

ADDENDUM NO. 1

DATE: APRIL 7, 2025

PROJECT: HOTH Administration Building and Maintenance Garage

OWNER: BLOC Ministries

PLATTE A + D PROJECT NO.: 25013

OHIO MHAS PROJECT NO.: MH-1387

DISTRIBUTION: Owner
Ohio MHAS Representative
Eastern Engineering Plan Room (EEPR)
Contractors expressing interest - distribution by EEPR

PRE-BID MEETING

A pre-bid meeting was held virtually via TEAMS Monday, April 1. Jim Knappenberger of Platte Architecture + Design gave an overview of the project. Questions were not fielded.

RESPONSE TO QUESTIONS

Response to questions received to date:

- The Owner is classified as an Ohio 501(3)c non-profit and is not subject to sales taxes.
- Prevailing wage is not required.
- The site will be opened again for contractors to visit Monday, April 14.
- For the extent of base bid asphalt paving refer to marked up drawing C-3, Extent of Asphalt Paving, dated 04/07/2025 and added to the bid documents on file by this addendum.
- For the extent of base bid interior partition acoustical insulation refer to marked up drawing A1.02, Extent of Partition Insulation, dated 04/07/2025 and added to the bid documents on file by this addendum.
- All required utilities - electric, sanitary and storm sewers – exist in site. Natural gas is not required.
- Administration Building HVAC is to be electric split system. The garage is not conditioned.

SUMMARY OF REVISIONS

- An additional building, Maintenance Garage, has been added to the scope of work. It appears at the bottom center of the civil site plans and is noted as potential future building. Refer to the revised Invitation to Bid and added drawings on file.
- The bid due date has been extended one week. Refer to the revised Invitation to Bid.
- The project cost estimate has been increased. Refer to the revised Invitation to Bid.

- Two Alternates have been added. Refer to the revised Invitation to Bid.
- Marked up Drawings C-3 and A1.02 have been added.
- Addendum documents are on file at the Eastern Engineering Plan Room.

END OF ADDENDUM NO. 1

Associated Documents:

- Maintenance Garage Drawings, 4/3/2025.
- Drawing C-3 Paving Markup, 4/7/2025.
- Drawing A1.02 Interior Partition Insulation Markup. 4/7/2025.
- Invitation and Instructions to Bid, Revised 4/7/2025.

PLATTE

ARCHITECTURE + DESIGN

1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202

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T: 513.871.1850
F: 513.871.1829

INVITATION AND INSTRUCTIONS TO BID

Horses on the Hill

Administration Building **and Maintenance Garage**

1655 Ross Avenue
Cincinnati, Ohio

OWNER

BLOC Ministries

911 W 8th Street
Cincinnati, Ohio 45203

Director of Business Operations: Bill Luxon

ARCHITECT

Platte Architecture + Design

1810 Campbell Alley
Floor 4
Cincinnati, OH 45202
513.871.1850

Contact: Jim Knappenberger
jim@plattedesign.com

FUNDING AGENCY

Ohio Department of Mental Health and Addiction Services

Project Manager: Christopher Mazzola
Project No.: MH-1387

March 24, 2025. **Revised April 7, 2025.**

INVITATION TO BID

As published in the Cincinnati Enquirer, March 24, 31, & April 7, 2025.

Revised herein April 3, 2025. Not republished.

PROJECT: Bloc Ministries Horses on the Hill (HOTH) Administration Building and Maintenance Garage. 1655 Ross Ave. Cincinnati, OH. Ohio MHA Project No.: MH-1387.

ARCHITECT: Platte Architecture + Design. 1810 Campbell St. Cincinnati, OH. Contact: Jim Knappenberger jim@plattedesign.com 513-871-1850 x1020.

DESCRIPTION: **Administration Building:** One story wood frame slab-on-grade building containing offices, multi-purpose, restrooms, and kitchenette. Approximately 2,200 GSF. **Maintenance Garage:** One story wood frame slab-on-grade building 2 stall garage. Approximately 864 GSF. Anticipated construction cost (combined): \$600,000.

DELIVERY: General Contractor with portions of the work performed design-build through the GC.

PERMIT: **Administration Building:** City of Cincinnati General Building Permit #2022P01273. **Maintenance Garage:** Permit process underway. Architect will acquire and Owner pay for general building permit. Contractor to obtain additional required permits and approvals for both buildings.

DOCUMENTS: Drawings and bid documents are on file at Eastern Engineering Plan Room. www.distribution.easternengineering.com . Contact: Jamie Vaughn 513-793-1030 jamie.vaughn@easternengineering.com . Viewing is free. Fees apply for copies.

SITE: The site will be open to visit March 31, 10:00 – 12:00.

PRE-BID MEETING: Virtually via TEAMS. March 31, 2025, 2:00. Contact the architect for invitation.

BIDS: Sealed bids received at Platte A+D by 12:00 April 24, 2025. Bid opening 2:00 virtually via TEAMS. Contact the architect for invitation.

HORSES ON THE HILL

BLOC Ministries Horses on the Hill is a faith based equine therapy program for inner city youth in Cincinnati's East Price Hill neighborhood. The Administration Building will be built on their campus which currently has a horse barn, pastures, gardens, and greenhouses.

<http://www.onebloc.org/horses-on-the-hill>

SCHEDULE

Monday, March 24	Drawings and bid documents available 12:00 pm.
Monday, March 24, 31, & April 7	Public Advertisement Dates – Cincinnati Enquirer.
Monday, March 31	Site available to visit 10:00 am – 12:00 pm. Pre-bid Meeting virtually via TEAMS 2:00 pm.
Monday, April 14	Site available to visit 9:00 am – 12:00 pm.

Tuesday, April 15	Questions and substitution requests must be submitted to the Architect by 5:00 pm.
Thursday, April 17	Final Architect responses/addenda issued to bidders.
Thursday, April 24	Contractor bids due, no later than 12:00 pm.
	Bid opening virtually via TEAMS 2:00 pm.
Monday, May 26	Anticipated construction start date.

BIDDING DOCUMENTS

Bidding documents include:

- This document.
- **Administration Building** Permit Drawings. City of Cincinnati Permit No. 2022P01273, 03/21/2022. The project was reviewed and approved under the 2017 OBC and associated codes. **Maintenance Garage drawings dated 04/03/2025. The project is being reviewed under the 2024 OBC.**
- Subsequent addenda, responses, or notifications issued by the Architect.

DESIGN-BUILD

Permit Drawings include civil, architectural and structural information and scope of work. Portions of the work are to be performed design-build including mechanical, electrical, plumbing and roof trusses. The Contractor shall be responsible to provide all aspects of the work including design-build portions for a complete and useable finished project. Design-build portions of the work shall meet the requirements of all applicable codes and regulations. The Contractor shall obtain all required permits and approvals for the work except the General Building Permit. The Architect will provide CAD base floor plans to the Contractor.

SUBMISSION REQUIREMENTS

Include the following items:

General Company Information

- Provide general company overview and related information.
- Provide insurance certificate.

Project Team & Staffing Plan

- Provide resumes of key personnel who would be assigned to the project.

Bid

- Provide a detailed bid for direct cost of work by CSI division.
- Provide detail on overhead and general conditions to a level sufficient for line item review.
- Bids to include portions of the work to be performed design-build.
- Bids to include costs for all necessary permits (excluding general building permit), tap fees, etc.
- Acknowledge receipt of addenda issued by the Architect.
- Prevailing wage is not required.
- Owner is an Ohio 501(c)(3) organization and is exempt from sales tax.

QUALIFICATION OF BIDDER

Each bidder will be presumed to have physically visited the site and to have read and be thoroughly familiar with the plans. The failure or omission of any bidder to examine any form, instrument, document, or site condition shall in no way relieve the bidder from any obligation in respect to the bid.

By submitting a bid, the bidder is acknowledging that they have read and understand the bid documents, including all addenda, and that their bid is based on the materials, equipment, and systems required by the bidding documents without exception. Any substitutions must be indicated with backup information provided.

Bidder shall notify architect of any errors, omissions, inconsistencies, or ambiguities discovered and request clarification by the date outlined above.

PROPOSED EQUALS

- If the bidder proposes to use an article, device, material, equipment, form of construction, fixture, or item other than those standards named, the bidder shall certify that the item is equal in quality, and all aspects of performance and appearance to that specified.
- The bidder shall submit complete information to the Architect no later than ten days prior to bid opening.
- If the Architect approves the proposed equal as a standard an addendum will be issued to all bidders.
- If the Architect finds the proposed equal is not acceptable, the Architect shall respond to the bidder in writing via email stating the reason for the rejection, which decision shall be final.
- No consideration shall be given to any proposed equal unless submitted to the Architect ten days prior to the bid opening.

CONSTRUCTION CONTRACT AWARD

- Owner shall send a Notice of Award letter or email to the successful bidder.
- The construction contract shall be prepared by the Owner using the AIA Standard form of agreement between Owner and Contractor.
- Prior to the execution of the contracts, the Contractor shall furnish to the Owner:
 - A material and labor cost breakdown showing itemized labor and material amounts for the total contract price. Lump sum figures will not be accepted.
 - A declaration of insurance in compliance with specification requirements
 - A worker's compensation certificate
- After-Contract Submittal Documents: Declaration of Insurance from each contractor.

SUPPLEMENTAL INFORMATION

GENERAL CONDITIONS

- Owner Operations: Owner operations are to continue throughout construction.
- Power: The contractor shall provide temporary metered electric power. Coordinate with the utility company and the Owner.

- Water: The owner will provide non-potable water for construction use. The Contractor may draw water from a hydrant at the horse barn.
- Sanitary Facilities: The Contractor shall provide a portable toilet.
- Office / Storage: The Contractor may have up to one office trailer and one storage trailer on site. Coordinate location with the Owner.
- Security: Construction area security is the responsibility of the Contractor.
- Safety: Construction area safety is the responsibility of the Contractor.
- Fencing: The Contractor shall provide construction fencing around the construction area. Plastic mesh approximately 4' high is acceptable. Review extent with the Owner.
- Erosion Control: The Contractor shall provide erosion control.
- Staging and Layout Area: Coordinate with the Owner.
- Parking: Coordinate with the Owner.
- Hours of Operation: Coordinate with the Owner.
- Deliveries: Coordinate with the Owner.

ALLOWANCES

Include the following allowances and contingencies in the bid total after markups:

- Landscaping: \$5,000.
Exterior decks, ramps, steps, railings, sidewalks, paving, top soil and seeding of disturbed areas shall be included in base bid.
- Fencing (Permanent): \$5,000.
- Window Blinds: \$1,500.
- Construction Contingency: **\$35,000.**

UNIT PRICES

Use the following unit prices in the bid:

- LVT Flooring: \$5.00 / SF installed.
- Ceramic Tile Flooring: \$10.00 / SF installed.

ALTERNATES

Alternate No. 1 - Roofing:

- Base Bid: Berridge Tee-Panel, 22 gauge steel, pre-finished standing seam metal roofing with manufacturer recommended underlayment. Install per manufacturer's recommendations. Color as selected from manufacturer's standard offering.
- Alternate: GAF Timberline HDZ asphalt shingle roofing with manufacturer recommended underlayment. Install per manufacturer's recommendations. Color as selected from manufacturer's standard offering.

Alternate No. 2 - Exterior Siding and Trim

- Base Bid: James Hardie fiber cement siding and trim as indicated on drawings factory primed, field finish painter 2 coats. Install per manufacturer's recommendations. Color as provided.
- Alternate: James Hardie fiber cement siding and trim as indicated on drawings factory pre-finished. Install per manufacturer's recommendations. Field paint all exposed cuts and fasteners to match. Color as selected.

Alternate No. 3 – Finish Flooring

- Base Bid: Per drawings.
- Alternate: Eliminate LVT and ceramic tile flooring.

Alternate No. 4 – Asphalt Paving

- Base Bid: Per drawings.
- Alternate: Eliminate Asphalt paving and base.

BASIS OF DESIGN PRODUCTS AND MATERIALS

Provide the following unless otherwise noted in the drawings:

- Cabinets: Smart Cabinetry, Lansing door style, painted finish, color as selected.

SUBMITTALS FOR REVIEW

Provide the following to the Architect for review.

- Drawings and specifications for the portions of the work to be performed design-build including mechanical, plumbing, and electrical work.
- Roof truss engineering drawings sealed by an Ohio licensed structural engineer.
- Concrete mix design.
- Plumbing fixtures and fittings.
- Lighting fixtures.
- Toilet accessories.
- Windows.
- Exterior and interior doors and hardware.
- Color charts for any product or material that requires a color selection.

END OF INVITATION AND INSTRUCTIONS TO BID

NEW CONSTRUCTION

HORSES ON THE HILL

EQUINE THERAPY CENTER FOR BLOC MINISTRIES

MAINTENANCE GARAGE

1655 ROSS AVENUE, CINCINNATI, OH

PROJECT DESCRIPTION

NEW MAINTENANCE GARAGE FOR AN EQUINE THERAPY PROGRAM AIMED AT HELPING DISADVANTAGED AND TROUBLED YOUTH AND YOUNG ADULTS. PARTICIPANTS WILL LEARN TO RIDE, AND THE CARE AND MANAGEMENT OF HORSES. THE BUILDING/ STRUCTURE WILL NOT BE OPEN TO THE GENERAL PUBLIC.

THIS IS THE FIFTH PHASE OF THE OVERALL PROJECT. THE HORSE BARN (PERMIT #2021P04849) IS COMPLETE, AND THE ADMIN BUILDING (PERMIT #2022P01273), MANURE SHED (PERMIT #2022P04033), & GREENHOUSES (PERMIT #2023P04578) ARE CURRENTLY UNDER CONSTRUCTION.

DRAWING INDEX

SHEET #	SHEET TITLE
A1.00	COVER & FLOOR PLANS
A1.01	ELEVATIONS, DETAILS & CODE SUMMARY
A0.01	SITE PLAN

GENERAL CONTRACTOR

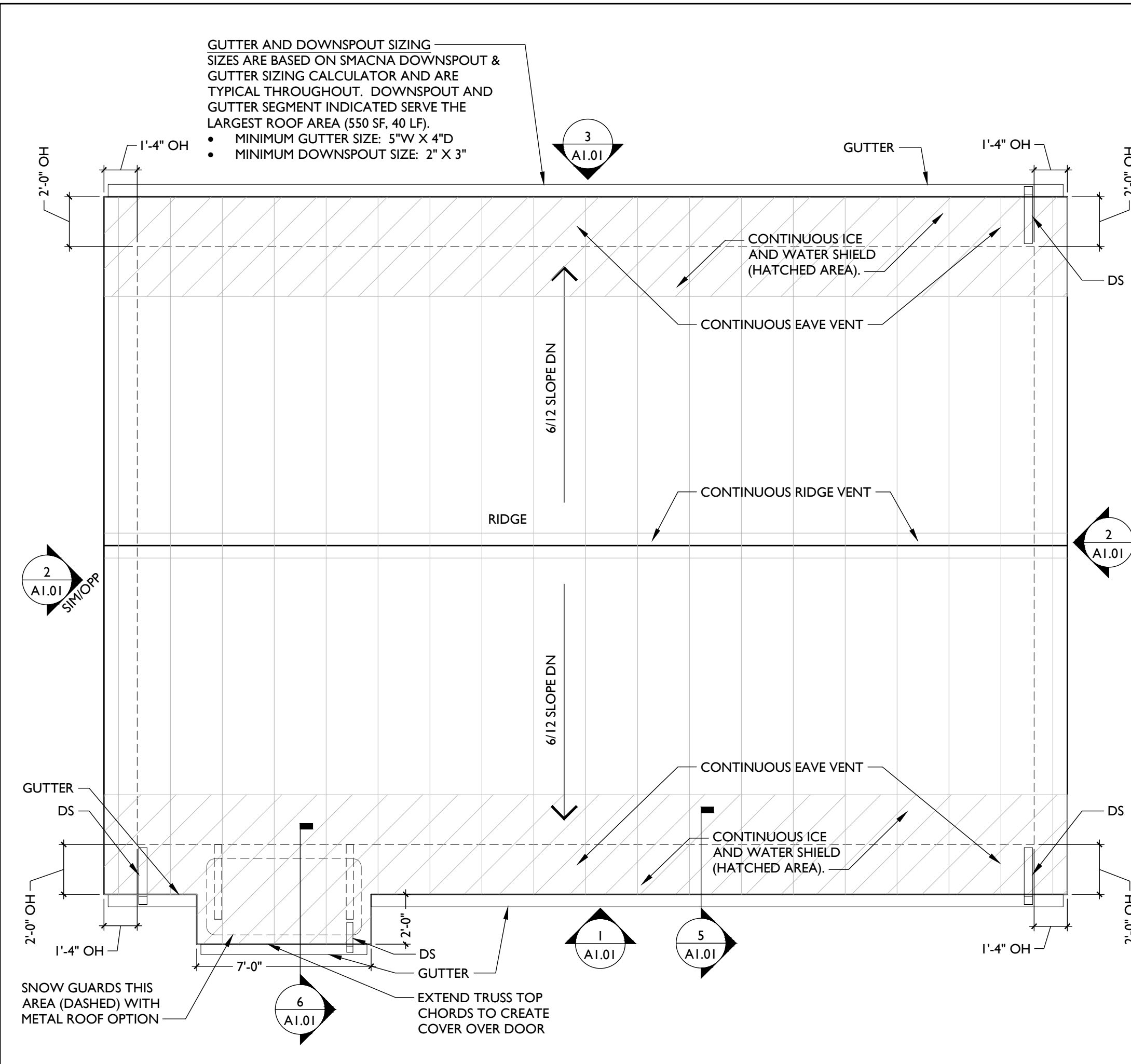
TBD

ARCHITECT

PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

CLIENT

BLOC MINISTRIES
911 W. 8TH STREET
CINCINNATI, OH 45203
(513) 250-5722



SCALE: 1/4" = 1'-0"

ROOF PLAN 3

1. CONTRACTOR TO VERIFY DIMENSIONS AND INFORMATION IN THESE DRAWINGS.

2. CONTRACTOR TO VERIFY EXISTING CONDITIONS, INCLUDING SITE CONDITIONS. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.

3. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE CONSTRUCTION AND ENSURE THAT THESE DRAWINGS ARE COMPLIED WITH IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES.

4. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.

5. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

6. CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.

7. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

8. CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.

9. ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.

10. IN THE EVENT OF ANY CONFLICT BETWEEN ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND STRUCTURAL DRAWINGS OR SPECIFICATIONS, STRUCTURAL SHALL GOVERN.

11. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.

12. WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE. GENERAL CONDITIONS

CONTRACT DOCUMENTS: INCLUDE THESE GENERAL CONDITIONS FOR CONSTRUCTION, DRAWINGS, SCHEDULES, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND CONTAINED HEREIN, AND ALL WRITTEN ADDENDA OR OTHER MODIFICATIONS ISSUED SUBSEQUENTLY BY THE ARCHITECT. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

CONTRACT MODIFICATIONS: THESE CONTRACT DOCUMENTS SHALL NOT BE FURTHER MODIFIED BY ANY TERMS OR CONDITIONS OTHER THAN THOSE LISTED HEREIN OR IN THE SPECIFICATIONS, OR IN ANY WRITTEN AGREEMENTS EXECUTED BY THE OWNER, CONTRACTOR AND SUBCONTRACTORS.

NOTES WRITTEN IN THE IMPERATIVE MOOD REFER TO ACTION TO BE PERFORMED BY THE CONTRACTOR. THE WORDS "THE CONTRACTOR SHALL" ARE ALWAYS IMPLIED, IF NOT STATED, UNLESS OTHERWISE NOTED. THE TERM "CONTRACTOR" SHALL ALSO APPLY TO ALL SUBCONTRACTORS OF THE CONTRACTOR.

THE CURRENT EDITION OF AIA DOCUMENT A101 SHALL BE THE FORM OF AGREEMENT TO BE SIGNED BY THE OWNER AND GENERAL CONTRACTOR, UNLESS THE OWNER AND CONTRACTOR MUTUALLY AGREE OTHERWISE. GENERAL CONDITIONS CONTAINED IN AIA DOCUMENT A201 SHALL APPLY.

DEFINITIONS:

"CONTRACTOR": THE PERSON OR ENTITY CONSTRUCTING THE DESIGNATED WORK.

"OWNER": THE PERSON OR ENTITY THAT OWNS THE BUILDING BEING RENOVATED. THE TERM "OWNER" INCLUDES HIS DESIGNATED AND AUTHORIZED AGENTS AND REPRESENTATIVES.

"WORK": THE TERM "WORK" MEANS OBLIGATIONS UNDERTAKEN BY THE CONTRACTOR PURSUANT TO THE CONTRACT DOCUMENTS. WORK INCLUDES THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, SUPPLIES, TOOLS, SCAFFOLDING, SUPERVISION, TRANSPORTATION, INSURANCE, TAXES AND ALL OTHER SERVICES, INCIDENTALS AND EXPENSES NECESSARY FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

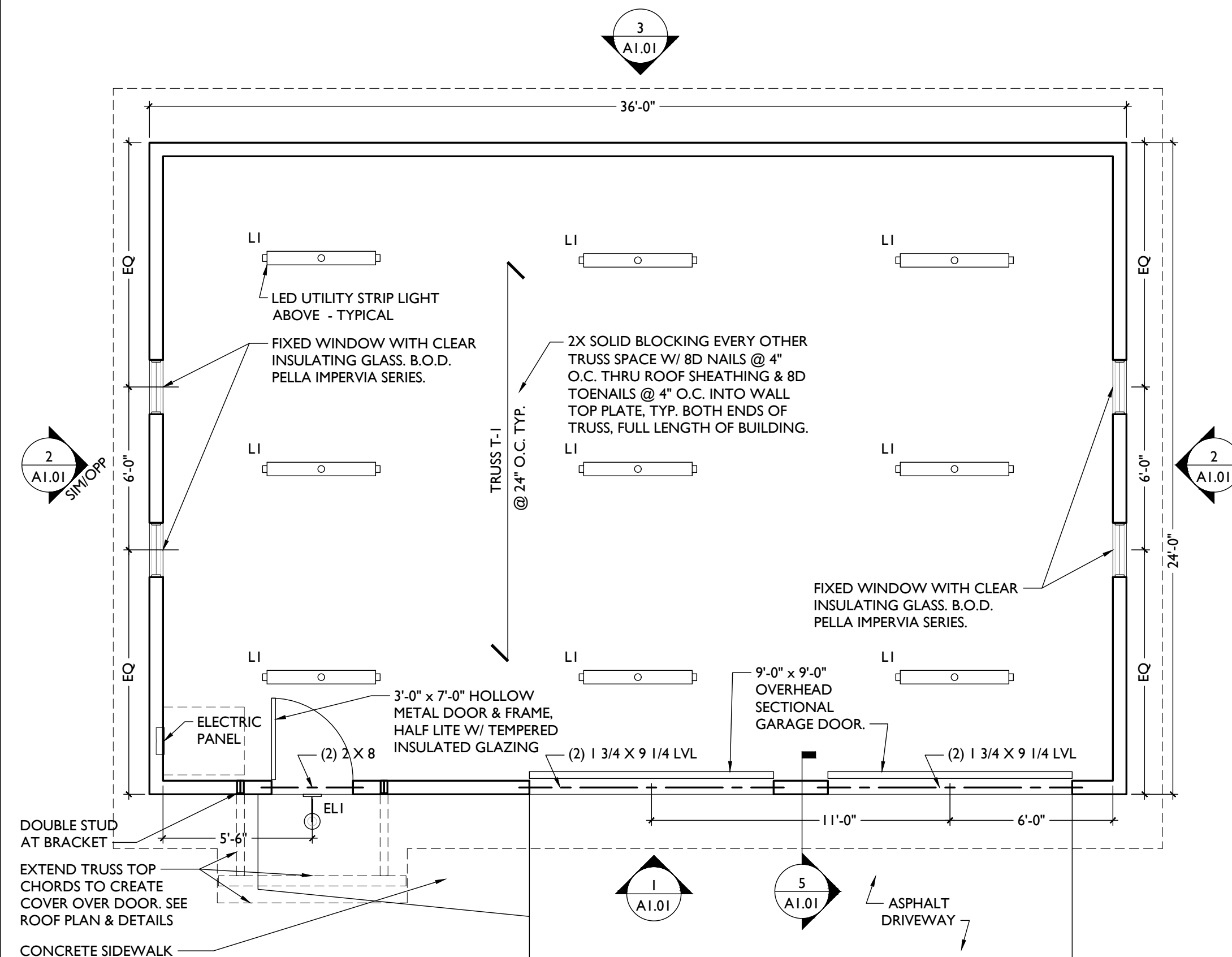
"PROJECT": THE PROJECT IS THE TOTAL CONSTRUCTION OF WHICH THE WORK PERFORMED UNDER THE CONTRACT DOCUMENTS MAY BE THE WHOLE OR A PART.

"CONTRACT DOCUMENTS": THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS DRAWING FOR COMPLETION OF THE WORK, INCLUDING DRAWINGS AND SPECIFICATIONS. ALTHOUGH THE CONTRACT DOCUMENTS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION CANNOT BE GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS PARTS OF THE WORK SO THAT NO PART SHALL BE IN AN UNFINISHED OR INCOMPLETE CONDITION.

DRAWINGS PREPARED BY OTHERS:

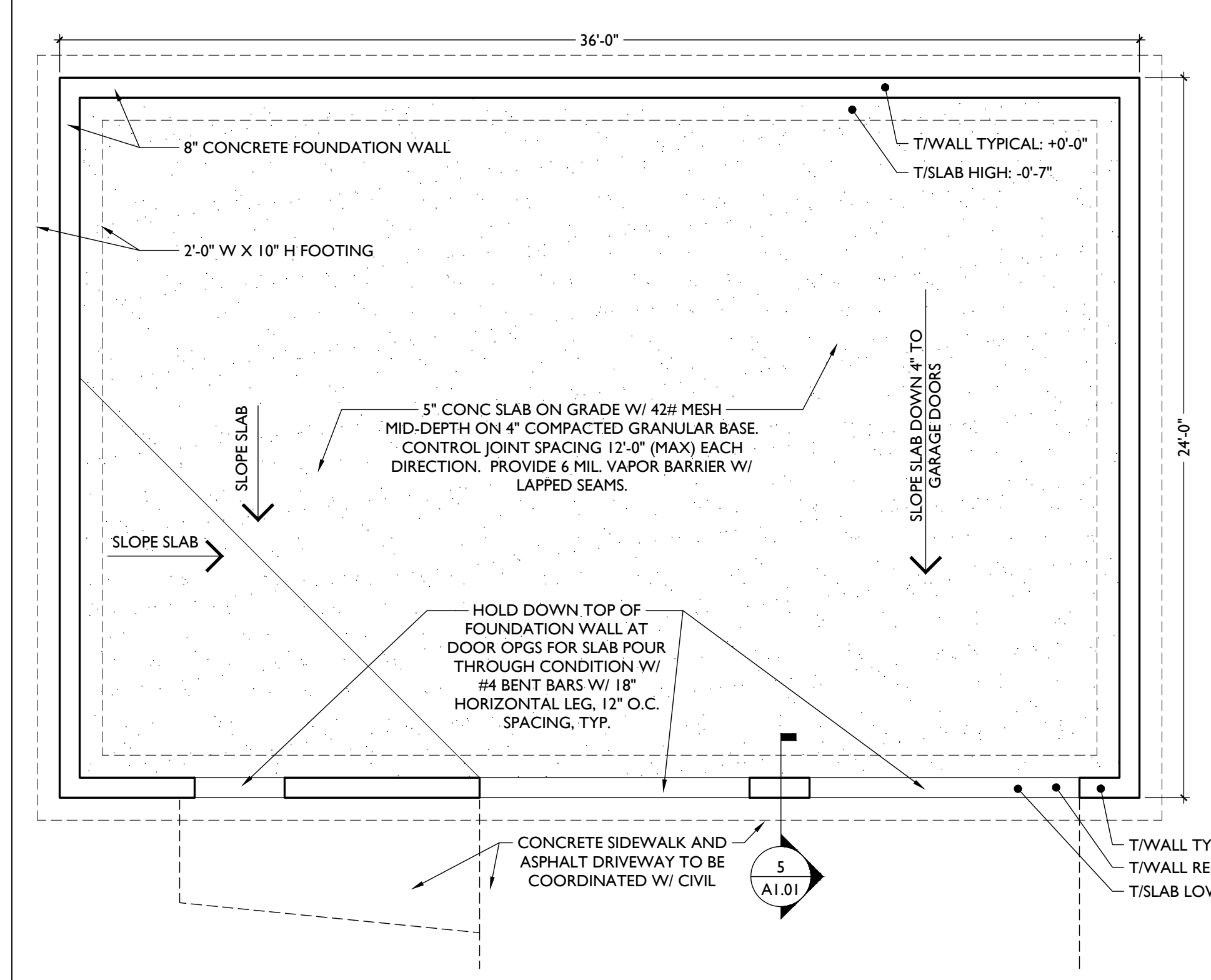
ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS SHALL BE WORKED TOGETHER, INCLUDING THE LOCATION OF DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SHOP DRAWINGS PREPARED BY OTHER CONTRACTORS MAY BE REQUIRED TO SUPPLEMENT THE CONTRACT DOCUMENTS. SUCH DRAWINGS ARE FURNISHED FOR THE CONTRACTOR'S INFORMATION AND COORDINATION ONLY.



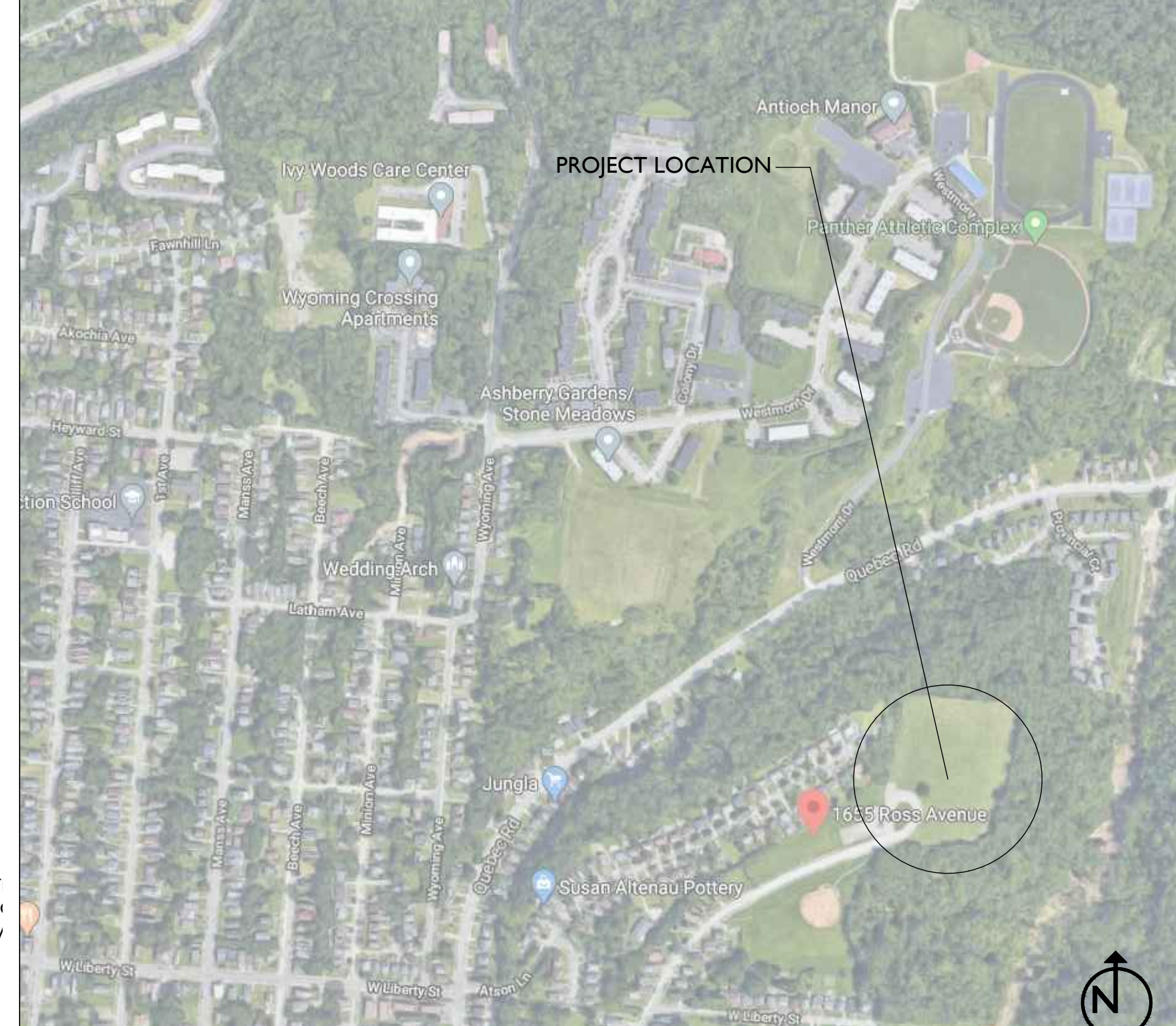
SCALE: 1/4" = 1'-0"

GROUND FLOOR PLAN 2



SCALE: 1/4" = 1'-0"

FOUNDATION PLAN 1

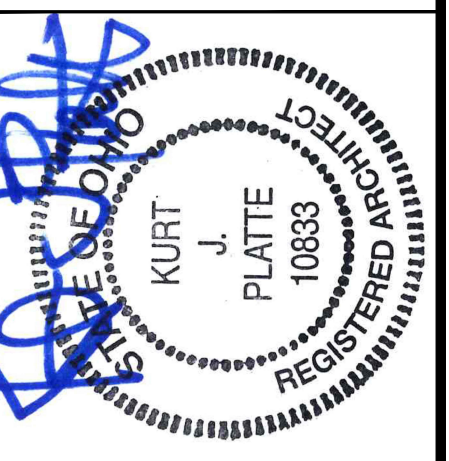


GENERAL NOTES

VICINITY MAP

MAINTENANCE GARAGE

PLATTE
architecture + design



Progress Dates
2025.04.03 ISSUED FOR PERMIT

Revisions

Design Team:
JK, MR
Drawn by:
JK, MR

PROPOSED PROJECT:
HORSES ON THE HILL
EQUINE THERAPY CENTER - MAINTENANCE GARAGE
1655 ROSS AVENUE, CINCINNATI, OH

Job No: 17069 4.3.2025

A1.00

GENERAL + ZONING DATA:

ADDRESS: 1655 ROSS AVENUE CINCINNATI, OHIO
COUNTY: HAMILTON
ZONING JURISDICTION: CITY OF CINCINNATI
BUILDING DEPARTMENT JURISDICTION: CITY OF CINCINNATI

APPLICABLE CODES AND STANDARDS:

ZONING CODE: TITLE XIV ZONING CODE OF THE CITY OF CINCINNATI
BUILDING CODE: 2024 OHIO BUILDING CODE (OBC) WITH CURRENT AMENDMENTS AND REFERENCED ASSOCIATED CODES.
CITY OF CINCINNATI BUILDING CODE

BUILDING AREAS (GROSS): 864 SF

PORTIONS OF THE OVERALL PROJECT DESIGN WILL BE PERFORMED DESIGN-BUILD WITH SUPPLEMENTAL INFORMATION OR DESIGN PROVIDED BY OR THROUGH THE CONTRACTORS AS REQUIRED.

- ELECTRICAL SYSTEMS: SEPARATE PERMIT.
- PLUMBING SYSTEMS: SEPARATE PERMIT.
- MECHANICAL SYSTEMS: N/A. THE BUILDING WILL NOT BE CONDITIONED.

ZONING INFORMATION:

DISTRICT: SF-4
ZONING RELIEF: GRANTED BY ZONING HEARING EXAMINER THROUGH APPEAL PROCESS - CASE NO ZH20210007, MARCH 25, 2021.

2024 OHIO BUILDING CODE (OBC) - BUILDING DATA:

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

SECTION 312 - UTILITY AND MISCELLANEOUS, GROUP U

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

USE GROUP: U, NON-SPRINKLERED, TYPE VB CONSTRUCTION

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ALLOWED: 40'-0" PROPOSED: 17'-6"

TABLE 504.4 - ALLOWABLE BUILDING HEIGHT IN STORIES ALLOWED: 1 PROPOSED: 1

SECTION 506 - BUILDING AREA
TABLE 506.2 - ALLOWABLE AREA FACTOR IN SF PER FLOOR
ALLOWABLE AREA = 5500 SF

SECTION 509 - INCIDENTAL USES
NO INCIDENTAL USES.

SECTION 510 - SPECIAL PROVISIONS
NO SPECIAL PROVISIONS.

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED
CONSTRUCTION TYPE VB: STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, & TRUSSES:	0	0
FLOOR CONSTRUCTION, INCLUDING ASSOCIATED SECONDARY MEMBERS:	0	0
ROOF CONSTRUCTION, INCLUDING ASSOCIATED SECONDARY MEMBERS:	0	0

SECTION 602 - CONSTRUCTION CLASSIFICATION
CONSTRUCTION TYPE VB

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

TABLE 705.0 - FIRE-RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE
FIRE SEPARATION DISTANCE EXCEEDS 30 FEET ON 3 SIDES OF THE BUILDING.
EAST SIDE SEPARATION DISTANCE 20' (TO MANURE SHED) - OCCUPANCY GROUP U - NO RATING REQUIRED.

CHAPTER 8 - INTERIOR FINISHES

N/A NO INTERIOR FINISHES

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY

NOT REQUIRED

CHAPTER 10 - MEANS OF EGRESS

PROJECT MEETS REQUIREMENTS

CHAPTER 11 - ACCESSIBILITY

NOT REQUIRED

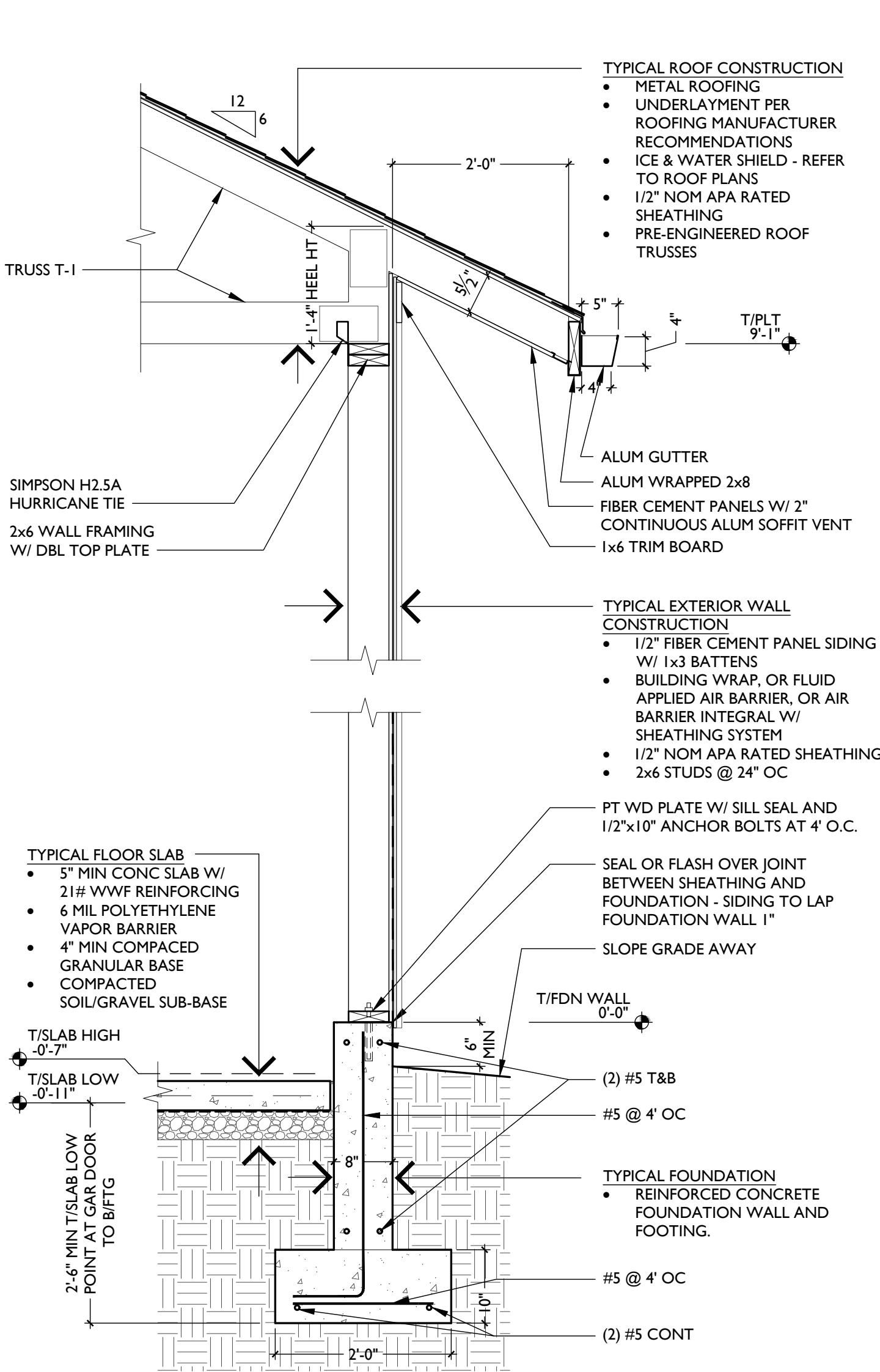
CODE SUMMARY

- A. ALL CONCRETE WORK SHALL CONFORM TO THE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)." ALL CONCRETE EXCEPT AS NOTED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE EXPOSED TO THE EXTERIOR SHALL HAVE 5 1/2% (+/- 1 1/2%) AIR ENTRAINMENT. CONCRETE FOR SLABS ON GRADE SHALL BE 3500 PSI. FOUNDATION WALLS SHALL BE 4000 PSI, AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
- B. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS.
- C. SPREAD FOOTINGS ARE DESIGNED FOR A MAXIMUM SOILS BEARING PRESSURE OF 1500 PSF ON NATURAL STIFF TO VERY STIFF CLAY OR ENGINEERED STRUCTURAL FILL. THE BEARING CAPACITY FOR EACH BUILDING PAD SHALL BE INDEPENDENTLY VERIFIED AND APPROVED BY A GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL THEN BE INSPECTED BY THE BUILDING INSPECTOR IN ORDER TO VERIFY PROPER BEARING MATERIAL EXISTS PRIOR TO POURING THE FOOTINGS. IF THE BUILDING OFFICIAL DIRECTS THE CONTRACTOR TO GAIN APPROVAL FROM A GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT / ENGINEER.
- D. [C] SHOWN ON PLAN INDICATES EITHER SLAB CONTRACTION JOINT OR CONSTRUCTION JOINT AT CONTRACTOR'S OPTION. SLAB CONTRACTION JOINTS SHALL BE A 1/8" WIDE SAWCUT (MINIMUM OF 1/4 OF SLAB DEPTH).
- E. IN ACCORDANCE W/ GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE SUBCONTRACTORS INVOLVED IN THE CONSTRUCTION OF THE PROJECT. THE GC WILL ALSO BE RESPONSIBLE FOR ALL OTHER SUBCONTRACTORS UTILIZED ON THE REMAINDER OF THE SITE. RESPONSIBILITY INCLUDES CONDITIONS ON THE JOB SITE, AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- F. REFER TO RELATED DRAWINGS AND THOSE PROVIDED BY OR THROUGH DESIGN-BUILD CONTRACTORS FOR SLEEVES, EMBEDDED ITEMS, ETC. WHICH MAY NOT INDICATED ON THESE DRAWINGS. COORDINATE DIMENSIONS FOR OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO CONCRETE PLACEMENT.
- G. UTILITY EXCAVATIONS AND RELATED FILLING OPERATIONS EXTENDING BENEATH FOUNDATIONS SHALL BE UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO PROVIDE ARCHITECT WITH CERTIFICATION THAT ENGINEERED COMPACTION FILLS COMPLY WITH THESE REQUIREMENTS.
- H. OSB ROOF SHEATHING DESIGNED AS A RIGID DIAPHRAGM TO RESIST LATERAL LOADS. INSTALL ROOF SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTING MEMBERS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING AT PANEL ENDS AND 1/4" AT PANEL EDGES USING "H" CLIPS. NAIL 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 10D COMMON NAILS. ROOF SHEATHING TO BE 5/8" THICK APA STRUCTURAL RATED SHEATHING EXTERIOR EXPOSURE AND ADHESIVE. OSB SHALL CONFORM TO U.S. PRODUCT STANDARD PS-2-2004.
- I. WOOD CONSTRUCTION DEVICES SUCH AS CONNECTION PLATES, TIE PLATES, RAFTER OR TRUSS HANGERS, PLYWOOD H-CLIPS AND OTHER FRAMING ANCHORS AND CONNECTORS SHALL BE MANUFACTURED BY TECCO, GANG-NAIL OR SIMPSON CO. ALL GALVANIZED TO 1.25 OZ./SQ. FT. ZINC COATING PER ASTM A525.
TYPICAL JOIST HANGER FOR 2X12 & 2X10 = SIMPSON LUS 210.
- J. FRAMING LUMBER:
2X8, 2X10, 2X12 SOUTHERN PINE #1
2X4, 2X6 SPF STUD GRADE OR BETTER
- K. WOOD TRUSSES:
1. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-2002) BY THE TRUSS PLATE INSTITUTE, INC.
- L. BUILDING CODE DESIGN DATA:
ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: PG = 20 PSF
SNOW EXPOSURE FACTOR: CE = 1.0
SNOW LOAD IMPORTANCE FACTOR: IS = 1.0
THERMAL FACTOR: CT. 1.0
FLAT ROOF SNOW LOAD: PF MIN. = 20 PSF
BASIC WIND SPEED(3 SECOND GUSTS) = 115 MPH (ULT)
WIND IMPORTANCE FACTOR: IW = 1.00
BUILDING CATEGORY II
WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENT, GCPI = 0.18
COMPONENTS AND CLADDING DESIGN WIND PRESSURE = 30 PSF
MAIN WIND FORCE RESISTING SYSTEM DESIGN WIND PRESSURE = 25 PSF
EARTHQUAKE DESIGN DATA:
SS = 0.22 S1 = 0.089
SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.18 SD1 = 0.13
SITE CLASS D (ASSUMED)
BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALL SYSTEM WITH LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS.
SEISMIC DESIGN CATEGORY B
ANALYSIS PROCEDURE PER SECTION 1613.5.6.2

STRUCTURAL NOTES

SCALE: 3/4" = 1'-0"

ROOF OVERHANG DETAIL

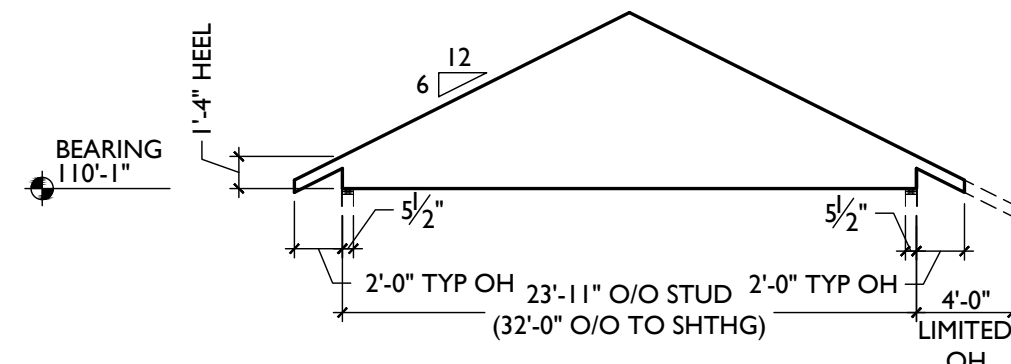


SCALE: 3/4" = 1'-0"

TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

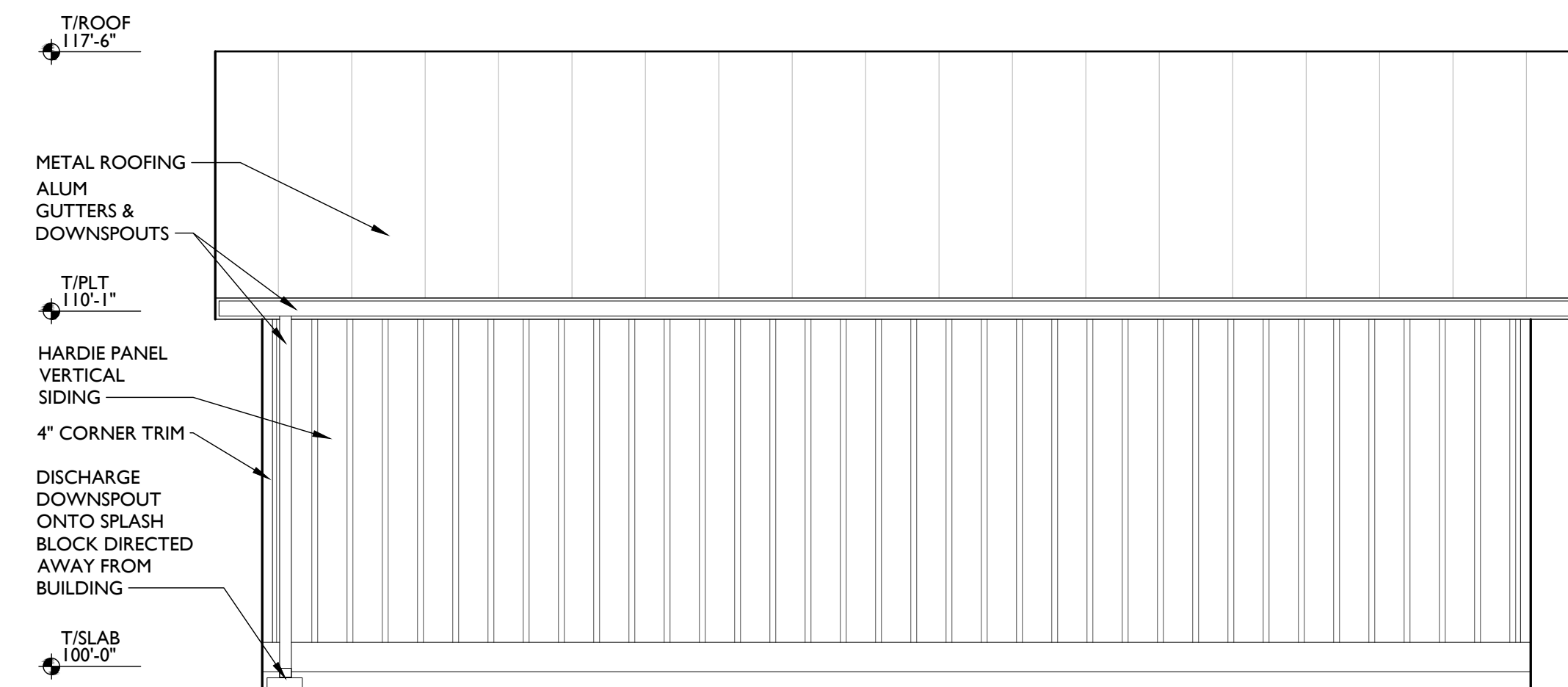
SCALE: 3/4" = 1'-0"



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

TRUSS T-1 PROFILE

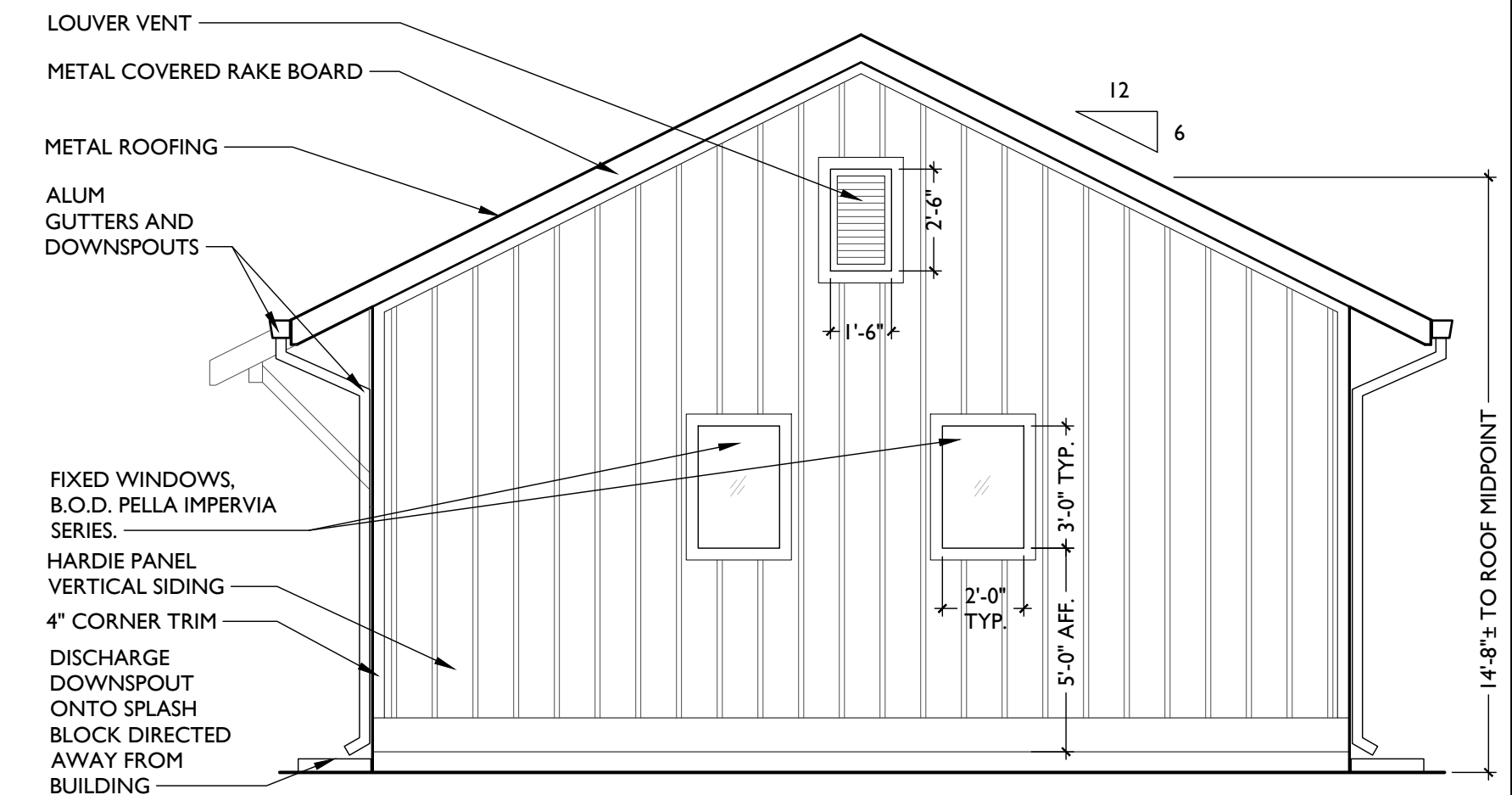
4



SCALE: 1/4" = 1'-0"

REAR ELEVATION

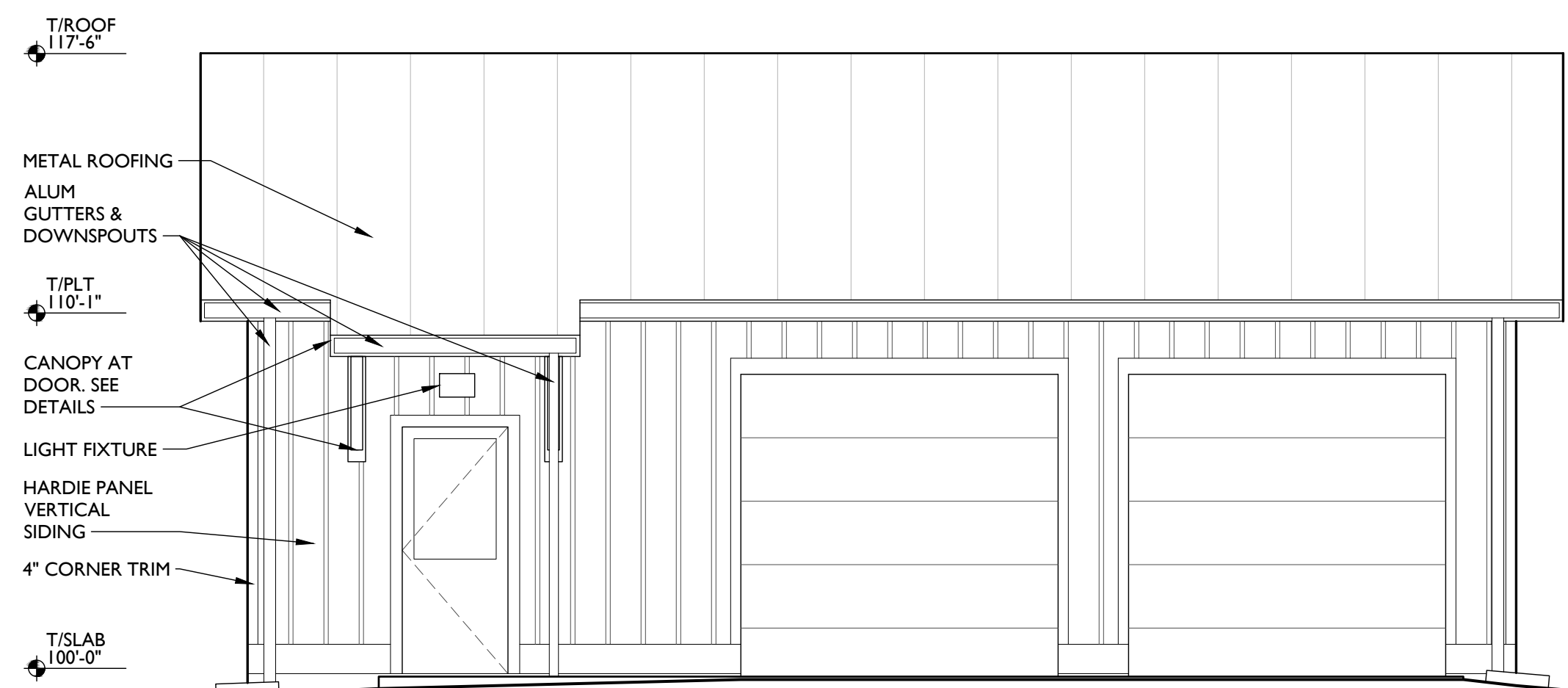
3



SCALE: 1/4" = 1'-0"

SIDE ELEVATION

2



SCALE: 1/4" = 1'-0"

FRONT ELEVATION

1

MAINTENANCE GARAGE

PROPOSED PROJECT:

NEW CONSTRUCTION

HORSES ON THE HILL

EQUINE THERAPY CENTER - MAINTENANCE GARAGE

1655 ROSS AVENUE, CINCINNATI, OH

Progress Dates

Revisions

Design Team:
JK, MR
Drawn by:
JK, MR

Job No: 17069

4.3.2025

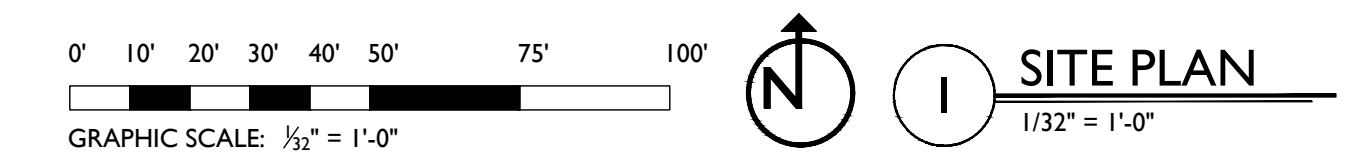
A1.01

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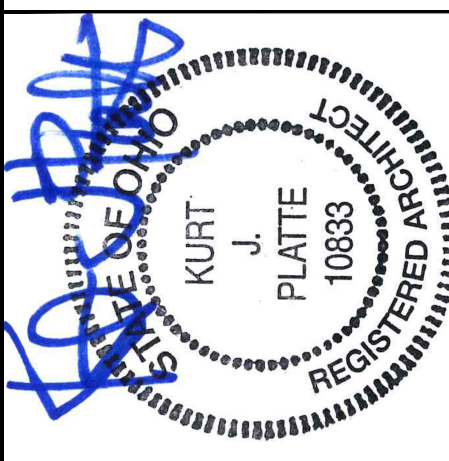
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829



LEGEND
 ■ NEW BUILDING
 ■ NEW PAVING



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Progress Dates
 2025.04.03 ISSUED FOR PERMIT

Revisions



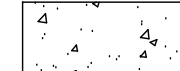
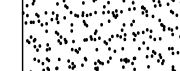
Design Team:
 JK, MR
 Drawn by:
 JK, MR

PROPOSED PROJECT:
HORSES ON THE HILL
 EQUINE THERAPY CENTER - MAINTENANCE GARAGE
 1655 ROSS AVENUE, CINCINNATI, OH

Job No: 17069 4.3.2025

A0.01

LEGEND-PROP. FEATURES

-  LIGHT DUTY ASPHALT PAVEMENT
-  HEAVY DUTY ASPHALT PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE WALK

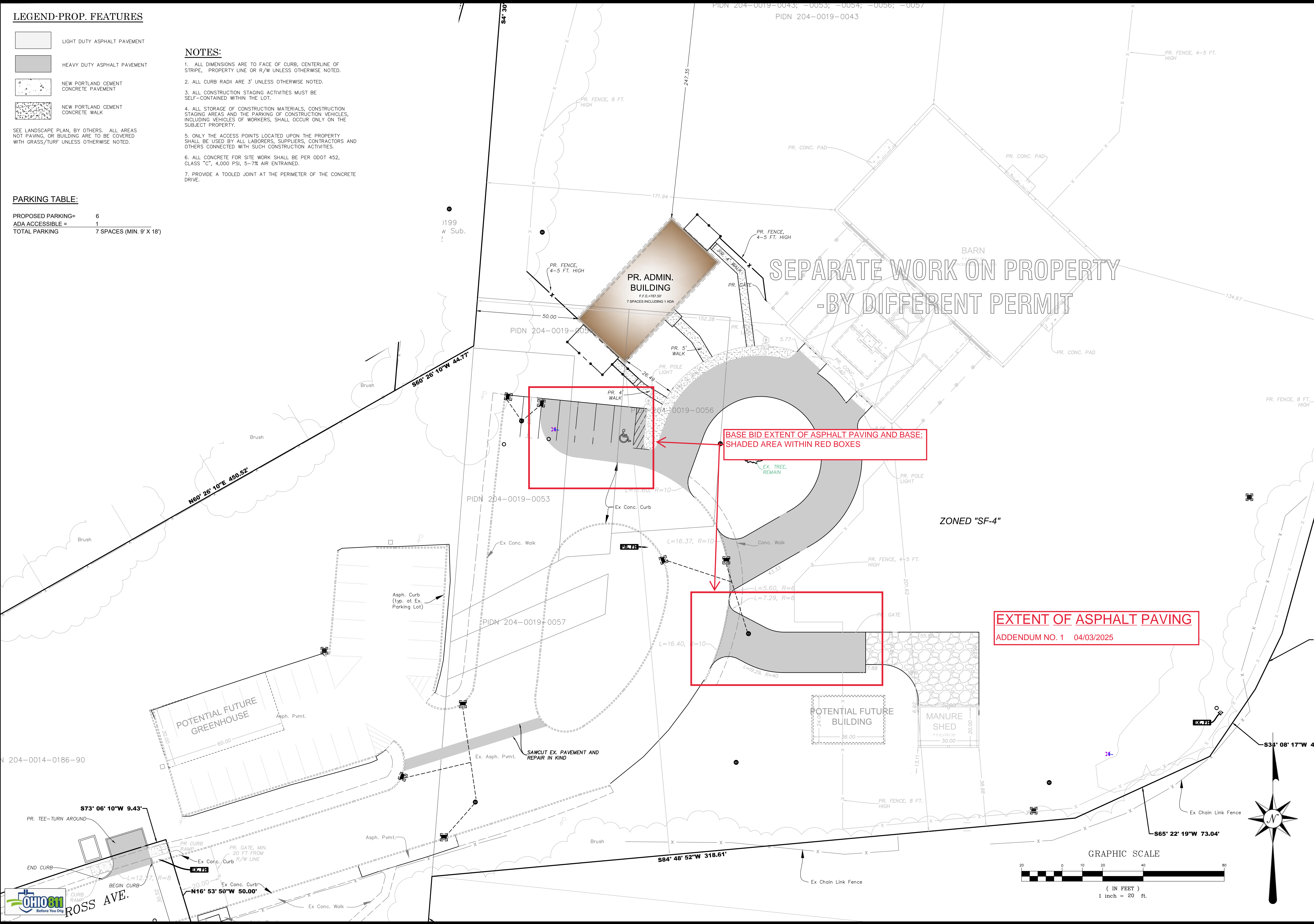
SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.

PARKING TABLE:

PROPOSED PARKING=	6
ADA ACCESSIBLE =	1
TOTAL PARKING	7 SPACES (MIN. 9' X 18')



SEPARATE WORK ON PROPERTY
- BY DIFFERENT PERMIT

BASE BID EXTENT OF ASPHALT PAVING AND BASE:
SHADED AREA WITHIN RED BOXES


EXTENT OF ASPHALT PAVING
ADDENDUM NO. 1 04/03/2025

ZONED "SF-4"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO. &	DESCRIPTION

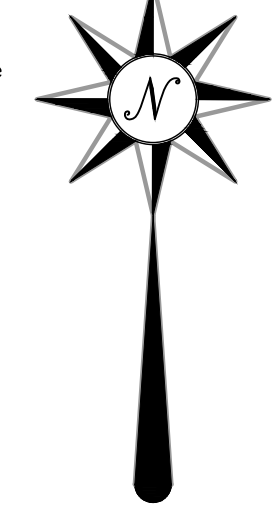
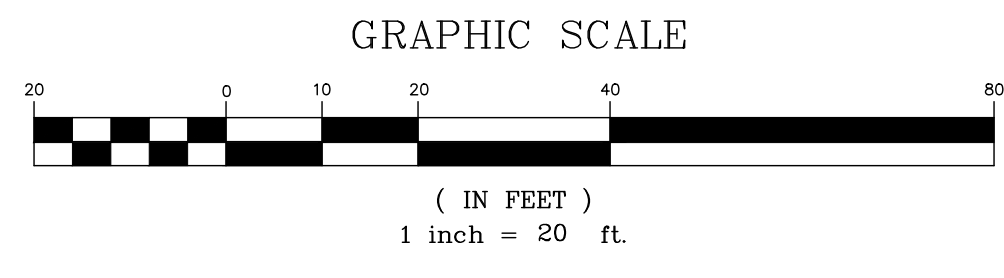
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

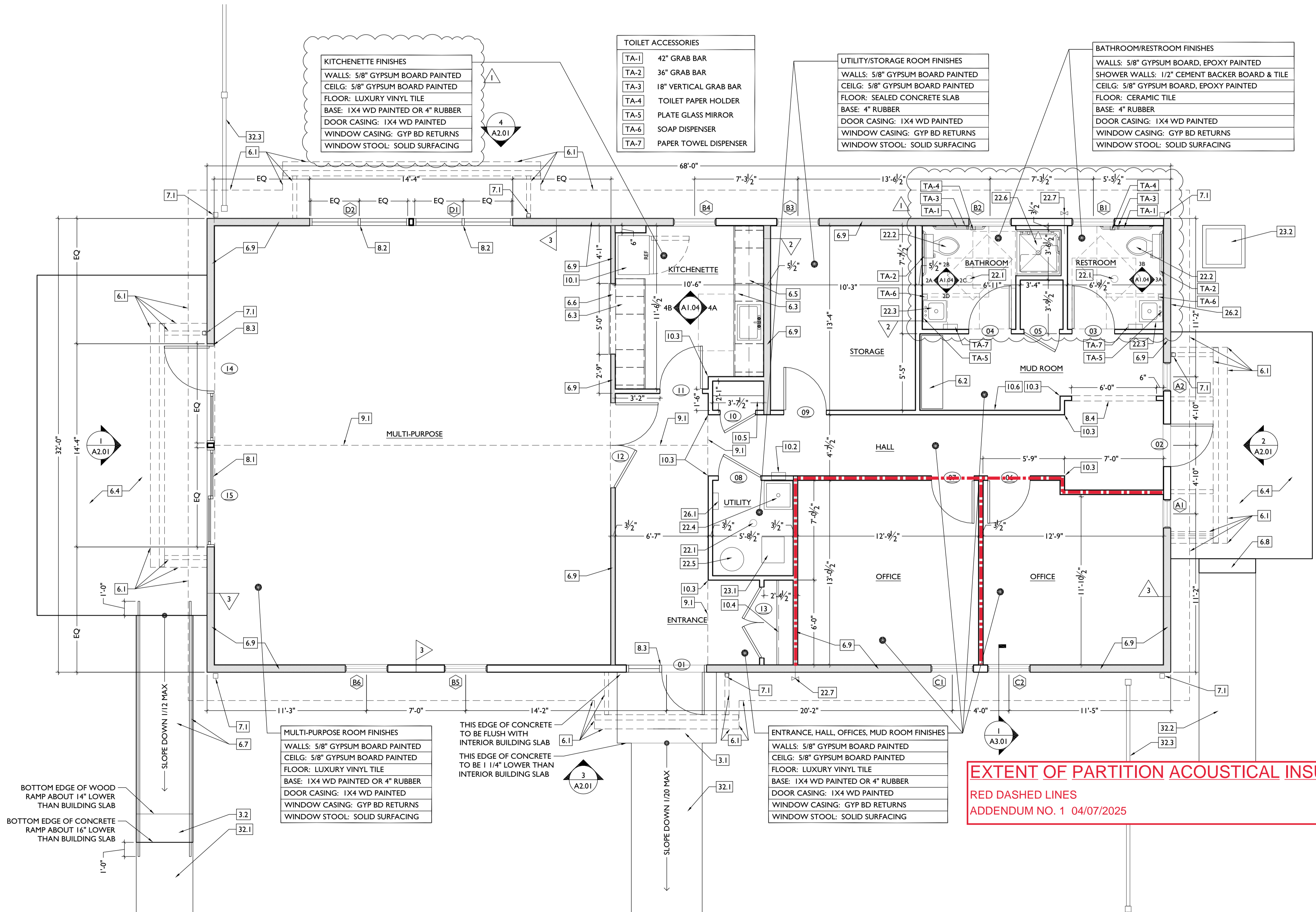


HORSES ON THE HILL
SITE DIMENSION PLAN
1655 ROSS AVE.
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	21-132	
DATE	Feb. 11, 2022	

SHEET NO.
C-3





EXTENT OF PARTITION ACOUSTICAL INSULATION
 RED DASHED LINES
 ADDENDUM NO. 1 04/07/2025

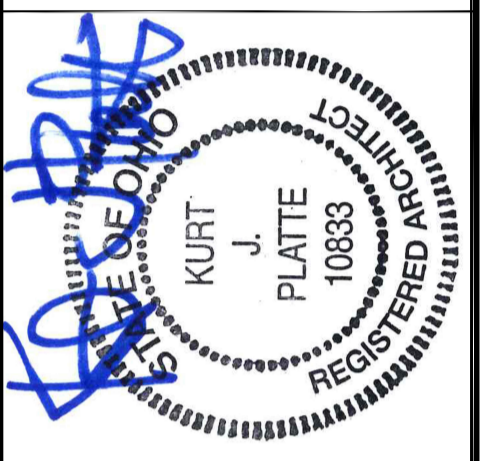
SCALE: 1/4" = 1'-0"

FIRST FLOOR & LOFT PLANS |

1. MISCELLANEOUS
 - 1.1. NOT USED.
2. EXG. CONDITIONS
 - 2.1. NOT USED.
3. CONCRETE
 - 3.1. CONCRETE PORCH & SIDEWALK. REFER TO CIVIL DRAWINGS.
 - 3.2. THICK, SLOPED CONCRETE PAD TO ACCOMMODATE GRADE AND MATERIAL CHANGE AT BASE OF ACCESSIBLE RAMP. SLOPE TO MATCH SLOPE OF RAMP DOWN, 1/2" MAX.
4. MASONRY
 - 4.1. NOT USED.
5. METALS
 - 5.1. NOT USED.
6. WOOD, PLASTICS, COMPOSITES
 - 6.1. LINE OF ROOF OR CANOPY ABOVE. SEE ELEVATIONS FOR HT.
 - 6.2. BENCH FURNITURE, PER OWNER.
 - 6.3. BUILT-IN CABINERY/MILLWORK AND COUNTERTOPS, PER OWNER.
 - 6.4. WOOD DECK EXTENDING FROM BUILDING. FINISH T.B.D. COORDINATE WITH ARCHITECT.
 - 6.5. OPEN SHELVES OR CABINETS ABOVE, PER OWNER.
 - 6.6. PARTIAL HEIGHT WALL BEHIND BASE CABINETS AND BELOW COUNTER TOP.
 - 6.7. ACCESSIBLE WOOD RAMP EXTENDING FROM DECK. PROVIDE EDGE PROTECTION. PROVIDE 1 1/2" DIA. STEEL TUBE HANDRAILS AT 36" A.F.F. ON EACH SIDE.
 - 6.8. WOOD STEP FROM DECK TO PATH, WITH A MAX RISER OF 7", AND A MIN TREAD OF 11".
 - 6.9. "SI" SHEAR WALL W/ HOLD DOWN ANCHORS EACH END, SEE SCHEDULE. PROVIDE 2X4 BLOCKING BETWEEN ROOF TRUSSES W/ (2) 10D NAILS INTO EACH TRUSS. SEE SHEET A4.01.
7. THERMAL AND MOISTURE PROTECTION
 - 7.1. DOWNSPOUT - REFER TO ROOF PLAN AND CIVIL DRAWINGS.
8. OPENINGS
 - 8.1. SLIDING PATIO DOORS, B.O.D. PELLA LIFESTYLE SERIES. SEE ELEVATIONS.
 - 8.2. FACTORY MULLED WINDOWS TO MATCH SLIDING DOORS, B.O.D. PELLA IMPERVIA SERIES, DIRECT SET. SEE ELEVATIONS.
 - 8.3. SWINGING ACCESSIBLE PATIO DOOR, B.O.D. PELLA LIFESTYLE SERIES. SEE ELEVATIONS.
 - 8.4. CASED OPENING. MATCH HEIGHT OF ADJACENT DOORS.
9. FINISHES
 - 9.1. LINE OF DROPPED GYP CEILING OR CEILING PEAK ABOVE. SEE LIGHTING/CEILING PLAN.
10. SPECIALTIES AND EQUIPMENT
 - 10.1. REFRIGERATOR (BY OWNER).
 - 10.2. FIRE EXTINGUISHER IN SEMI-RECESSED CABINET.
 - 10.3. CORNER GUARD.
 - 10.4. TYPICAL CLOSET ROD & SHELF.
 - 10.5. FIVE (5) SHELVES IN CLOSET.
 - 10.6. COAT HOOKS WITH BLOCKING IN WALL.
21. FIRE SUPPRESSION
 - 21.1. NOT USED.
22. PLUMBING
 - 22.1. FLOOR DRAIN.
 - 22.2. ACCESSIBLE HEIGHT TOILET.
 - 22.3. WALL-HUNG ACCESSIBLE SINK.
 - 22.4. FLOOR HOP SINK.
 - 22.5. WATER HEATER (ELECTRIC).
 - 22.6. ACCESSIBLE TRANSFER SHOWER, B.O.D. AQUATIC 36" X 36". INSTALL SHOWER COMPONENTS, BENCH, GRAB BARS, AND CONTROLS PER MANUFACTURER'S REQUIREMENTS/SPECS. PLUMBING DRAWINGS.
 - 22.7. LOCATION OF FROST-PROOF HOSE BIBB. COORD. WITH PLUMBING DRAWINGS.
23. HEATING, VENTILATING, AND AIR CONDITIONING
 - 23.1. FURNACE / AIR HANDLER.
 - 23.2. MECHANICAL CONDENSING UNIT ON CONCRETE PAD.
26. ELECTRICAL
 - 26.1. WALL MOUNTED ELECTRICAL EQUIPMENT. PROVIDE BLOCKING IN WALL AND/OR BACKER PANEL AS REQUIRED.
 - 26.2. ELECTRIC METER.
32. EXTERIOR
 - 32.1. CONCRETE SIDEWALK TO BARN OR STREET. REFER TO CIVIL DRAWINGS.
 - 32.2. GRAVEL PATH TO BARN. REFER TO CIVIL DRAWINGS.
 - 32.3. SITE FENCE. SEE SITE PLAN.

DRAWING NOTES

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KURT PLATTE 10833
 EXP DATE 12.31.2023

Progress Dates
 2021.01.26 ZONING SUBMITTAL
 2022.02.16 PERMIT SUBMITTAL

Revisions
 1 PERMIT 03/09/2022

Design Team:
 JK, MR
 Drawn by:
 JK, MR

PROPOSED PROJECT:
HORSES ON THE HILL
 EQUINE THERAPY CENTER - ADMINISTRATION BUILDING
 1655 ROSS AVENUE, CINCINNATI, OH

Job No: 17069 3.7.2022

A1.02