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**SUMMARY**

**ADDRESS**  
4164 DANE AVENUE, CINCINNATI OH 45223

**DESCRIPTION**  
NORTHSIDE SCHOLAR HOUSE IS A 3-STORY NEW CONSTRUCTION BUILDING WITH 50 DWELLING UNITS AND A PRESCHOOL.

**ZONING - EXISTING**  
DISTRICT: MANUFACTURING  
GENERAL: WAREHOUSE  
USE: 157,905 SF  
LOT: 85'-0"  
MAX HEIGHT: 0'-0"  
SETBACK: 0'-0"

**ZONING - PROPOSED**  
DISTRICT: PLANNED DEVELOPMENT  
USE: MULTI-FAMILY RESIDENTIAL  
LOT: 157,905 SF  
MAX HEIGHT: 85'-0"  
SETBACK: 0'-0"

**USE GROUP**  
R-2 RESIDENTIAL

**CONSTRUCTION TYPE**  
5A

**FIRE-RESISTANCE RATING**  
STRUCTURAL FRAME = 1 HR  
BEARING EXTERIOR WALL = 1 HR

BEARING INTERIOR WALL = 1 HR  
NON BEARING INTERIOR WALL = 0 HR  
FLOOR CONSTRUCTION = 1 HR  
ROOF CONSTRUCTION = 1 HR

**IRE PROTECTION**  
BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R

**PARKING**  
50 SPACES

**DWELLING UNITS**  
2-BEDROOMS 41 82%  
3-BEDROOMS 9 18%  
**TOTAL** 50

**AREAS**

**OVERALL**  
FIRST: 21,220 GSF  
SECOND: 21,330 GSF  
THIRD: 21,330 GSF  
**TOTAL** 63,880 GSF

**BREAKDOWN**  
DWELLING UNITS: 44,094 GSF  
PRESCHOOL: 8,106 GSF  
CIRCULATION: 5,737 GSF  
UTILITY: 1,656 GSF  
STAIR / ELEVATOR: 1,443 GSF  
OTHER: 2,944 GSF  
**TOTAL** 63,880 GSF

**KEY**

- SINGLE FAMILY RESIDENTIAL (2,000 SF)
- SINGLE FAMILY RESIDENTIAL (4,000 SF)
- OFFICE LIMITED
- MANUFACTURING GENERAL
- PLANNED DEVELOPMENT DISTRICT
- PARKS & RECREATION



**OWNER**  
DANE PROPERTY LLC  
7430 INDUSTRIAL ROAD  
FLORENCE KY 41042

**ARCHITECT & CONTRACTOR**  
URBAN SITES CONSTRUCTION LLC  
1209 SYCAMORE STREET  
CINCINNATI OH 45202  
(513) 621-9900



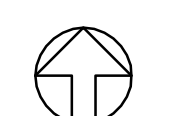
WILLIAM A. YOKEL  
LICENSE #1315943  
EXPIRES 12/31/2021

**4164 DANE AVE**  
**NORTHSIDE SCHOLAR HOUSE**

#	DATE	DRAWING SET	COORDINATED SITE REVIEW
1	20201118		

ZONING  
SITE PLAN

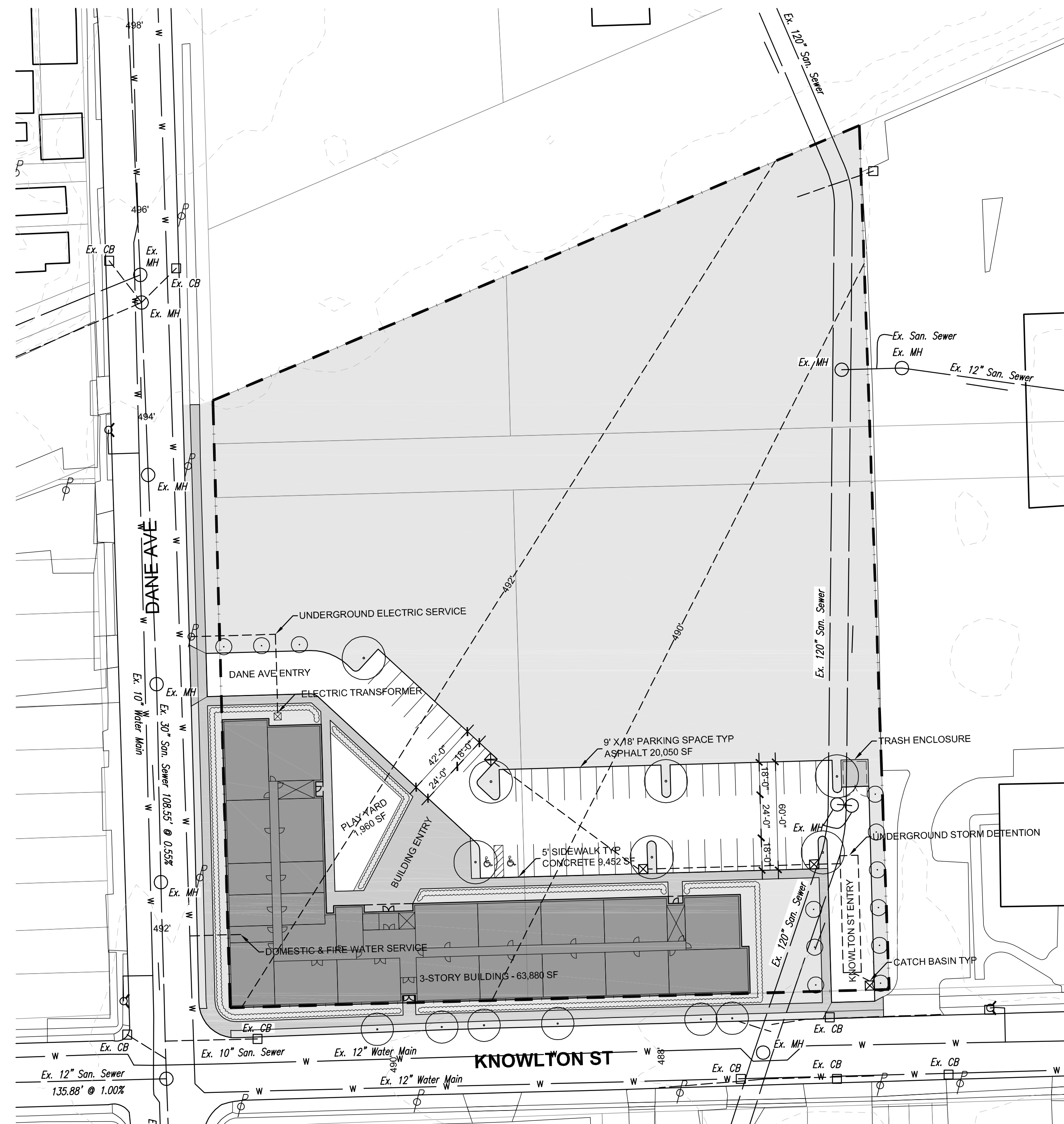
**A001**







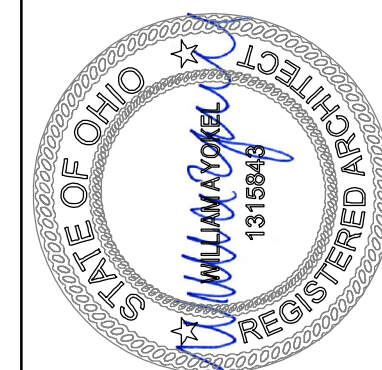
1 DEMO SITE PLAN  
A002 1" = 40'-0"



2 PROPOSED SITE PLAN  
A002 1" = 40'-0"

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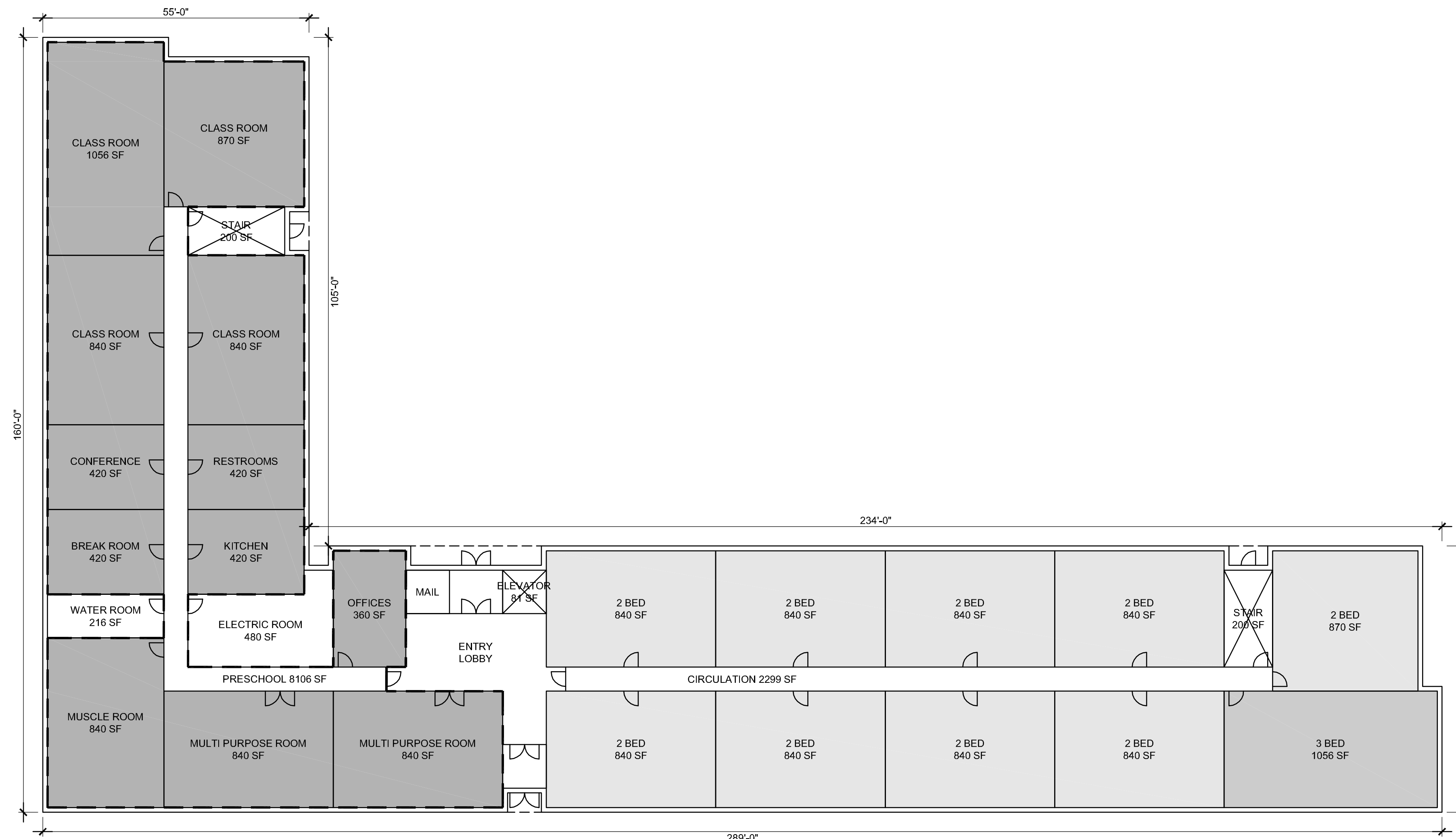
# 4164 DANE AVE

## NORTHSIDE SCHOLAR HOUSE

#	DATE	DRAWING SET	COORDINATED SITE REVIEW
1	20201118		

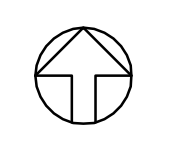
DEMO & PROPOSED SITE PLAN

# A002



21,220 GSF

1 FIRST FLOOR PLAN  
A101 1/16" = 1'-0"



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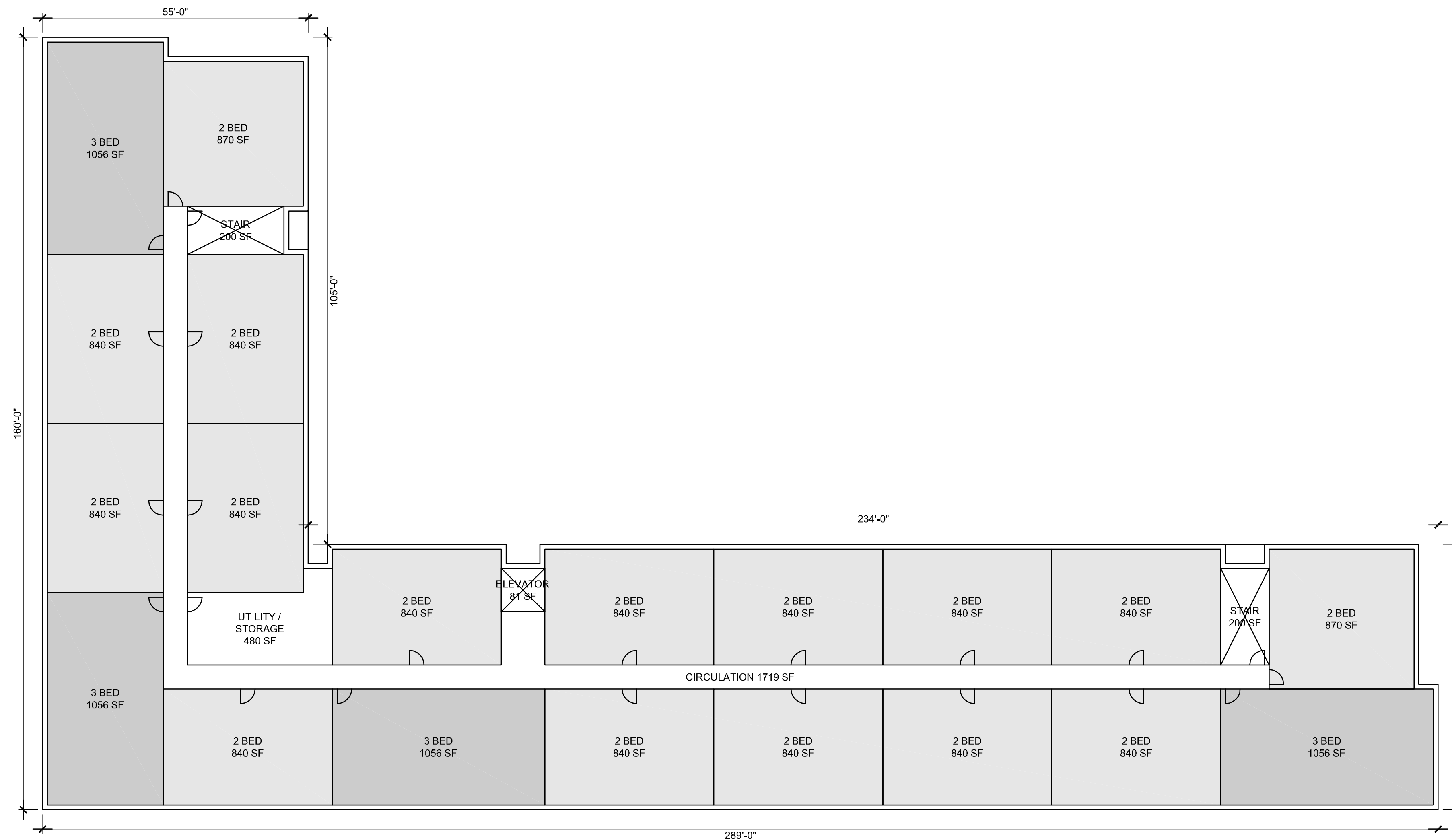
## NORTHSIDE SCHOLAR HOUSE

#	DATE	DRAWING SET
1	20201118	COORDINATED SITE REVIEW

FIRST FLOOR PLAN

# A101





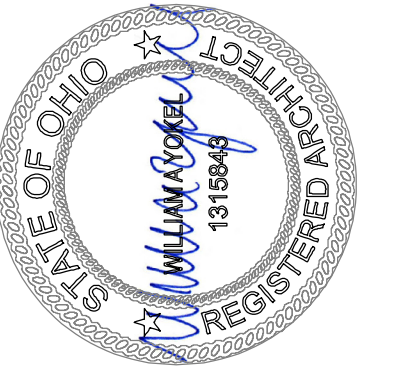
21,330 GSF

1 SECOND & THIRD FLOOR PLAN  
 A102 1/16" = 1'-0"



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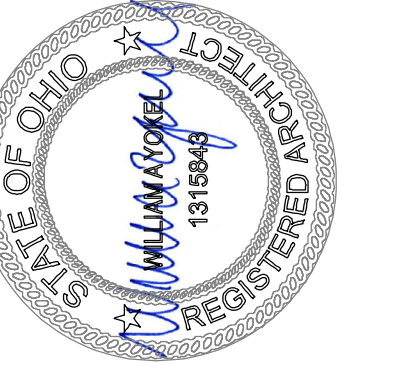
**4164 DANE AVE**  
**NORTHSIDE SCHOLAR HOUSE**

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SECOND & THIRD FLOOR PLAN

**A102**

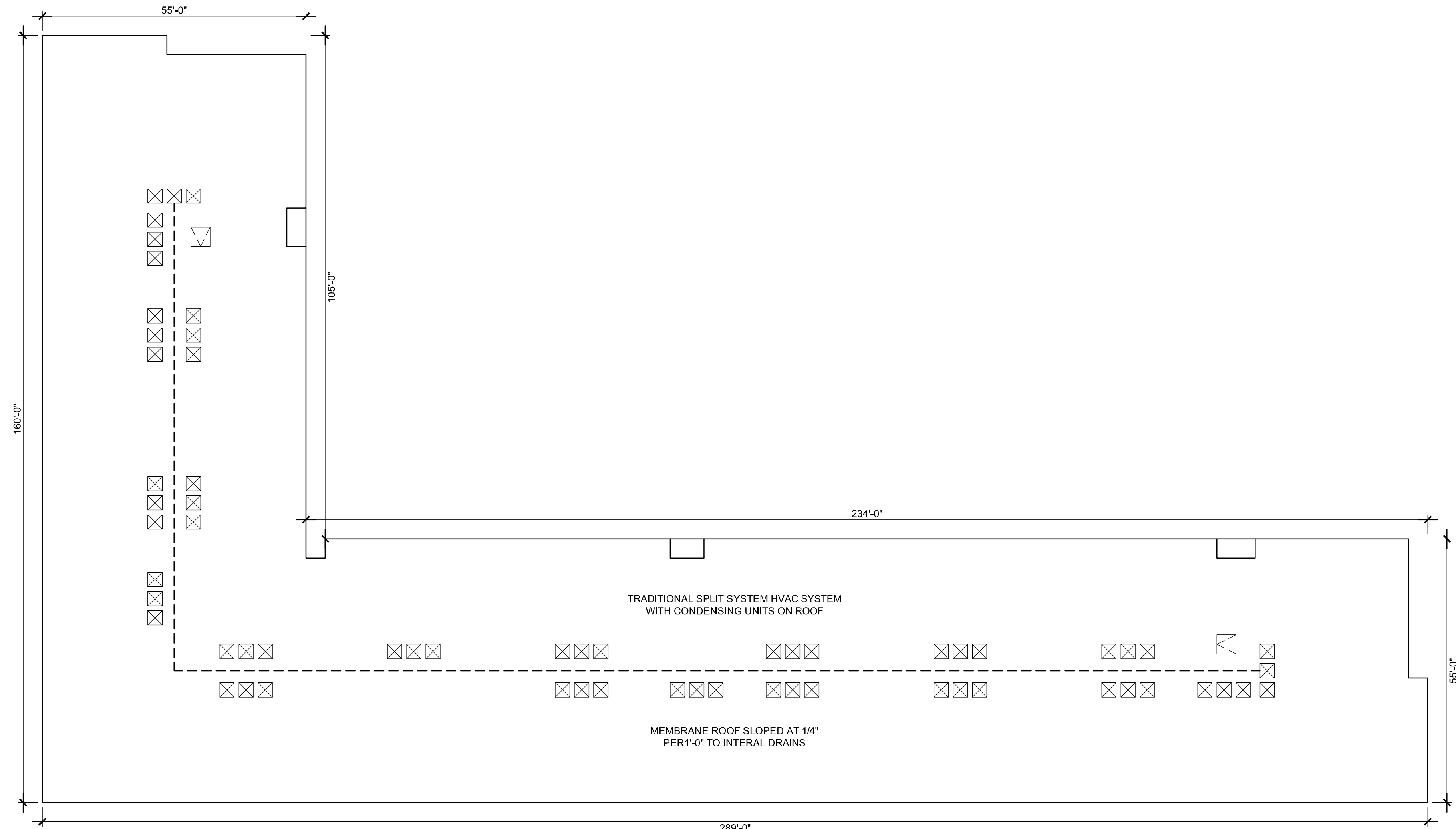
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# 4164 DANE AVE

## NORTHSIDE SCHOLAR HOUSE

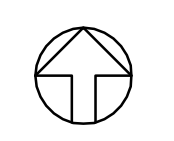


TRADITIONAL SPLIT SYSTEM HVAC SYSTEM  
WITH CONDENSING UNITS ON ROOF

MEMBRANE ROOF SLOPED AT 1/4"  
PER 1'-0" TO INTERNAL DRAINS

21,330 GSF

1 ROOF PLAN  
A103 1/16" = 1'-0"



#	DATE	DRAWING SET	COORDINATED SITE REVIEW
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ROOF PLAN  
**A103**