IN SHOWER.
  10. NEW RADON PIPE.

- GENERAL NOTES
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
  - B. 36" WIDE (MIN) ENTRY DOOR WITH LEVER-STYLE HANDLE, TYP.
  - C. MINIMUM 5'x5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE ENTRY DOOR.
  - D. ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR SPACES.
  - E. ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE.
  - F. HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS).
  - G. ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAYS, LANDINGS, AND HALLWAYS.
  - H. HALLWAY WIDTH A MINIMUM OF 42".



TYPICAL FLOOR PLAN (SECOND - FIFTH FLOOR)

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

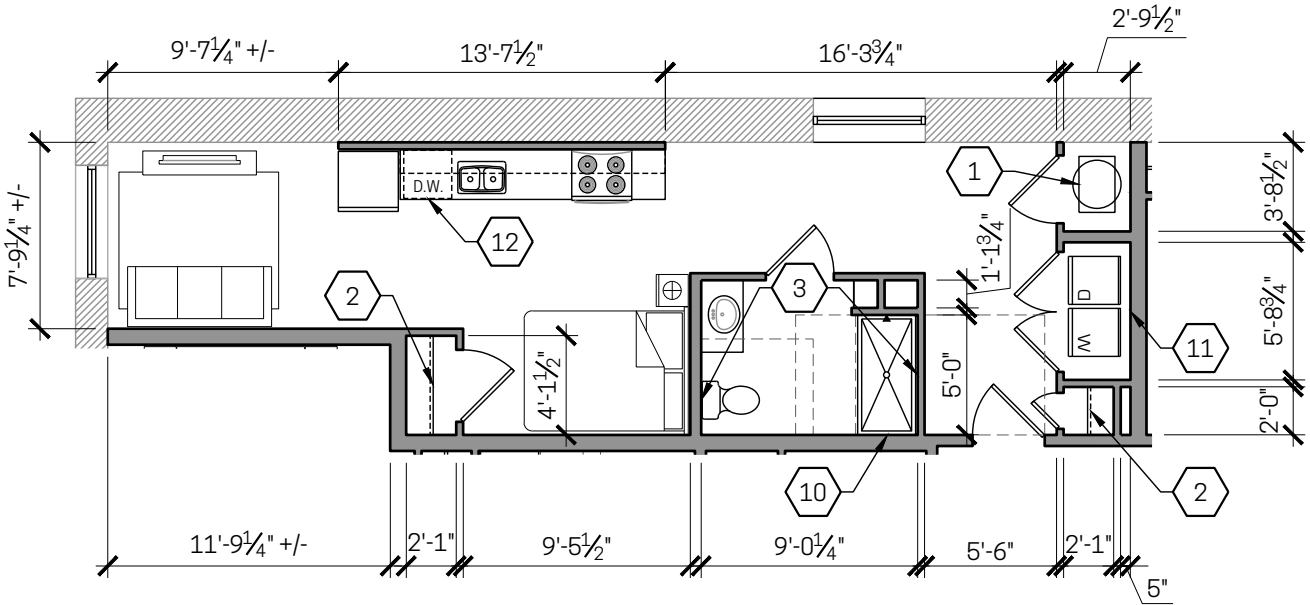
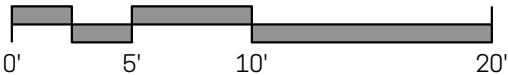


GENERAL NOTES

- GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
- LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
- INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
- ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
- PRESSURE BALANCE FAUCETS.
- THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
- ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
- EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
- COUNTERTOPS WITH BEVELED EDGES AND RADIUSED CORNERS.
- ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
- NON-GLARE LIGHTING AT VANITIES.
- AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
- LOOP HANDLES ON DRAWERS AND CABINETS.
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

KEY NOTES

- MECHANICAL CLOSET
- CLOTHES ROD + SHELF
- PROVIDE GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET AND TUB/SHOWER.
- LAVATORY/ KITCHEN SINK AT 34" AFF WITH 30" WIDE CLEAR KNEE SPACE BELOW WITH PROTECTIVE INSULATION AT ALL PIPING.
- ROLL-IN SHOWER WITH OFFSET CONTROLS AND HAND HELD SHOWER HEAD AND GRAB BARS.
- GRAB BARS AT TOILET AND ROLL-IN SHOWER.
- PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES AND ALL KITCHEN APPLIANCES.
- 30" WIDE WORKSPACE AT 34" AFF WITH ANSI COMPLIANT CLEAR KNEE SPACE RANGE WITH FRONT MOUNTED CONTROLS.
- ROLL IN SHOWER.
- PROVIDE WASHER / DRYER HOOKUPS.
- ENERGY STAR-CERTIFIED DISHWASHER.

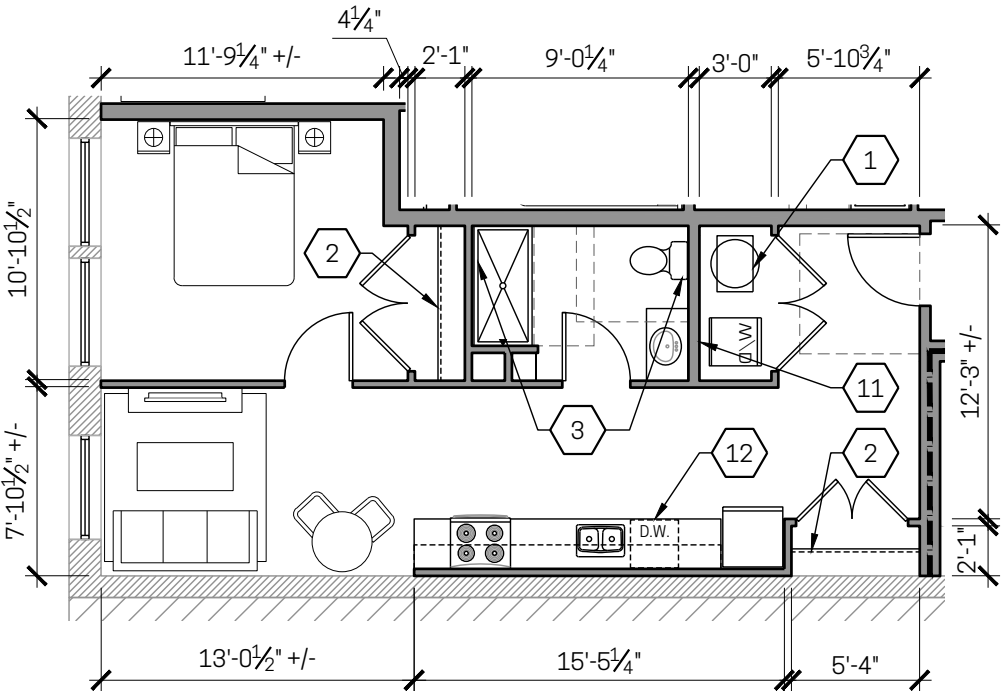


GROSS SF: 577 gsf SCALE: 1/8" = 1'-0"

UNIT TYPE OB - STUDIO

ENLARGED UNIT FLOOR PLAN

UNIT 202, 205 (MIR), 302, 402, 405 (MIR), 502, 505 (MIR)

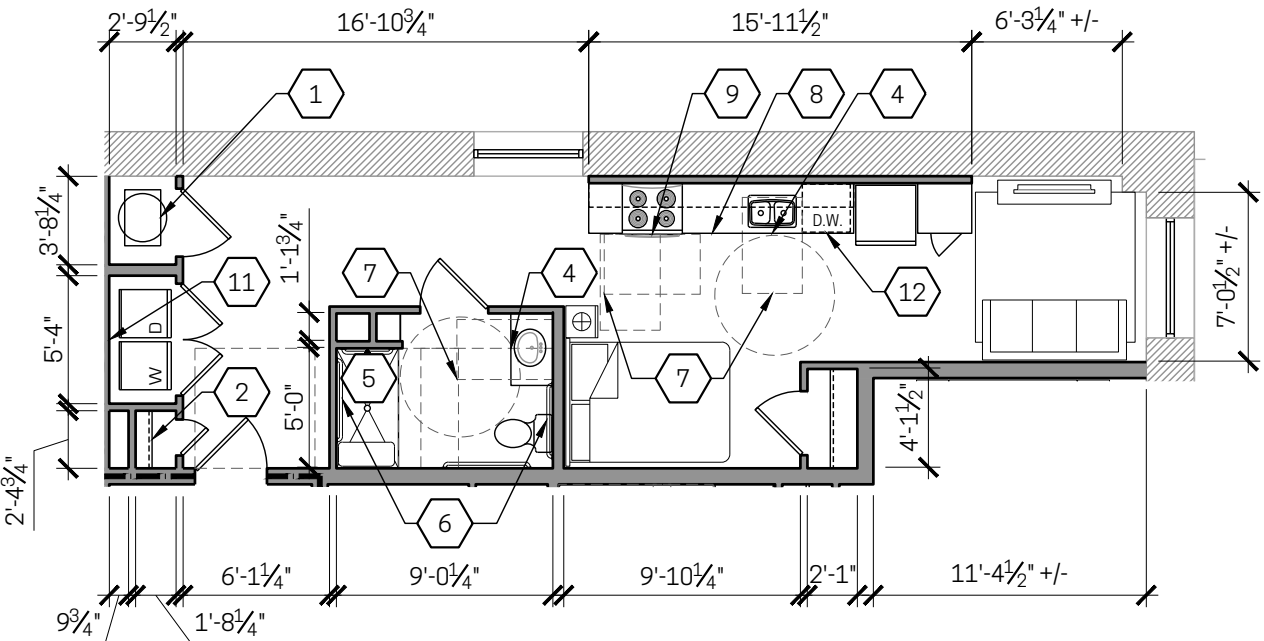


GROSS SF: 622 gsf SCALE: 1/8" = 1'-0"

UNIT TYPE 1A - 1 BEDROOM

ENLARGED UNIT FLOOR PLAN

UNIT 206 (MIR), 301, 306 (MIR), 401, 406 (MIR), 501, 506 (MIR)



GROSS SF: 590 gsf SCALE: 1/8" = 1'-0"

UNIT TYPE OB.1 (MIR) - STUDIO - ACCESSIBLE

ENLARGED UNIT FLOOR PLAN

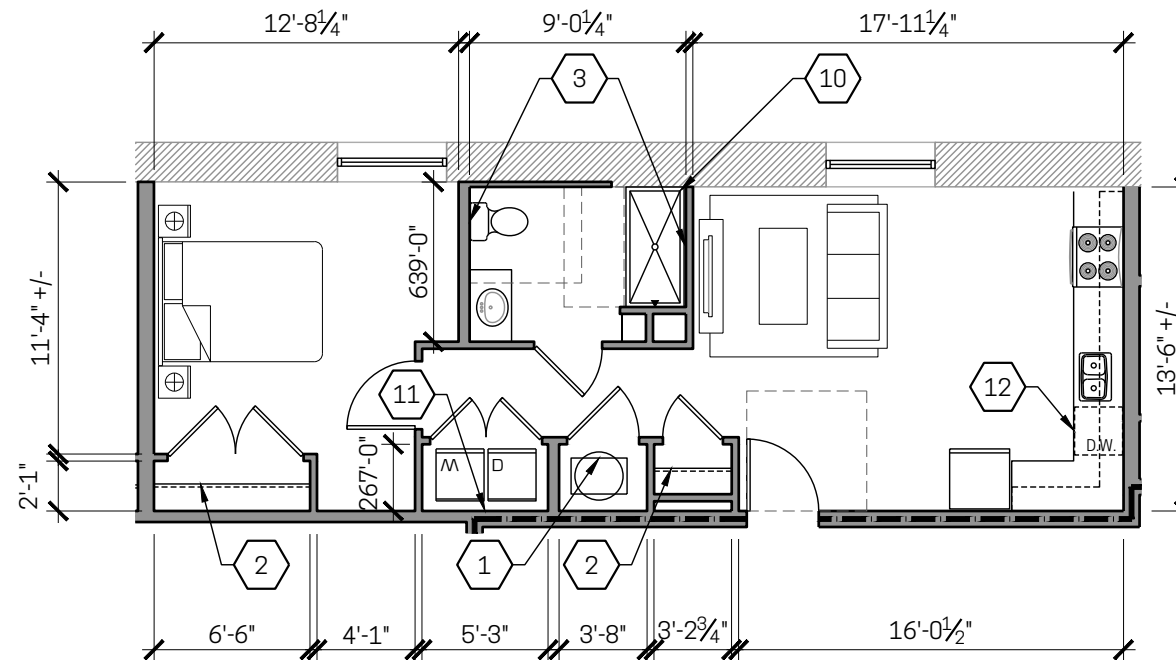
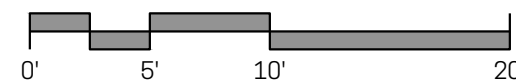
UNIT 305

#### GENERAL NOTES

- GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
- LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
- INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
- ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
- PRESSURE BALANCE FAUCETS.
- THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
- ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
- EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
- COUNTERTOPS WITH BEVELED EDGES AND RADIUSED CORNERS.
- ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
- NON-GLARE LIGHTING AT VANITIES.
- AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
- LOOP HANDLES ON DRAWERS AND CABINETS.
- NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS.

#### KEY NOTES

- MECHANICAL CLOSET
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- ROLL IN SHOWER.
- PROVIDE WASHER / DRYER HOOKUPS.
- ENERGY STAR-CERTIFIED DISHWASHER.

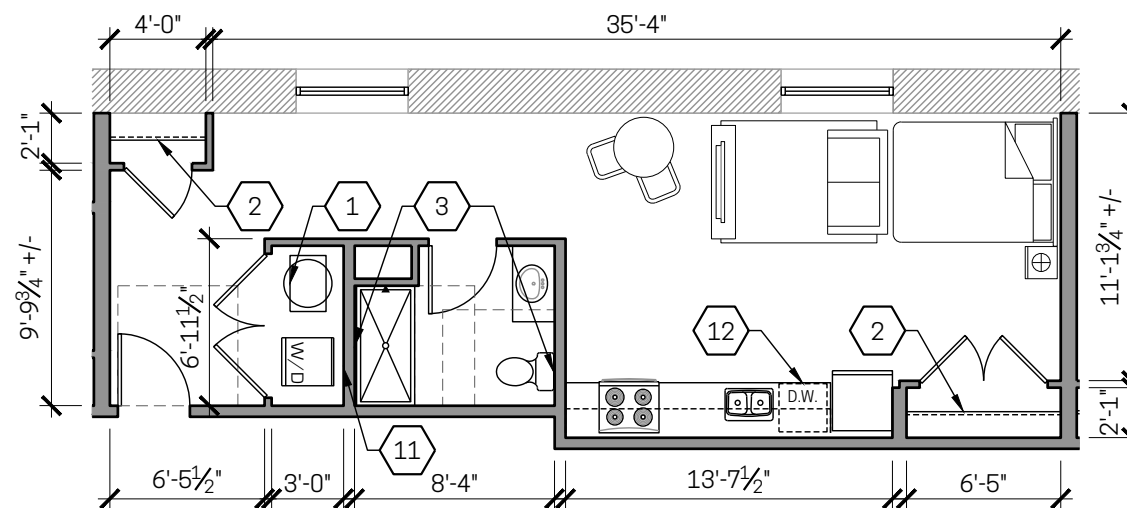


GROSS SF: 636 gsf SCALE: 1/8" = 1'-0"

#### UNIT TYPE 1D - 1 BEDROOM

ENLARGED UNIT FLOOR PLAN

UNIT 304, 404, 504

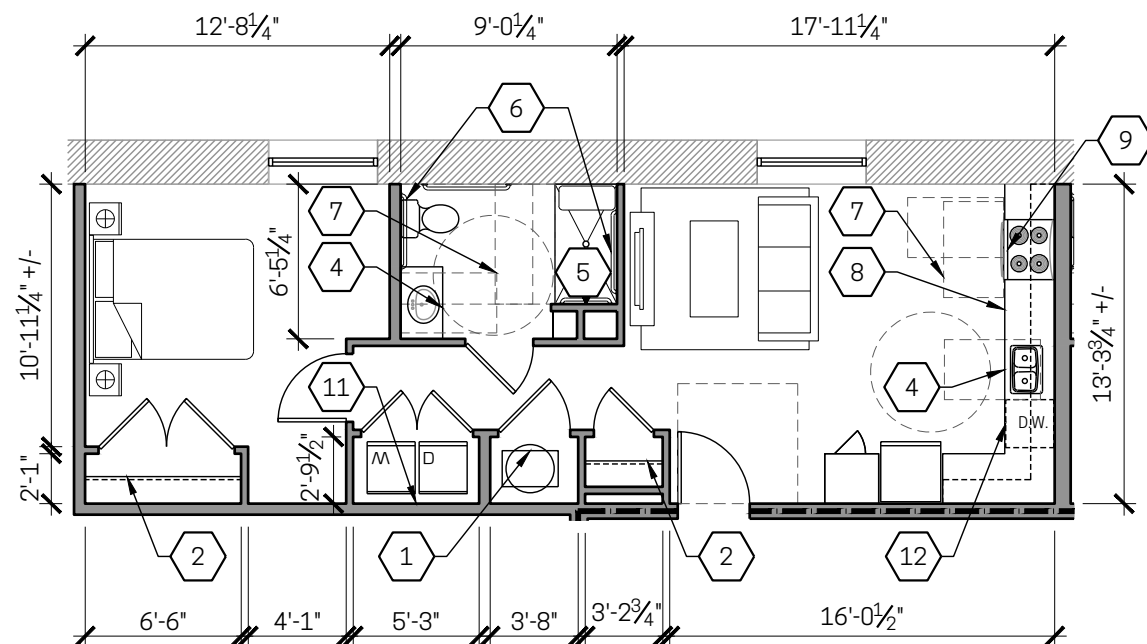


GROSS SF: 571 gsf SCALE: 1/8" = 1'-0"

#### UNIT TYPE 0C - STUDIO

ENLARGED UNIT FLOOR PLAN

UNIT 203, 303, 403, 503



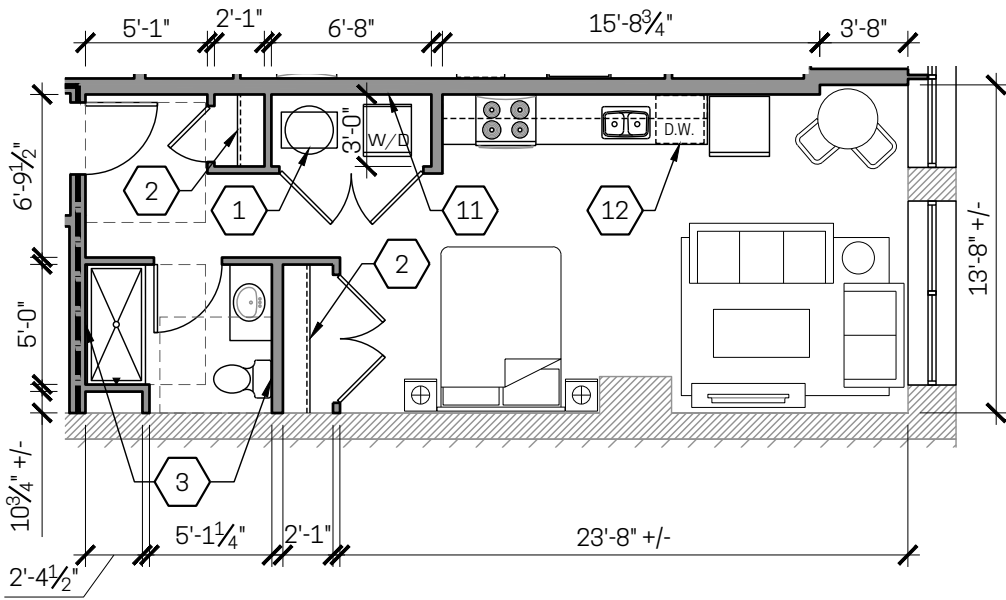
GROSS SF: 633 gsf SCALE: 1/8" = 1'-0"

#### UNIT TYPE 1D.1 - 1 BEDROOM - ACCESSIBLE

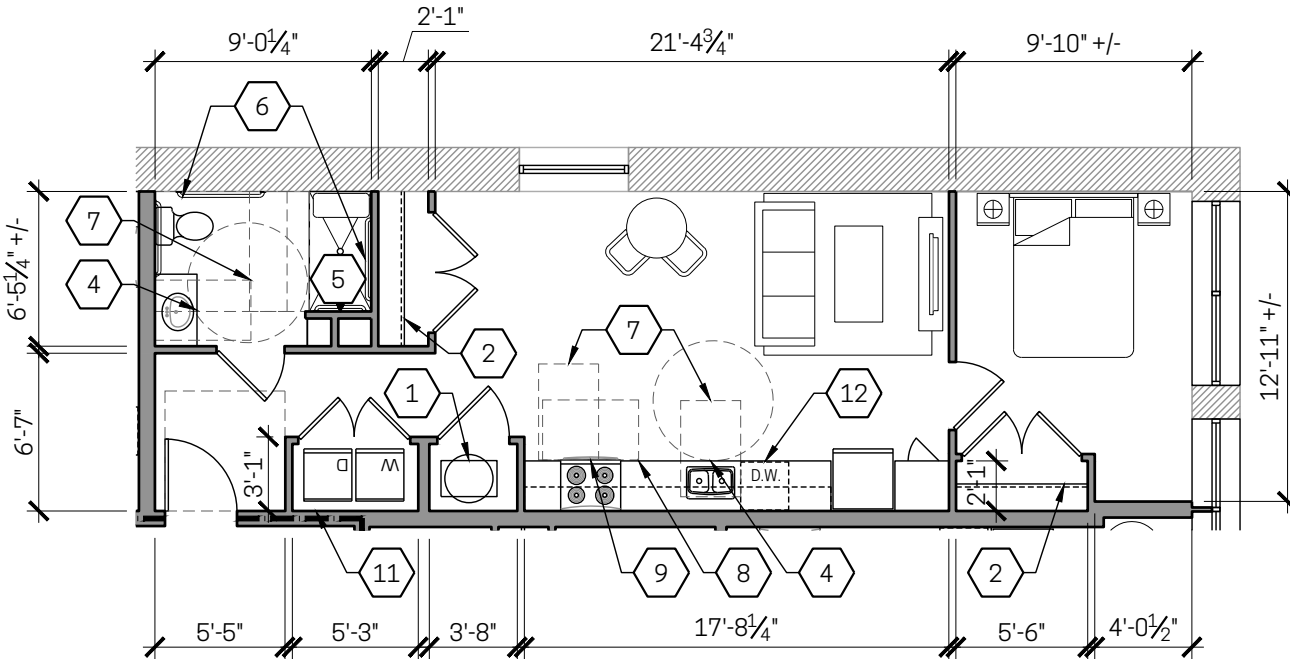
ENLARGED UNIT FLOOR PLAN

UNIT 101 & 204





GROSS SF: 539 gsf      SCALE: 1/8" = 1'-0"  
**UNIT TYPE OG - STUDIO**  
ENLARGED UNIT FLOOR PLAN  
UNIT 103



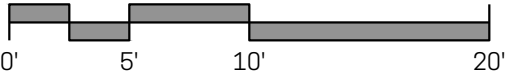
GROSS SF: 702 gsf      SCALE: 1/8" = 1'-0"  
**UNIT TYPE 1E - 1 BEDROOM - ACCESSIBLE**  
ENLARGED UNIT FLOOR PLAN  
UNIT 102

GENERAL NOTES

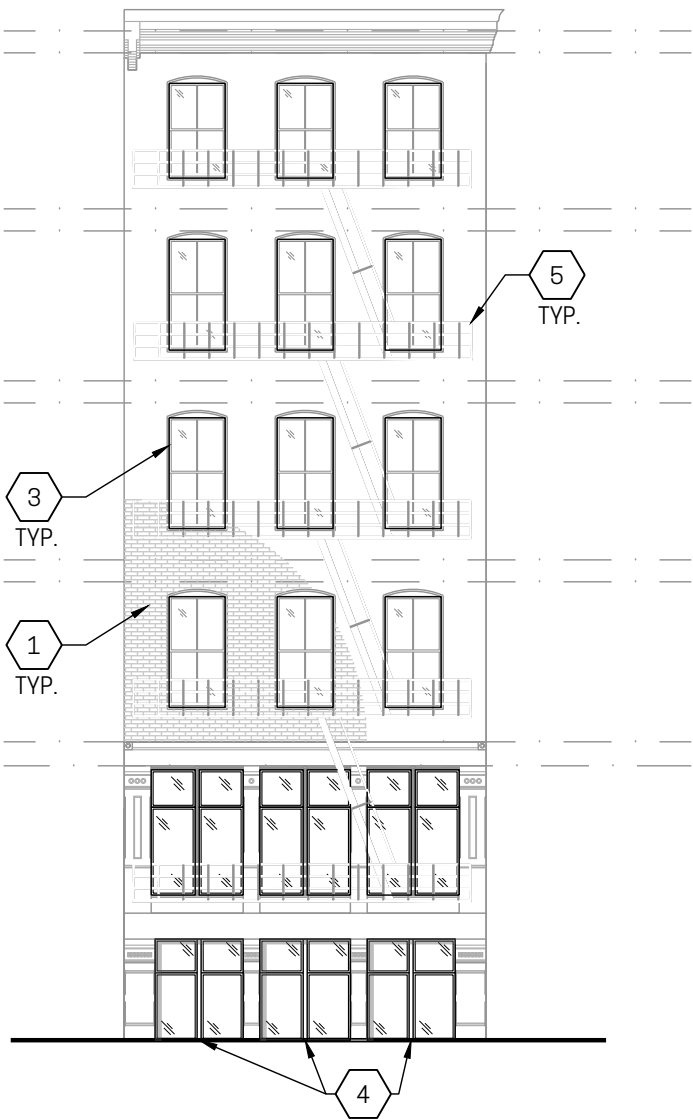
- A. GENERAL ROOM DIMENSIONS ARE INSIDE CLEAR DIMENSIONS AND NOTING NET SQUARE FOOTAGE.
- B. 34"-WIDE (MIN) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32" MIN CLEARANCE.
- C. LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS.
- D. INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4" BEVELED OR FLUSH.
- E. ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS.
- F. PRESSURE BALANCE FAUCETS.
- G. THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE.
- H. ROCKER, TOUCH LIGHT. OR HANDS-FREE SWITCHES.
- I. EXTRA ELECTRICAL OUTLETS NEAR THE BED (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS ETC.) PLACED 18-24" ABOVE FINISHED FLOOR (BEDROOM ONLY).
- J. COUNTERTOPS WITH BEVELED EDGES AND RADIUS CORNERS.
- K. ADJUSTABLE-HEIGHT SHOWERHEAD OR HAND-HELD SHOWERHEAD WITH FLEXIBLE HOSE AND EASILY OPERABLE CONTROLS.
- H. NON-GLARE LIGHTING AT VANITIES.
- I. AT LEAST 15" CLEAR SPACE ON EACH SIDE OF STOVE, SINK, AND ONE SIDE OF FRIDGE.
- J. LOOP HANDLES ON DRAWERS AND CABINETS.
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KEY NOTES

- 1. MECHANICAL CLOSET
- 2. CLOTHES ROD + SHELF
- 3. PROVIDE GRAB BARS, OR WALL-BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET AND TUB/SHOWER.
- 4. LAVATORY/ KITCHEN SINK AT 34" AFF WITH 30" WIDE CLEAR KNEE SPACE BELOW WITH PROTECTIVE INSULATION AT ALL PIPING.
- 5. ROLL-IN SHOWER WITH OFFSET CONTROLS AND HAND HELD SHOWER HEAD AND GRAB BARS.
- 6. GRAB BARS AT TOILET AND ROLL-IN SHOWER.
- 7. PROVIDE ANSI TYPE 'A' COMPLIANT CLEAR SPACE AT PLUMBING FIXTURES AND ALL KITCHEN APPLIANCES.
- 8. 30" WIDE WORKSPACE AT 34" AFF WITH ANSI COMPLIANT CLEAR KNEE SPACE RANGE WITH FRONT MOUNTED CONTROLS.
- 9. ROLL IN SHOWER.
- 10. ROLL IN SHOWER.
- 11. PROVIDE WASHER / DRYER HOOKUPS.
- 12. ENERGY STAR-CERTIFIED DISHWASHER.





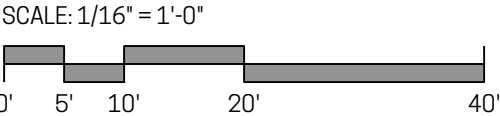


REAR ELEVATION



FRONT ELEVATION

- KEY NOTES**
1. TUCKPOINT AND REPAIR EXISTING BRICK AS NEEDED, TYPICAL.
  2. NEW DOWNSPOUT
  3. NEW REPLACEMENT ALUMINUM-CLAD WOOD WINDOWS WITH LOW-E, INSULATED GLAZING IN EXISTING OPENING, TYP. U.N.O.
  4. NEW STOREFRONT.
  5. PAINT AND REPAIR EXISTING FIRE ESCAPE AS REQUIRED.
  6. EXISTING STONE SILL AND HEADER TO REMAIN, TYP.
  7. NEW WINDOW IN EXISTING DOOR OPENING, MATCH ADJACENT HISTORICAL DIMENSIONS. INFILL MASONRY TO NEW SILL, HISTORIC HEADER TO REMAIN.



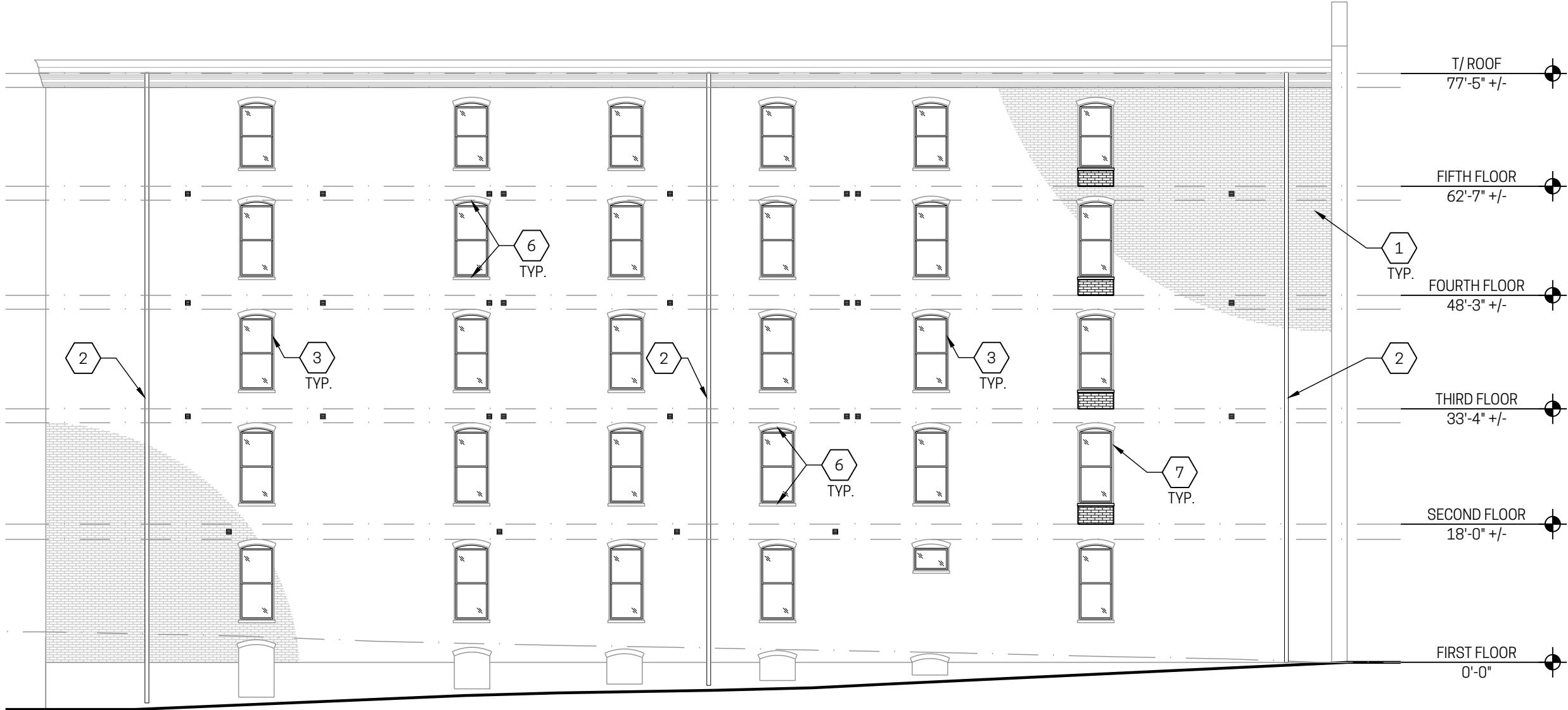
**221-223 WEST FOURTH STREET  
CINCINNATI, OH 45202**

**NIELEN & CO.**  
FEBRUARY 29, 2024  
NR PROJECT NUMBER: 24-002  
NPS PROJECT NUMBER: 41794

**NIELEN & CO.**  
**LIHTC**

AFFORDABLE SENIOR HOUSING

PROPOSED  
ELEVATIONS  
**A21**



KEY NOTES

1. TUCKPOINT AND REPAIR EXISTING BRICK AS NEEDED, TYPICAL.
2. NEW DOWNSPOUT
3. NEW REPLACEMENT ALUMINUM-CLAD WOOD WINDOWS WITH LOW-E, INSULATED GLAZING IN EXISTING OPENING, TYP. U.N.O.
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modelgroup

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FEBRUARY 29, 2024

NR PROJECT NUMBER: 24-002

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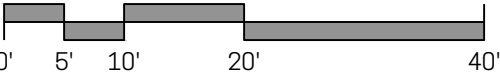
NIELEN & CO.  
LIHTC

AFFORDABLE SENIOR HOUSING

PROPOSED  
ELEVATIONS

A22

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



SIDE ELEVATION