

NORTHSIDE GATEWAY PLANNED DEVELOPMENT

Project Address:

3950 Spring Grove Ave, Cincinnati, OH 45223

Project Description:

The project includes both the renovation of the existing Stagecraft Building at 3927 Old Ludlow into multi-family apartments with Ground Floor Commercial Space, as well as the development of a new multi-family building on the open parcel southeast of Stagecraft. In total, the project will include approximately 58 affordable apartment units, 4,300 SF of commercial space, on site parking, bike storage, and other residential amenities.

Program Summary:

4,300 SF commercial
57,362 SF residential
30 parking spaces

Residential Unit Matrix:

	S	N	total
0 BR	6	6	12
1 BR	6	18	24
2 BR	3	13	16
3 BR		6	6
total	15	43	58

	LEV 1		LEV 2		LEV 3		LEV 4		total
	S	N	S	N	S	N	S	N	
0 BR	0	1	2	1	2	1	2	3	12
1 BR	0	4	2	5	2	5	2	4	24
2 BR	0	3	1	3	1	4	1	3	16
3 BR	0	2	0	2	0	1	0	1	6
TOTAL BY LEVEL	0	10	5	11	5	11	5	11	58

S - STAGECRAFT BUILDING
N - NEW BUILDING

DRAWING INDEX

SHEET NUMBER

SHEET NAME

GENERAL

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G-111	SITE ANALYSIS
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G-101	CONCEPT CODE SUMMARY-STAGECRAFT

DESIGN

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A1-102	LEVEL B STAGECRAFT
A1-103	LEVEL 1 STAGECRAFT
A1-104	LEVELS 2,3,4 STAGECRAFT
A1-105	ROOF STAGECRAFT
A2-101	LEVEL 1 NEW BUILDING
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A2-103	LEVEL 4 & ROOF NEW BUILDING
A-901	EXTERIOR PERSPECTIVE
A-902	EXTERIOR PERSPECTIVE



1
G-100

ORIENTATION PLAN

SCALE: 1" = 100'-0"



Northside Gateway

PLANNED DEVELOPMENT

G-100

TITLE SHEET

Project Location		"Stage Craft Building" 3950 Spring Grove Avenue Cincinnati, Ohio 45223																															
Project Description		4 story existing building will consist of apartments on the top 4 floors (R-2 use) with commercial space (A-2 use) on the lower floor and basement. The building is constructed of solid masonry walls with steel columns and major beams and wood joist floor assemblies. The top 3 stories will be separated from the first floor. Elevator shafts are concrete construction. Building was designed using Ohio Existing building code, chapter 5, Prescriptive Compliance method, which was used to determine allowable building area and height, and requirements for stairs and egress.																															
Authority Having Jurisdiction		City of Cincinnati Department of Buildings and Inspections 805 Central Avenue, Suite 500 Cincinnati, OH 45202																															
Building Codes & Standards		2021 Ohio Existing Building Code 2021 Ohio Building Code 2021 Ohio Plumbing Code 2021 Ohio Mechanical Code 2017 Ohio Fire Code NFPA 13-10 Installation of Sprinkler System NFPA 70-11 National Electrical Code NFPA 72-10 National Fire Alarm Code ASME A17.1a 2011 Elevator Code ASHRAE 90.1-07 2009 IECC ICC/ANSI A 117.1-2009																															
Applicable Federal Regulations		2010 ADA Standards For Accessible Design																															
Type of Work		Renovation																															
Occupancy Classification		A-2: Assembly (Restaurants and Dining Facilities) R-2: Residential (nontransient) 310.3.2 Dwelling Units in Mixed Occupancy Building *The building will be a mixed-use occupancy utilizing a 1 hour rated horizontal assembly between the use groups based on using NFPA 13 Sprinkler system throughout per table 508.4																															
Zoning Requirements																																	
Zoning	PD	Planned Development																															
Site area	42,503sf/58 units	Density 732sf/unit in the planned development																															
		Setbacks 0-12ft permissible, minimum 0 ft existing. (Existing Building).																															
Signage		Comply with the CC-M District according to Section 1427-37 "Signs Standards for the C and UM Districts"																															
Dumpsters		Comply with City standard for dumpster pads, Chapter 1421-35																															
Parking		Parking required to located at side or rear of building. Screening to be provided.																															
Number of Spaces		<table border="1"> <thead> <tr> <th></th> <th>Required</th> <th>Provided:</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>0</td> <td>28</td> </tr> <tr> <td>Accessible</td> <td>0</td> <td>1</td> </tr> <tr> <td>Acc. Van</td> <td>0</td> <td>1</td> </tr> <tr> <td></td> <td></td> <td>30</td> </tr> </tbody> </table>			Required	Provided:	Standard	0	28	Accessible	0	1	Acc. Van	0	1			30															
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Building Heights and Areas	504	<table border="1"> <thead> <tr> <th colspan="2">Allowable</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>LV's 0B-04</td> </tr> <tr> <td>Construction Type</td> <td></td> <td>Type VA</td> </tr> <tr> <td>Sprinklered</td> <td>VA</td> <td>S (NFPA 13)</td> </tr> <tr> <td>Occupancy</td> <td>NFPA 13</td> <td>A-2/R-2</td> </tr> <tr> <td>Building Height</td> <td>A-2</td> <td>60 ft (NFPA 13)</td> </tr> <tr> <td>Building Stories</td> <td>60 ft</td> <td>54ft 4 inches</td> </tr> <tr> <td></td> <td>2</td> <td>4</td> </tr> <tr> <td>Building Area</td> <td>18,000sf (SM)</td> <td>21,000sf (SM)</td> </tr> <tr> <td></td> <td></td> <td>4,358 gsf per floor</td> </tr> </tbody> </table>		Allowable		Proposed			LV's 0B-04	Construction Type		Type VA	Sprinklered	VA	S (NFPA 13)	Occupancy	NFPA 13	A-2/R-2	Building Height	A-2	60 ft (NFPA 13)	Building Stories	60 ft	54ft 4 inches		2	4	Building Area	18,000sf (SM)	21,000sf (SM)			4,358 gsf per floor
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Mixed Occupancy Building	Table 508.4	The building will be separated with a horizontal assembly having a fire-resistance rating of 1 HR at Second Floor Level.																															

Fire Resistance Rating Requirements	Table 601		Type VA																		
		Primary structural frame	1 hrs																		
		Bearing walls																			
		Exterior	1 hrs																		
		Interior	1 hrs																		
		Nonbearing walls and partitions																			
		Exterior	1 hrs per OBC 705.5																		
		Interior	0 hrs																		
		Floor Construction	1 hrs																		
		Roof Construction	1 hrs																		
		Walls separating dwelling units	1 hr per OBC 708																		
		R-2 Corridor walls (load bearing)	1 hr per OBC 601																		
		R-2 Corridor walls (non-load)	0.5 hr per OBC 1020.1																		
		Floors separating dwelling units	1 hr per OBC 711																		
Fire Separation Distance	Table 602	Separation Distance	R, S2																		
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		5'-0" < X < 10'-0"	1 hr *1 hr from both sides																		
		10'-0" < X < 30'-0"	1 hr																		
		X > 30'-0"	0 hrs																		
Fire & Smoke Protection																					
Exterior Wall Openings: (Refer also to Sheet G005 + Civil Drawings for Fire Separation Distances)	Table 705.8	<table border="1"> <thead> <tr> <th>Fire Separation Distance (feet)</th> <th>Degree of Opening Protection</th> <th>Allowable Area</th> </tr> </thead> <tbody> <tr> <td>3 to less than 5</td> <td>Unprotected, Sprinklered</td> <td>15%</td> </tr> <tr> <td>5 to less than 10</td> <td>Unprotected, Sprinklered</td> <td>25%</td> </tr> <tr> <td>10 to less than 15</td> <td>Unprotected, Sprinklered</td> <td>45%</td> </tr> <tr> <td>15 to less than 20</td> <td>Unprotected, Sprinklered</td> <td>75%</td> </tr> <tr> <td>20 to less than 25</td> <td>Unprotected, Sprinklered</td> <td>No Limit</td> </tr> </tbody> </table>	Fire Separation Distance (feet)	Degree of Opening Protection	Allowable Area	3 to less than 5	Unprotected, Sprinklered	15%	5 to less than 10	Unprotected, Sprinklered	25%	10 to less than 15	Unprotected, Sprinklered	45%	15 to less than 20	Unprotected, Sprinklered	75%	20 to less than 25	Unprotected, Sprinklered	No Limit	
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Shaft Enclosure	707.3.1; 713.4	2 Hour Fire Barrier required																			
Stair Enclosure	707.3.2; 1023.2	2 Hour Fire Barrier required																			
Exterior Walls	707.4	Fire rating of exterior walls that are part of a shaft or stair enclosure shall comply with OBC 705																			
Opening Protection	716.5	Doors in fire barriers having required rating of 1 hr to have 1 hr rating Doors in fire barriers having required rating of 2 hr to have 1-1/2 hr rating Doors in fire partitions (corridors) having required rating of .5 hr to have minimum 20 min rating																			



Northside Gateway
PLANNED DEVELOPMENT

Minimum Interior Wall & Ceiling Finishes, Class A,B or C	Table 803.11		Occ.	Interior exit stairways, ramps, exit passageways	Corridors and enclosure for exit access stairways	Rooms and enclosed spaces
			S-2	C	C	C
			R-2	C	C	C
Fire Protection Systems						
Automatic sprinkler system	903		An automatic sprinkler system will be provided (NFPA 13 throughout)			
Sprinkler system supervision and alarms	903.4		All sprinkler system valves to be electronically supervised			
Standpipe Systems	905.3.1		TBD			
Portable Fire Extinguishers	906		GENERAL: RESIDENTIAL FLOORS: Provide (1) portable fire extinguisher in each residential unit rating 1-A:10-B:C Ordinary hazard extinguishers in all mechanical, janitor and storage spaces			
Fire Alarm	907.2.9		TBD			
Fire Department Connection	912		TBD			
Fire Pump	913		TBD			
Means of Egress						
Means of Egress Stairway Capacity	1005.3.1		0.3 inches per occupant = (44" min per 1011.2)			
Means of Egress Other Component	1005.3.2		0.2 inches per occupant			
Max Common Path of Travel for Single Exit	1006.2.1		Occupancies S = 100ft, Occupancy R = 125ft. With sprinkler			
Exit and Exit Access Door Locations	1007.1.1		Exception 2: 1/3 max overall diagonal when sprinkler system installed			
Accessible Exit Access Stairways	1009.3		In buildings equipped throughout with an automatic sprinkler system, stairways do not need to be 48" clear between handrails (exception #2) and do not need an area of refuge (exception #5). See also existing building code compliance method.			
Panic Hardware	1010.1.10		Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or more.			
Stairway to Roof	1011.12		Roof hatch and permanent ladder will be provided for access			
Window Openings Fall Protection	1015.8		Windows in Group R-2 with the top of sill less than 36" AFF and more than 72" above grade shall be provided with protection: -operable windows where the opening will not allow a 4" sphere to pass through at largest open position OR -operable windows provided with window fall protection devices complying with ASTM F 2090			
Travel Distance	Table 1017.2		Occupancy	Exit Access Travel Distance (sprinklered)		
			R	250 ft		
			S2	400 ft		
Minimum Corridor Width	Table 1020.2		44" minimum corridor width required for occupancies greater than 50. 36" within a dwelling unit. Note: OHFA universal design guidelines require 42" corridors within units.			
Dead End Corridors	1020.4		Occupancy	Max Dead End Corridor		
			R & S	50 ft (sprinklered)		
Accessibility						
Accessible Route (Dwelling Units)	1107.4		At least one accessible route shall connect ... to the primary entrance of each Type A and Type B unit...			
Apartment Houses (R-2)	1107.6.2.2		Type A and Type B units shall be provided per ANSI A117.1...			
Type A units	1107.6.2.2.1		... at least 2 percent of units shall be Type A... dispersed among the various classes of units			
Type B units	1107.6.2.2.2		... every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit			
Specific Type A units			Refer to overall plans and unit square footage matrix. Additional Type A units are provided per OHFA QAP requirements.			
Elevators						
Hoistway Enclosures	3002.1		Elevator and other hoistway enclosures shall be shaft enclosures			
Elevator to accommodate stretcher	3002.4		Where elevators serve 4 or more stories, one shall accommodate a stretcher 24" x 84"			
Elevator Lobbies and Hoistway Opening Protection	3006		Elevator lobbies are not required			



Northside Gateway

PLANNED DEVELOPMENT

Project Location		"Stage Craft Building"3950 Spring Grove Avenue Cincinnati, Ohio 45223											
Project Description		4 story building consisting of residential (R-2 use) with accessory assembly spaces for use by residents (A-2 use) on the lower floor and level 4, and limited storage and mechanical uses to support building operations. The building is constructed of wood studs with engineered wood truss floor assemblies. Elevator shafts are concrete or concrete block construction.											
Authority Having Jurisdiction		City of Cincinnati Department of Buildings and Inspections 805 Central Avenue, Suite 500 Cincinnati, OH 45202											
Building Codes & Standards		2021 Ohio Building Code 2021 Ohio Building Code 2021 Ohio Plumbing Code 2021 Ohio Mechanical Code 2017 Ohio Fire Code NFPA 13-10 Installation of Sprinkler System NFPA 70-11 National Electrical Code NFPA 72-10 National Fire Alarm Code ASME A17.1a 2011 Elevator Code ASHRAE 90.1-07 2009 IECC ICC/ANSI A 117.1-2009											
Applicable Federal Regulations		2010 ADA Standards For Accessible Design											
Type of Work		New Construction											
Occupancy Classification		303.4 310.3 A-3: Assembly (may qualify for B occupancy if under 50 occupants, 750sf) R-2: Residential (nontransient)											
Zoning Requirements													
Zoning		Planned Development											
Site area 42,503 sf		Density 732sf/unit in the development											
Signage		Setbacks 0-12ft required, 0 ft min. Comply with the CC-M District according to Section 1427-37 "Signs Standards for the C and UM Districts"											
Dumpsters		Comply with City standard for dumpster pads, Chapter 1421-35											
Parking		Parking required to located at side or rear of building. Screening to be provided.											
Number of Spaces		<table border="1"> <thead> <tr> <th>Required</th> <th>Provided:</th> </tr> </thead> <tbody> <tr> <td>Standard</td> <td>0 28</td> </tr> <tr> <td>Accessible</td> <td>0 1</td> </tr> <tr> <td>Acc. Van</td> <td>0 1</td> </tr> <tr> <td></td> <td>30</td> </tr> </tbody> </table>		Required	Provided:	Standard	0 28	Accessible	0 1	Acc. Van	0 1		30
Required	Provided:												
Standard	0 28												
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	30												
Building Heights and Areas		504											
Construction Type		Allowable											
Sprinklered		VA											
Occupancy		NFPA13R											
Building Height		R-2											
Building Stories		60 ft (S13R) 50'											
Building Area		4 4 with S13R											
		12,000 sf+6000 = 18,000 PLUS FRONTAGE											
		LV01: 11,050 gsf LV02: 11,168 gsf LV03: 11,168 gsf LV04: 10,899 gsf											

Frontage increases		Per chart 506.3.3	
Perimeter		50-75 %	
Open Space		30 feet	
		18,000 gsf allowable per floor	
Fire Resistance Rating Requirements		Table 601	
		Type V-A	
Primary structural frame		1 hrs	
Bearing walls			
Exterior		1 hrs	
Interior		1 hrs	
Nonbearing walls and partitions			
Exterior		(Not less than rating req'd in Table 705.5)	
Interior		0 hrs	
Floor Construction		1 hrs	
Roof Construction		1 hrs	
Walls separating dwelling units		1 hr per OBC 708	
R-2 Corridor walls (load bearing)		1 hr per OBC 601	
R-2 Corridor walls (non-load)		0.5 hr per OBC 1020.1	
Floors separating dwelling units		1 hr per OBC 711	
Fire Separation Distance		Table 602	
		Separation Distance	
		R, S2	
		X < 5'-0"	
		1 hr 1 hr *1 hr from both sides	
		5'-0" < X < 10'-0"	
		1 hr 1 hr *1 hr from both sides	
		10'-0" < X < 30'-0"	
		1 hr 1 hr	
		X > 30'-0"	
		0 hrs 0 hrs	
Fire & Smoke Protection			
Exterior Wall Openings: (Refer also to Sheet G005 + Civil Drawings for Fire Separation Distances)		Table 705.8	
Shaft Enclosure		707.3.1; 713.4	
Stair Enclosure		707.3.2; 1023.2	
Exterior Walls		707.4	
Opening Protection		716.1(2)	
		Fire Separation Distance (feet)	
		Degree of Opening Protection	
		Allowable Area	
		0-3	
		0%	
		3 to less than 5	
		Unprotected, Sprinklered	
		15%	
		5 to less than 10	
		Unprotected, Sprinklered	
		25%	
		10 to less than 15	
		Unprotected, Sprinklered	
		45%	
		15 to less than 20	
		Unprotected, Sprinklered	
		75%	
		20 to less than 25	
		Unprotected, Sprinklered	
		No Limit	
		Per OBC 713.4, 2 Hour Fire Barrier required	
		Per OBC 1023.2: 2 Hour Fire Barrier required	
		Fire rating of exterior walls that are part of a shaft or stair enclosure shall comply with OBC 705	
		Doors in fire barriers having required rating of 1 hr to have 1 hr rating	
		Doors in fire barriers having required rating of 2 hr to have 1-1/2 hr rating	
		Doors in fire partitions (corridors) having required rating of 1 hr to have minimum 20 min rating	

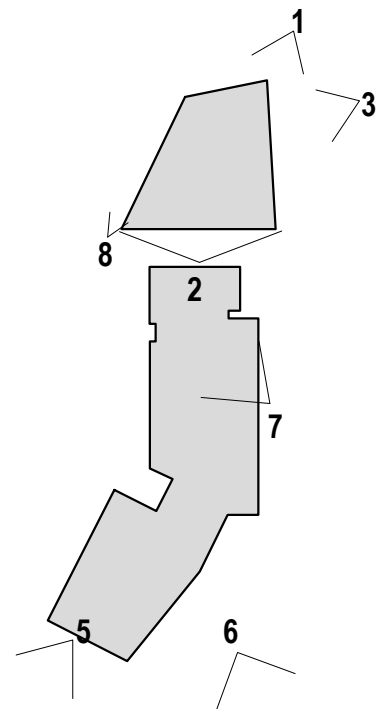


Minimum Interior Wall & Ceiling Finishes, Class A,B or C	Table 803.11		Occ.	Interior exit stairways, ramps, exit passageways	Corridors and enclosure for exit access stairways	Rooms and enclosed spaces						
			S-2	C	C	C						
			R-2	C	C	C						
Fire Protection Systems												
Automatic sprinkler system	903		An automatic sprinkler system will be provided (NFPA 13R throughout)									
Sprinkler system supervision and alarms	903.4		All sprinkler system valves to be electronically supervised									
Standpipe Systems	905.3.1		Class I standpipe system is required per exception 1									
Portable Fire Extinguishers	906		GENERAL: - RESIDENTIAL FLOORS: Provide (1) portable fire extinguisher in each residential unit rating 1-A:10-B:C - NON RESIDENTIAL FLOORS: 75 foot maximum travel distance AND One extinguisher per 1,500sf Ordinary hazard extinguishers in all mechanical, janitor and storage spaces Light hazard extinguishers to be located in all other locations									
Fire Alarm	907.2.9		Smoke Detectors + Manual Pull Stations required for R-2									
Fire Department Connection	912		TBD									
Fire Pump	913		TBD									
Means of Egress												
Means of Egress Stairway Capacity	1005.3.1		0.3 inches per occupant = (44" min per 1011.2)									
Means of Egress Other Component	1005.3.2		0.2 inches per occupant									
Max Common Path of Travel	1006.2.1		Occupancies S = 100ft, Occupancy R = 125ft. With sprinkler.									
Exit and Exit Access Door Locations	1007.1.1		Exception 2: 1/3 max overall diagonal when sprinkler system installed.									
Accessible Exit Access Stairways	1009.3		In buildings equipped throughout with an automatic sprinkler system, stairways do not need to be 48" clear between handrails (exception #2) and do not need an area of refuge (exception #5).									
Panic Hardware			Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or more.									
Stairway to Roof	1011.12		Roof hatch and permanent ladder provided for access									
Window Openings Fall Protection	1015.8		Windows in Group R-2 with the top of sill less than 36" AFF and more than 72" above grade shall be provided with protection: -operable windows where the opening will not allow a 4" sphere to pass through at largest open position OR -operable windows provided with window fall protection devices complying with ASTM F 2090									
Travel Distance	Table 1017.2		<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Exit Access Travel Distance (sprinklered)</th> </tr> </thead> <tbody> <tr> <td>R</td> <td>250 ft</td> </tr> <tr> <td>S2</td> <td>400 ft</td> </tr> </tbody> </table>				Occupancy	Exit Access Travel Distance (sprinklered)	R	250 ft	S2	400 ft
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Accessibility												
Accessible Route (Dwelling Units)	1107.4		At least one accessible route shall connect ... to the primary entrance of each Type A and Type B unit...									
Apartment Houses (R-2)	1107.6.2.2		Type A and Type B units shall be provided per ANSI A117.1...									
Type A units	1107.6.2.2.1		...at least 2 percent of units shall be Type A...dispersed among the various classes of units									
Type B units	1107.6.2.2.2		...every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit									
Specific Type A units			Refer to overall plans and unit square footage matrix . Project includes Type A and Sensory units per OHFA									
Elevators												
Hoistway Enclosures	3002.1		Elevator and other hoistway enclosures shall be shaft enclosures									
Elevator to accommodate stretcher	3002.4		Where elevators serve 4 or more stories, one shall accommodate a stretcher 24" x 84"									
Elevator Lobbies and Hoistway Opening Protection	3006		Elevator lobbies are not required									
Two-way communication	1009.8		A two-way communication system shall be provided at the landing serving each elevator on each accessible floor that is one or more storeis above or below the level of exit discharge.									



Northside Gateway

PLANNED DEVELOPMENT



1 VIEW FROM BUSINESS DISTRICT



2 VIEW OF EXISTING BUILDING SOUTH ELEVATION



3 VIEW OF EXISTING FIRE ESCAPE



4 VIEW OF LUDLOW VIADUCT FROM WILLAM DOOLEY BYPASS



5 VIEW ON EXISTING SITE LOOKING SOUTHEAST



6 VIEW ON EXISTING SITE LOOKING SOUTHWEST



7 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT



8 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT

SITE



Northside Gateway

PLANNED DEVELOPMENT

G-107

SITE ANALYSIS

TRANSIT & TRAFFIC



THE SITE CENTERS RESIDENTS AT AN AREA WITH MULTIPLE TRANSIT OPTIONS. THE NEIGHBORHOOD IS ACTIVELY WORKING TO ADDRESS ISSUES OF PEDESTRIAN SAFETY. THE SITE DESIGN ENCOURAGES RESIDENTS TRAVELING BY VEHICLE TO ENTER FROM DOOLEY BYPASS, AND REINFORCES OLD LUDLOW AS A QUIETER PEDESTRIAN ORIENTED STREET.

THE DESIGN MOVES THE COMMERCIAL ENTRY OF THE STAGECRAFT BUILDING SLIGHTLY IN A NEW HISTORICALLY COMPATIBLE STOREFRONT WHICH GIVES MUCH NEEDED BUFFER SPACE TO POTENTIAL PATRONS.

- HEAVY TRAFFIC 40+ MPH
- MEDIUM TRAFFIC 30+ MPH
- LIGHT TRAFFIC 20+ MPH
-  EXISTING PEDESTRIAN CROSSING
-  CAR
-  BIKE LANE
-  NORTHSIDE TRANSIT HUB

NOTE: LANDSCAPE PLAN ONLY. SEE CIVIL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS RELATED TO BUILDING FOOTPRINT, SETBACKS, PARKING, PAVING, UTILITIES AND GRADING.

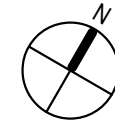
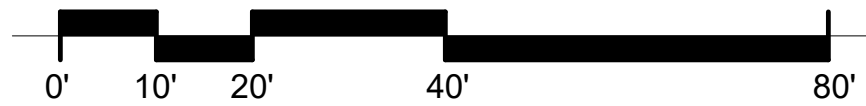
LANDSCAPE LEGEND

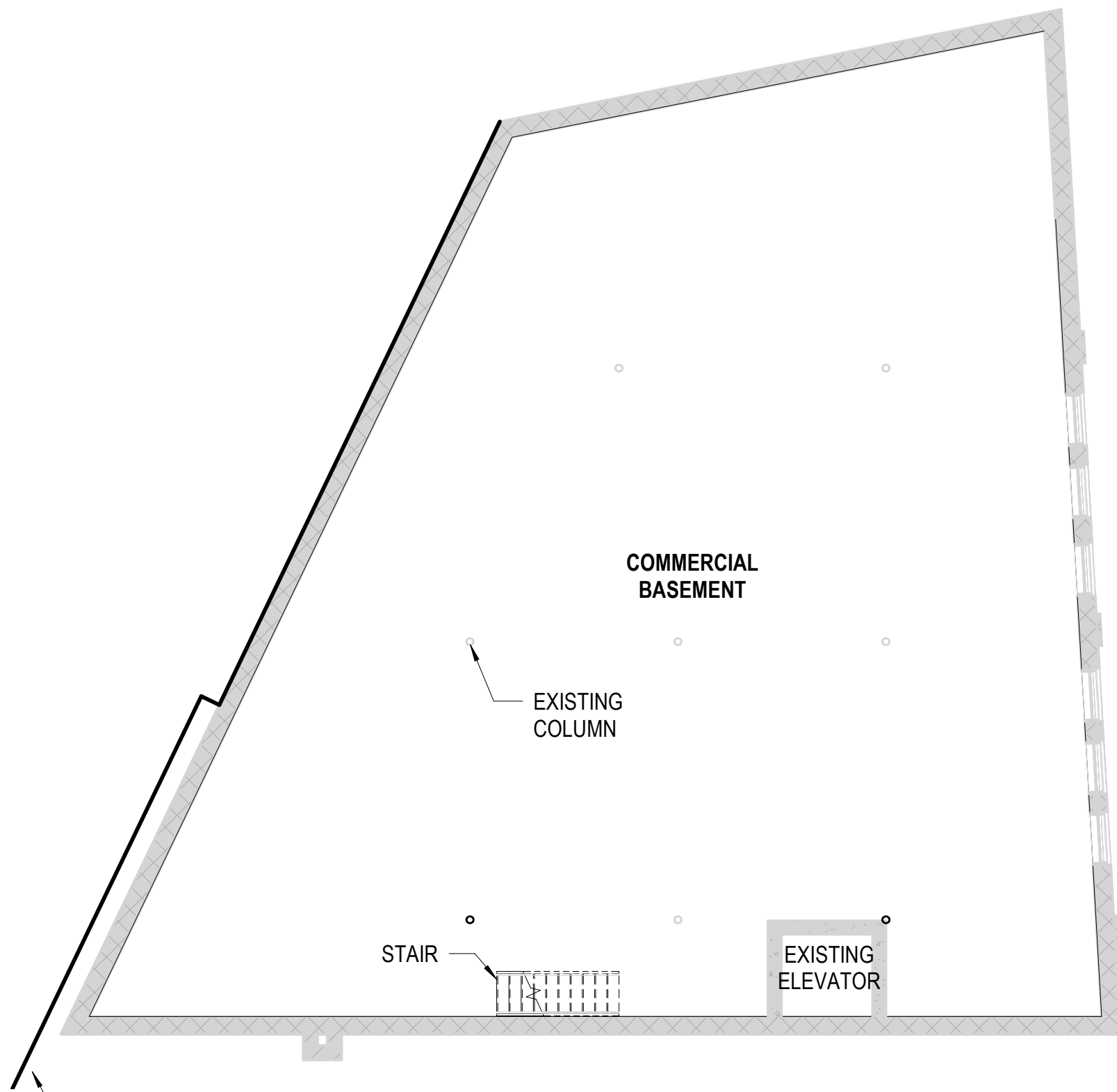
- 1 STAGECRAFT BUILDING
- 2 NEW BUILDING
- 3 NATIVE TREES, TYPICAL
- 4 NATIVE PLANTING AREA
- 5 NATIVE PLANTING AREA WET TOLERANT



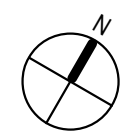
Northside Gateway
PLANNED DEVELOPMENT

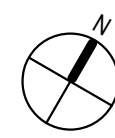
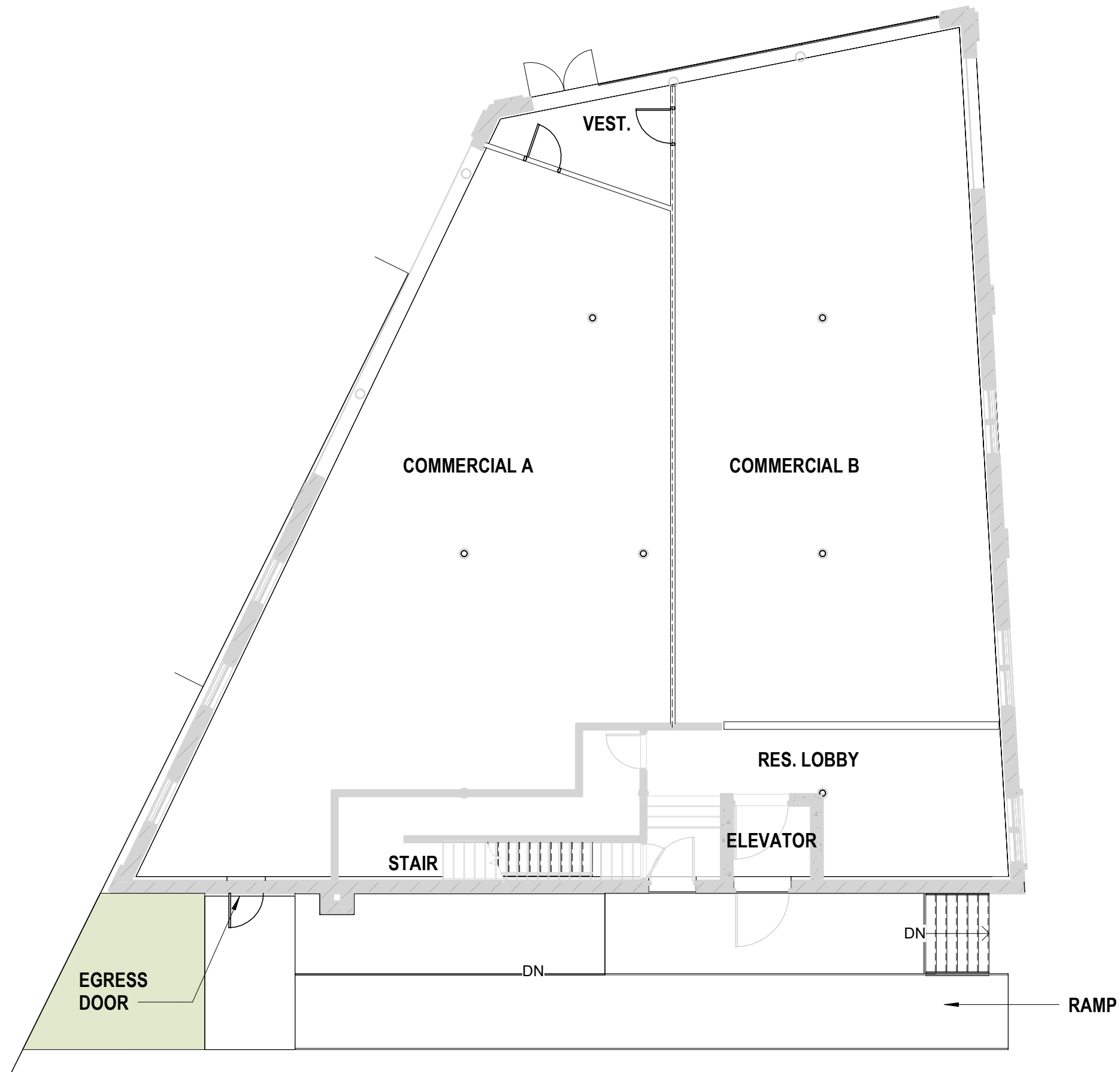
SCALE: 1" = 40'-0"



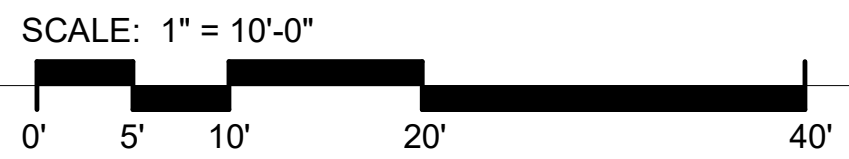


LINE OF ADJACENT BRIDGE 18" AT MINIMUM MEASUREMENT

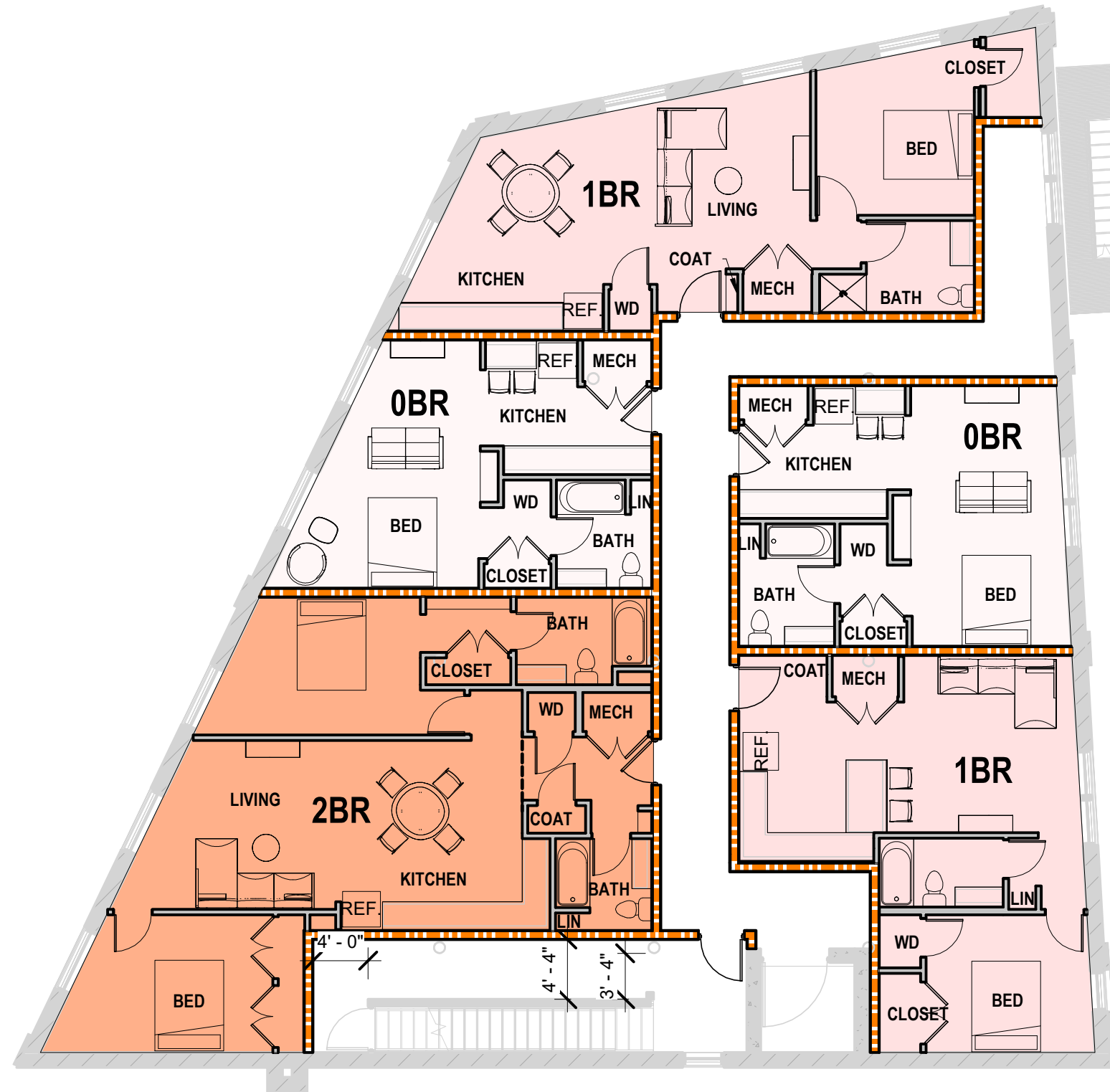




Northside Gateway
PLANNED DEVELOPMENT



A1-103	LEVEL 1 STAGECRAFT
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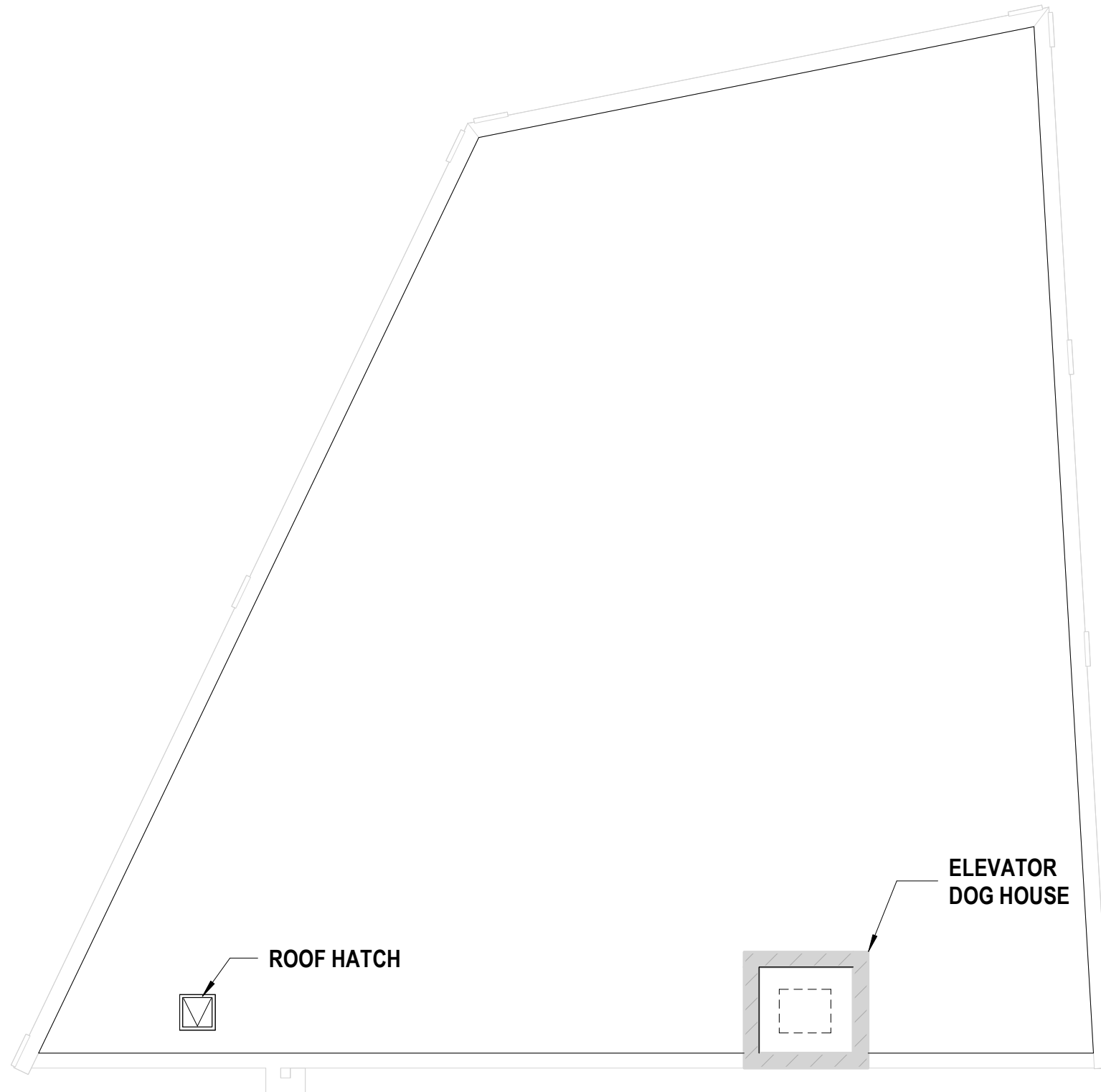
UNIT TYPE MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS

0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

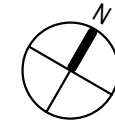
ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)





ROOF HATCH

ELEVATOR DOG HOUSE

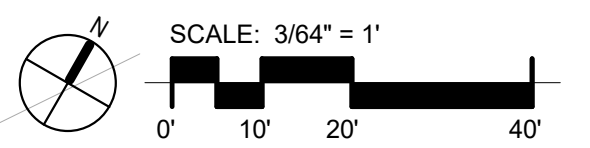




UNIT TYPE	MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS
0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

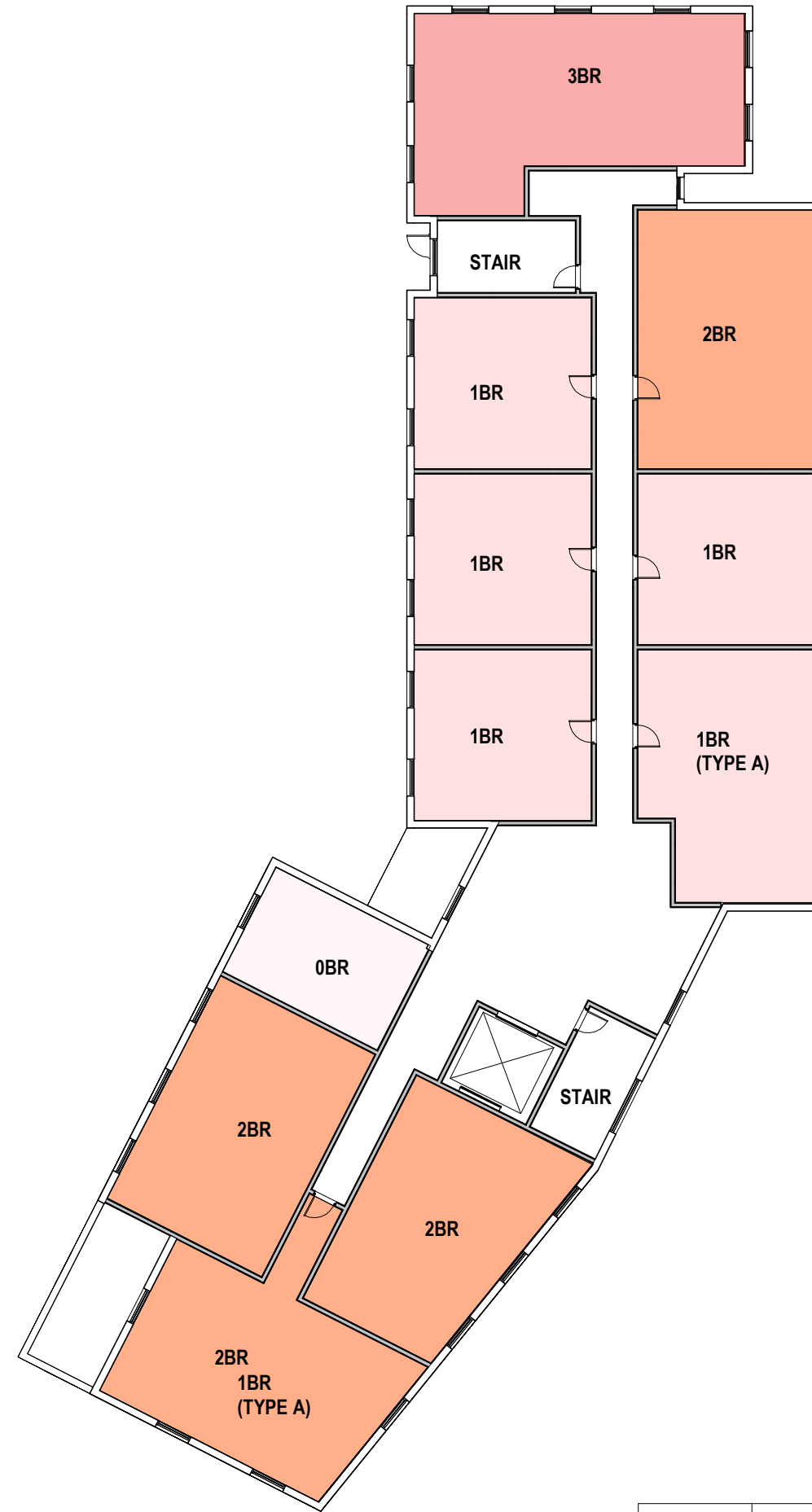
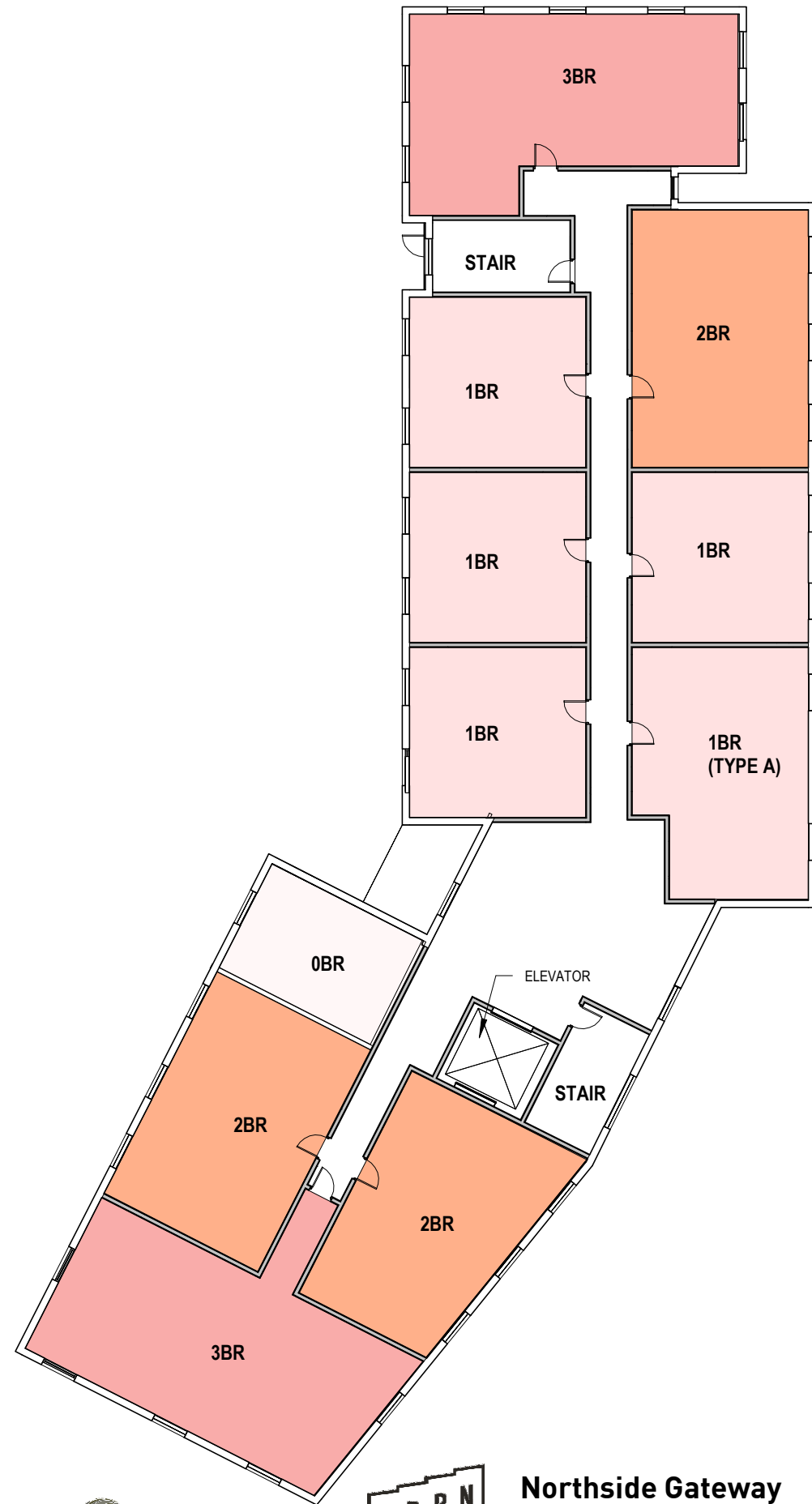
ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)



GBBN
Northside Gateway
 PLANNED DEVELOPMENT

A2-101 LEVEL 1 NEW BUILDING



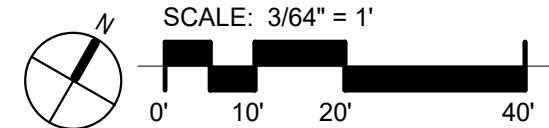


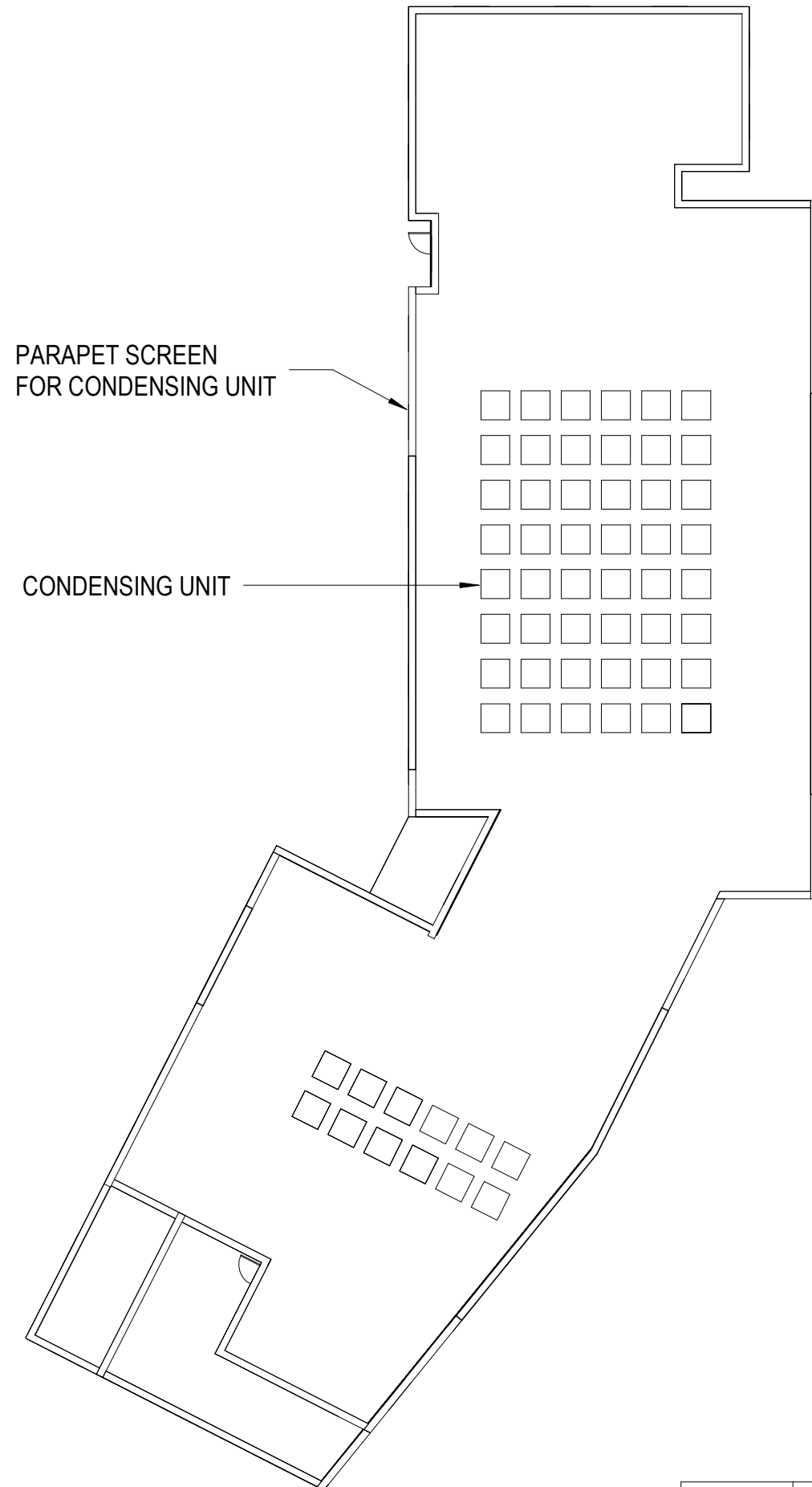
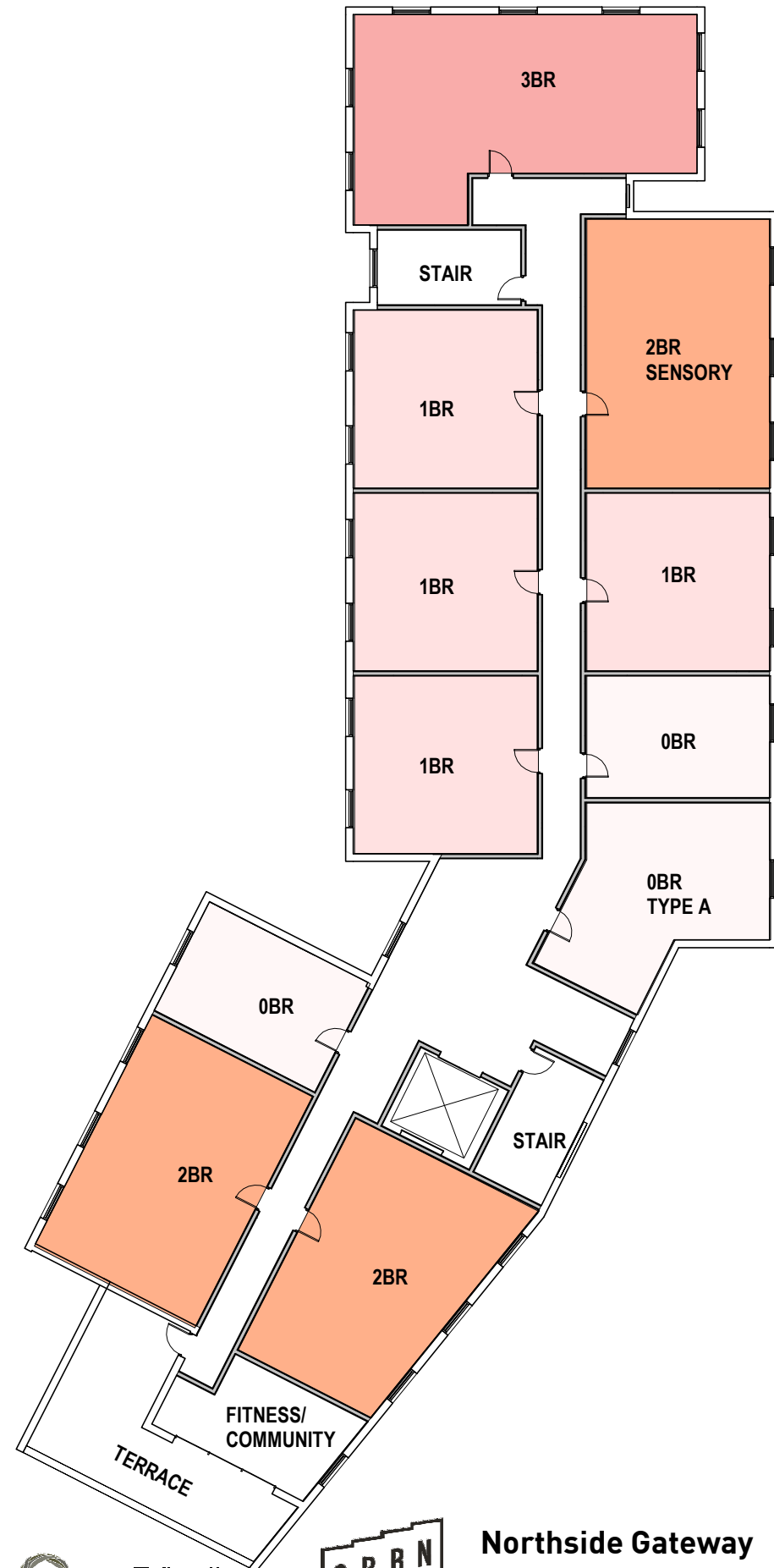
UNIT TYPE MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS

0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)





UNIT TYPE	MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS
0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)



GBBN Northside Gateway
 PLANNED DEVELOPMENT



EXTERIOR PERSPECTIVE - VIEW FROM WILLIAM DOOLEY BYPASS



Northside Gateway

PLANNED DEVELOPMENT

A-901

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE - VIEW FROM LUDLOW VIADUCT



Northside Gateway

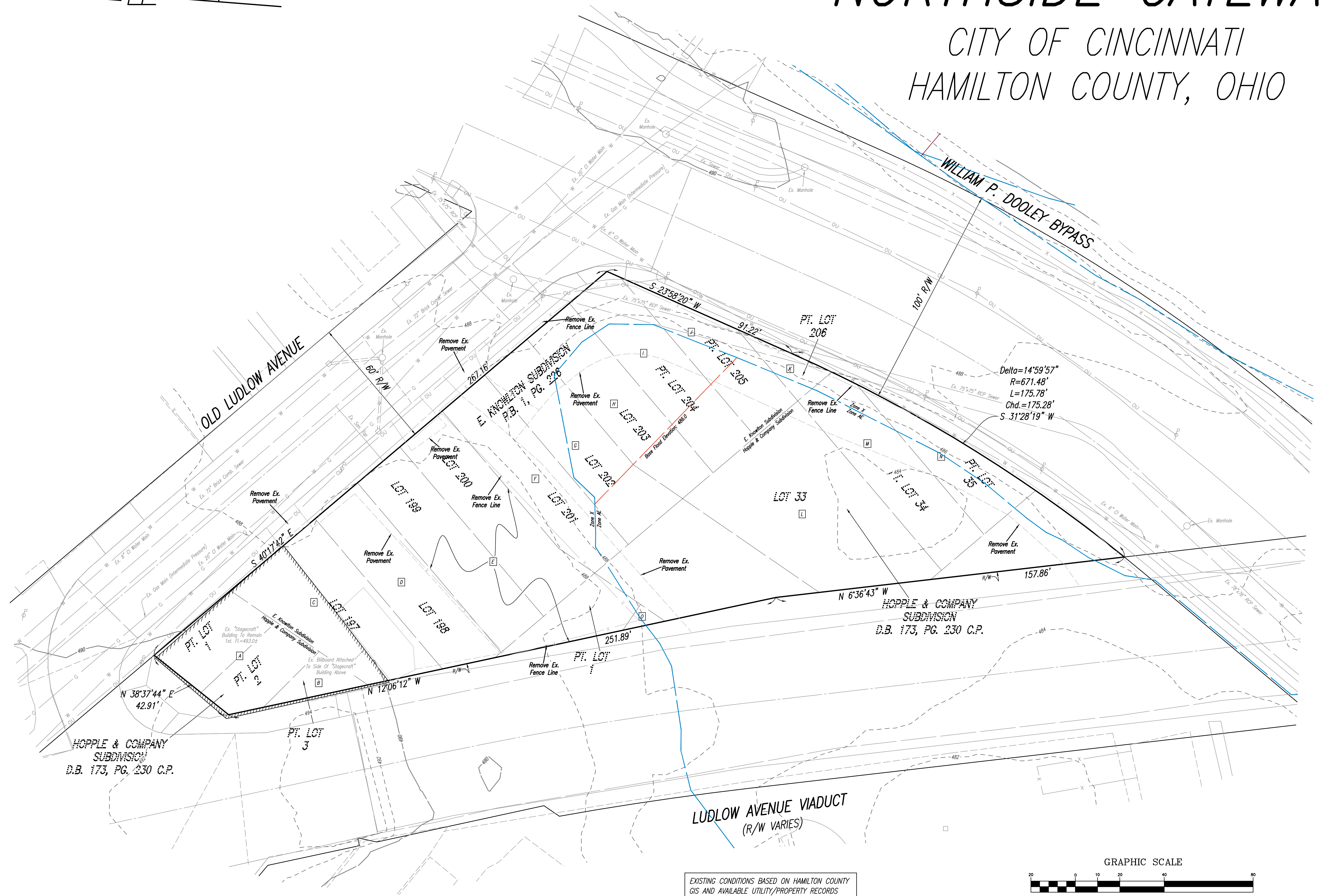
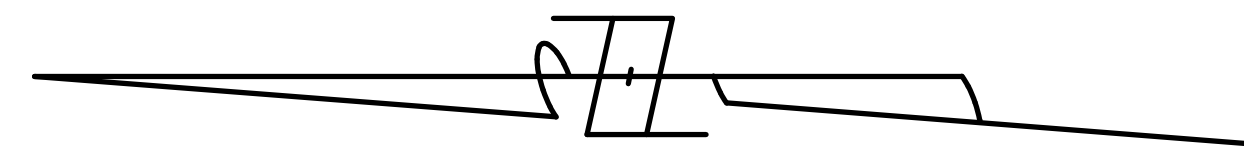
PLANNED DEVELOPMENT

A-902

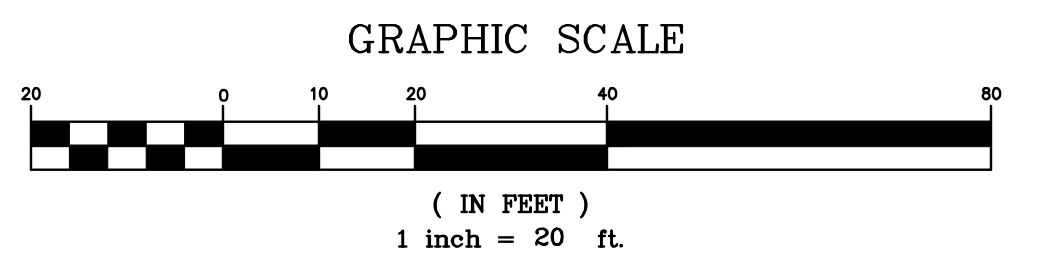
EXTERIOR PERSPECTIVE

NORTHSIDE GATEWAY

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



EXISTING CONDITIONS BASED ON HAMILTON COUNTY GIS AND AVAILABLE UTILITY/PROPERTY RECORDS



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

Date: 11-15-23
Drawn By: R.B.
Checked By: C.A.
Scale: 1" = 20'

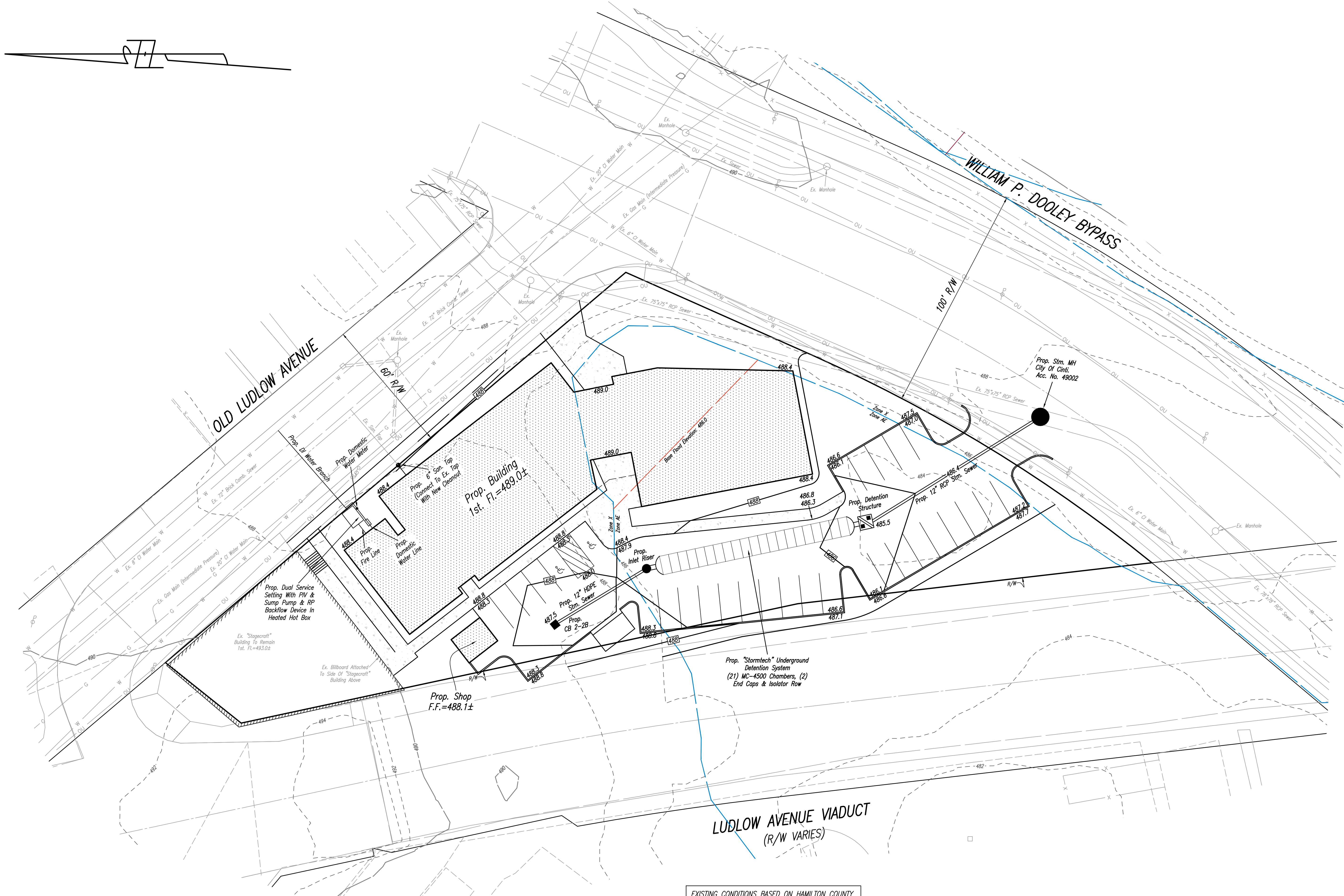
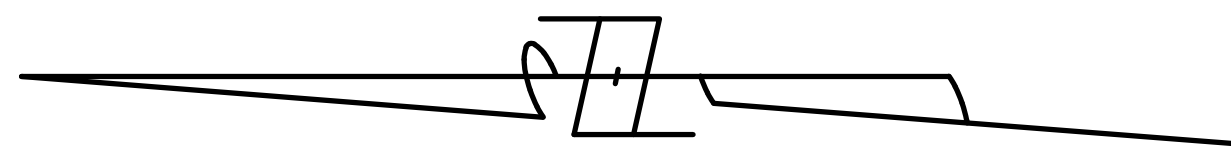
REVISED

DWG: PRM/RB-PRM

EXISTING CONDITIONS & DEMO PLAN
Project Title: NORTHSIDE GATEWAY SECTION-27, TOWN-3, F.RANGE-2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

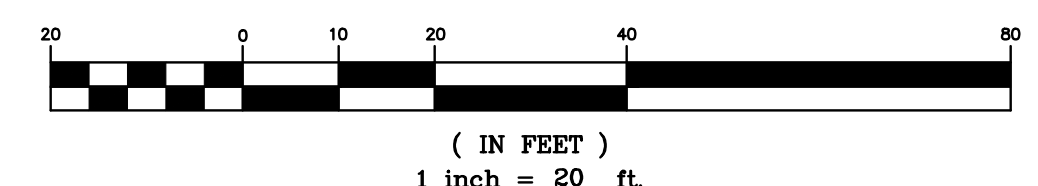
Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abercrombie-associates.com

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EXISTING CONDITIONS BASED ON HAMILTON COUNTY GIS AND AVAILABLE UTILITY/PROPERTY RECORDS

GRAPHIC SCALE



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1-800-362-2764



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

Date 11-15-23
Drawn By R.B.
Checked By C.A.
Scale 1" = 20'

REVISIONS

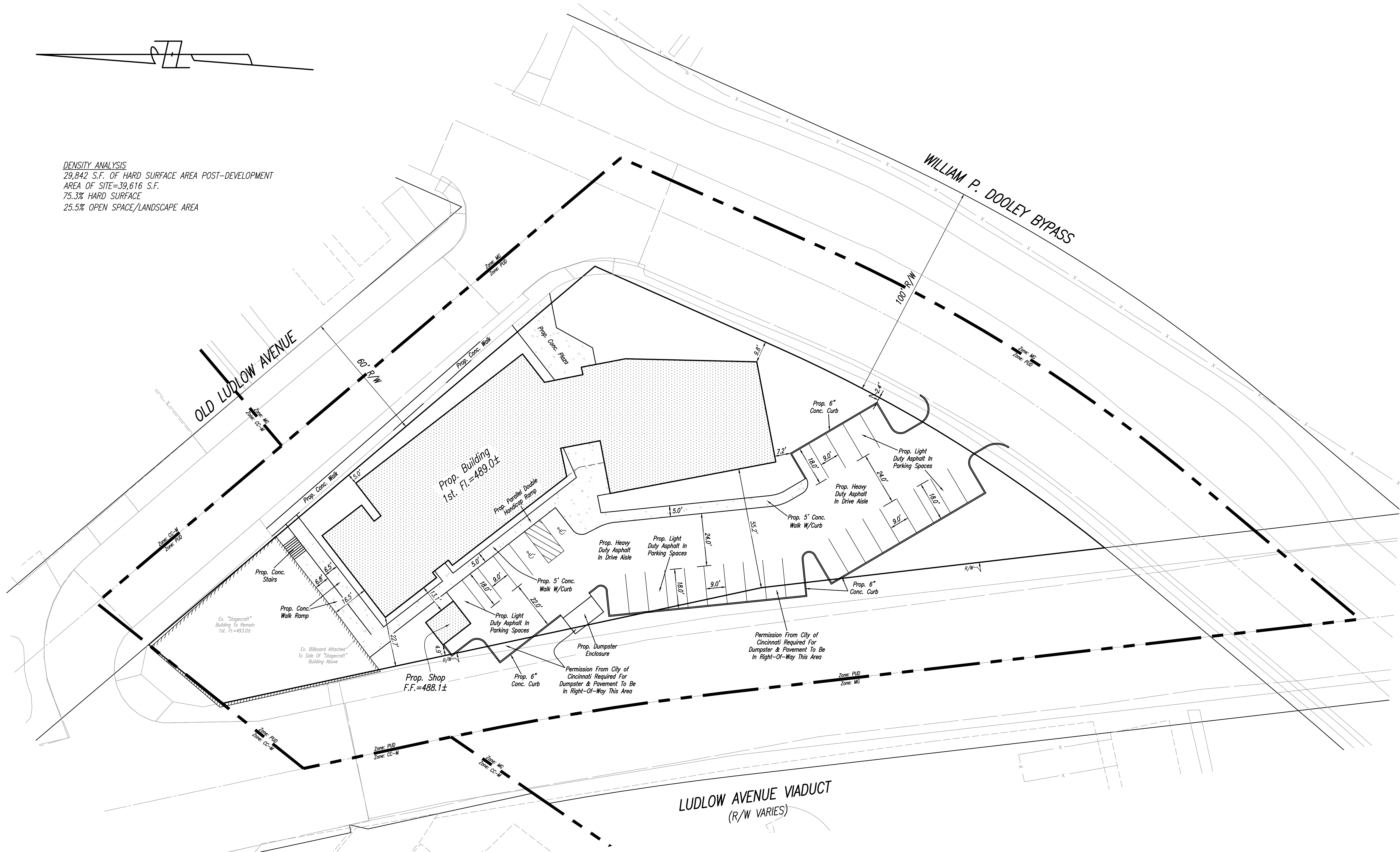
NO.	DESCRIPTION

UTILITY & GRADING PLAN
NORTHSIDE GATEWAY
SECTION-27, TOWN-3, F-RANGE-2
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abcrcrombie-associates.com

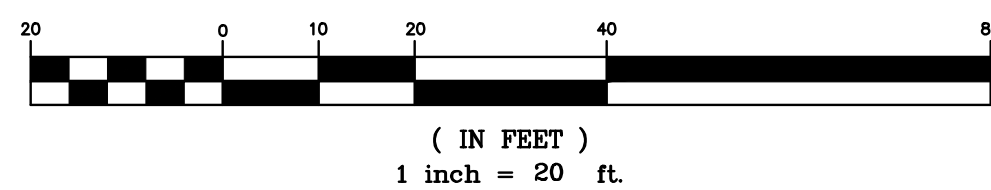
Job No. 23-0272 2 3

DENSITY ANALYSIS
 29,842 S.F. OF HARD SURFACE AREA POST-DEVELOPMENT
 AREA OF SITE=39,616 S.F.
 75.3% HARD SURFACE
 25.5% OPEN SPACE/LANDSCAPE AREA



EXISTING CONDITIONS BASED ON HAMILTON COUNTY GIS AND AVAILABLE UTILITY/PROPERTY RECORDS

GRAPHIC SCALE



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PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

Date 11-15-23
 Drawn By R.B.
 Checked By C.A.
 Scale 1"=20'

SITE LAYOUT PLAN
 NORTHSIDE GATEWAY
 SECTION-21, TOWN-3, F-RANGE-2
 CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 8111 Cheviot Road, Suite 200
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