HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, April 24, 2017 at 3:00 pm

CALL TO ORDER

CONSENT ITEMS:

Item 1. 223 W 15TH ST — The applicant requests a Certificate of Appropriateness to demolish a one story addition in Over-the-Rhine Historic District.

Applicant: CITY STUDIOS ARCHITECTURE
Owner: OVER-THE-RHINE COMMUNITY HOUSING
Staff Report: BETH JOHNSON

Item 2. 206 WADE ST — The applicant requests to install a front roof deck in Over-the-Rhine Historic District.

Applicant: HILLMAN POINT, LLC
Owner: CUSTOM CARVING SOURCE LLC
Staff Report: BETH JOHNSON

Item 3. 1811 ELM ST — The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including exterior paint, window and storefront replacement, fire escape alteration and construction of roof top deck in Over-the-Rhine Historic District.

Applicant: PLATTE ARCHITECTURE AND DESIGN
Owner: NORTHSIDE REVITALIZATION LLC
Staff Report: DOUG OWEN

Item 4. 1807 ELM ST — The applicant requests a Certificate of Appropriateness to rehabilitate an existing building, including construction of roof top decks, exterior stairs, and new windows and storefronts, and to demolish a one-story addition in the Over-the-Rhine Historic District.

Applicant: PLATTE ARCHITECTURE AND DESIGN
Owner: NORTHSIDE REVITALIZATION LLC
Staff Report: DOUG OWEN

DISCUSSION ITEMS:

Item 5. 1810 CAMPBELL ST — The applicant requests a Certificate of Appropriateness to rehabilitate existing building into offices, modifying existing window and door openings in Over-the-Rhine Historic District. Additionally, the applicant requests parking related Zoning Relief.

Applicant: PLATTE ARCHITECTURE AND DESIGN

Owner: NORTHSIDE REVITALIZATION LLC

Staff Report: DOUG OWEN

Item 6. 419 E 13TH ST — The applicant requests a Certificate of Appropriateness for the construction of a single family residence in the Over-the-Rhine Historic District. Additionally, the applicant requests Zoning Relief related to lot size, setbacks and height.

Applicant: ADAM WISLER

Owner: TOM FRANKS BARN LLC

Staff Report: BETH JOHNSON

Item 7. 127 W 15TH ST — The applicant requests a Certificate of Appropriateness to construct a single family residence in the Over-the-Rhine Historic District. Additionally, the applicant requests Zoning Relief for lot size, setbacks and height.

Applicant: PLATTE ARCHIECTURE AND DESIGN

Owner: MIKE HOETING/ OTR HOLDINGS INC

Staff Report: BETH JOHNSON

Item 8. 1910 ELM ST — The applicant requests conditional use approval to allow outdoor entertainment on a roof deck in Over-the-Rhine Historic District. The Historic Conservation Board continued the hearing from 3/27/17.

Applicant: DRAWING DEPT

Owner: RHINEGEIST PROPERTIES LLC

Staff Report: BETH JOHNSON

Item 9. 1910 ELM ST — The applicant requests a Certificate of Appropriateness for shade structures for an existing roof top bar in the Over-the-Rhine Historic District.

Applicant: DRAWING DEPT

Owner: RHINEGEIST PROPERTIES LLC

Staff Report: BETH JOHNSON

ITEM 1 April 24, 2017

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2016109
APPLICANT:	City Studios
OWNER:	Over-the-Rhine Community Housing
ADDRESS:	**223 W 15th Street**
PARCELS:	081-0002-0208
ZONING:	CC-A (Commercial Community)/Historic District Overlay
OVERLAYS:	Over-the-Rhine
COMMUNITY:	Over-the-Rhine
REPORT DATE:	April 7, 2017
PRE HEARING:	April 5, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) to demolish a one story rear non-contributing CMU addition.

Existing Conditions:
The project location is 223 W 15th Street. The main building is a three story masonry building and is a contributing building to the Over-the-Rhine Historic District. The building is mid-block and is adjacent to new infill townhomes. The building has a one story CMU addition on the rear.

Figure 1: Map of 223 W 15th Street. Map provided by Cagis Maps.

Figure 2: 223 W 15th Street view. The addition is outlined in red.

Proposed Conditions:
The proposal is to demolish the one story CMU addition at the rear.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial Districts
Variance Request:	N/A	
HCB authority:	Section 1435-05-4	
Overlays:	Over the Rhine Historic District	
Historic Landmark/Reg:	Over-the-Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Zoning Review

At this time there are no Zoning requirements as the building is being stabilized and rehabilitated. They are using Historic Rehabilitation Tax credits on their rehabilitation.

Staff comments on the Specific Guidelines for Demolition of Buildings:

The proposed demolition is for a concrete block garage addition that is on the rear of the building. This addition is not contributing to the property. The demolition is on the rear and will not be visible from 15th Street. The building is in poor condition and does not contribute to the historic or architectural value of the property.

Demolition shall not be permitted unless one of the following conditions exists:

(1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;

The demolition has not been ordered by the Director of Buildings and Inspections. Urban Conservation staff has visited the site and confirmed the condition that the addition was built without a property foundation and has a severe uneven floor. In order to bring the building up to VBML standards this condition will have to be abated.

(2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;

The owner is not claiming an economic hardship condition.

(3) The owner is a non- profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.

Not applicable to the request.

(4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

The demolition request is for a non-original addition to the building. The exterior of the addition is not in a contributing state to the historic district and is in disrepair. The removal of the addition will not affect the streetscape W 15th Street or will not adversely affect the building.

Other Considerations:

Prehearing Results: April 5, 2017. The applicant and representatives from Over-the-Rhine Infill Committee were present and were supportive of the proposal.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. **CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear 1 story CM addition of 223 W 15th Street based on the credible evidence provided by applicant and City Studios in their submission dated March 9, 2017.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
   b. That the Over-the-Rhine Historic Conservation Guidelines allow for the demolition of non-contributing additions when the demolition will not adversely affect the character of the streetscape or of the historic district.
   c. That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.

CITY STUDIOS
ARCHITECTURE

March 9, 2017

Beth Johnson
Urban Conservator
City of Cincinnati
Department of City Planning and Buildings
Historic Conservation Office
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: 223 West 15th Street -- Historic Conservation Board Review Application

Dear Beth,

The purpose of this letter is to request a Certificate of Appropriateness from the Historic Conservation Board for the proposed demolition of an existing non-historic addition at 223 West 15th Street. The project is located in the Over-the-Rhine Historic District and a Historic Conservation Overlay Zone.

The building at 223 West 15th Street was originally constructed in 1864 and the most recent alteration occurred in the 1960's. The proposed demolition is for the small, one story, non-historic addition at the rear (South) of the building. This demolition work is part of the overall rehabilitation work for this property. The 10'-0" x 20'-0" addition is constructed of CMU and has a wood framed roof structure. The addition is sited approximately 62'-0" from the West 15th Street property line. The addition was existing and in disrepair when purchased by Over-the-Rhine Community Housing.

The addition is a portion of the building with no historic significance. In addition, the demolition of this portion of the building will not affect the original, historically significant portion of the building. The non-historic addition is not visible from the street on the East façade due to structures in the adjacent lot. It is slightly visible from the West façade due to a vacant lot. Demolition of this addition will not adversely affect the streetscape.

In summary, we feel the request for demolition meets the requirements put forward by the Historic Conservation Board in the Demolition Case Sheet.

Sincerely,

Deanna Heil
CITY STUDIOS ARCHITECTURE

1148 Main Street Cincinnati, Ohio 45202 ph: 513.621.0750

OVERALL BUILDING ELEVATIONS - 223 W 15TH ST.

Rear (South) Elevation
3/9/2017

West 15th St. (North) Elevation
3/9/2017

Side (East) Elevation
1/21/2015 - This elevation now hidden by new construction. See streetscape context photos.

Side (West) Elevation
3/9/2017

ADDITION PHOTOGRAPHS - 223 W 15TH ST.

View of addition from Southeast
3/9/2017

View of addition from Southwest
3/9/2017

STREETSCAPE CONTEXT - 223 W 15TH STREET

Photo Key

Image #1 - 3/9/2017

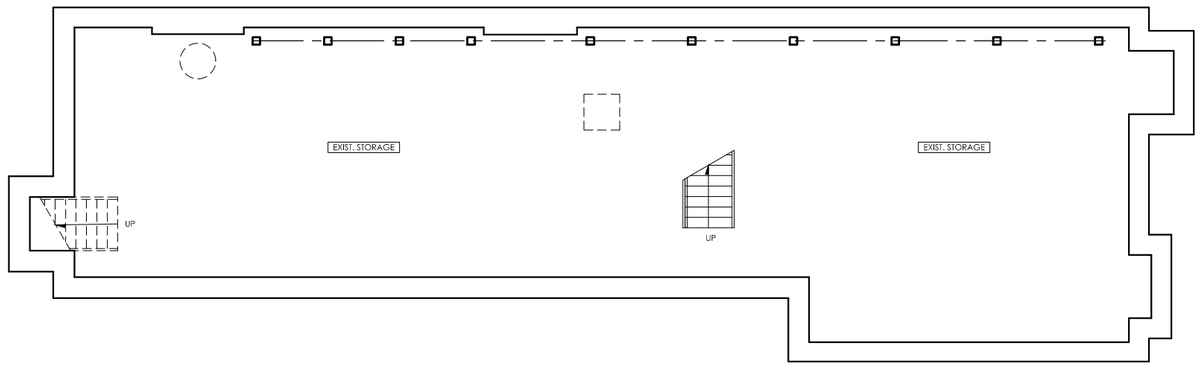
Image #2 - 3/9/2017

Image #3 - 3/9/2017

Image #4 - 3/9/2017

Image #5 - 3/9/2017

Image #6 - 3/9/2017



BASEMENT DEMO PLAN

1 / A2.0

1/4" = 1'-0"

N

0 2 4 8 16

DEMOLITION PLAN GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO SUBFLOOR. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGE OR DETERIORATED AREAS.
11. REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
13. REMOVE ALL EXISTING FRAMED DROPPED CEILINGS OR SOFFITS.
14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
7. EXISTING HISTORIC MANTEL TO REMAIN IN PLACE.
8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

CITYSTUDIOS ARCHITECTURE
1148 MAIN STREET, SECOND FLOOR
CINCINNATI, OHIO 45202
513.621.0750

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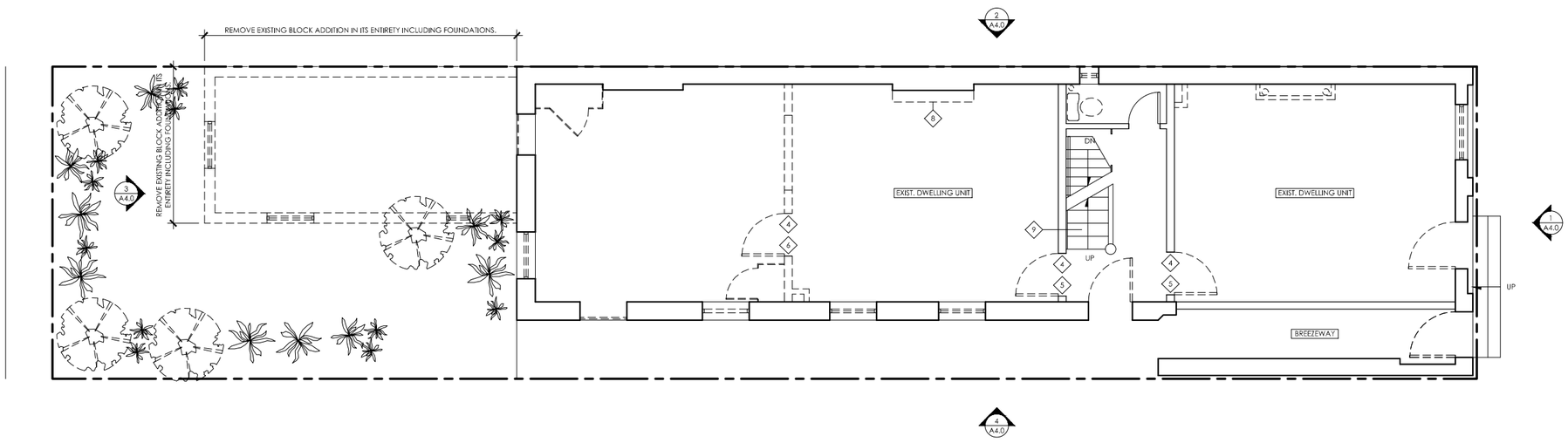
ISSUE LOG:

OHFA SUBMISSION	09.21.2016
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

A2.0

BASEMENT DEMO PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



FIRST FLOOR DEMO PLAN

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DEMOLITION PLAN GENERAL NOTES

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4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
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7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
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12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
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14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
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8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

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ISSUE LOG:

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PERMIT REVISION	03.06.2017

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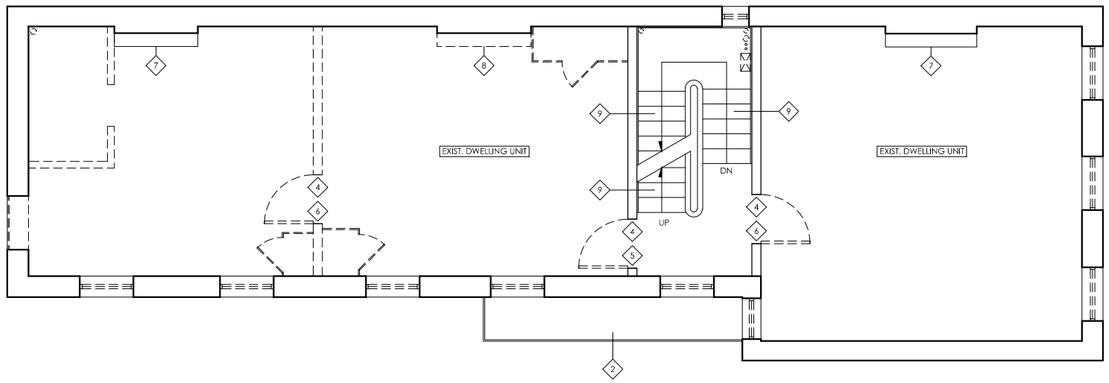
A2.1

FIRST FLOOR DEMO PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



1 A2.2 SECOND FLOOR DEMO PLAN

1/4" = 1'-0"

N

0 2 4 8 16

DEMOLITION PLAN GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO SUBFLOOR. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGE OR DETERIORATED AREAS.
11. REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
13. REMOVE ALL EXISTING FRAMED DROPPED CEILINGS OR SOFFITS.
14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
7. EXISTING HISTORIC MANTEL TO REMAIN IN PLACE.
8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

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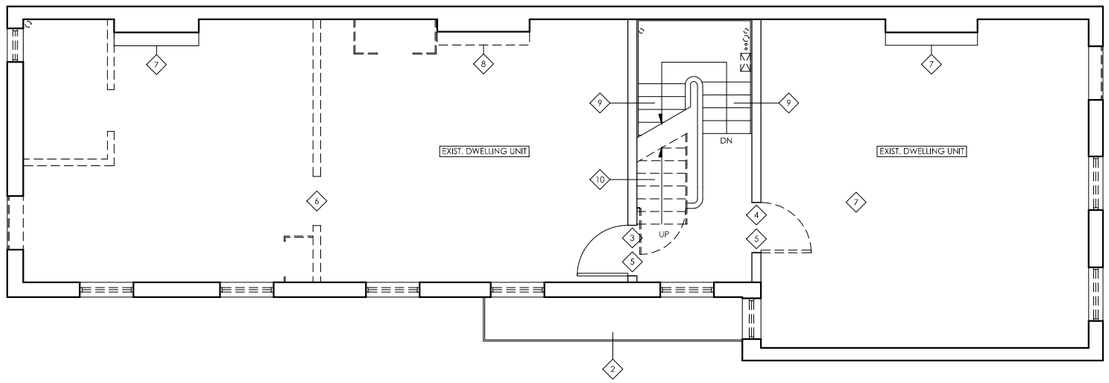
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

A2.2

SECOND FLOOR DEMO PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



THIRD FLOOR DEMO PLAN

1 / A2.3 — 1/4" = 1'-0"

N

0 2 4 8 16

DEMOLITION PLAN GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO SUBFLOOR. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGE OR DETERIORATED AREAS.
11. REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
13. REMOVE ALL EXISTING FRAMED DROPPED CEILINGS OR SOFFITS.
14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
7. EXISTING HISTORIC MANTEL TO REMAIN IN PLACE.
8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

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ISSUE LOG:

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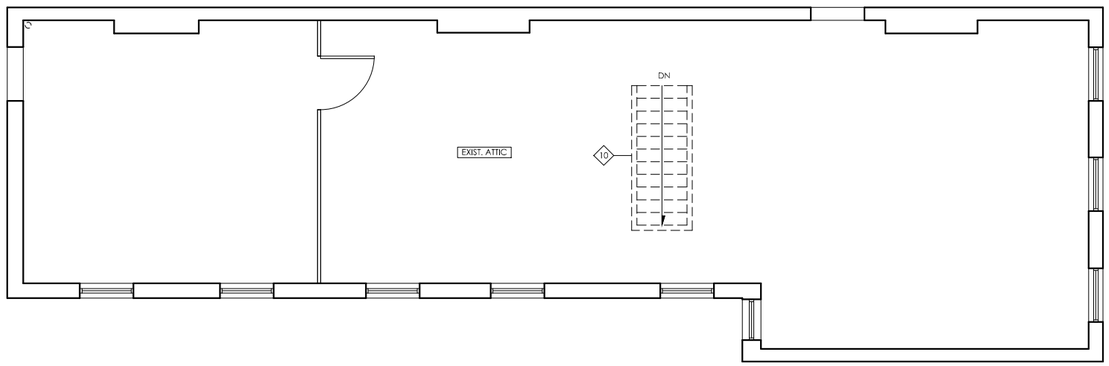
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

A2.3

THIRD FLOOR DEMO PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



ATTIC DEMO PLAN

1 / A2.4 — 1/4" = 1'-0"

N

0 2 4 8 16

DEMOLITION PLAN GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO SUBFLOOR. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGE OR DETERIORATED AREAS.
11. REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
13. REMOVE ALL EXISTING FRAMED DROPPED CEILINGS OR SOFFITS.
14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
7. EXISTING HISTORIC MANTEL TO REMAIN IN PLACE.
8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

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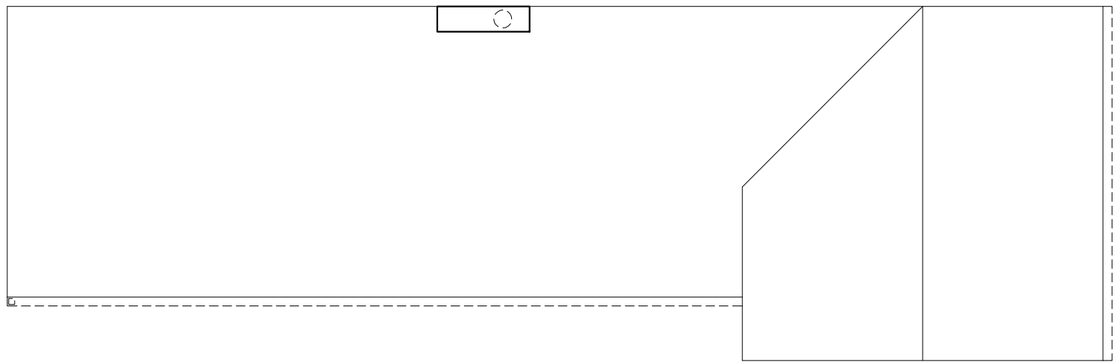
A2.4

ATTIC
DEMO PLAN

PRELIMINARY:
NOT FOR CONSTRUCTION



ROOF DEMO PLAN

1 / A2.5 — 1/4" = 1'-0"

N

0 2 4 8 16

DEMOLITION PLAN GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL EXISTING FLOORING INCLUDING ANY ADHESIVES, FASTENERS, OR UNDERLAYMENTS DOWN TO SUBFLOOR. VERIFY THE CONDITION OF EXISTING SUBFLOOR AND REMOVE DAMAGE OR DETERIORATED AREAS.
11. REMOVE ANY EXISTING LOOSE PLASTER. ALL EXISTING STABLE PLASTER TO REMAIN, U.N.O. REFER TO A0.2 PARTITION TYPES FOR FURTHER DIRECTION.
12. REMOVE ALL EXISTING GYPSUM BOARD, PLASTER, AND SUSPENDED TILE CEILINGS TO EXPOSE EXISTING FLOOR JOISTS. VERIFY THE CONDITION OF EXISTING FLOOR JOISTS.
13. REMOVE ALL EXISTING FRAMED DROPPED CEILINGS OR SOFFITS.
14. REMOVE ALL EXISTING CABINETRY AND COUNTERTOPS.
15. REMOVE ALL EXISTING KITCHEN APPLIANCES.
16. REMOVE ALL NON-HISTORIC TRIM. ALL HISTORIC TRIM TO REMAIN. WHERE NEW WORK PLANS INDICATE NEW FURRING AT WALLS WITH HISTORIC TRIM, CAREFULLY REMOVE AND STORE THE HISTORIC TRIM IN PREPARATION FOR REINSTALLATION.
17. REMOVE ALL MECHANICAL EQUIPMENT. REMOVE ALL DUCTS AND VENTS.
18. REMOVE ALL LIGHTING FIXTURES. REMOVE ALL SWITCHES AND WIRING.
19. REMOVE ALL PLUMBING FIXTURES. REMOVE ALL DRAINS AND PIPES.
20. REMOVE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS INCLUDING ALL CONDUIT, HANGERS, ETC. CAP OR TERMINATE AS REQ'D BY THE APPLICABLE CODES AND PUBLIC UTILITIES. COORDINATE WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
21. NEW FLOOR, ROOF, AND WALL PENETRATIONS FOR NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE NOT SHOWN. THE GENERAL CONTRACTOR IS TO COORDINATE ANY REQ'D PENETRATIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
22. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE. REMOVE SHRUBS AND TREES FROM TOP OF RETAINING WALLS.

NOTE: CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN SELECTIVE DEMOLITION IS COMPLETE TO ALLOW FOR FURTHER INVESTIGATION OF STRUCTURE. ALLOW ARCHITECT TO EVALUATE AND DOCUMENT THE HISTORIC WOOD FLOORS AFTER REMOVING THE EXISTING FLOOR FINISHES AS REQUIRED BY SHPO/NPS PRIOR TO REMOVING ANY OF THE DAMAGED OR DETERIORATED AREAS.

DEMOLITION PLAN KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. EXISTING HISTORIC INTERIOR DOOR TO REMAIN IN PLACE.
4. EXISTING HISTORIC INTERIOR DOOR TO BE REMOVED.
5. EXISTING HISTORIC INTERIOR TRANSOM TO REMAIN IN PLACE.
6. EXISTING HISTORIC INTERIOR TRANSOM TO BE REMOVED.
7. EXISTING HISTORIC MANTEL TO REMAIN IN PLACE.
8. EXISTING HISTORIC MANTEL TO BE REMOVED.
9. EXISTING HISTORIC STAIR TO REMAIN IN PLACE.
10. EXISTING HISTORIC STAIR TO BE REMOVED.
11. REMOVE ENTIRE MECHANICAL SYSTEM FROM THIS SPACE IN PREPARATION FOR NEW MECHANICAL SYSTEM, SEE MECHANICAL DRAWINGS.
12. DISCONNECT AND REMOVE EXISTING MECHANICAL EQUIP., COORDINATE WITH MECHANICAL DRAWINGS. REMOVE ALL EXISTING DUCTWORK, U.N.O.
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. COORDINATE WITH PLUMBING DRAWINGS. REMOVE EXISTING DOMESTIC WATER PIPES, U.N.O.
14. CUT AND REMOVE PORTION OF EXISTING FLOOR JOISTS AND SUBFLOOR (ABOVE) AS REQ'D TO ACCOMMODATE NEW WORK. COORDINATE WITH NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING.
15. REMOVE EXISTING GYPSUM BOARD FROM CEILING (ABOVE) AND REMOVE ANY DROPPED CEILING FRAMING. EXISTING FLOOR JOISTS TO REMAIN.
16. NOT USED.
17. NOT USED.
18. REMOVE EXISTING SECURITY GATE AND/OR FENCING.
19. REMOVE EXISTING MAILBOXES.
20. REMOVE EXISTING BASEMENT ACCESS VAULT DOORS AND PREPARE THE EXISTING OPENING TO RECEIVE NEW BASEMENT ACCESS VAULT DOORS.
21. EXISTING JOIST END REINFORCEMENT TO BE IMPROVED, SEE NEW WORK PLANS. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
22. NOT USED.
23. REMOVE EXISTING GUARD AND/OR HAND RAILING.
24. REMOVE EXISTING DETERIORATED WOOD-FRAMED STAIR.
25. NOT USED.
26. REMOVE EXISTING CHAIN LINK FENCING AND ALL SUPPORT POSTS.
27. REMOVE ALL ELECTRIC AND/OR HYDRONIC BASEBOARD HEATERS.
28. REMOVE ALL EXISTING SUSPENDED ACOUSTIC CEILING TILES, GRID, AND ANY ASSOCIATED ACCESSORIES OR EQUIPMENT, INCLUDING LIGHTING.
29. EXISTING STEEL OR WOOD BEAM (ABOVE) TO REMAIN IN PLACE. BEAM IS CONCEALED. CONTACT ARCHITECT AND STRUCTURAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
30. APPROX. LOCATION OF EXISTING BASEMENT VENTILATION OPENING(S). REMOVE THE INTERIOR AND EXTERIOR LOUVERS AND CLEAR ALL DEBRIS. CONTACT ARCHITECT AND MECHANICAL ENGINEER WHEN EXPOSED TO ALLOW FOR FURTHER EVALUATION.
31. REMOVE ALL NON-HISTORIC STOREFRONT INFILL. PROVIDE TEMPORARY BRACING AND SHORING AS REQ'D. EXERCISE CAUTION SO AS NOT TO DAMAGE HISTORIC STOREFRONT ELEMENTS TO REMAIN. ALL CAST IRON AND / OR STONE ELEMENTS ARE TO REMAIN IN PLACE AND BE STABILIZED.
32. REMOVE NON-HISTORIC BLOCK WALL. EXERCISE CAUTION SO AS NOT TO DAMAGE THE ADJACENT HISTORIC BRICK BEARING WALLS TO REMAIN.
33. REMOVE EXISTING GYPSUM BOARD AND FURRING FROM ALL EXTERIOR WALLS. EXERCISE CAUTION SO AS NOT TO DAMAGE THE HISTORIC BRICK BEARING WALLS TO REMAIN. CONCEALED HISTORIC PLASTER TO REMAIN IN PLACE WHERE STABLE.
34. REMOVE DETERIORATED METAL STAIRS AND ALL ASSOCIATED RAILING(S).
35. REMOVE DETERIORATED CONCRETE LANDING(S) AND/OR WALKWAY(S).
36. EXISTING HISTORIC PAINTED WOOD STAIR RAILINGS TO REMAIN IN PLACE.
37. EXISTING DETERIORATED WOOD STAIRS TO REMAIN IN PLACE. REFER TO STRUCTURAL KEYNOTES ON NEW WORK PLANS FOR REQUIRED REPAIRS.
38. REMOVE GYP. BD. AND/OR PLASTER FROM ALL SURFACES THIS FLOOR TO EXPOSE EXISTING FRAMING AND/OR FURRING. CONTACT ARCHITECT AND STRUCTURAL ENGINEER TO ALLOW FOR FURTHER OBSERVATIONS. REMOVE ANY DETERIORATED, DECAYED, OR MOLDING WOOD AND REMOVE ALL CORRODED METAL. COORDINATE WITH NEW WORK PLANS FOR SCOPE OF MODIFICATIONS.
39. REMOVE INFILL FROM HISTORIC OPENING. EXERCISE CARE SO AS NOT TO DAMAGE HISTORIC MASONRY. COORDINATE WITH NEW WORK PLANS.
40. CAREFULLY REMOVE AND SALVAGE HISTORIC STAMPED TIN CEILING TILES FOR REINSTALLATION. SEE NEW WORK PLANS FOR EXTENT OF REINSTALL.
41. REMOVE DETERIORATED HISTORIC WOOD WINDOW UNIT. WEIGHT BOXES TO REMAIN (WHERE PRESENT). SALVAGE HISTORIC INTERIOR TRIM FOR REINSTALLATION OVER FURRED OUT WALL, SEE NEW WORK PLANS.
42. REMOVE NON-HISTORIC TRANSOM PANEL IN PREPARATION FOR INFILL WITH NEW FIRE-RATED CONSTRUCTION. EXISTING DOOR AND TRANSOM TRIM TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL). SEE NEW WORK PLANS.

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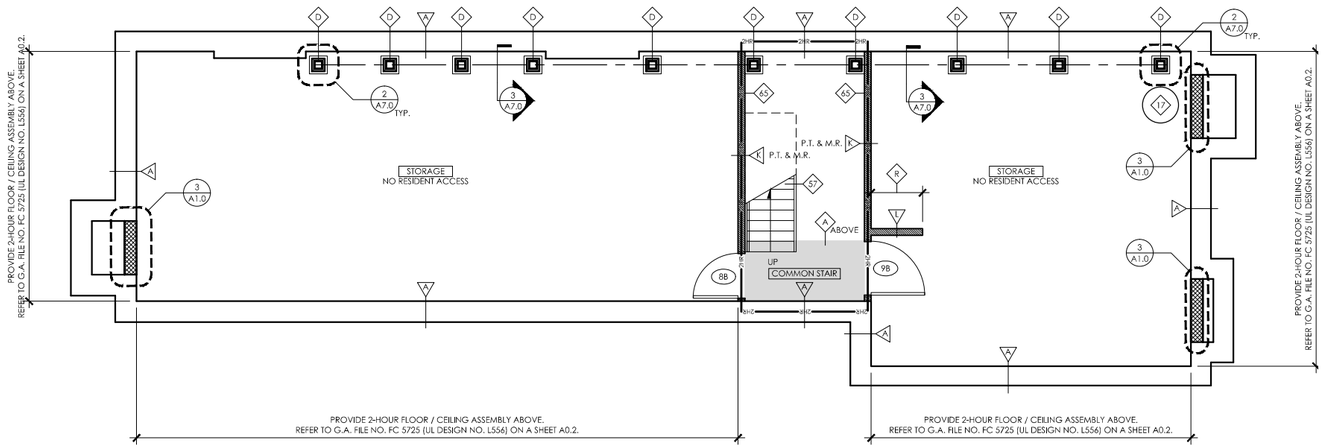
A2.5

ROOF
DEMO PLAN

PRELIMINARY:
NOT FOR CONSTRUCTION



HISTORIC KEYED NOTES

- A — SALVAGE AND REINSTALL EXISTING HISTORIC BASE MOULDINGS WHERE EXISTING WALL(S) ARE INDICATED TO BE FURRED OUT.
- B — SALVAGE AND REINSTALL HISTORIC DOOR AND WINDOW TRIM WHERE EXISTING WALL IS INDICATED TO BE FURRED OUT. PROVIDE NEW JAMB EXTENSIONS AS REQUIRED.
- C — EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. PATCH WITH NEW OR SALVAGED MOULDING TO MATCH EXISTING AS REQUIRED.
- D — EXISTING HISTORIC DOOR AND WINDOW TRIM TO REMAIN IN PLACE. PATCH WITH NEW OR SALVAGED MOULDING TO MATCH EXISTING AS REQUIRED.
- E — EXISTING HISTORIC STAIR AND RAIL COMPONENTS TO REMAIN IN PLACE.
- F — EXISTING HISTORIC WAINSCOTING TO REMAIN IN PLACE, PATCH AS REQ'D.
- G — EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN, SEE DETAIL ON A7.0.
- H — EXISTING HISTORIC FIREPLACE MANTEL AND SURROUND TRIM TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE.
- J — REINSTALL SALVAGED HISTORIC FIREPLACE MANTEL AND SURROUND TRIM.
- K — HISTORIC TRANSOM ELEMENTS ARE MISSING. REMOVE EXISTING INFILL AND PROVIDE NEW FIRE RATED INFILL. REFER TO A7.0. HISTORIC DOOR AND TRANSOM CASING TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL).
- L — REINSTALL SALVAGED STAMPED TIN CEILING TILES OVER NEW GYP. BD.

1 / A3.0 BASEMENT NEW WORK PLAN

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S). SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT. SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN. PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN, REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN, REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES. SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT. SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
67. NEW CONCRETE PAVING ON GRADE. SLOPE SURFACE AWAY FROM EXISTING BUILDING(S) AT 1/4" PER FOOT MIN. PROVIDE BROOM FINISH.
68. LAWN AREA. NEW TURF GRASS BY OWNER.
69. PLANTING BED. NEW LANDSCAPING BY OWNER.
70. INFILL TRANSOM, SEE SHEET A7.0 FOR DETAIL.
71. PROVIDE SECURITY CAGE FOR AC CONDENSER.
72. PROVIDE CONTINUOUS RIDGE VENT. SEE SPECIFICATIONS.
73. PROVIDE ATTIC / ROOF VENTILATOR BOX(ES) AS REQ'D TO ACHIEVE TOTAL NET FREE AREA EQUAL TO OR GREATER THAN 1/300 OF THE VENTED AREA.
74. PROVIDE NEW INSULATION PER SCHEDULE ON A0.2.
75. EXISTING ATTIC ACCESS TO REMAIN.
76. PROVIDE 42" HIGH GUARDRAIL AROUND MECHANICAL EQUIPMENT.
77. PROVIDE CHAIN LINK STORAGE LOCKERS.
78. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING FOUNDATION. PROVIDE GEOTEXTILE FABRIC AND "RIVER ROCK" GROUNDCOVER.

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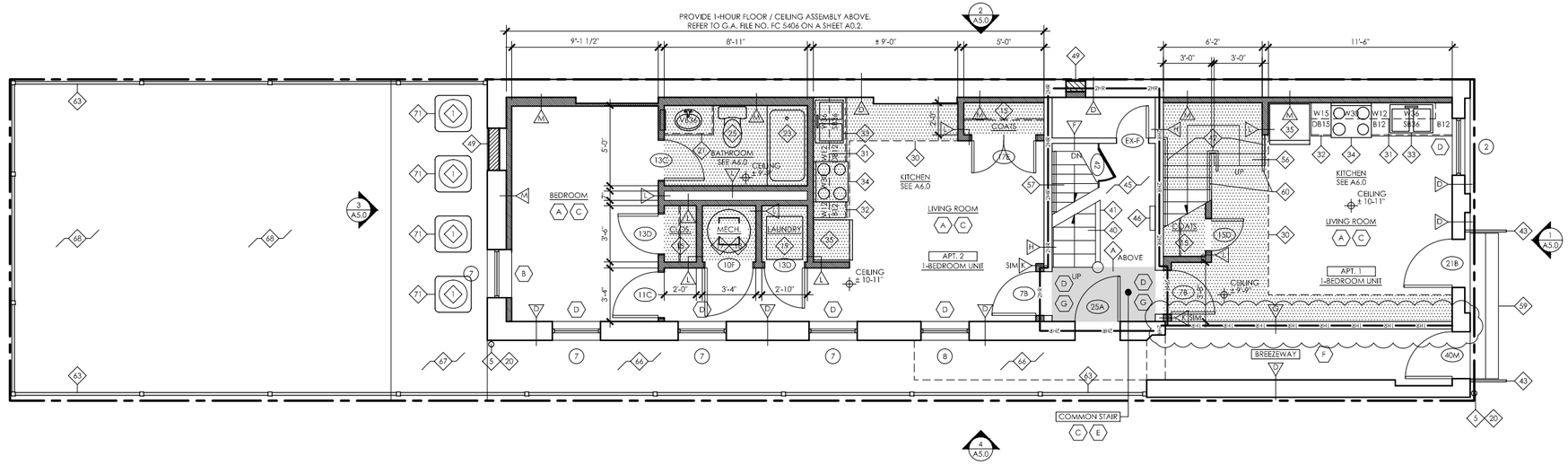
ISSUE LOG:

OHFA SUBMISSION	09.21.2016
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

A3.0

BASEMENT
NEW WORK PLAN

PRELIMINARY:
NOT FOR CONSTRUCTION



FIRST FLOOR NEW WORK PLAN

1 / A3.1

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S). SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT. SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN. PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN, REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN, REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES. SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT. SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
67. NEW CONCRETE PAVING ON GRADE. SLOPE SURFACE AWAY FROM EXISTING BUILDING(S) AT 1/4" PER FOOT MIN. PROVIDE BROOM FINISH.
68. LAWN AREA. NEW TURF GRASS BY OWNER.
69. PLANTING BED. NEW LANDSCAPING BY OWNER.
70. INFILL TRANSOM, SEE SHEET A7.0 FOR DETAIL.
71. PROVIDE SECURITY CAGE FOR AC CONDENSER.
72. PROVIDE CONTINUOUS RIDGE VENT. SEE SPECIFICATIONS.
73. PROVIDE ATTIC / ROOF VENTILATOR BOX(ES) AS REQ'D TO ACHIEVE TOTAL NET FREE AREA EQUAL TO OR GREATER THAN 1/300 OF THE VENTED AREA.
74. PROVIDE NEW INSULATION PER SCHEDULE ON A0.2.
75. EXISTING ATTIC ACCESS TO REMAIN.
76. PROVIDE 42" HIGH GUARDRAIL AROUND MECHANICAL EQUIPMENT.
77. PROVIDE CHAIN LINK STORAGE LOCKERS.
78. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING FOUNDATION. PROVIDE GEOTEXTILE FABRIC AND "RIVER ROCK" GROUNDCOVER.

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ISSUE LOG:

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PERMIT REVISION	03.06.2017

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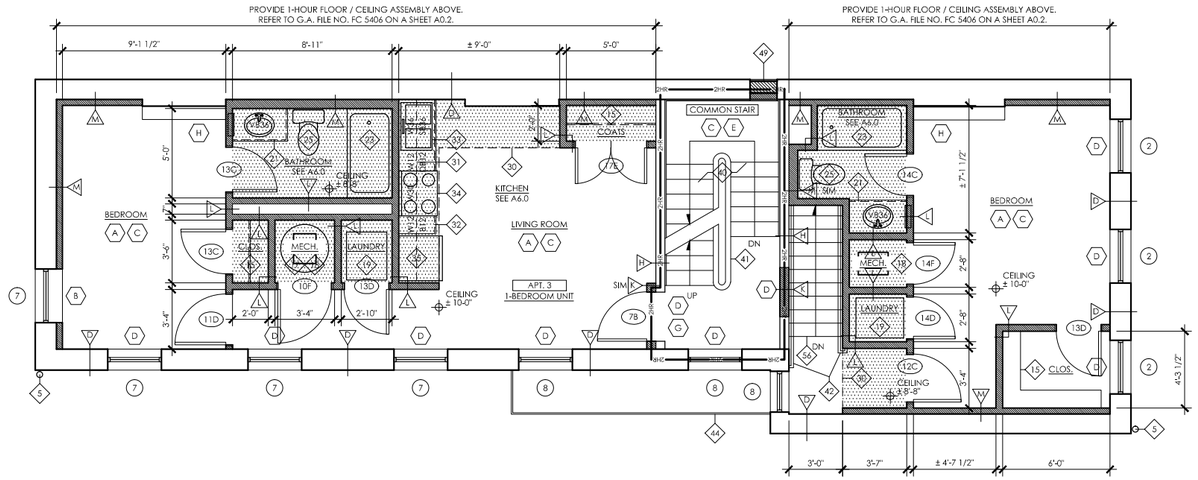
A3.1

FIRST FLOOR NEW WORK PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



SECOND FLOOR NEW WORK PLAN

1 / A3.2

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S). SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT. SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN. PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN, REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN, REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES. SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT. SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
67. NEW CONCRETE PAVING ON GRADE. SLOPE SURFACE AWAY FROM EXISTING BUILDING(S) AT 1/4" PER FOOT MIN. PROVIDE BROOM FINISH.
68. LAWN AREA. NEW TURF GRASS BY OWNER.
69. PLANTING BED. NEW LANDSCAPING BY OWNER.
70. INFILL TRANSOM, SEE SHEET A7.0 FOR DETAIL.
71. PROVIDE SECURITY CAGE FOR AC CONDENSER.
72. PROVIDE CONTINUOUS RIDGE VENT. SEE SPECIFICATIONS.
73. PROVIDE ATTIC / ROOF VENTILATOR BOX(ES) AS REQ'D TO ACHIEVE TOTAL NET FREE AREA EQUAL TO OR GREATER THAN 1/300 OF THE VENTED AREA.
74. PROVIDE NEW INSULATION PER SCHEDULE ON A0.2.
75. EXISTING ATTIC ACCESS TO REMAIN.
76. PROVIDE 42" HIGH GUARDRAIL AROUND MECHANICAL EQUIPMENT.
77. PROVIDE CHAIN LINK STORAGE LOCKERS.
78. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING FOUNDATION. PROVIDE GEOTEXTILE FABRIC AND "RIVER ROCK" GROUNDCOVER.

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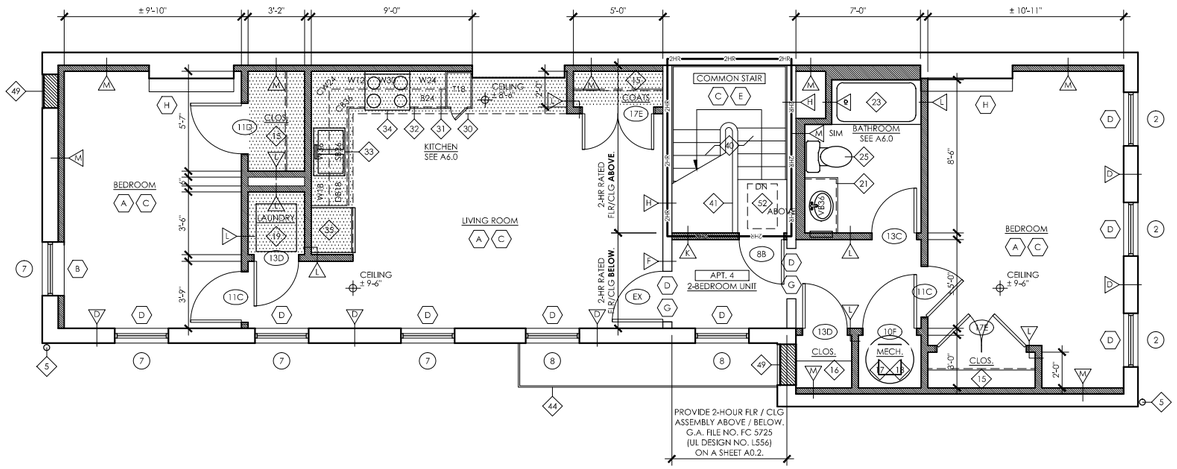
A3.2

SECOND FLOOR NEW WORK PLAN

PRELIMINARY: NOT FOR CONSTRUCTION



THIRD FLOOR NEW WORK PLAN

1 / A3.3

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S). SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT. SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX. SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN. PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN, REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN, REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES. SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT. SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
67. NEW CONCRETE PAVING ON GRADE. SLOPE SURFACE AWAY FROM EXISTING BUILDING(S) AT 1/4" PER FOOT MIN. PROVIDE BROOM FINISH.
68. LAWN AREA. NEW TURF GRASS BY OWNER.
69. PLANTING BED. NEW LANDSCAPING BY OWNER.
70. INFILL TRANSOM, SEE SHEET A7.0 FOR DETAIL.
71. PROVIDE SECURITY CAGE FOR AC CONDENSER.
72. PROVIDE CONTINUOUS RIDGE VENT. SEE SPECIFICATIONS.
73. PROVIDE ATTIC / ROOF VENTILATOR BOX(ES) AS REQ'D TO ACHIEVE TOTAL NET FREE AREA EQUAL TO OR GREATER THAN 1/300 OF THE VENTED AREA.
74. PROVIDE NEW INSULATION PER SCHEDULE ON A0.2.
75. EXISTING ATTIC ACCESS TO REMAIN.
76. PROVIDE 42" HIGH GUARDRAIL AROUND MECHANICAL EQUIPMENT.
77. PROVIDE CHAIN LINK STORAGE LOCKERS.
78. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING FOUNDATION. PROVIDE GEOTEXTILE FABRIC AND "RIVER ROCK" GROUNDCOVER.

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PERMIT REVISION	03.06.2017

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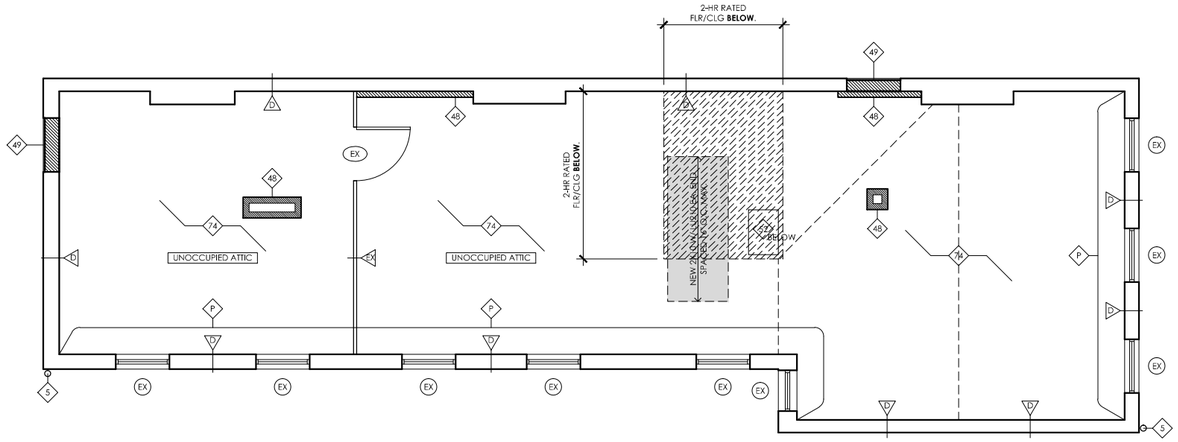
A3.3

THIRD FLOOR
NEW WORK PLAN

PRELIMINARY:
NOT FOR CONSTRUCTION



ATTIC NEW WORK PLAN

1 / A3.4

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S). SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN. REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT. SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX, SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN. PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN. REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN. REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES. SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT. SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN. REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
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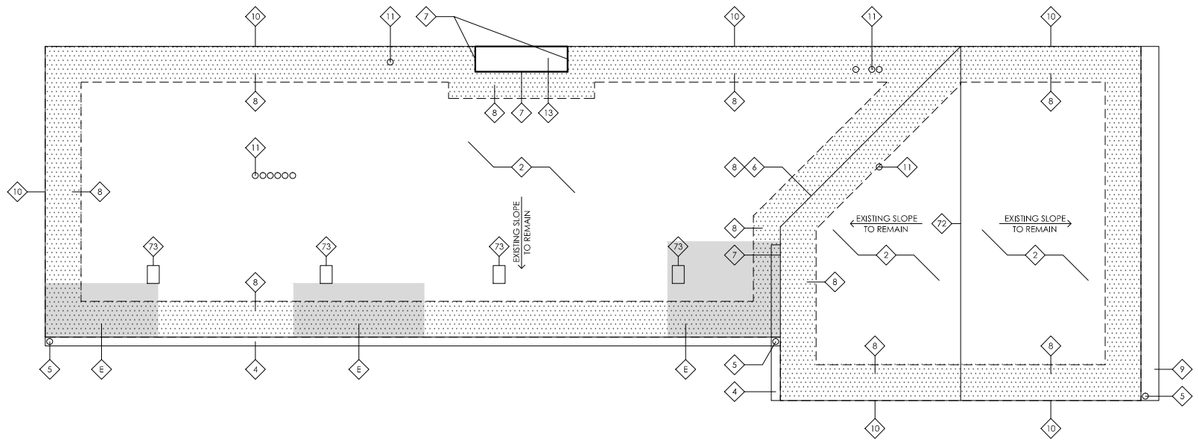
A3.4

ATTIC
NEW WORK PLAN

PRELIMINARY:
NOT FOR CONSTRUCTION



HISTORIC KEYED NOTES

- A — SALVAGE AND REINSTALL EXISTING HISTORIC BASE MOULDINGS WHERE EXISTING WALL(S) ARE INDICATED TO BE FURRED OUT.
- B — SALVAGE AND REINSTALL HISTORIC DOOR AND WINDOW TRIM WHERE EXISTING WALL IS INDICATED TO BE FURRED OUT. PROVIDE NEW JAMB EXTENSIONS AS REQUIRED.
- C — EXISTING HISTORIC BASE MOULDINGS TO REMAIN IN PLACE. PATCH WITH NEW OR SALVAGED MOULDING TO MATCH EXISTING AS REQUIRED.
- D — EXISTING HISTORIC DOOR AND WINDOW TRIM TO REMAIN IN PLACE. PATCH WITH NEW OR SALVAGED MOULDING TO MATCH EXISTING AS REQUIRED.
- E — EXISTING HISTORIC STAIR AND RAIL COMPONENTS TO REMAIN IN PLACE.
- F — EXISTING HISTORIC WAINSCOTING TO REMAIN IN PLACE, PATCH AS REQ'D.
- G — EXISTING HISTORIC TRANSOM (ABOVE) TO REMAIN, SEE DETAIL ON A7.0.
- H — EXISTING HISTORIC FIREPLACE MANTEL AND SURROUND TRIM TO REMAIN IN PLACE. EXISTING HISTORIC HEARTH (WHERE PRESENT) TO REMAIN IN PLACE.
- J — REINSTALL SALVAGED HISTORIC FIREPLACE MANTEL AND SURROUND TRIM.
- K — HISTORIC TRANSOM ELEMENTS ARE MISSING. REMOVE EXISTING INFILL AND PROVIDE NEW FIRE RATED INFILL. REFER TO A7.0. HISTORIC DOOR AND TRANSOM CASING TO REMAIN IN PLACE (OR SALVAGE AND REINSTALL).
- L — REINSTALL SALVAGED STAMPED TIN CEILING TILES OVER NEW GYP. BD.

1 / A3.5 ROOF NEW WORK PLAN

1/4" = 1'-0"

N

0 2 4 8 16

NEW WORK PLAN GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. ALL PLAN DIMENSIONS ARE FACE-OF-FINISH TO FACE-OF-FINISH, U.N.O.
5. ALL WOOD FRAMED WALL ASSEMBLIES ARE NOM. 2 X 4 FRAMING, U.N.O.
6. PROVIDE FIREBLOCKING IN ALL NEW ASSEMBLIES PER SECTION 712.2 OBC.
7. THROUGH PENETRATIONS OF FLOOR / CEILING ASSEMBLIES AND WALL ASSEMBLIES INDICATED TO BE FIRE RATED SHALL BE PROTECTED PER PER SECTIONS 713.3 AND 713.4 OBC.
8. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.
9. REPLACE DAMAGED, DETERIORATED, OR MISSING SUBFLOOR AS REQ'D. REFER TO INTERIOR FINISHES SCHEDULE ON SHT. A0.2 FOR NEW FLOORING.
10. PROVIDE A PASSIVE RADON GAS MITIGATION SYSTEM AT BASEMENT AS REQ'D BY ENTERPRISE GREEN COMMUNITIES. PROVIDE RADON TESTING AND CONVERT THE PASSIVE SYSTEM TO AN ACTIVE SYSTEM IF THE TEST RESULTS EXCEED THE ACTION LEVEL. SEE SPECIFICATIONS.

STRUCTURAL PLAN KEYED NOTES

- A — CONTRACTOR TO VERIFY CONDITION OF EXISTING FLOOR JOISTS. REPAIR OR REPLACE DAMAGED AND DETERIORATED FLOOR JOISTS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT JOISTS TO BE 1-3/4" X 11-7/8" LVL SPACED 16" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY AT EACH END. GROUT JOIST POCKETS SOLID. PROVIDE NEW SUBFLOOR IN AREAS OF REPLACEMENT JOISTS.
- D — EXISTING DROPPED BEAM AND WOOD POSTS REINFORCING THE ENDS OF THE EXISTING FLOOR JOISTS ABOVE. THE EXISTING WOOD POSTS ARE DETERIORATED AT BOTTOM END. PROVIDE TEMPORARY SHORING AS REQUIRED TO EXECUTE THE REPAIR WORK DESCRIBED BELOW:

  WHERE DETERIORATION EXTENDS LESS THAN 24" ABOVE THE BOTTOM END OF THE POST, CUT OFF THE DETERIORATED LENGTH OF POST AND PROVIDE A SIMPSON ABA POST BASE. FORM AND POUR NEW 12" X 12" CONCRETE PEDESTAL FROM TOP OF SLAB UP TO THE BOTTOM OF THE NEW POST BASE. REINFORCE CONCRETE PEDESTAL WITH NO. 4 HOOKED BARS AT CORNERS, HORIZONTAL LEGS TO BE 8" LONG. DRILL AND EPOXY ANCHOR VERTICAL LEGS 3" INTO SLAB. MAINTAIN 2" CLEAR FROM FACE OF CONCRETE TO BARS.

  WHERE DETERIORATION EXTENDS MORE THAN 24" ABOVE THE BOTTOM END OF THE POST, REPLACE POST WITH NEW FULL HEIGHT P.T. 6 X 6. PROVIDE NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE WITH TOP OF NEW CONCRETE PEDESTAL 6" MIN. ABOVE TOP OF SLAB.

  PROVIDE NEW P.T. 6 X 6 WOOD POST(S) WITH NEW POST BASE AND NEW CONCRETE PEDESTAL AS DESCRIBED ABOVE AT CANTILEVERED ENDS OF DROPPED BEAM EXTENDING MORE THAN 24" PAST POST.
- E — CONTRACTOR TO VERIFY CONDITION OF EXISTING ROOF RAFTERS. REPAIR OR REPLACE DAMAGED AND DETERIORATED ROOF RAFTERS PER TYPICAL DETAILS (REFER TO A1.0). REPLACEMENT RAFTERS TO BE 2 X 12 SPACED 24" O.C. MAX. WITH 3" MIN. BEARING ON EXISTING MASONRY FOR SPANS UP TO 12'-0" MAX. REPLACE DETERIORATED WOOD TOP PLATE PER TYPICAL DETAILS (REFER TO A1.0). PROVIDE NEW ROOF SHEATHING IN AREAS OF REPLACEMENT RAFTERS.
- P — ANCHOR END OF EXISTING ROOF RAFTER TO TOP OF EXISTING WOOD SILL PER TYPICAL DETAILS (REFER TO A1.0).
- R — PROVIDE DOUBLE TOP PLATE. ANCHOR BOTTOM PLATE TO EXISTING SLAB WITH 1/4" DIA. X 4" LONG TAPCON FASTENERS AT EACH END AND 32" O.C.

ARCHITECTURAL KEYED NOTES

1. LOCATION OF NEW AC CONDENSER UNIT. SEE MECHANICAL DRAWINGS.
2. PROVIDE NEW ROOFING: ASPHALT SHINGLE OVER ROOFING FELT. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE NEW ROOFING: FULLY ADHERED WHITE TPO MEMBRANE. INSTALL PER MFR. DETAILS. REFER TO SPECS FOR ADDITIONAL REQUIREMENTS.
4. NEW HUNG METAL GUTTER, PTD.
5. NEW METAL DOWNSPOUT. PTD.
6. PROVIDE METAL VALLEY FLASHING.
7. PROVIDE METAL ROOF/WALL FLASHING.
8. PROVIDE SELF-ADHERED ICE AND WATER SHIELD.
9. EXISTING CORNICE. REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
10. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
11. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S), SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
12. APPROX. LOCATION OF NEW 30" X 36" MINIMUM ROOF ACCESS HATCH IN EXISTING OPENING. MODIFY ROOF FRAMING AS REQ'D. FLASH AS REQ'D.
13. EXISTING MASONRY CHIMNEY TO REMAIN, REPAIR MASONRY AS REQ'D.
14. MODIFY EXISTING ROOF SLOPE AS REQ'D TO ENSURE PROPER DRAINAGE.
15. PROVIDE CLOSET ROD AND SHELF (54" A.F.F. MAX. AT ACCESSIBLE UNITS).
16. PROVIDE (5) SHELVES, EQUALLY SPACED. PROVIDE BLOCKING AS REQ'D.
17. PROVIDE NEW WATER HEATER. SEE PLUMBING DRAWINGS.
18. PROVIDE NEW AIR HANDLING UNIT, SEE MECHANICAL DRAWINGS.
19. PROVIDE WASHER CONNECTION BOX, WASHER DRAIN PAN, AND DRYER VENT BOX, SEE M.E.P. DRAWINGS. WASHER AND DRYER EQUIP. BY TENANT.
20. VERIFY WORKING CONDITION OF EXISTING CAST IRON DOWNSPOUT BOOT AND CONNECT NEW DOWNSPOUT. REMOVE RUST AND PAINT AS REQ'D.
21. PROVIDE NEW VANITY BASE CABINET AND NEW NEW CULTURED MARBLE TOP WITH LAVATORY BASIN. PROVIDE NEW FAUCET. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
22. PROVIDE NEW CULTURED MARBLE TOP WITH LAVATORY BASIN OVER OPEN KNEE AND TOE SPACE PER ANSI A117.1. PROVIDE NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1. REFER TO INTERIOR ELEVATIONS FOR PLACEMENT OF MIRROR AND OTHER ACCESSORIES.
23. PROVIDE NEW BATH TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, AND NEW CURTAIN ROD. PROVIDE NEW CULTURED MARBLE TUB SURROUND. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS.
24. PROVIDE NEW ANSI A117.1 COMPLIANT TRANSFER STYLE TUB WITH NEW TUB FILLER, NEW SHOWER HEAD, NEW CURTAIN ROD, AND NEW FOLDING SEAT. PROVIDE 1/2" CEMENT BOARD IN PLACE OF GYPSUM BOARD BEHIND TUB SURROUND. VERIFY FRAMING REQUIREMENTS WITH TUB AND SURROUND MANUFACTURERS. PROVIDE BLOCKING AS REQ'D FOR GRAB BARS. REFER TO INTERIOR ELEVATIONS FOR GRAB BAR PLACEMENT.
25. PROVIDE NEW TOILET AND TOILET TISSUE HOLDER. AT ACCESSIBLE UNITS, PROVIDE BLOCKING AS REQ'D TO INSTALL GRAB BARS PER ANSI A117.1.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.
30. LINE OF NEW DROPPED GYPSUM BOARD CEILING (ABOVE).
31. PROVIDE NEW WALL CABINETS WITH NEW GYP. BD. BULKHEAD ABOVE. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
32. PROVIDE NEW BASE CABINETS AND NEW PLASTIC LAMINATE TOP. SIZES ARE INDICATED ON PLAN. CONTRACTOR TO FIELD VERIFY.
33. PROVIDE NEW DOUBLE BOWL SINK AND NEW FAUCET. PROVIDE DRAIN AND SUPPLY PROTECTION PER ANSI A117.1 AT ACCESSIBLE UNITS.
34. PROVIDE NEW RANGE (WITH FRONT CONTROLS AT ACCESSIBLE UNITS). PROVIDE NEW RANGE HOOD (WITH WALL SWITCH AT ACCESSIBLE UNITS). COORDINATE WITH MECHANICAL DRAWINGS FOR EXHAUST DUCTING.
35. PROVIDE NEW REFRIGERATOR.
36. NOT USED.
37. NOT USED.
38. NOT USED.
39. EXISTING LOW WALL WITH WOOD CAP TO REMAIN, PATCH AND PAINT.
40. EXISTING RISERS, TREADS, STRINGERS, AND LANDINGS TO REMAIN, REPAIR STAIR ELEMENTS AS REQ'D. PROVIDE NEW NON-SLIP VINYL TREAD COVERS.
41. EXISTING GUARD AND/OR HAND RAILING TO REMAIN, REPAIR AS REQ'D.
42. NEW 1-1/2" DIA. WOOD HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
43. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
44. EXISTING FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
45. PROVIDE NEW TILE FLOORING AT ENTRY LEVEL OF STAIR ENCLOSURE.
46. PROVIDE NEW MAILBOXES, SEE SPECIFICATIONS FOR REQUIREMENTS. MAX. 4" PROJECTION FROM FACE OF WALL. MOUNT AT 48" A.F.F. MAX.
47. PROVIDE MAIL SLOT, SEE SPECIFICATIONS FOR REQUIREMENTS.
48. EXHAUST DUCTS TO BE COMPLETELY CONTAINED WITHIN NEW FRAMED WALL FULL HEIGHT PER SECTION 716.6.1 OBC. REFER TO MECH. DWGS.
49. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
50. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN, REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
51. FIRE RATED ASSEMBLY SHALL EXTEND FULL HEIGHT FROM TOP OF EXISTING FLOOR STRUCTURE TO UNDERSIDE OF EXISTING ROOF SHEATHING.
52. PROVIDE NEW 20" X 30" MIN. ACCESS PANEL. ACCESS PANEL TO PROVIDE FIRE RATING NOT LESS THAN SHOWN IN PLAN. INSTALL PER MFR. DETAILS.
53. EXISTING VAULT DOOR AT SIDEWALK TO REMAIN. VERIFY CONDITION AND REPAIR AS REQ'D. REMOVE RUST AND PROVIDE RUST INHIBITIVE COATING.
54. EXISTING BASEMENT ACCESS SIDEWALK VAULT TO REMAIN. PROVIDE NEW PTD. MTL. VAULT DOOR AT SIDEWALK LEVEL CONFORMING TO CINCINNATI D.O.T.E REQUIREMENTS AND ANSI A117.1 FLOOR SURFACE REQUIREMENTS. NO CHANGE IN FLOOR LEVEL IS PERMITTED.
55. PROVIDE NEW ROOF ACCESS HATCH.
56. NEW WOOD FRAMED STAIR. RISERS SHALL BE 4" MIN. TO 8" MAX. TREADS SHALL BE 8" MIN. WITH A NOSING PROFILE AS REQUIRED BY 1009.4.5 OBC. RISERS AND TREADS SHALL BE UNIFORM HEIGHT AND DEPTH RESPECTIVELY. PROVIDE CLOSED RISERS. PROVIDE 6'-8" MIN. HEAD HEIGHT ABOVE THE PLANE OF THE NOSING AT ALL POINTS.
57. EXISTING WOOD-FRAMED UTILITY STAIR TO REMAIN. REPAIR AS REQUIRED.
58. EXISTING CONCRETE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
59. EXISTING STONE STAIR/LANDING TO REMAIN. REPAIR AS REQUIRED.
60. AT OPEN SIDES OF STAIR, PROVIDE PAINTED WOOD BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 4" SPHERE.
61. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN. REPAIR AS REQ'D.
62. EXISTING EXTERIOR STAIRS TO REMAIN. REPAIR AS REQ'D. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
63. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
64. NOT USED.
65. ALIGN NEW FIRE RATED WALL WITH FIRE RATED WALL(S) ABOVE / BELOW. FIRE RATED ASSEMBLY TO EXTEND FULL HEIGHT FROM TOP OF STRUCTURAL DECK TO BOTTOM OF STRUCTURAL DECK (U.N.O. IN TAGGED DETAILS).
66. EXISTING CONCRETE PAVING TO REMAIN. VERIFY ALL SURFACE SLOPE AWAY FROM EXISTING BUILDING(S) FOR DRAINAGE. REPAIR AS REQ'D.
67. NEW CONCRETE PAVING ON GRADE. SLOPE SURFACE AWAY FROM EXISTING BUILDING(S) AT 1/4" PER FOOT MIN. PROVIDE BROOM FINISH.
68. LAWN AREA. NEW TURF GRASS BY OWNER.
69. PLANTING BED. NEW LANDSCAPING BY OWNER.
70. INFILL TRANSOM, SEE SHEET A7.0 FOR DETAIL.
71. PROVIDE SECURITY CAGE FOR AC CONDENSER.
72. PROVIDE CONTINUOUS RIDGE VENT, SEE SPECIFICATIONS.
73. PROVIDE ATTIC / ROOF VENTILATOR BOX(ES) AS REQ'D TO ACHIEVE TOTAL NET FREE AREA EQUAL TO OR GREATER THAN 1/300 OF THE VENTED AREA.
74. PROVIDE NEW INSULATION PER SCHEDULE ON A0.2.
75. EXISTING ATTIC ACCESS TO REMAIN.
76. PROVIDE 42" HIGH GUARDRAIL AROUND MECHANICAL EQUIPMENT.
77. PROVIDE CHAIN LINK STORAGE LOCKERS.
78. FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING FOUNDATION. PROVIDE GEOTEXTILE FABRIC AND "RIVER ROCK" GROUNDCOVER.

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ISSUE LOG:

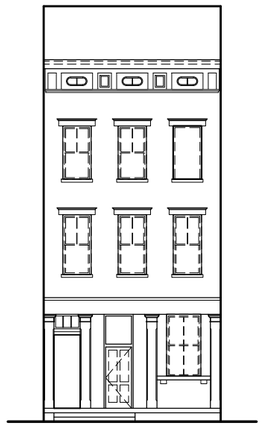
OHFA SUBMISSION	09.21.2016
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

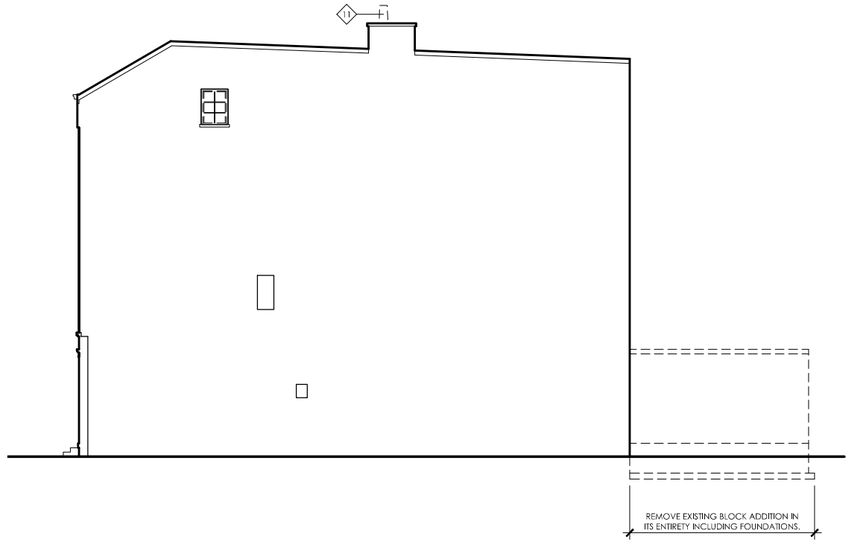
CARRIE'S PLACE
223 W FIFTEENTH STREET
CINCINNATI, OHIO 45202

A3.5

ROOF
NEW WORK PLAN

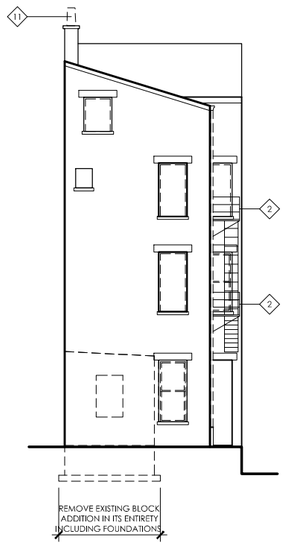
PRELIMINARY:
NOT FOR CONSTRUCTION





1 A4.0 NORTH DEMO ELEVATION
1/8" = 1'-0"

2 A4.0 WEST DEMO ELEVATION
1/8" = 1'-0"



3 A4.0 SOUTH DEMO ELEVATION
1/8" = 1'-0"

4 A4.0 EAST DEMO ELEVATION
1/8" = 1'-0"

DEMO ELEVATION GENERAL NOTES

1. ALL DASHED ELEMENTS ARE TO BE REMOVED, U.N.O. CONSULT ARCHITECT FOR CLARIFICATION IF NOTATIONS AND GRAPHICS CONFLICT OR IF INTENT IS UNCLEAR.
2. ALL EXISTING STRUCTURAL ELEMENTS INCLUDING THE HISTORIC MASONRY BEARING WALLS ARE TO REMAIN, U.N.O. THE GENERAL CONTRACTOR IS TO PROVIDE ANY BRACING AND SHORING REQ'D TO EXECUTE THE WORK.
3. PREPARE ALL BRICK AND STONE MASONRY FOR REPAIR AND RESTORATION PER SPECIFICATIONS. CAREFULLY REMOVE ANY CRACKED OR SOFT BRICK SO AS NOT TO DAMAGE ADJACENT MASONRY. CAREFULLY REMOVE ANY DETERIORATED OR SOFT MORTAR IN PREPARATION FOR REPOINTING.
4. COORDINATE ANY NEW MASONRY OPENINGS WITH NEW WORK PLANS. TOOTH OUT BRICK AT JAMBS AND SALVAGE SUFFICIENT BRICK FOR KEYING IN AT JAMBS. REFER TO STRUCTURAL SPECIFICATIONS FOR NEW LINTEL SIZE.
5. WHERE APPLIES: HISTORIC EXTERIOR LINTELS, SILLS, AND SURROUNDS TO REMAIN. REMOVE ANY CRACKED EXTERIOR STONE LINTELS. VERIFY THE CONDITION OF INTERIOR WOOD LINTELS.
6. WHERE APPLIES: HISTORIC CAST IRON STOREFRONT ELEMENTS TO REMAIN.
7. REMOVE ANY EXISTING PLYWOOD BARRICADES.
8. REMOVE ALL EXISTING ROOFING INCLUDING FASTENERS DOWN TO ROOF SHEATHING. VERIFY THE CONDITION OF EXISTING ROOF SHEATHING AND REMOVE DAMAGED OR DETERIORATED AREAS.
9. REMOVE ALL DOWNSPOUTS AND HUNG GUTTERS. EXISTING HISTORIC BOX GUTTERS AND CORNICES ARE TO REMAIN. REMOVE EXISTING BOX GUTTER LINERS AND PREPARE FOR NEW BOX GUTTER LINERS. EXISTING CAST IRON BOOTS ARE TO REMAIN. VERIFY OPERATION OF SUBSURFACE DRAINAGE.
10. REMOVE ALL IVY AND ANY SIMILAR PLANT GROWTH FROM EXISTING BRICK AND STONE MASONRY.

DEMO ELEVATION KEYED NOTES

1. EXISTING FIRE ESCAPE AND ANCHORS INTO MASONRY BEARING WALLS TO BE REMOVED. EXERCISE EXTREME CARE SO AS NOT TO DAMAGE HISTORIC MASONRY MATERIALS.
2. EXISTING FIRE ESCAPE TO REMAIN. VERIFY CONDITION OF ANCHORS INTO MASONRY BEARING WALLS. REMOVE RUST AND PREPARE FOR NEW PAINT.
3. REMOVE EXISTING EXTERIOR LIGHT FIXTURE. EXISTING JUNCTION BOX TO REMAIN IN PREPARATION FOR NEW FIXTURE, SEE ELECTRICAL DRAWINGS.
4. NOT USED.
5. EXISTING SECURITY GATE TO REMAIN IN PLACE.
6. EXISTING SECURITY GATE TO BE REMOVED.
7. NEW OPENING IN FRAMED WALL, COORDINATE WITH NEW WORK PLANS.
8. NEW OPENING IN MASONRY WALL, COORDINATE WITH NEW WORK PLANS.
9. REMOVE EXISTING SHEET METAL TO EXPOSE HISTORIC BOX GUTTER AND CONTACT ARCHITECT TO ALLOW FOR FURTHER INVESTIGATION.
10. EXISTING BOX GUTTER TO REMAIN. REMOVE EXISTING BOX GUTTER LINER.
11. REMOVE EXISTING CHIMNEY POT. EXISTING CHIMNEY TO REMAIN.
12. HISTORIC TRANSOM TO BE REMOVED.
13. HISTORIC DOOR FRAME TO BE REMOVED.
14. HISTORIC DOOR SLAB TO BE REMOVED.
15. HISTORIC MULLION TO BE REMOVED.
16. REMOVE INFILL FROM HISTORIC OPENING.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. REMOVE EXISTING GYP. BD. OR PLASTER CEILING.
22. REMOVE EXISTING WOOD BEAD BOARD CEILING.
23. SALVAGE HISTORIC WINDOW FRAME AND SASH(ES) FOR REINSTALLATION.
24. REMOVE ALL EXISTING FINISHES (INCLUDING GYP. BD., PLASTER, AND/OR WOOD SIDING). SALVAGE HISTORIC WOOD TRIM FOR REINSTALLATION. EXISTING FRAMING TO REMAIN, COORDINATE WITH NEW WORK DETAILS.
25. REMOVE EXISTING THROUGH WALL AIR CONDITIONING UNIT. TOOTH OUT BRICK AT JAMBS OF MASONRY OPENING IN PREPARATION FOR KEYING IN.

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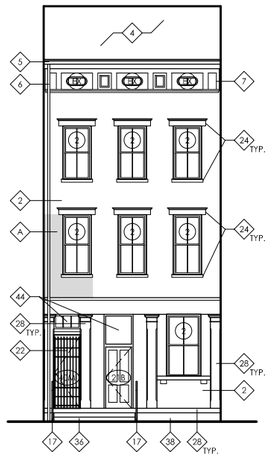
ISSUE LOG:

OHFA SUBMISSION	09.21.2016
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

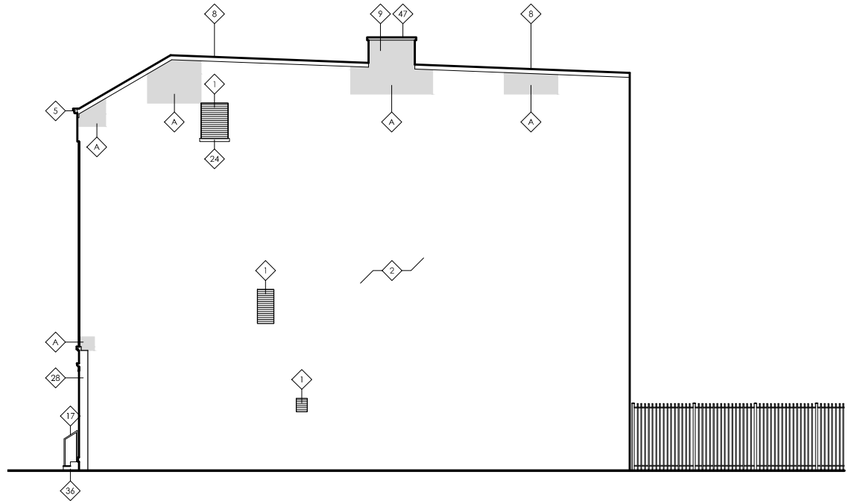
A4.0

DEMO ELEVATIONS

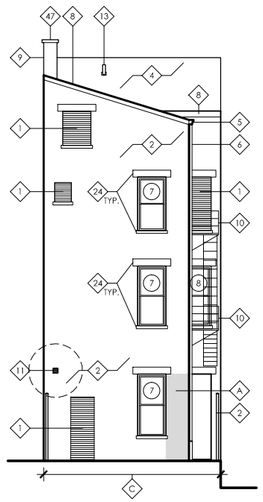
PRELIMINARY:
NOT FOR CONSTRUCTION



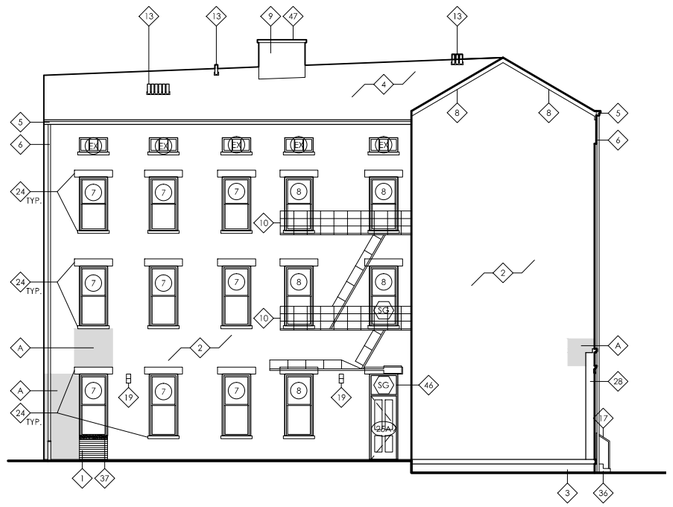
1 NORTH NEW WORK ELEVATION
A5.0 — 1/8" = 1'-0"



2 WEST NEW WORK ELEVATION
A5.0 — 1/8" = 1'-0"



3 SOUTH NEW WORK ELEVATION
A5.0 — 1/8" = 1'-0"



4 EAST NEW WORK ELEVATION
A5.0 — 1/8" = 1'-0"

NEW WORK ELEVATION GENERAL NOTES

1. CLEAN ALL BRICK AND STONE MASONRY PER WRITTEN SPECIFICATIONS.
2. REPLACE ALL MISSING, CRACKED, ERODED, OR SPALLED BRICKS WITH SALVAGED HISTORIC BRICKS OR NEW BRICKS TO MATCH HISTORIC BRICKS. EXERCISE CARE SO AS NOT TO DAMAGE ADJACENT HISTORIC BRICKS TO REMAIN. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REPOINT ALL MISSING, DETERIORATED, OR SOFT MORTAR JOINTS IN ALL MASONRY. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. REPLACE DAMAGED, DETERIORATED, OR MISSING ROOF SHEATHING.

STRUCTURAL ELEVATION KEYED NOTES

- A — AREA OF SEVERELY WEATHERED MASONRY TO BE REPAIRED. REFER TO STRUCTURAL GENERAL NOTES AND ARCHITECTURAL SPECIFICATIONS FOR REPAIR REQUIREMENTS. NOTE: GENERAL CONTRACTOR IS TO VERIFY THE CONDITION ALL EXISTING MASONRY TO DETERMINE ADDITIONAL AREAS OF DAMAGE OR DETERIORATION AND REPAIR PER SPECIFICATIONS AS REQUIRED.
- C — AFTER DEMOLITION OF CMU ADDITION AND ADJACENT SLAB ON GRADE, CONTACT STRUCTURAL ENGINEER TO ALLOW FOR FURTHER INSPECTION OF BUILDING FOUNDATION.

NEW WORK ELEVATION KEYED NOTES

1. INFILL EXISTING OPENING WITH NEW OR SALVAGED MASONRY TO MATCH EXISTING. RECESS NEW MASONRY 1" FROM FACE OF EXISTING MASONRY.
2. EXISTING MASONRY TO REMAIN. CLEAN AND REPAIR PER SPECIFICATIONS AND STRUCTURAL GENERAL NOTES. PREVIOUSLY PAINTED MASONRY TO RECEIVE NEW PAINT, COLOR SELECTION BY ARCHITECT. UNPAINTED MASONRY TO REMAIN UNPAINTED.
3. EXISTING EXPOSED STONE RUBBLE FOUNDATION WALL TO REMAIN. CLEAN AND REPAIR PER SPECIFICATIONS AND STRUCTURAL GENERAL NOTES.
4. NEW ROOFING, SEE ROOF PLAN AND SPECIFICATIONS.
5. NEW HUNG METAL GUTTER, PTD.
6. NEW METAL DOWNSPOUT, PTD.
7. EXISTING CORNICE, REPAIR DAMAGED OR DETERIORATED ELEMENTS AND REPLACE ANY MISSING ELEMENTS TO MATCH EXISTING AS REQUIRED AND PAINT. PROVIDE NEW BOX GUTTER LINER (WHERE APPLIES).
8. RAKE BOARD, REPAIR OR REPLACE AS REQUIRED AND PAINT.
9. EXISTING MASONRY CHIMNEY TO REMAIN, REPAIR MASONRY AS REQ'D.
10. EXISTING FIRE ESCAPE TO REMAIN, REPAIR AS REQ'D. VERIFY STRUCTURAL INTEGRITY OF ATTACHMENTS TO MASONRY. REMOVE RUST AND PROVIDE NEW RUST INHIBITIVE PAINT.
11. APPROXIMATE LOCATION OF NEW EXHAUST VENT(S), SEE MECHANICAL. PAINT COVER TO MATCH ADJOINING MASONRY.
12. APPROXIMATE LOCATION OF EXISTING EXHAUST VENT(S). PROVIDE NEW COVER AND PAINT TO MATCH ADJOINING MASONRY.
13. APPROXIMATE LOCATION OF NEW ROOF PENETRATION FOR EXHAUST VENT(S), SEE MECHANICAL. PROVIDE FLASHING AS REQ'D.
14. NOT USED.
15. WINDOW SASH TO BE FIXED IN THE CLOSED POSITION AFTER INSTALLATION.
16. EXISTING GUARD/HAND RAILING TO REMAIN, REPAIR AS REQ'D AND PAINT.
17. NEW 1-1/2" DIA. PTD. MTL. HANDRAIL MOUNTED AT 36" ABOVE TREAD NOSE. RETURN ENDS TO WALL OR FLOOR. WHERE CONDITIONS ALLOW, EXTEND MIN. 12" HORIZ. AT TOP TREAD AND EXTEND MIN. (1) TREAD DEPTH HORIZ. AT BOTTOM RISER.
18. EXISTING WOOD FRAMED DECK / LANDING TO REMAIN, SEE NEW WORK PLANS FOR REQUIRED STRUCTURAL REPAIRS (WHERE APPLIES).
19. PROVIDE NEW EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. MAX. 4" PROJECTION FROM FACE OF WALL OR MOUNT AT 80" A.F.F. MIN.
20. EXISTING PAINTED WOOD BOX GUTTER TO REMAIN, REPAIR AS REQUIRED. PROVIDE NEW BOX GUTTER LINER.
21. EXISTING PAINTED WOOD LOUVERED ATTIC VENT, REPAIR AS REQUIRED.
22. NEW PAINTED METAL SECURITY GATE AND / OR FENCING.
23. EXISTING SECURITY GATE TO REMAIN. REMOVE RUST AND PAINT AS REQ'D.
24. EXISTING STONE OR CAST STONE LINTEL, SILL, AND/OR TRIM TO REMAIN. CLEAN AND REPAIR PER SPECIFICATIONS. PREVIOUSLY PAINTED MASONRY TO RECEIVE NEW PAINT, COLOR SELECTION BY ARCHITECT. UNPAINTED MASONRY TO REMAIN UNPAINTED.
25. EXISTING EXTERIOR STAIRS TO REMAIN, SEE NEW WORK PLANS FOR REQ'D STRUCTURAL REPAIRS (WHERE APPLIES). PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS WHERE MISSING.
26. NEW EXTERIOR STAIRS, SEE NEW WORK PLANS. PROVIDE CLOSED RISERS. PROVIDE EXTERIOR GRADE SLIP RESISTANT MATERIAL ON TREADS.
27. EXISTING CAST IRON STOREFRONT ELEMENTS TO REMAIN. REMOVE RUST AND PROVIDE NEW PAINT, COLOR SELECTION BY ARCHITECT.
28. EXISTING STONE STOREFRONT ELEMENTS TO REMAIN. CLEAN AND REPAIR MASONRY PER SPECIFICATIONS. PROVIDE NEW PAINT, COLOR SELECTION BY ARCHITECT.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. NOT USED.
33. NOT USED.
34. NEW FIBER CEMENT SIDING, PTD. REFER TO WALL TYPE "N" ON SHEET A0.2.
35. EXISTING CONCRETE STAIRS / LANDING TO REMAIN, REPAIR AS REQUIRED.
36. EXISTING STONE STAIRS / LANDING TO REMAIN, REPAIR AS REQUIRED.
37. NEW CAST STONE LINTEL, SILL, AND/OR TRIM TO MATCH EXISTING STONE ELEMENTS. WHERE EXISTING STONE ELEMENTS ARE PAINTED, PAINT NEW STONE ELEMENTS TO MATCH EXISTING.
38. EXISTING PARGED MASONRY TO REMAIN. REMOVE LOOSE MATERIAL AND PATCH TO MATCH EXISTING. PREVIOUSLY PAINTED PARGING TO RECEIVE NEW PAINT, COLOR SELECTION BY ARCHITECT. UNPAINTED PARGING TO REMAIN UNPAINTED.
39. NEW SOLID WOOD RAILING, PTD. REFER TO DETAILS ON A7.0.
40. NEW WOOD BOX GUTTER, PTD. REFER TO DETAILS ON A7.0.
41. NOT USED.
42. NOT USED.
43. PAINTED WOOD WAINSCOT TO REMAIN, REPAIR AS REQUIRED.
44. EXISTING TRANSOM TO REMAIN.
45. INFILL TRANSOM OPENING, SEE A7.0.
46. PROVIDE NEW 45 MINUTE FIRE RESISTANCE RATED STEEL TRANSOM, PTD.
47. PROVIDE NEW BRAKE-FORMED SHEET METAL CHIMNEY CAP OVER EXISTING MASONRY. PAINT TO MATCH ADJACENT MASONRY. SLOPE TOP SURFACE TO SHED WATER AND PROVIDE DRIP EDGE.
48. NOT USED.
49. PROVIDE A ONE HOUR RATED FLOOR/CEILING ASSEMBLY, REFER TO GA FILE NO. FC 5406 ON SHEET A0.2.
50. PROVIDE A TWO HOUR RATED FLOOR/CEILING ASSEMBLY, REFER TO GA FILE NO. FC 5725 ON SHEET A0.2.

CITYSTUDIOS ARCHITECTURE
1148 MAIN STREET, SECOND FLOOR
CINCINNATI, OHIO 45202
513.621.0750

G·E·I engineering
220 STEWART WAY, SUITE 100
MONROE, OHIO 45050
513.549.1434

ENGINEERED BUILDING SYSTEMS INC.
515 MONMOUTH, SUITE 204
NEWPORT, KENTUCKY 41070
859.261.0585

CARRIE'S PLACE
223 W FIFTEENTH STREET
CINCINNATI, OHIO 45202

114 W FOURTEENTH STREET
CINCINNATI, OHIO 45202
513.381.1171

modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT
2170 GILBERT AVENUE
CINCINNATI, OHIO 45206
513.559.0048

ISSUE LOG:

OHFA SUBMISSION	09.21.2016
HISTORIC SUBMITTAL	12.28.2016
BIDDING & PERMIT	01.17.2017
PERMIT REVISION	03.06.2017

A5.0
NEW WORK ELEVATIONS

PRELIMINARY:
NOT FOR CONSTRUCTION

ITEM 2 April 24, 2017

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2017017
APPLICANT:	Hillman Point LLC
OWNER:	Hillman Point LLC
ADDRESS:	**206 Wade Street**
PARCELS:	008-2000-200-50
ZONING:	CC-A
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	April 12, 2017
HEARING DATE:	Pre-hearing February 5, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a front roof deck.

Existing Conditions
The subject property at 206 Wade Street is located on the north side of Wade Street. It is a 3-story brick Italianate residential brick building. The building has a bracketed cornice and is adjacent to an alley and new infill.

Figure 1: Location of 206 Wade Street. Image courtesy of CAGIS.

Figure 2. Existing condition of 206 Wade Street. Image courtesy of Google Street views.

Proposed Conditions:

The applicant is proposing the following to 206 Wade Street

- Roof top deck:
    - The roof deck will be at the front of the property and will be carved into the roof. The new wall at the inset will be sided in smooth finish hardi-plank and will have a full light French door. An EPDM roof with an interlocking composite floor will be installed.

Previous Reviews:

- September 28, 2015- 221 Wade Street Rehabilitation approved
- October 26, 2015- First review by the Historic Conservation Board rehabilitations and infill - Tabled
- November 23, 2015- Second Review by the Historic Conservation Board of rehabilitations and infill- Approved, Rain Screen denied

Applicable Zoning Code Sections:

Zoning District: Section 1409 Community Commercial
HCB authority: Section 1435-05-4
Overlays: Section 1435 Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:
No zoning relief is sought or required for the proposed roof deck. All zoning relief required for the project was granted at the November 23, 2015 meeting.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the roof top deck. The changes being proposed are substantially compatible with the Over-the-Rhine Historic Conservation Guidelines. The roof top deck is not visible from the primary façade.

Applicable Guidelines

Site Improvements
4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The roof deck is not visible from the principal façade as is shown by the sight line drawing and won't be highly visible even from the intersection of Elm St. and Wade St. The roof deck is inset into the roof/fourth floor space and will not be visible when viewed from Race Street. The deck will be a sufficient depth behind the new parapet as to not require a railing.

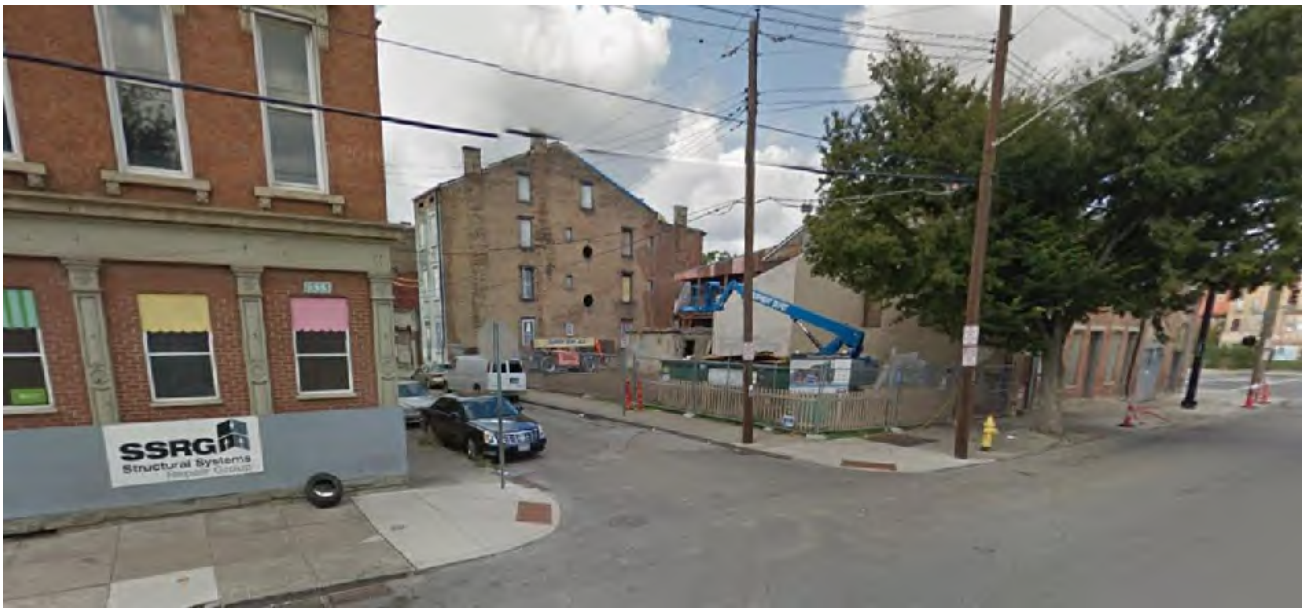


Figure 3: Sight to the property from the intersection of Elm St and Wade St.

Other Considerations:

Prehearing Results: A prehearing was held on April 5, 2017. No one was present for the pre-hearing.

Comments Provided to Staff: No comments have been provided to staff.

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 206 Wade Street submitted by PCA office dated 3/9/2017 including any revisions submitted for permit subject to staff review and approval with the following conditions:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

city of CINCINNATI
BUILDINGS & INSPECTIONS

Date: 03/09/2017
Location: 206 Wade Street
Request: Roof Deck
Zoning District: CC-A- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Rob Bennett
Address: 3220 SPRING GROVE AVE

Dear: Rob Bennett

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone and there is a proposed roof deck. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet and the HCB Application and Review fee of $603 must be submitted as well.

Your request also does not require any zoning relief.

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at http://www.cincinnati-oh.gov/buildings/zoning-administration/.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards - select Zoning Hearing Examiner.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,

Beth Johnson
Urban Conservator
(p): 513-352-4848
(e): beth.johnson@cincinnati-oh.gov

Print Form

city of CINCINNATI

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Certificate of Appropriateness - Documents Required for Review

Historic Conservation Board Review- Application Requirements 3 complete hard copies and a digital copy provided on CD or emailed to beth.johnson@cincinnati-oh.gov

- [x] Adjudication Letter from Historic Conservation Office.
- [x] COA Application form
- [x] A letter/narrative statement of intent and how the project meets the applicable guidelines
- [ ] The Hamilton County Auditors record or other documentation showing property ownership
- [ ] A letter/email of permission from the owner if a tenant applicant
- [x] Hard copies of supporting documents at the time of the application. Drawings format of 11x17 or 12x18 is preferred.
- [x] A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- [ ] 8 business days before the hearing date 10 hard copies and a new digital copy in pdf or jpeg (if changes occurred to the initial submission) for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.

Staff Review - Application Requirements

- [ch] COA Application form
- [ec] The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
- [ ] A letter of permission to do alterations if a tenant applicant
- [ ] Any applicable drawings or materials

Required for all New Construction, Major Alterations and Additions (including decks) Site plans, elevations and/or perspectives, drawn at a scale with detail to show the location of improvements on the site and the architectural design and exterior appearance of buildings and structures on the site. These drawings and submission must include the following information (unless waived by the Urban Conservator):

- [x] An index of drawings located on the first sheet
- [x] A scale (graphic required)
- [x] North arrows and Elevations labeled with NSEW, front side and rear labels
- [x] Context Map showing the building and context
- [x] Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled
- [x] All properties and their structures immediately adjacent to the site must also be included in the site plan; a site section and/or site elevations, including any adjacent properties, may be required for new construction.
- [x] Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
- [x] Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
- [x] Driveways, sidewalks, walkways, terraces, and other paved surfaces;
- [x] Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- [ ] Existing and proposed landscape areas and materials, if proposed to be altered;

- [x] Proposed materials, textures, and colors. If the material is not a common material the applicant may be required to include samples of materials or color samples.
- [x] Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- [x] Site line drawings for any roof additions and show drainage
- [ ] A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project - Consult with the Urban Conservator on what will be required for your project

- [ ] Historic Sanborn Maps of the site
- [ ] Window brochures and cut sheet
- [ ] Roof product information (brochure)
- [ ] Garage door brochures
- [ ] Sample materials upon request
- [ ] Fence drawings of style, fence brochures or photo of a sample fence
- [ ] Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- [ ] Mature tree removal requires a letter from an arborist stating its poor health
- [ ] All written correspondence submitted by the applicant and other affected persons
- [ ] Tentative project schedule
- [ ] Number of residential units and /or square feet of commercial space

Demolition (full or partial)

- [ ] Demolition Case Sheet unless otherwise not required by the Urban Conservator

Variance/Condition Use/Special Exemption

- [ ] Zoning Relief Application
- [ ] Written statement explaining how your project meets the standards for all relief requested.
- [ ] All required documents listed in the Zoning Relief Application

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

**** Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.***

city of CINCINNATI

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am—4 pm
(513) 352-4848
Beth.Johnson@Cincinnati-OH.gov

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 206 Wade Street
Hamilton Co. Parcel ID No.: 008100010050 Zoning District: _____
Historic District: OTR Overlay District: _____

APPLICANT INFO ☑ PROPERTY OWNER ☐ OTHER _____ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Hillman Point, LLC
Contact Person (if legal entity): _____
Address: 3220 Spring Grove Avenue
City: Cincinnati State: Ohio Zip Code: 45225
Phone: 5139540368 E-mail: rob@karvoto.com

PROPERTY OWNER INFO ☑ SAME AS ABOVE

Name: _____
Contact Person (if legal entity): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
Alteration to existing building to create attic level deck

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: _____ Date: 3·10·2017

Custom Carving Source, DBA KarVoto
3220 Spring Grove Avenue
Cincinnati, Ohio 45225
513-954-0368

Historic Conservation Board,

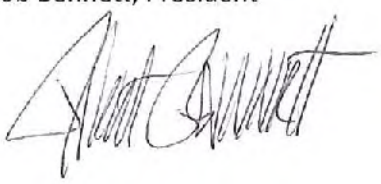
March 10, 2017

The properties that face 206 Wade Street do not have visibility of the cutaway deck from the public right due to the taller roofs that bookend the new buildings as well as having buildings at the street line on the south side of Wade Street combined with the narrow right of way. This type of cutaway deck is common in the area.

Expert Witness listed as follows:
Ralph Cooper, AIA
PCA ARCHITECTURE, PSC • 1881 Dixie Highway, Suite 130 • Ft. Wright, KY 41011
V: 859.431.8612 • M: 859.653.7120 • F: 859.431.8611 • W: www.pca-arch.com

If you have any queries or concerns, feel free to contact me directly.

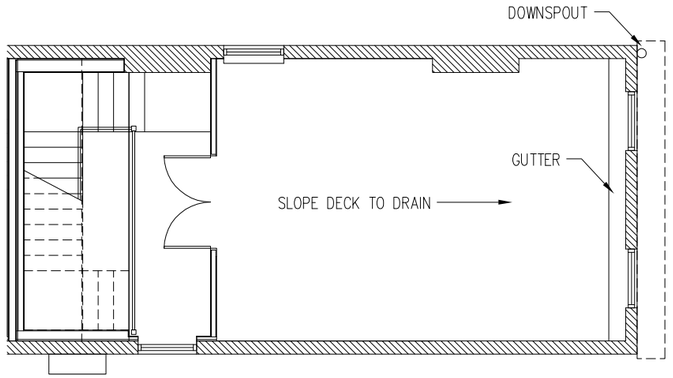
Rob Bennett, President



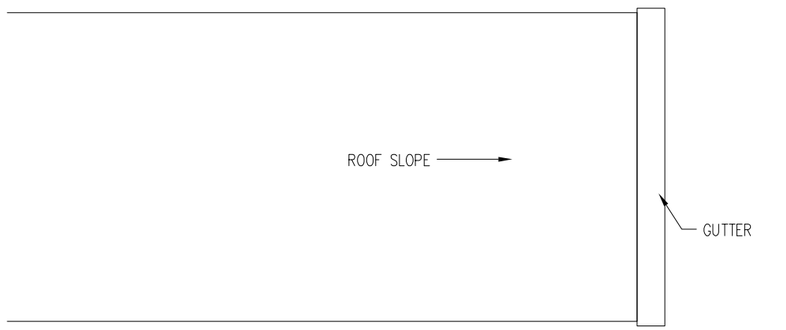
Custom Carving Source, DBA KarVoto
3220 Spring Grove Avenue
Cincinnati, Ohio 45225
513-954-0368

Drawing Index

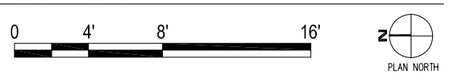
A100 EXISTING PLANS – ROOF PLAN
A100 PROPOSED PLANS – ROOF DECK PLAN, ROOF PLAN
A100 EXISTING ELEVATIONS
A100 SITE LINE STUDY
A100 PROJECT LOCATION MAP
A101 PROPOSED ELEVATIONS
A102 MATERIAL EXAMPLES
A103 WINDOW AND DOOR LITERATURE
A104 SITE PHOTOS

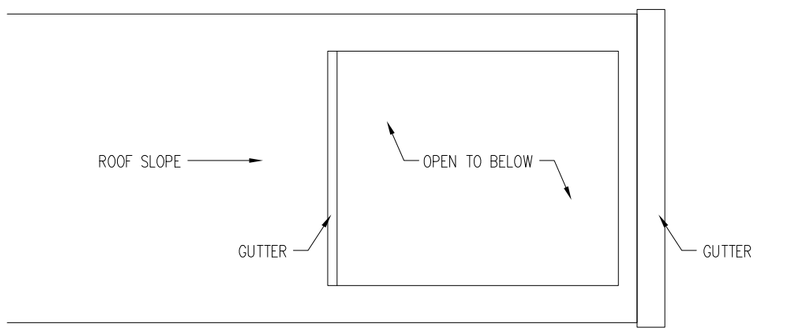


1 206 WADE STREET PROPOSED ROOF DECK PLAN
1/8" = 1'-0"

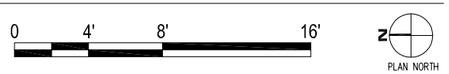


2 206 WADE STREET EXISTING ROOF PLAN
1/8" = 1'-0"

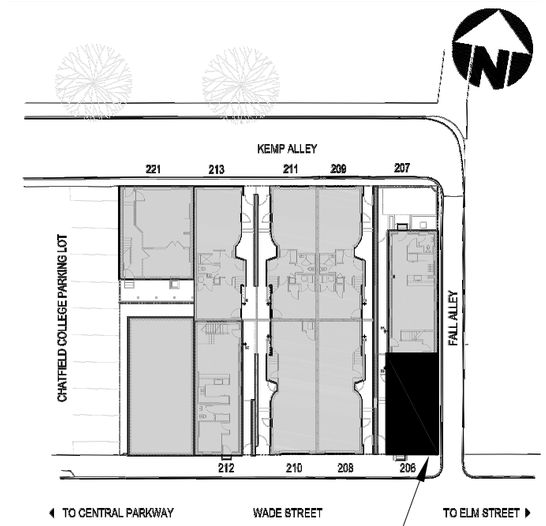




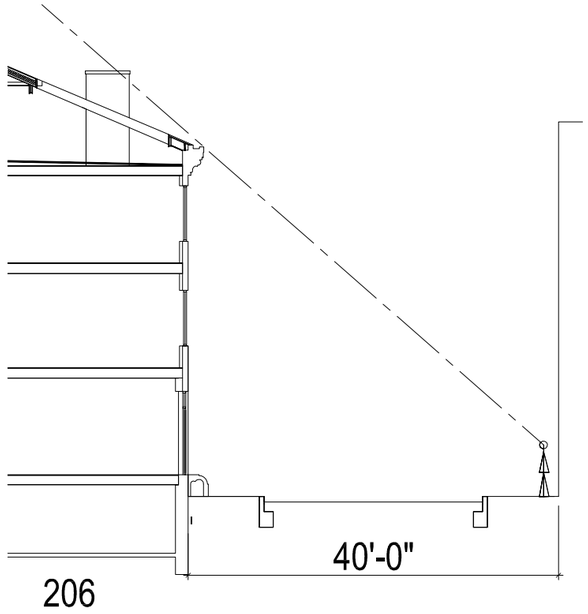
3 206 WADE STREET PROPOSED ROOF PLAN
1/8" = 1'-0"



PROJECT ADDRESS LOCATION MAP



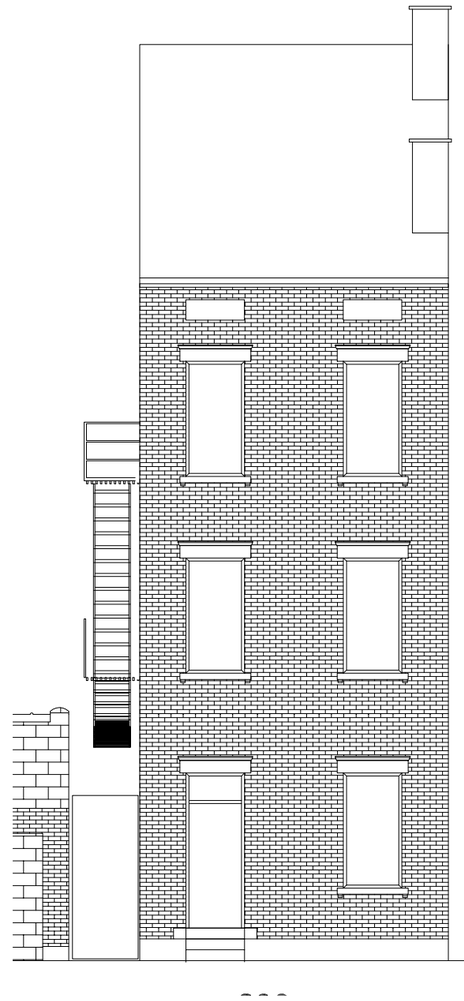
PROJECT LOCATION



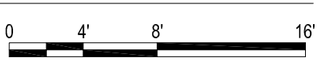
4 206 WADE STREET SITE LINE STUDY
1/16" = 1'-0"

DRAWING LIST

A100 EXISTING AND PROPOSED PLANS, SIGHT LINE STUDY, EXISTING ELEVATION, PROJECT LOCATION MAP
A101 PROPOSED ELEVATION AND SECTION



5 206 WADE STREET EXISTING ELEVATION
1/8" = 1'-0"



KARVOTO
3220 SPRING GROVE AVE
CINCINNATI, OH 45225
(513) 954-0368
www.karvoto.com

REVISIONS ARCHITECT
PCA ARCHITECTURE
1881 DIXIE HIGHWAY, SUITE 130
FORT WRIGHT, KY 10111
(859) 431-3612

ISSUE / DATE:

#	DATE	DRAWING SET
1	2017.03.09	ELEVATION REVISIONS

HILLMAN POINT
Wade Street Residential Development

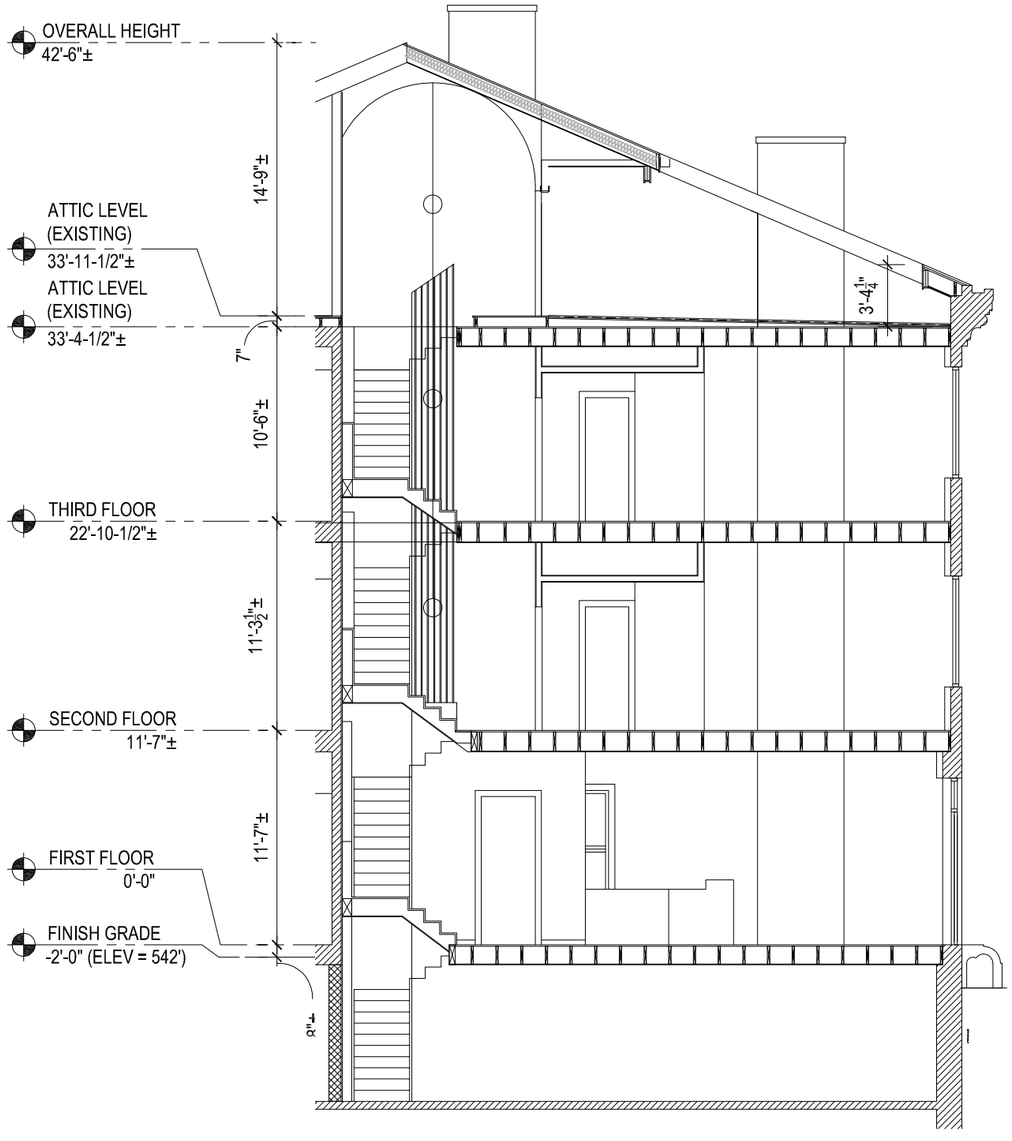
EXISTING AND PROPOSED PLANS, SIGHT LINE STUDY
EXISTING ELEVATION, PROJECT ADDRESS LOCATION MAP

A100

1 206 WADE STREET PROPOSED ELEVATION REVISION

1/8" = 1'-0"

0 4' 8' 16'



2 SECTION THROUGH 206 WADE

1/8" = 1'-0"

0 4' 8' 16'

KARVOTO
3220 SPRING GROVE AVE
CINCINNATI, OH 45225
(513) 954-0368
www.karvoto.com

REVISIONS ARCHITECT

PCA ARCHITECTURE
1881 DIXIE HIGHWAY, SUITE 130
FORT WRIGHT, KY 10111
(859) 431-8612

ISSUE / DATE:

#	DATE	DRAWING SET
1	2017.03.09	ELEVATION REVISIONS

HILLMAN POINT
Wade Street Residential Development

PROPOSED ELEVATION AND SECTION

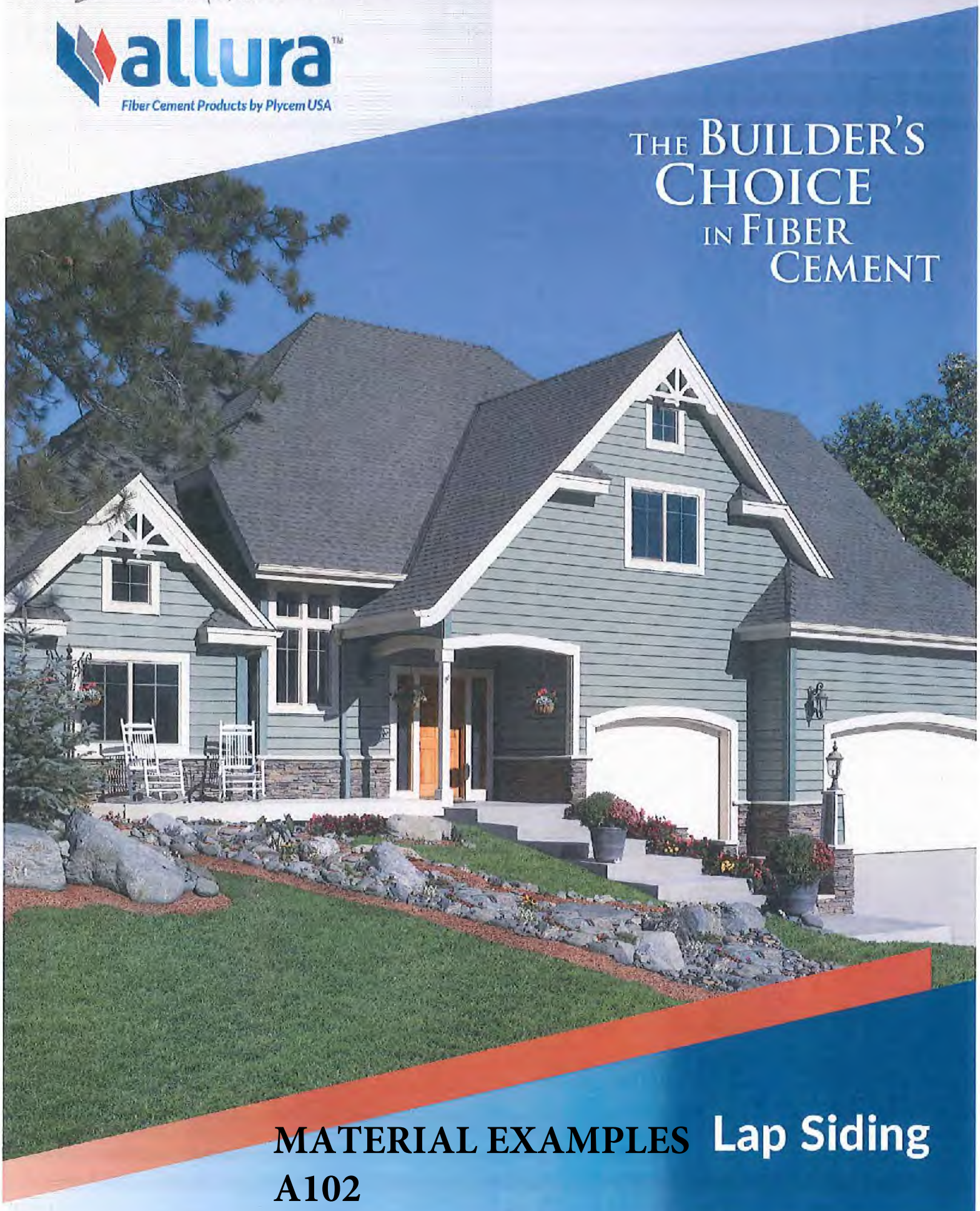
A101

A102 - Material Examples

allura™

Fiber Cement Products by Plycem USA

THE BUILDER'S CHOICE IN FIBER CEMENT



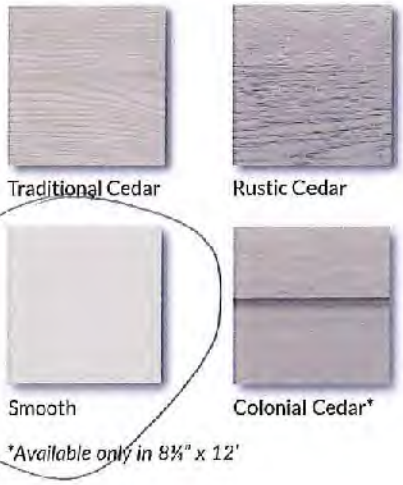
MATERIAL EXAMPLES Lap Siding

A102

A102

Not All Lap Siding is the Same.

Our lap siding is versatile because it can be used for many applications including siding, fascia and deck skirting. It's also built to stand by your side during the worst of weather conditions.



Technical Specifications

Allura Lap Siding is composed of cement, silica sand, cellulose fibers, water and selected additives that have been autoclaved (cured with pressurized steam).

Our direct processing system offers an authentic appearance, which is created through a specialized pressing process with 500 psi pressure applied evenly.

THICKNESS	WIDTH	LENGTH	AREA	EXPOSURE	WEIGHT	PACKING
5/16"	5 ¼"	12'	5.25 sq. ft	4"	12.9 lbs.	360 pieces/unit
5/16"	6 ¼"	12'	6.25 sq. ft.	5"	15.4 lbs.	308 pieces/unit
5/16"	7 ¼"	12'	7.25 sq. ft.	6"	17.8 lbs.	252 pieces/unit
5/16"	8 ¼"	12'	8.25 sq. ft.	7"	20.3 lbs.	230 pieces/unit
5/16"	9 ¼"	12'	9.25 sq. ft.	8"	22.7 lbs.	190 pieces/unit
5/16"	12"	12'	12.00 sq. ft.	10 ¾"	29.5 lbs.	160 pieces/unit

1 ¼" minimum overlap with all Lap Siding.

Check market availability as products may vary.

Finishing

Poor job site conditions and weather often lead to delays in finishing your siding. Factory priming protects the product from moisture penetration on the job and once the product is installed.

Allura has partnered with PPG to offer the best primed and pre-finished colors and stains to bring your design to life.

For warranties and additional tips about installing Allura products, visit our website at www.AlluraUSA.com.

A102

SunClad™ In-Swing Door

SunClad™ In-Swing Doors are designed to meet the demands of todays modern homes. They are built to stand-up to the weather, as well as the heavy use that an everyday door must endure.

Product Highlights

- Sun Clad Extruded Aluminum Exterior (sunclad™-exterior.html)
- Integral Nail Fin (integral-nail-fin.html)
- Water Management System (water-management-system.html)
- Powder Coat Exterior Finish (powder-coat-finish.html)
- Sun Advantage Low-E Insulated Glass with Argon (insulated-glass-system.html)
- Duralite™ Glass Spacer System (duralite™-glass-spacer.html)
- Ponderosa Pine Interior (wood-interior.html)
- Complete Weather Seal Protection (complete-weather-seal-protection.html)

Features

- Full Glass Door Panel
- Hinged Operating Door Panel
- Single-point Latching System - standard on all 6-8 and 6-11 heights
- Multi-point Latching System - standard on all 8-0 heights
- Adjustable Hinges
- No-Warp Door Panel - LVL Lock Side Stile
- 4-11/16" Panel Rails & Stiles
- Tempered Glass
- Standard Jamb Depth = 4-9/16"

MATERIAL EXAMPLES
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SHOP BY MATERIAL

- Aluminum
- Mill Finish Aluminum
- Copper
- Copper Penny Aluminum
- Euro Copper
- Galvalume
- Galvanized Steel
- Designer Copper Aluminum
- Freedom Gray Copper
- Paint Grip Steel
- Preweathered Zinc
  - Half Round Preweathered Zinc Gutters
  - Preweathered Zinc Plain Round Downspouts
  - Preweathered Zinc Plain Round Elbows
  - Preweathered Zinc Miters
  - Preweathered Zinc End Caps
  - Preweathered Zinc Gutter Guards
  - Preweathered Zinc Leader Head
  - Preweathered Zinc Brackets & Hangers
  - Preweathered Zinc Downspout Bracket
  - Preweathered Zinc Outlets
  - Preweathered Zinc Downspout Wedge
  - Preweathered Zinc Downspout Skirts
  - Preweathered Zinc Downspout Adapters
  - Preweathered Zinc Water Collector
  - Preweathered Zinc Expansion Joints
  - Preweathered Zinc Tile Extensions
  - Preweathered Zinc Offsets
  - Preweathered Zinc Sheets
  - Preweathered Zinc Soldering Paste & Flux
  - Preweathered Zinc Tools
  - Preweathered Zinc Wire Strainers
  - Preweathered Zinc Cleanout
- Vinyl Gutter Systems

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PRODUCTS ON SALE

- Gutter Machines
- Rain Chains 25% Off

SHOP BY MATERIAL LIST

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Product Catalog > Preweathered Zinc

Preweathered Zinc Leader Head

Image 1

Click for a Larger View

Preweathered Zinc Leader Head

Preweathered Zinc Leader Head

This Leader Head is an addition to the gutter system that gives it that architectural appeal.

Dimensions:
Width: (3) - 8" (4) - 8 1/2"
Height: (3) - 16 1/2" (4) - 18 3/8"
Depth: (3) - 8" (4) - 8 1/2"

This is a custom fabricated item.

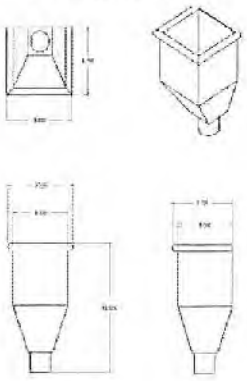
More info on Preweathered Zinc Leader Head...

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
RZLEADHEAD3	3 Leader Head	Preweathered Zinc	$200.24 / EACH	1 Add To Cart
RZLEADHEAD4	4 Leader Head	Preweathered Zinc	$210.60 / EACH	1 Add To Cart

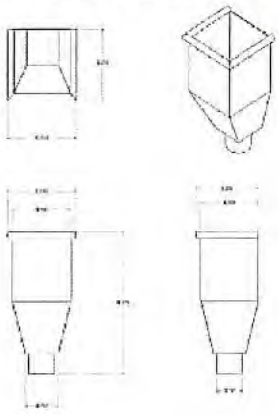
3 Conductor Head - CAD Drawing Click On Image

RainTrade Corp.
3" Zinc Conductor Head



4 Conductor Head - CAD Drawing Click On Image

RainTrade Corp.
4" Zinc Conductor Head



May We Also Recommend:

Leader Heads
Leader Heads & Conductor Heads ...

Aluminum Conductor Heads
Finally!!! Quality Aluminum Conductor Heads at Affordable...

Half Round Preweathered Zinc Gutters
Preweathered Zinc Half Round Gutters Preweathered...

Preweathered Zinc Plain Round Downspouts
Preweathered Zinc Plain Round Downspouts Preweathered...

Preweathered Zinc Plain Round Elbows
Preweathered Zinc Plain Round Elbows Preweathered...

Preweathered Zinc Miters
Preweathered Zinc Miters Preweathered Zinc Miters,...

Preweathered Zinc End Caps

MATERIAL EXAMPLES
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SHOP BY MATERIAL

- Aluminum
- Mill Finish Aluminum
- Copper
- Copper Penny Aluminum
- Euro Copper
- Galvalume
- Galvanized Steel
- Designer Copper Aluminum
- Freedom Gray Copper
- Paint Grip Steel
- Preweathered Zinc
  - Half Round Preweathered Zinc Gutter
  - Preweathered Zinc Half Round Downspout
  - Preweathered Zinc Half Round Elbow
  - Preweathered Zinc Miter
  - Preweathered Zinc End Cap
  - Preweathered Zinc Gutter Guard
  - Preweathered Zinc Leader Head
  - Preweathered Zinc Brackets & Hangers
  - Preweathered Zinc Downspout Brackets
  - Preweathered Zinc Outlet
  - Preweathered Zinc Downspout Wedge
  - Preweathered Zinc Downspout Skirt
  - Preweathered Zinc Downspout Adapter
  - Preweathered Zinc Water Collector
  - Preweathered Zinc Expansion Joint
  - Preweathered Zinc Tile Extension
  - Preweathered Zinc Offsets
  - Preweathered Zinc Sheets
  - Preweathered Zinc Soldering Tools & Flux
  - Preweathered Zinc Tools
  - Preweathered Zinc Wire Strainers
  - Preweathered Zinc Cleanout
- Vinyl Gutter Systems

PRODUCTS ON SALE

- Gutter Machines
- Rain Chains 25% Off

SHOP BY MATERIAL LIST

Product Catalog -> Preweathered Zinc

My Account

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Preweathered Zinc Leader Head

Image 1

Preweathered Zinc Leader Head

This Leader Head is an addition to the gutter system that gives it that architectural appeal.

close or Esc Key

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May We Also Recommend:

Leader Heads
Heads & Conductor Heads ...

inum Conductor Heads
Quality Aluminum Conductor Heads at Affordable...

Round Preweathered Zinc Gutters
Preweathered Zinc Half Round Gutters Preweathered...

Preweathered Zinc Plain Round Downspouts
Preweathered Zinc Plain Round Downspouts Preweathered...

Preweathered Zinc Plain Round Elbows
Preweathered Zinc Plain Round Elbows Preweathered...

Preweathered Zinc Miters
Preweathered Zinc Miters Preweathered Zinc Miters,...

Preweathered Zinc End Caps

MATERIAL EXAMPLES

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1-844-717-5811 Contact Us

BuildDirect

What's New Clean Energy Clearance Blog Learn Design BD Pros SELL on BuildDirect

Home > Decking > Deck Tiles > All Products > Gray / 12"x12"x15/16"

Kontiki Composite Interlocking Deck Tiles - Classic 25 Year

Gray / 12"x12"x15/16"

Sold by: BuildDirect

12 reviews 12 reviews | SKU: 10094373

KONTIKI

Samples Not Available

Show My Contractor:

Money Back Guarantee
Shop with confidence!

~~USD$5.35/sq ft~~ 29% Off

USD $3.79 - 4.09 / sq ft

See price tiers

See price tiers

In Stock

Style: Gray

Other Styles:

Size: 12"x12"x15/16"

Coverage:

60 sq ft minimum sq ft Enter your coverage

Add To Cart for Shipping Rate

Save to Wishlist

Show My Contractor:

Product Overview Specifications Reviews You may also need...

Browse Similar Color Products

On Clearance

Interlocking Deck Tiles - Basics +Plus - Slate / 12"x24"x1"

Now $2.96 / sq ft

Save up to 22%

(2)

MATERIAL EXAMPLES
A102

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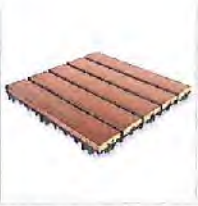
Recommended Products

Composite Interlocking Deck Tiles - Classic 25 Year - Redwood Brown / 12"x1 ...
From USD
$3.99 / sq ft
★★★★½ (19)

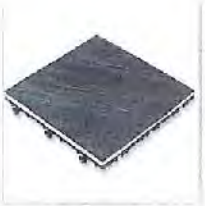
Interlocking Wood Deck Tiles - Real Wood XL Series - 9 Slat / 16"x16"x1"
From USD
$4.09 / sq ft
★★★★½ (22)

Composite Interlocking Deck Tiles - Classic 25 Year - Dark Brown / 12"x12"x ...
From USD
$3.79 / sq ft
★★★★½ (9)



Interlocking Deck Tiles - Engineered Polymer Series - Premium Resin Deck Ti ...
From USD
$5.39 / sq ft
★★★★½ (4)

Interlocking Deck Tiles - Multi-Purpose Perforated - Beige / 12"x12"x1/2"
From USD
$2.49 / sq ft
★★★★½ (11)



Interlocking Deck Tiles - Elements Earth Series - Slate / 12"x12"x1" / Slab
From USD
$5.79 / sq ft
★★★★★(1)

Load More Products

You may also need...

Page 1 of 3

$82.89 / piece

Faux Stone - Railing Post Covers
Smokey Ridge / Railing Post Covers

2-piece
14 piece
Subtotal (USD): $1293.46
Add to Cart

$65.39 / kit

Wood Railing Kits - Traditional Series
Pine - Straight Black Baluster / 36" Rail Kit (26" balusters) / 6'

2-kit
20 kit
Subtotal (USD): $1457.80
Add to Cart

$109.69 / kit

Wood Railing Kits - Tuscany Series
Cedar - Curved Black Baluster / 42" Rail Kit 32" Balusters / 6'

2-kit
20 kit
Subtotal (USD): $2445.00
Add to Cart

Product Overview

Kontiki's Basics Series is simple in name and installation, but not in quality of manufacturing. Developed by industry experts, Kontiki offers customers top quality DIY friendly decking at an unbelievably low price and covered by a solid 25 year warranty

These deck tiles feature:

- BEST IN CLASS WARRANTY: meticulously manufactured, these tiles promise no defects, splits, splinters, or structural damage from termites or fungus; backed by 25 year residential and 10 year commercial warranties.
- Striking, authentic design: a low gloss, matte finish comparable to natural wood surface textures, boast an aesthetic sought after by top designers.
- Fade-resistance: although color loss over time is unavoidable, UV stabilizing technology keeps your deck looking newer, longer.
- Easy, versatile installation: "loop and hook" tile connections make installation simple for anyone to install, and offer a range of possible layout patterns.
- Simple site prep: 12"x12" one square foot tiles make deck area and coverage calculations easy.

MATERIAL EXAMPLES
A102

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Warranty, Installation & Other Info

Composite Interlocking Deck Tiles - Classic 25 Year - warranty (PDF)

Composite Interlocking Deck Tiles - Classic 25 Year - specifications (PDF)

Composite Interlocking Deck Tiles - Classic 25 Year - care & maintenance (PDF)

You will need Adobe® Reader to view documents. Download it from the Adobe Web site.

Specifications

Application	Exterior, Residential	Installation Method	2 side click locking
Thickness	15/16"	Surface Texture	Natural wood grain
Residential Warranty (in years)	Solid 25 Year Limited Residential	Commercial Warranty (in years)	10 Years
Country of Origin	China	Packaging Dimensions (inches)	Height: 9 Length: 12.63 Width: 12.63
Product Dimensions	Width: 12"	Proposition 65	California Residents Only

Application	Exterior, Residential
Installation Method	2 side click locking
Thickness	15/16"
Surface Texture	Natural wood grain
Residential Warranty (in years)	Solid 25 Year Limited Residential
Commercial Warranty (in years)	10 Years
Country of Origin	China
Packaging Dimensions (inches)	Height: 9 Length: 12.63 Width: 12.63
Product Dimensions	Width: 12"
Proposition 65	California Residents Only

Reviews

4.5
12 reviews

5 star	(7)
4 star	(4)
3 star	(1)
2 star	(0)
1 star	(0)

★★★★☆

We purchased these deck tiles after noticing our neighbors putting theirs down. I instantly knew this is what I want on my deck. The color, weight, and construction are very good thus far. I was hoping they would be cooler than they are. You cannot walk on them in bare feet in the Arizona heat. Hopefully, they can withstand the constant sun exposure. Only time will tell.

By Susan C. from Glendale, AZ on May 15, 2016

MATERIAL EXAMPLES
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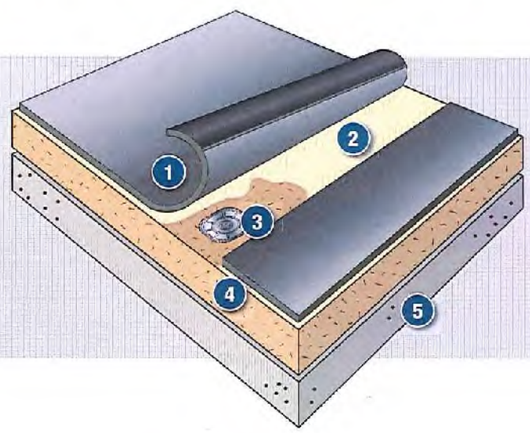
EXPERIENCE THE CARLISLE DIFFERENCE

CARLISLE SYNTEC SYSTEMS

Sure-Seal® EPDM
Fully-Adhered Roofing Systems



Typical Applications

1. Sure-Seal Membrane with Factory-Applied Tape (FAT™)
2. Carlisle Bonding Adhesive
3. Carlisle Fasteners and Plates
4. Acceptable Insulation
5. Approved Roof Deck

Sure-Seal EPDM Membranes for fully adhered roofing systems are available in the following:

Color	Black
Thicknesses (mils)	45, 60 and 90
Standard Widths	10' – 30'
Standard Lengths	50' – 100'

System Features & Benefits:

- 50 years of proven performance
- In colder climates, dark-colored EPDM reduces heating costs, which are generally 3–5 times greater than cooling costs
- Industry leading UV resistance of 41,580 kJ/m²
- Full thickness of weathering material, no internal scrim
- 465% elongation results in superior hail damage resistance
- Lowest global warming potential, acid rain and smog impact according to EPA's TRACI model

	New Construction						Re-roofing		
Existing or New Deck Type	Steel	Plywood or OSB	Lt. Wt. Concrete	Structural Concrete	Wood Planks	Gypsum & Fibrous Cement	Smooth Surface BUR	Gravel Surfaced BUR	Existing Single-Ply
Insulation Required	Yes	No	*Refer to Specs	No	Yes	Yes	No	Yes	Yes
Recommended Insulations	Carlisle Polyiso, OSB or SecurShield™ HD Cover Board over Polystyrene						← Refer to New Construction		
Insulation Attached By	FAST™ Adhesive (non-penetrating) or Carlisle Fasteners and Plates						← Refer to New Construction		
Membrane Attached By	Carlisle-Approved Bonding Adhesive						← Refer to New Construction		

FOR TEAR OFF OPTIONS REFER TO NEW CONSTRUCTION ABOVE.
For current code approvals, warranties and specifications and details, visit Carlisle's web site or contact Project Review.
* Refer to Carlisle's Adhered Design Criteria portion of the current specification for requirements.

800-479-6832 | P.O. Box 7000 | Carlisle, PA 17013 | Fax: 717-245-7053 | www.carlislesyntec.com

MATERIAL EXAMPLES A102

A102

EXPERIENCE THE CARLISLE DIFFERENCE

CARLISLE SYNTEC SYSTEMS

Sure-Seal® EPDM
Fully-Adhered Roofing Systems

Installation

Carlisle's fully adhered roofing system utilizes 45-, 60- and 90-mil Sure-Seal non-reinforced or 45-, 60- and 75-mil Sure-Tough™ reinforced membranes.

Insulation is either mechanically fastened to the roof deck every two square feet, adhered with FAST Adhesive or other Carlisle approved insulation adhesive. Membrane is adhered to the insulation with Carlisle Approved Bonding Adhesive. Adjoining sheets of EPDM are spliced together a minimum of 3" using Carlisle's SecurTAPE™ or FAT™ seam technology.

The above information represents a typical Carlisle fully adhered roofing system. Refer to Carlisle's published specifications and details for more complete information.

Membrane and System Strengths

- Carlisle manufactures all major components of the roof system
- Dimensionally stable in both hot and cold climates
- No slope restrictions
- Lightweight assembly for a variety of decks
- Reduces carbon footprint by lowering heating costs
- Reduces safety hazard from snow and ice accumulation
- Reduces hazardous rooftop conditions from frost, dew, or ice that are difficult to see on white membrane
- Reduces potential condensation problems that can erode system performance
- Carlisle's Low-VOC Bonding Adhesive has a significant cold weather flash off time advantage
- FAT Seam Technology and Pressure-Sensitive Flashing accessories enhance workmanship quality
- 45-mil, 60-mil and 90-mil Sure-Seal membranes available for 15-, 25- and 30-year system warranties
- Available in 10', 16½', 20', 25' and 30' widths. These widths of non-reinforced Sure-Seal membrane reduce splices between sheets
- Using Sure-Tough reinforced membrane increases puncture resistance and tolerates heavy foot traffic
- Carlisle's Fully Adhered Roof System offers design flexibility, addresses unconventional building configurations, and conforms to steeply sloped roof designs
- Zero (no growth) rating for fungal growth

System Codes

- UL Class A and B ratings are available over most deck types
- FM uplift ratings up to 1-120 are available

For code specifics, refer to Carlisle's Code Approval Guide.

Quality Assurance

Carlisle Authorized Applicators have been trained to install fully adhered roofing systems.

Inspection

Upon installation completion, and prior to the issuance of a membrane system warrranty, an inspection will be conducted by a Carlisle Technical Representative.

Warranty

Consult your Authorized Applicator or Carlisle Manufacturer's Representative/Distributor for associated warranty charges.

This system properly installed and inspected on a commercial project may receive:

- A 10-, 15-, 20-, 25- or 30-year (75-mil or 90-mil required) Golden Seal™ Total System Warranty may be requested when all materials used for the roofing installation are manufactured or marketed by Carlisle. A maximum peak gust wind speed coverage of 55 miles per hour is standard. Additional coverage up to 30 years and 120 mph is available.
- A 1" hail warranty is available with 60-mil EPDM and a 2" hail warranty is available with 75-mil or 90-mil EPDM
- A 40-year non-prorated ELITE membrane material warranty is available with 90-mil black EPDM
- Warranty for systems incorporating Carlisle's Sure-Tough membrane include coverage for damage caused by accidental punctures

For more specifics or for international warranty programs, contact Carlisle.

FM APPROVED

CLASSIFIED UL

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REPRINT CODE: 600485 - "Sure-Seal EPDM Fully Adhered System Sheet"

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MATERIAL EXAMPLES A102

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WINDOW AND DOOR LITERATURE
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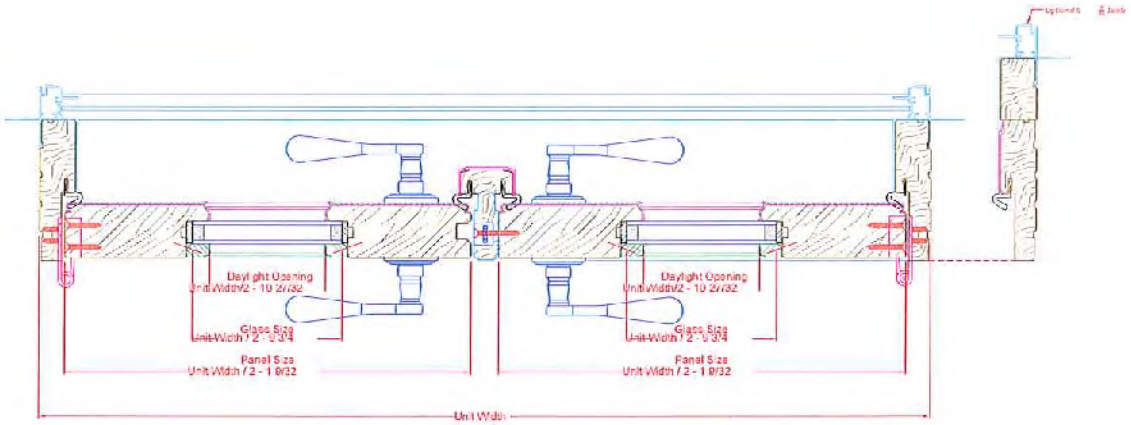
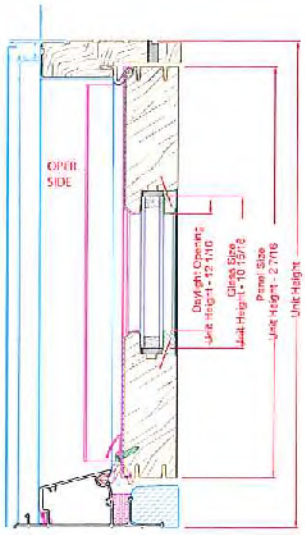
A103





WINDOW AND DOOR LITERATURE
A103

WADE ST.
PRIMARY
FACADE
SITE PHOTOS
A104

WADE ST.
PRIMARY
FACADE
SITE PHOTOS
A104

WADE ST.
PRIMARY
FACADE
SITE PHOTOS
A104

WADE ST. PRIMARY FACADE
SITE PHOTOS A104

206 WADE ST. BREEZWAY
SITE PHOTOS A104

206 WADE FRONT VIEW
KEMP ALLEY
SITE PHOTOS A104

206 WADE FRONT VIEW KEMP ALLEY
SITE PHOTOS A104

ITEM 3 April 24, 2017

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2017021
APPLICANT:	Platte Architecture
OWNER:	Northside Revitalization LLC
ADDRESS:	**1811-1817 Elm Street**
PARCELS:	133-0003-0113; 133-0003-0114; 133-0003-0115; 133-0003-0116
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	April 6, 2017
HEARING DATE:	April 24, 2017
STAFF REVIEW:	Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the west side of Elm Street between its intersections with W. Elder Street on the south and Findlay Street on the north in the Over-the-Rhine neighborhood. The buildings are located across Elm Street from Findlay Market. The property consists of two three-and-one-half story Italianate buildings fronting Elm Street with four storefronts. All buildings date to ca. 1880. The four parcels are in the process of being consolidated.

The nearly identical buildings feature a stone foundations, brick bearing walls, window openings with original and missing sash and low-sloped side gable roofs. The primary façades feature three-bay storefronts, pedimented window openings and a bracketed cornice with frieze windows. Brick is painted. The storefront on 1811-1813 has been altered. It retains the original stone surrounds and framing, but has brick and other infill material and replacement windows and doors throughout the storefront openings. The storefront on 1815-1817 remains largely intact with plate glass windows, knee walls and central double-entry doors. Modern awnings have been installed. Both buildings feature central breezeways with replacement metal gates to access the rear courtyard.

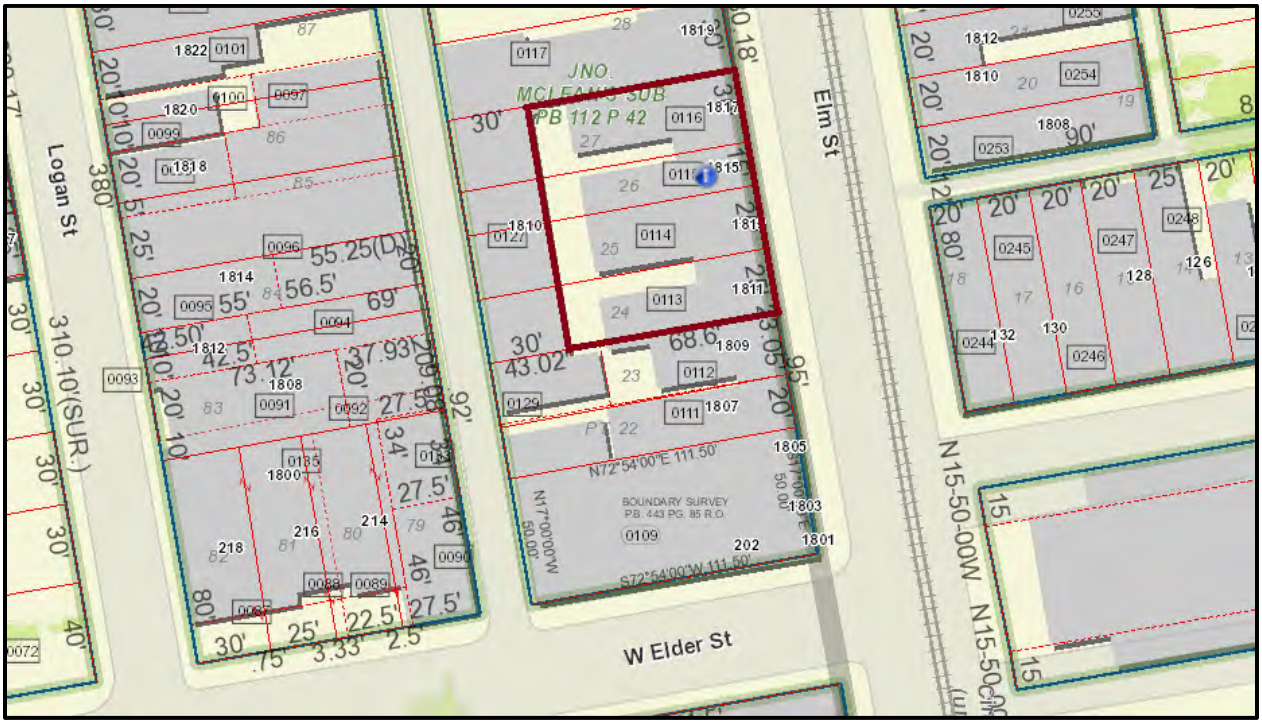


Figure 1: 1811-1817 Elm Street. Map from CAGIS Maps.

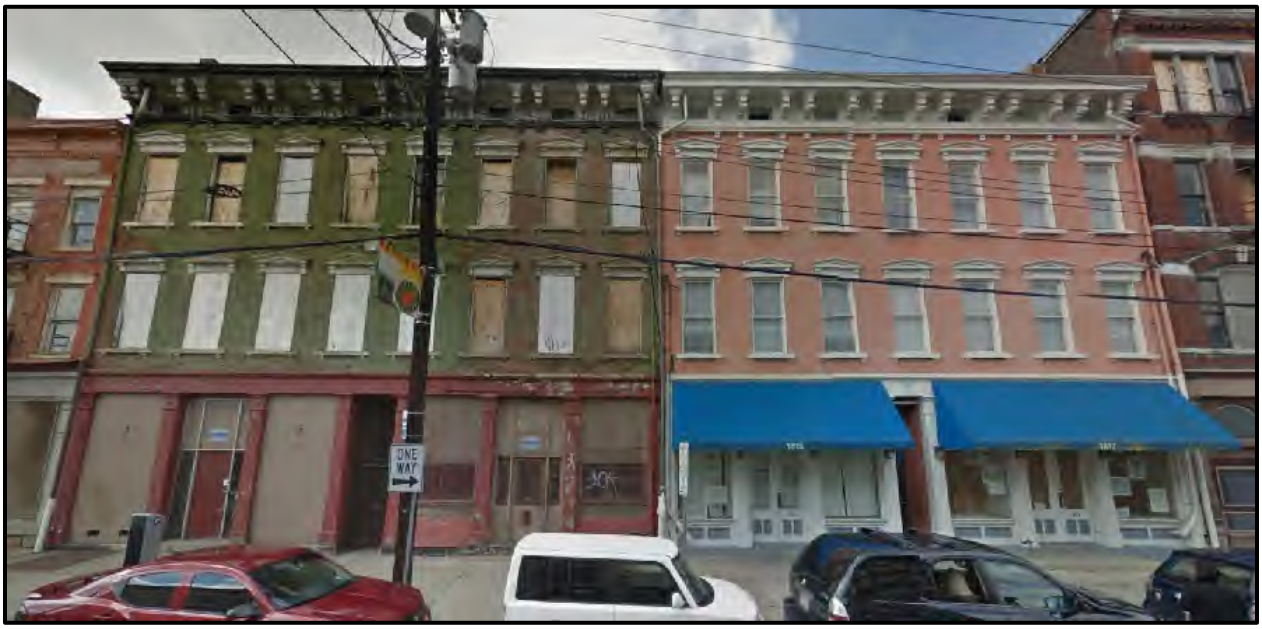


Figure 2: 1811-1817 Elm Street. Image courtesy of Google.

Proposed Conditions

The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of the existing buildings at 1811-1817 Elm Street. The four existing lots will be consolidated into one. The work will include conversion of the buildings into new first-floor commercial space (white boxed) and a total of 18 apartments throughout the remainder of the buildings.

Exterior work includes:

- Replacement storefront at 1811-1813 Elm utilizing existing stone framing
- New inset rooftop decks on the rear roof slopes at 1815-1817 Elm
- Repaired and/or replaced wood windows
- New exterior doors
- Painting previously painted Elm Street façades

Previous Reviews: No local reviews have occurred for this property. The Market Square Phase II development has been approved for State and Federal Historic Tax Credits.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The subject property historically contained 17 apartment units between the four buildings. The new configuration will include 18. The commercial spaces in the buildings will be under 2,000 and qualify for the parking exemption for new and existing commercial uses in the CC-P Zoning District per Section 1425-19(a). Per Section 1425-03, because the increase expanded use results in less than a 10 percent increase in parking, no additional parking is required. No Zoning Relief is required for the subject property.

Certificate of Appropriateness Review:

A COA is required for the inset rooftop decks, storefront changes and windows and doors.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines
REHABILITATION
Rehabilitation

2. Door and Window Openings: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   Existing door and window openings will primarily remain as is throughout the building. Two windows openings at the attic level on the rear of the building will be infilled with brick recessed approximately 1" to accommodate the proposed roof decks. New doorways will be installed in the breezeways to provide ADA accessibility.

   The bricked-in doorway on the south west elevation of 1811 will be reopened and a new half-light metal door installed. A fourth-floor window opening on the south elevation of 1813 Elm and 1817 Elm and the north elevation of 1811 Elm and 1815 Elm will be enlarged for a doorway to access the extended fire escape.

   All new openings will be on secondary elevations and will not be visible from the street. Proposed metal doors will also be on secondary elevations and will not be visible from the street.

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

   Original windows that remain in place will be repaired where possible. Repairs will include replacing missing members where necessary, scraping and painting and replacing the cracked and missing wire glass with translucent glass where applicable. Some windows will require replacement due to missing or severely damaged sash. Windows on secondary elevations will be replaced with Crystal aluminum windows that have the same profile as the historic wood sash. These windows will not be visible from the street. Additionally, existing replacement windows on the east façade will be replaced with custom aluminum-clad wood windows that will fit the historic openings and be installed at the historic depth.

   Existing one-over-one windows on the east façade of 1815-1817 Elm appear to be replacement windows. The original windows likely match those remaining at 1811-1813 Elm, consisting of two-over-two sash. The replacement one-over-one sash will be replaced. Existing frieze window openings throughout the buildings currently have

a mix of plywood, plexiglass and missing sash. New single-light aluminum clad wood sash will be installed in all frieze window openings.

Original doors will be retained where possible, including the storefront doors at 1815-1817 Elm and the rear door at 1813 Elm. Other doors will be replaced with half-light metal doors on secondary elevations not visible from the street and new storefront doors on primary façades.

4. ROOFS: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

   The existing roofing material will be removed on all buildings and replaced with new asphalt shingle roofing. None of the roofs are visible from street level. New low-profile skylights will be installed on the front (east) roof slope of the buildings. The skylights will not be visible from street level.

   New metal mechanical platforms and condenser units will be installed on the rear (west) roof slopes of buildings. While the placement of the platforms high on the roof is less than optimal, the location of the rooftop decks and chimneys necessitate this location. The equipment will face the interior lot courtyard and will not be visible from street level.

   Two rooftop decks will be inset into the rear (west) roof slopes of 1815-1817 Elm. No railings will be required as the interior depth of the area will reach 42 inches. The decks will not be visible from street level.

12. STOREFRONTS: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible.

    Don’t reduce the size of storefront openings. Transparency and scale are very important to storefront and their relationship to the remainder of the building as well as to the streetscape. Don’t cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal

bar systems installed on the exterior of the building are not appropriate.

The storefront on 1811 Elm has been altered with bricked-in openings and a replacement door and sidelights. The storefront on 1813 Elm has been infilled with paneling, replacement windows and a replacement door. The central breezeway has a replacement metal gate. The applicant proposes removing the non-original materials and retaining the stone columns. The stonework will be cleaned and new translucent plate glass and knee walls installed in the bays flanking the entry. A new full-light storefront door with a transom will be installed in the central bay and a new steel gate installed in the breezeway opening. All new windows and doors will fill the historic openings.

The storefront on 1815-1817 Elm Street remains largely intact. The stone columns and surrounds will be retained, cleaned and repainted. Existing plate glass, transoms and entry doors will be retained and repainted. The modern blue fabric awnings and light fixtures will be removed.

Site Improvements

B. SPECIFIC GUIDELINES

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

   The proposed rooftop decks are appropriate as they will not detract from the character of the building and will not be visible from street level. The existing buildings have gently sloping roofs with a parapet. The decks will be inset into the fourth floor space on the rear (west) roof slopes of 1815-1817 Elm and will not be visible when viewed from the street along Elm Street or Campbell Alley. The deck will be of a sufficient depth (42") as to not require a railing.

Other Considerations: N/A

Prehearing Results: A prehearing was held on April 5, 2017.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1811-1817 Elm Street per plans by Platte Architecture + Design dated 10.03.2017 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

PLATTE
architecture + design

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

March 10, 2017

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: 1811-1817 Elm Street Rehabilitation

Dear Beth:

The existing vacant buildings at 1811 through 1817 Elm Street will be rehabilitated. The project has been approved for Ohio Historic Preservation tax credits.

1811 and 1813 Elm both share a street façade and fire escapes on the rear. 1815 and 1817 Elm share a street façade and fire escapes on the rear. All buildings are 4 stories, with commercial space on the ground level and apartments on the floors above. An existing historic stair exists in all four buildings in the center, which will be retained, restored, and fire rated from the outside of the stair shafts. The shared fire escapes on each building pair will be repaired/retained and new platforms with stairs will be added at the fourth floors as a second means of egress from each unit (per code). New roof terraces will be cut into the west roof slopes of both 1815 and 1817. These will not be visible from the street level. The rear of 1811 has a door opening that was previously infilled with CMU. This will be reopened and a new door will be installed. New openings will be cut into the breezeway of each building for ADA access; these openings will not be visible from the street. Skylights will be added to the east slopes of these roofs; these also will not be visible from street level.

The basement access hatches in the rear courtyard area of each building will be removed and infilled with concrete. This will not be visible from the street level, and access to the basements will still be provided both inside of the buildings and at the sidewalk hatches along Elm Street.

Windows and exterior doors will be repaired or replaced with appropriate replacements throughout. Both storefronts will be reopened and new storefronts will be installed within the existing stone bays. The existing metal security gates will be removed and replaced with new metal security gates. The existing awning on the façade of 1815 and 1817 Elm will be removed.

Sincerely,

LUKE FIELD
RA | LEED-AP | AIA
PLATTE
architecture + design

MARKET SQUARE PHASE II

PERMIT SET

1811-1817 ELM ST.
CINCINNATI, OH 45202

ARCHITECT

PLATTE DESIGN
202 W. ELDER STREET, FL 4
CINCINNATI, OH 45202
(513) 871-1850

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

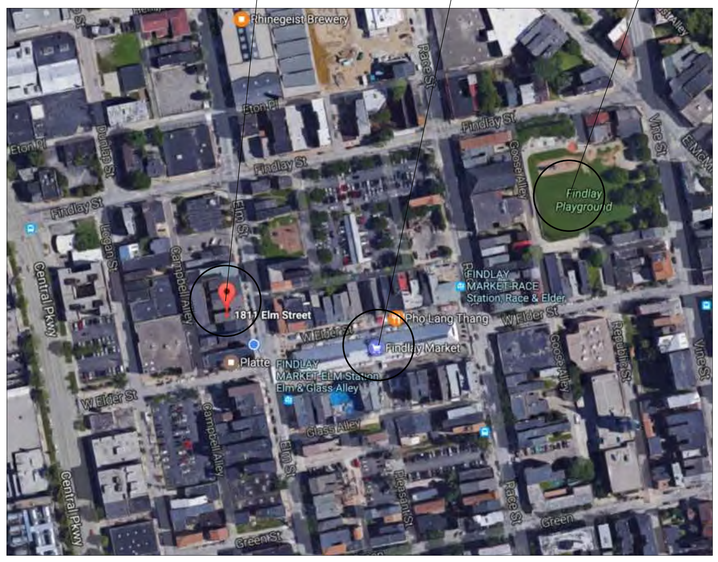
CIVIL ENGINEER

BAYER/BECKER
1404 RACE STREET STE. 204
CINCINNATI, OH 45202
(513) 834-6151

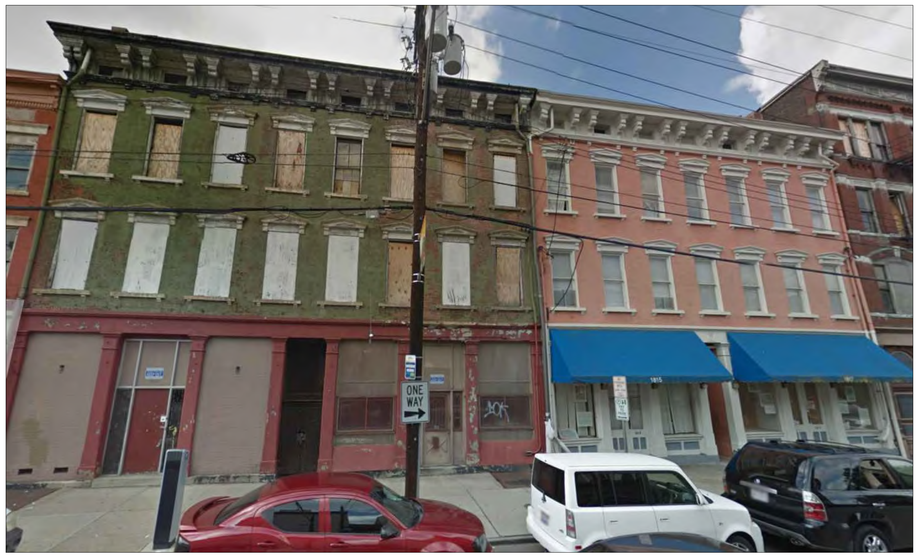
MEP&S ENGINEER

ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET, STE. 204
NEWPORT, KY 41071
(859) 801-2628

PROJECT LOCATION — FINDLAY MARKET — FINDLAY PLAYGROUND



AERIAL IMAGE
NOT TO SCALE



BUILDING IMAGE
NOT TO SCALE

GENERAL NOTES:

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

2. CONTRACTOR TO VERIFY ALL 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 INSURE 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 SWEPT 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. PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

GENERAL NOTES: ALL TRADES

1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.

2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.

4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.

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

6. 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 REQUIRED 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 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.

PROJECT DESCRIPTION

THIS PROJECT IS THE OVERALL RENOVATION OF FOUR (4) EXISTING 6 UNIT, 4 STORY RESIDENTIAL BUILDINGS INTO SEPARATED MIX-USED OCCUPANCIES. WORK IS TO INCLUDE ANY REMAINING NON-STRUCTURAL INTERIOR DEMOLITION NOT YET COMPLETED (PERMIT PREVIOUSLY APPROVED FOR PHASE I NON-STRUCTURAL DEMOLITION) AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK IS TO INCLUDE INTERIOR PARTITION WALLS, NEW BASEMENT STAIRS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THE EXISTING BUILDINGS ARE PRIMARILY R-2 WITH THE EXCEPTION OF THE FIRST FLOOR COMMERCIAL SPACES (A-2/B/M) AND THE BASEMENTS (S-1). ALL SPACES WILL REMAIN UNDER THE SAME USE GROUPS EXCEPT FOR THE REAR SECTIONS OF 1815 AND 1817 ELM, WHICH WILL CHANGE FROM R-2 TO A-2/B/M TO COMBINE WITH THE RESPECTIVE FRONT SPACES. WORK IS TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS

AFF	ABOVE FININSHED FLOOR	EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	E.J.	EXPANSION JOINT	NTS	NOT TO SCALE
ALUM.	ALUMINUM	EQ.	EQUAL		
APPROX.	APPROXIMATE(LY)	EXT'G	EXISTING	O.C.	ON CENTER
		EXT.	EXTERIOR	OPN'G	OPENING
BD	BOARD			OPP.	OPPOSITE
BLDG	BUILDING	FDN	FOUNDATION		
BRD.	BLOCK	F.E.	FIRE EXTINGUISHER	PLWD.	PLYWOOD
BRK.	BRICK	F.F.E.	FINISHED FLOOR ELEVATION		
		FTG.	FOOTING	R.D.	ROOF DRAIN
C/C	CENTER TO CENTER			REV.	REVISE(D)
C.L.	CENTER LINE	G.C.	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
C.J.	CONTROL JOINT	GYP.	GYPSUM		
CLG.	CEILING			SECT	SECTION
COL.	COLUMN	H.M.	HOLOW METAL	SIM.	SIMILAR
CONC.	CONCRETE	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CONT.	CONTINOUS	HVAC	HEATING, VENTILATION & AIR CONDITIONING		
CONTR.	CONTRACTOR			T/	TOP OF
CRS.	COURSE(S)			TYP.	TYPICAL
		INCL.	INCLUDE(D) (ING)		
D.F.	DRINKING FOUNTAIN	INSUL.	INSULATE(D) (ION)	U.N.O.	UNLESS NOTED OTHERWISE
DIAG.	DIAGONAL	INT.	INTERIOR		
DIA. or Ø	DIAMETER			V.B.	VAPOR BARRIER
D.L.	DEAD LOAD	L.L.	LIVE LOAD	VERT	VERTICAL
D.S.	DOWNSPOUT				
DWG.(S)	DRAWING(S)	MATL	MATERIAL	WIN	WINDOW
		MAS.	MASONRY		

SHEET #	SHEET TITLE
A0.00	COVER SHEET
A0.01	EGRESS DIAGRAMS
A0.02	CODE REVIEW
A0.03	CODE REVIEW
A0.04	CODE REVIEW
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.00A	DEMO BASEMENT PLAN "A"
A1.00B	DEMO BASEMENT PLAN "B"
A1.01A	DEMO FIRST FLOOR PLAN "A"
A1.01B	DEMO FIRST FLOOR PLAN "B"
A1.02A	DEMO SECOND FLOOR PLAN "A"
A1.02B	DEMO SECOND FLOOR PLAN "B"
A1.03A	DEMO THIRD FLOOR PLAN "A"
A1.03B	DEMO THIRD FLOOR PLAN "B"
A1.04A	DEMO FOURTH FLOOR PLAN "A"
A1.04B	DEMO FOURTH FLOOR PLAN "B"
A1.05A	DEMO ROOF PLAN "A"
A1.05B	DEMO ROOF PLAN "B"
A1.10A	NEW CONSTRUCTION BASEMENT PLAN "A"
A1.10B	NEW CONSTRUCTION BASEMENT PLAN "B"
A1.11A	NEW CONSTRUCTION FIRST FLOOR PLAN "A"
A1.11B	NEW CONSTRUCTION FIRST FLOOR PLAN "B"
A1.12A	NEW CONSTRUCTION SECOND FLOOR PLAN "A"
A1.12B	NEW CONSTRUCTION SECOND FLOOR PLAN "B"
A1.13A	NEW CONSTRUCTION THIRD FLOOR PLAN "A"
A1.13B	NEW CONSTRUCTION THIRD FLOOR PLAN "B"
A1.14A	NEW CONSTRUCTION FOURTH FLOOR PLAN "A"
A1.14B	NEW CONSTRUCTION FOURTH FLOOR PLAN "B"
A1.15A	NEW CONSTRUCTION ROOF PLAN "A"
A1.15B	NEW CONSTRUCTION ROOF PLAN "B"
A2.00	DEMO WEST & EAST ELEVATIONS "A"
A2.01	DEMO SOUTH ELEVATION "A"
A2.02	DEMO NORTH ELEVATION "A"
A2.03	DEMO WEST & EAST ELEVATIONS "B"
A2.04	DEMO SOUTH ELEVATION "B"
A2.05	DEMO NORTH ELEVATION "B"
A2.10	NEW CONSTRUCTION WEST & EAST ELEVATIONS "A"
A2.11	NEW CONSTRUCTION SOUTH ELEVATION "A"
A2.12	NEW CONSTRUCTION NORTH ELEVATION "A"
A2.13	NEW CONSTRUCTION WEST & EAST ELEVATIONS "B"
A2.14	NEW CONSTRUCTION SOUTH ELEVATION "B"
A2.15	NEW CONSTRUCTION NORTH ELEVATION "B"
A4.00	TYPICAL INTERIOR ELEVATIONS
A4.01	TYPICAL FINISH AND FIXTURE SCHEDULES
A5.00	MISC. DETAILS
A6.00	ASSEMBLIES
A6.01	ASSEMBLIES
A6.01	ASSEMBLIES
A6.10	WINDOW TYPES
A6.11	WINDOW DETAILS
A6.12	DOOR TYPES
A6.13	DOOR & STOREFRONT DETAILS
A7.00	LEED SPECIFICATIONS
M1.0	MECH. BASEMENT PLAN
M1.1	MECH. FIRST FLOOR PLAN
M1.2	MECH. SECOND FLOOR PLAN
M1.3	MECH. THIRD FLOOR PLAN
M1.4	MECH. FOURTH FLOOR PLAN
M1.5	MECH ROOF PLAN
M2.0	MECH SCHEDULES & SPECS
S001	STRUCTURAL GENERAL NOTES
S110	STRUCTURAL PLANS
S320	STRUCTURAL SECTIONS

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
MMR
Drawn by:
MMR

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1811-1817 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 10.03.2017

A0.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

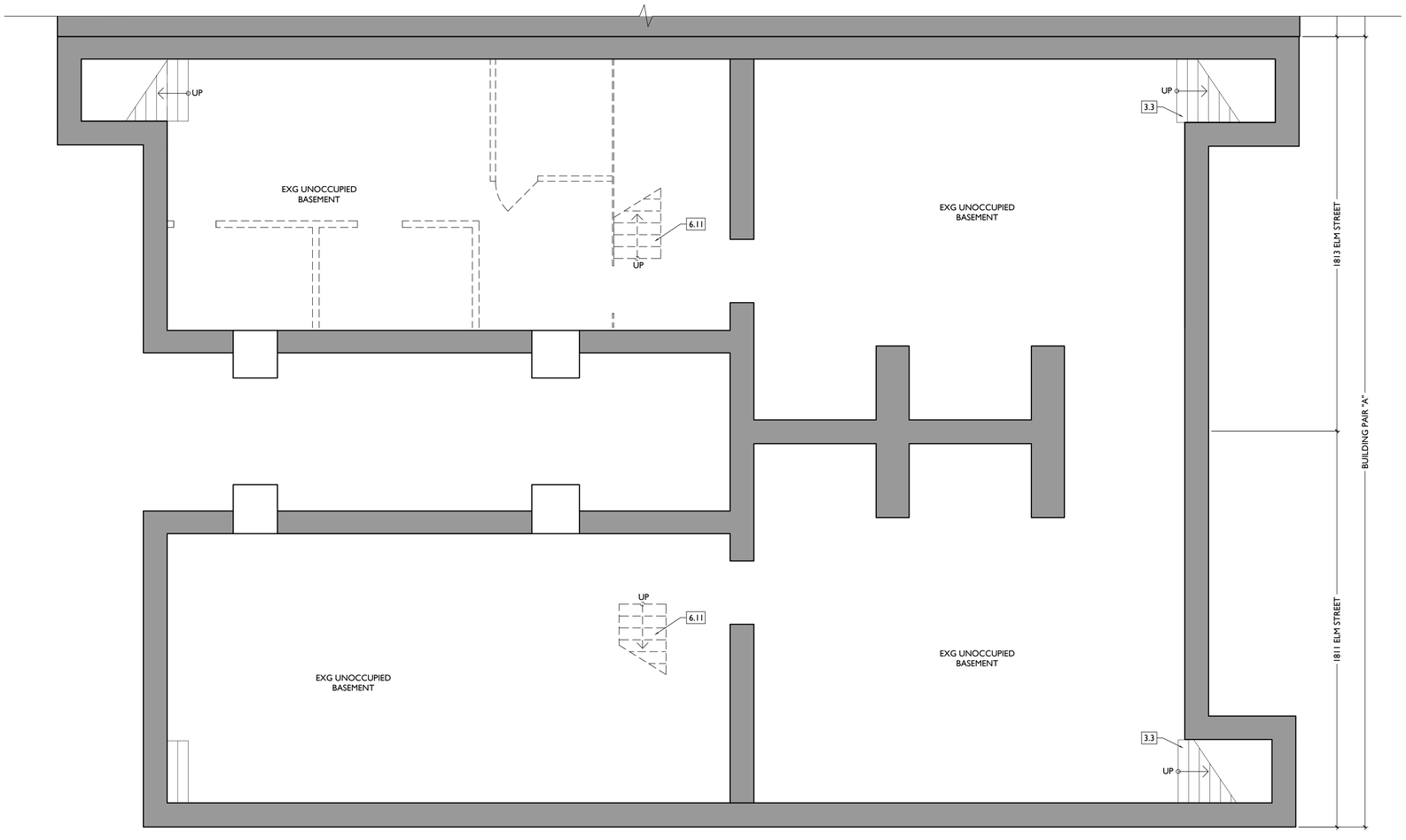
DEMO WORK PLANS GRAPHIC KEY:

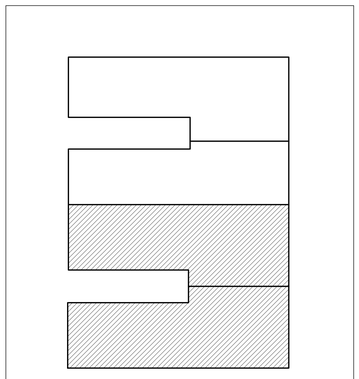
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

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

DEMO - BASEMENT FLOOR PLAN - 1811-1813 ELM

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.00A

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
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6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
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8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

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RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
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G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
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- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
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AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

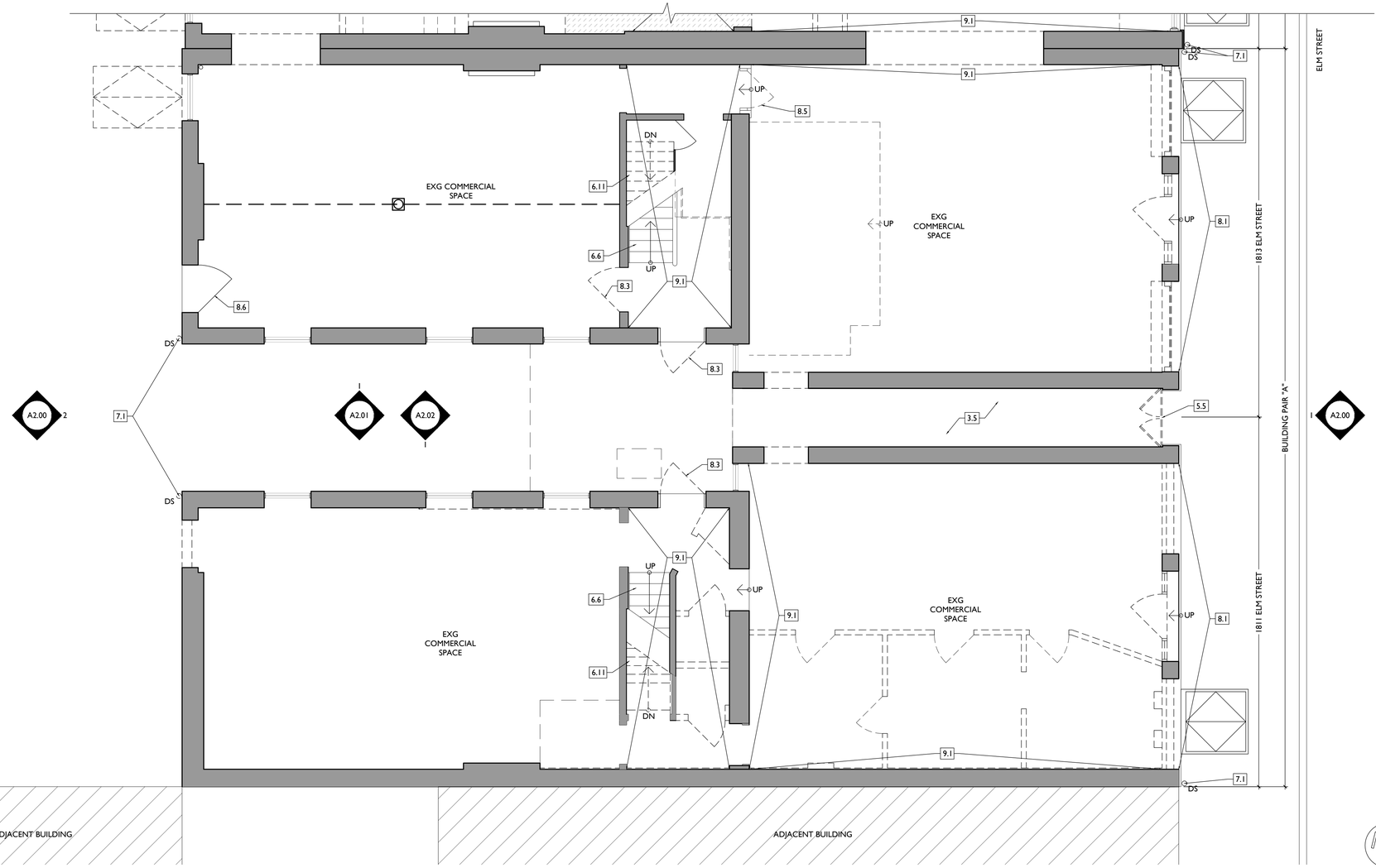
DEMO WORK PLANS GRAPHIC KEY:

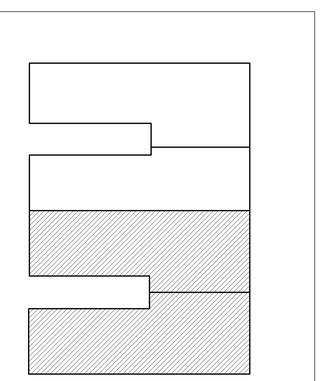
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

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

DEMO - FIRST FLOOR PLAN - 1811-1813 ELM

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
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Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.01A

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
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7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

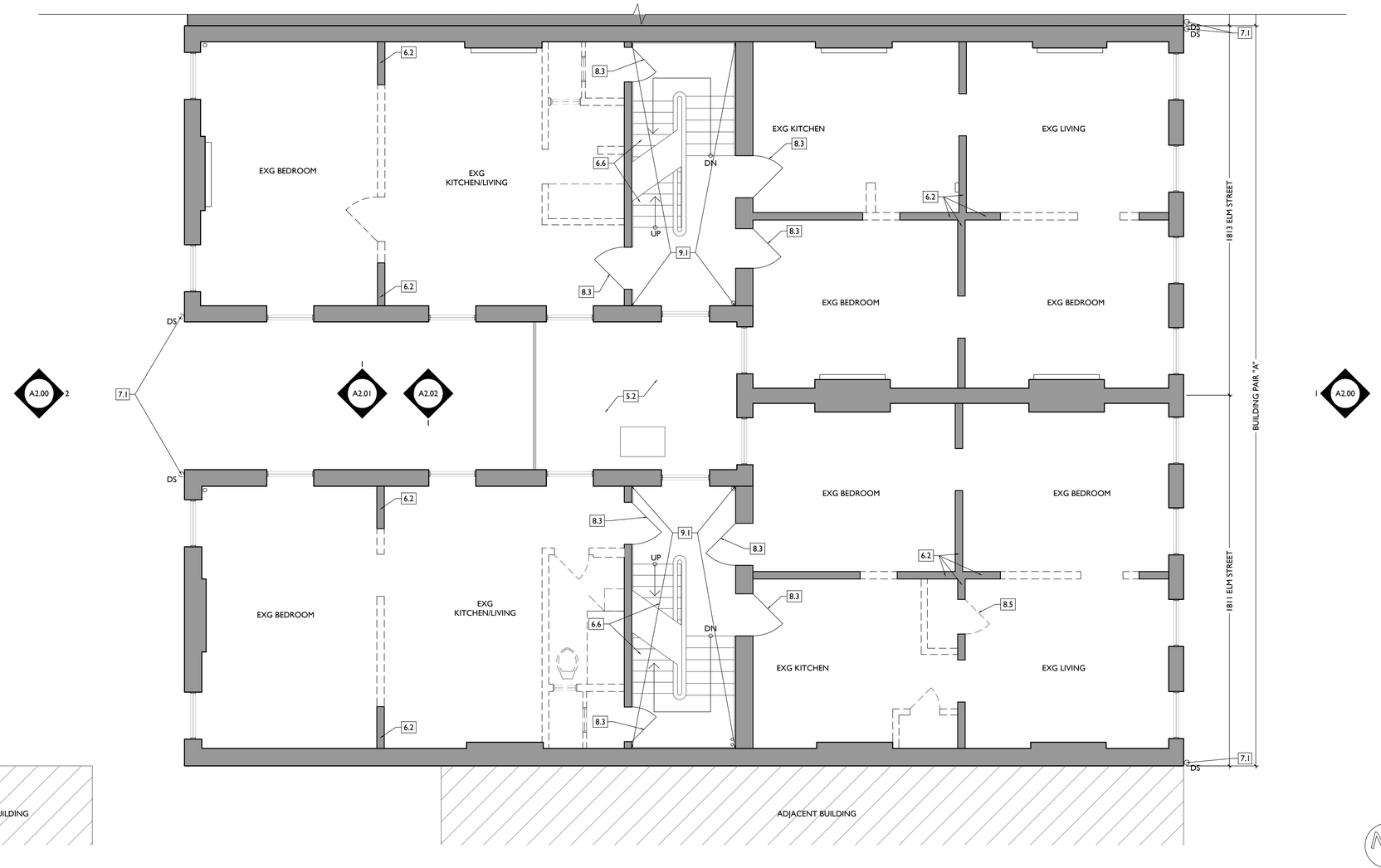
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



NOT TO SCALE — KEY PLAN

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

DEMO - SECOND FLOOR PLAN - 1811-1813 ELM

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1859

KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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A1.02A

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- EXISTING (LOAD BEARING) WALL TO BE REMOVED
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- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- <C103> OPENING DESIGNATION

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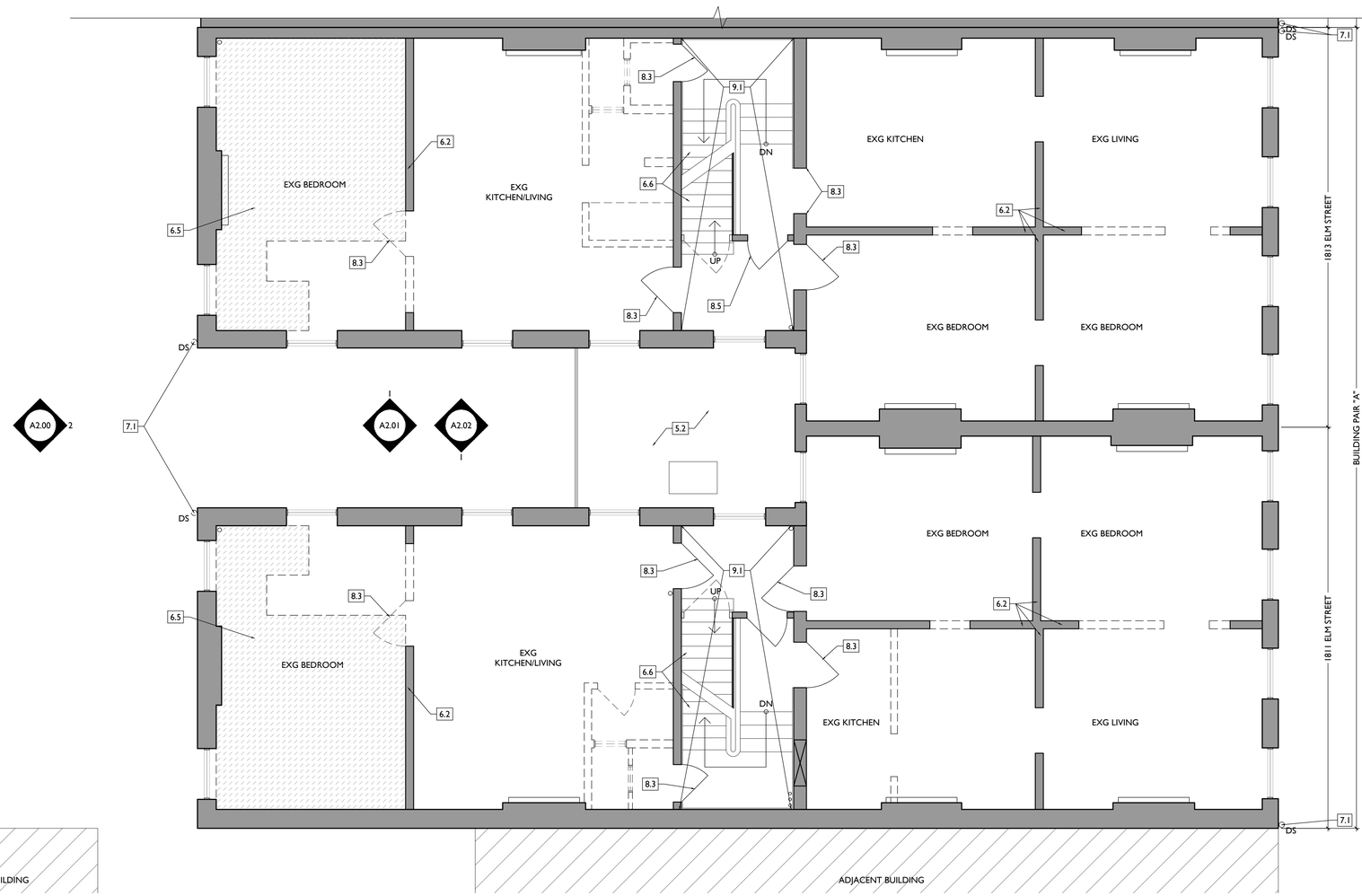

NOT TO SCALE — KEY PLAN

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

DEMO - THIRD FLOOR PLAN - 1811-1813 ELM

PLATTE
architecture + design
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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.03A

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3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY. INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

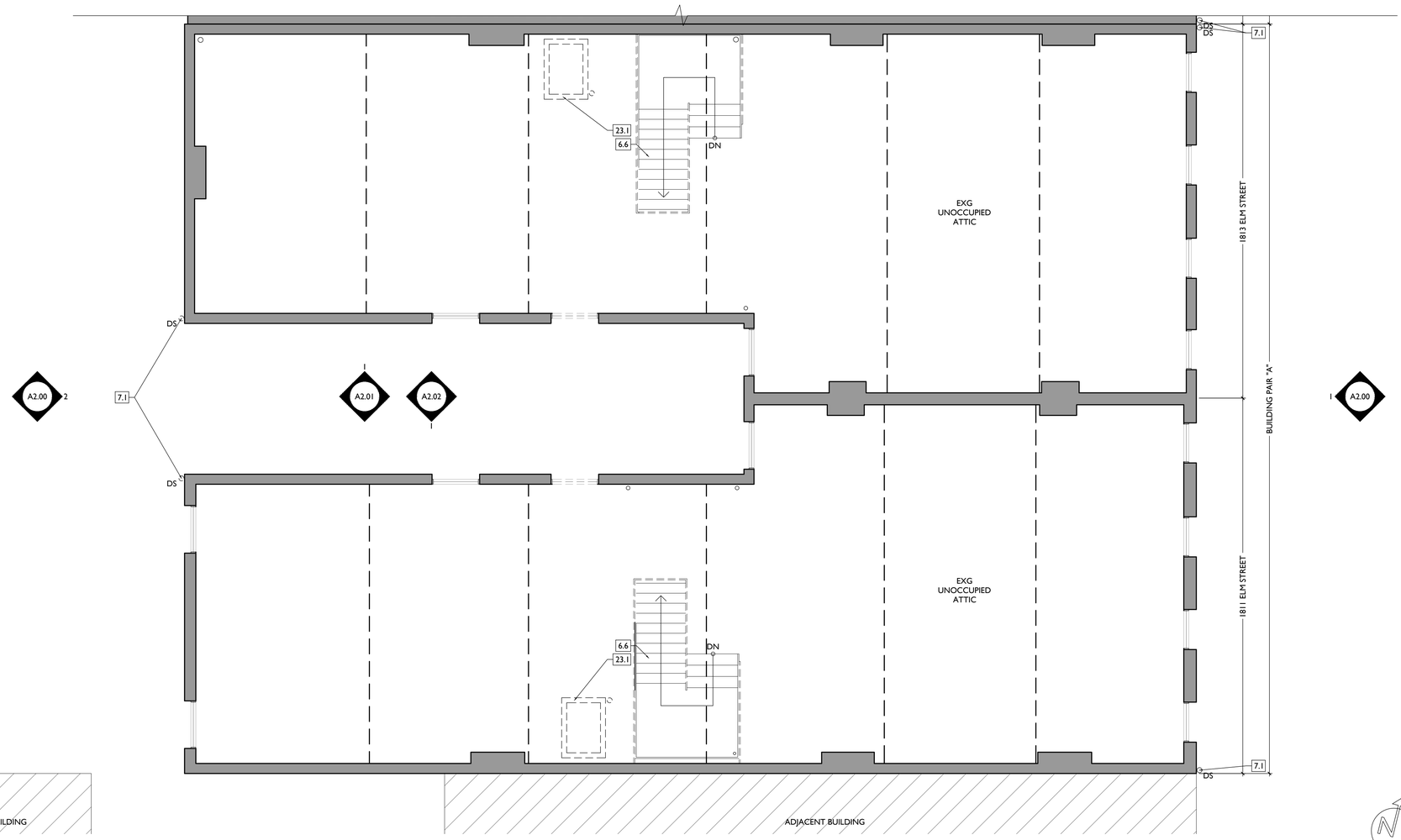
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



NOT TO SCALE — KEY PLAN

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

DEMO - FOURTH FLOOR PLAN - 1811-1813 ELM

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.04A

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

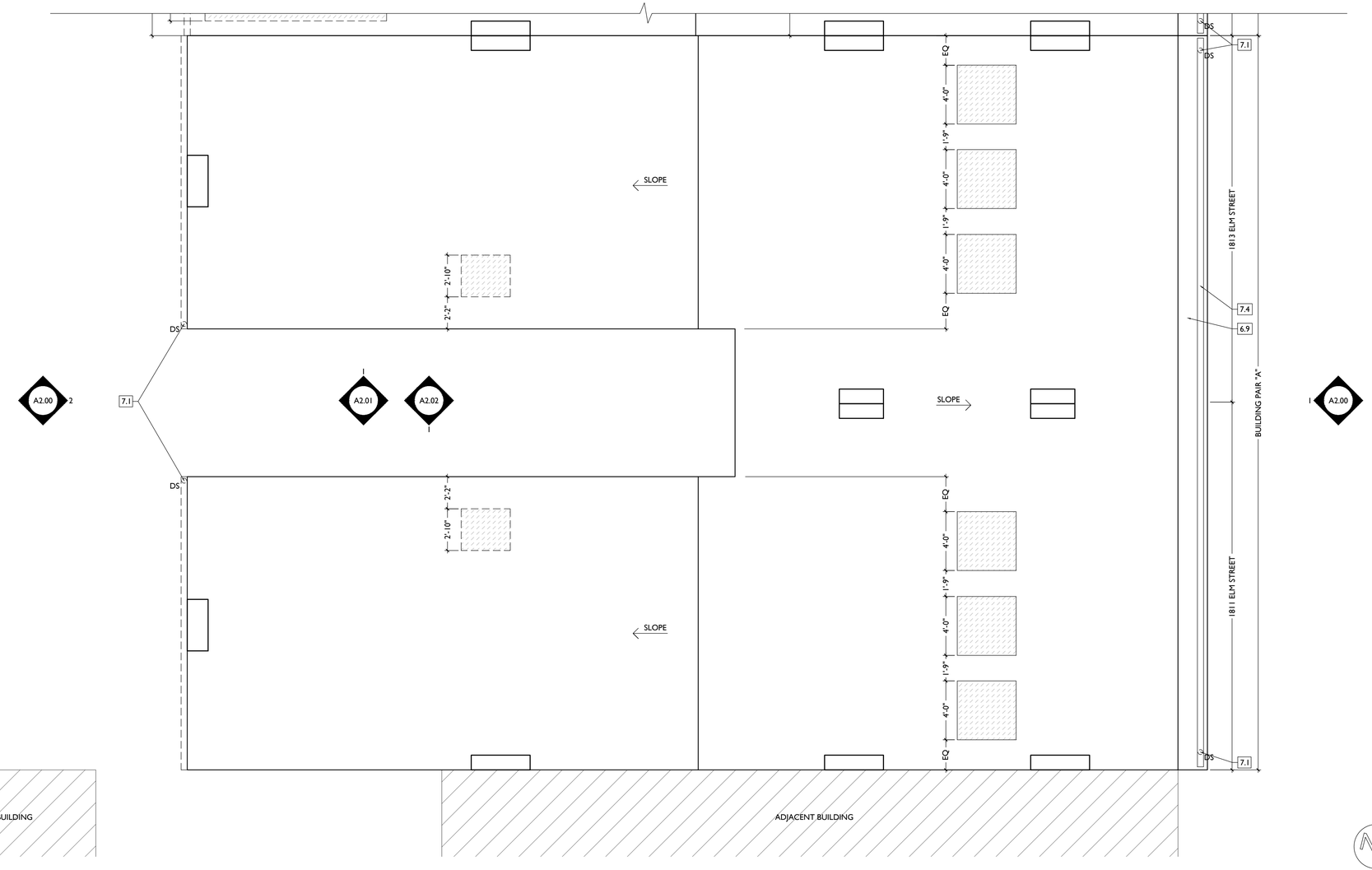
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



NOT TO SCALE — KEY PLAN

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

DEMO - ROOF PLAN - 1811-1813 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.05A

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

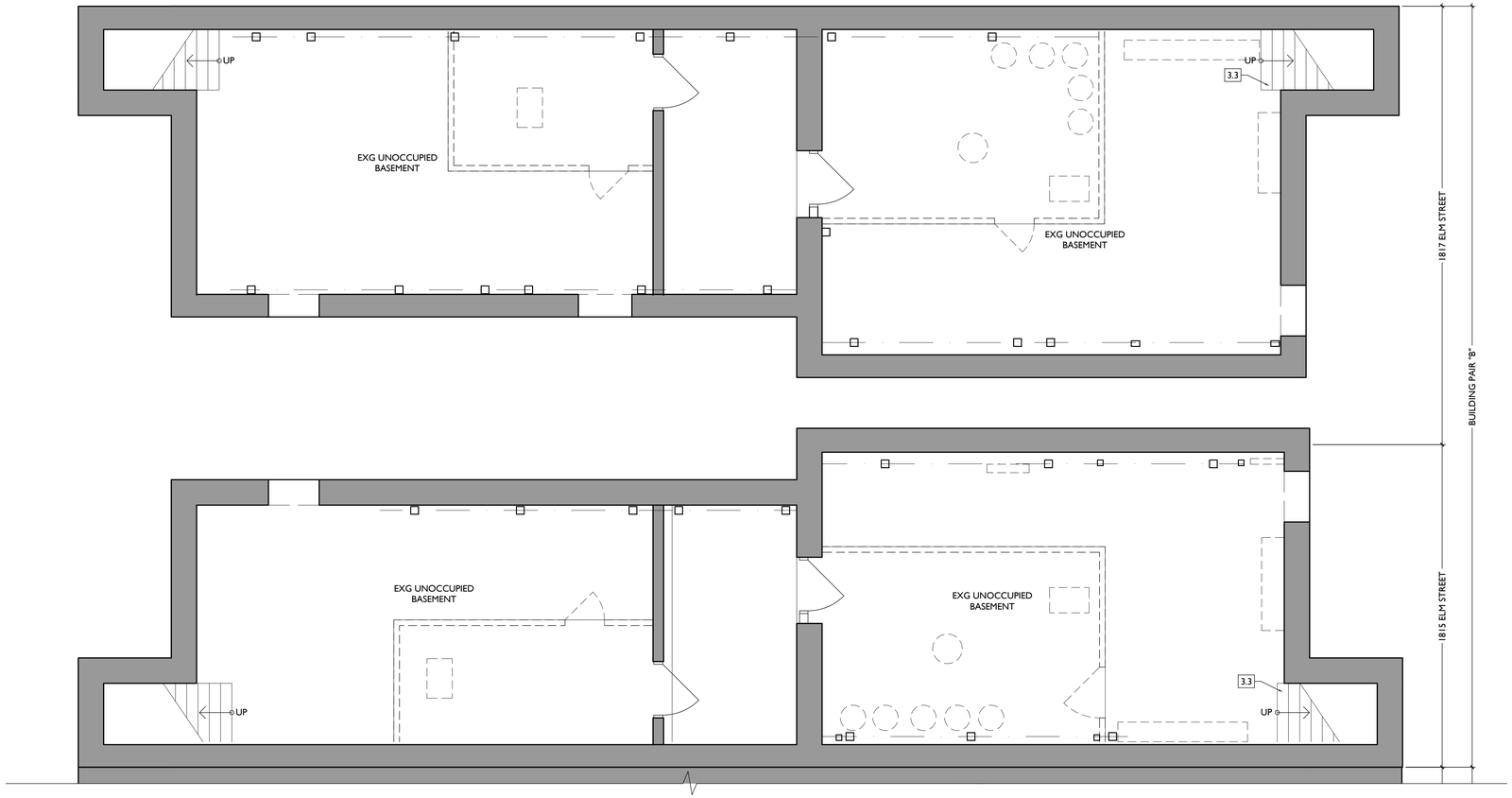
DEMO WORK PLANS GRAPHIC KEY:

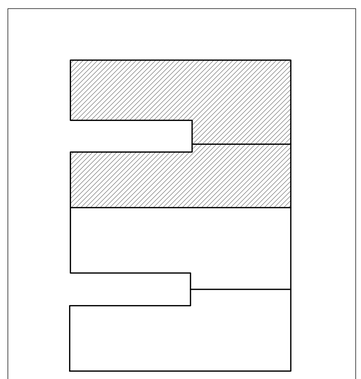
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

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

DEMO - BASEMENT FLOOR PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.00B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
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5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
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6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
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7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
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8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & AS REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

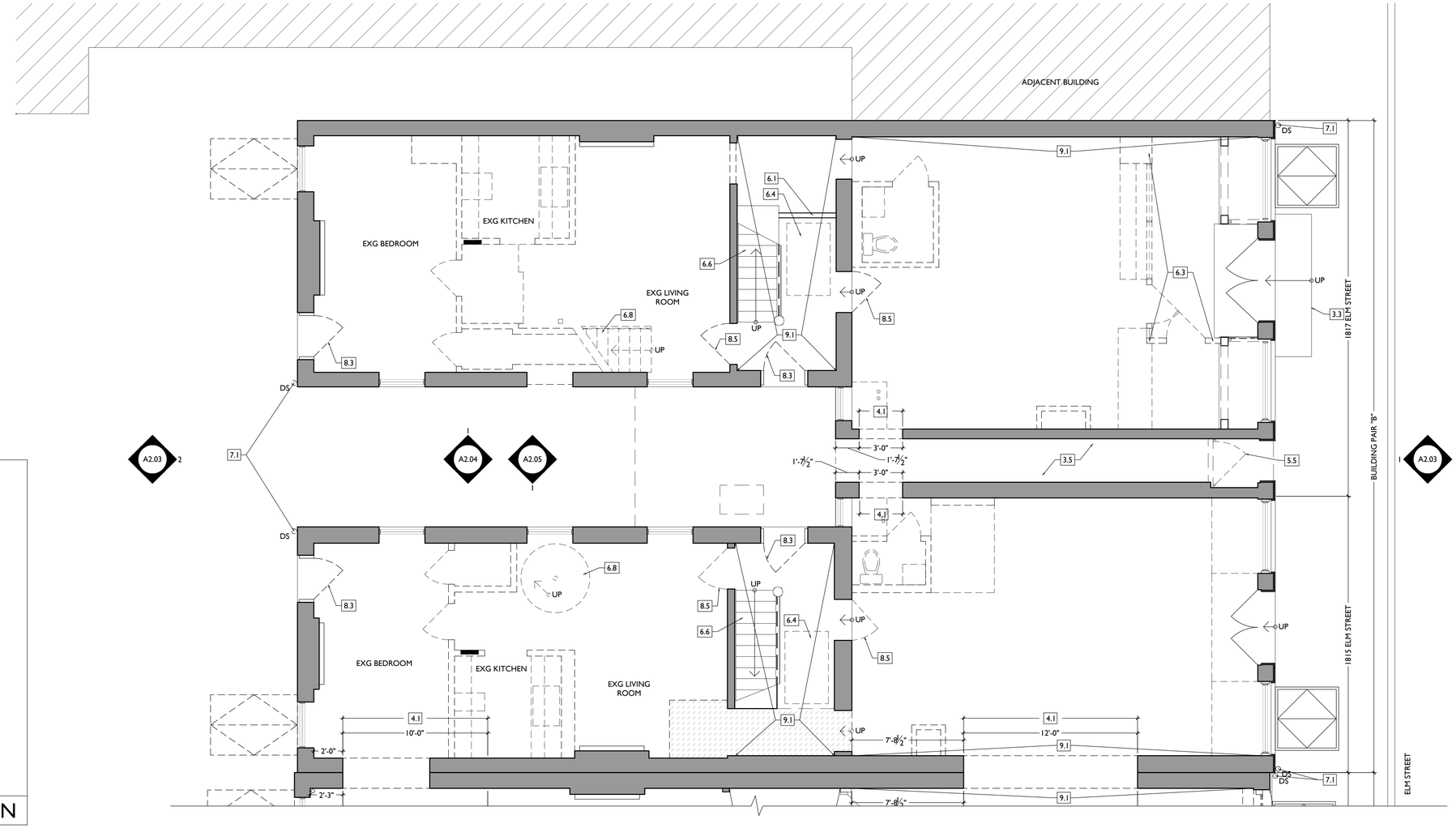
DEMO WORK PLANS GRAPHIC KEY:

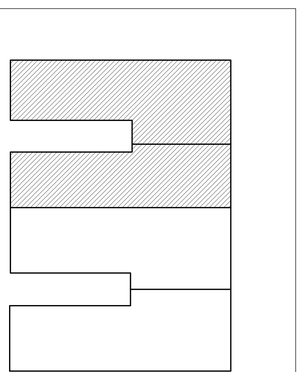
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

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

DEMO - FIRST FLOOR PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.01B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & AS REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

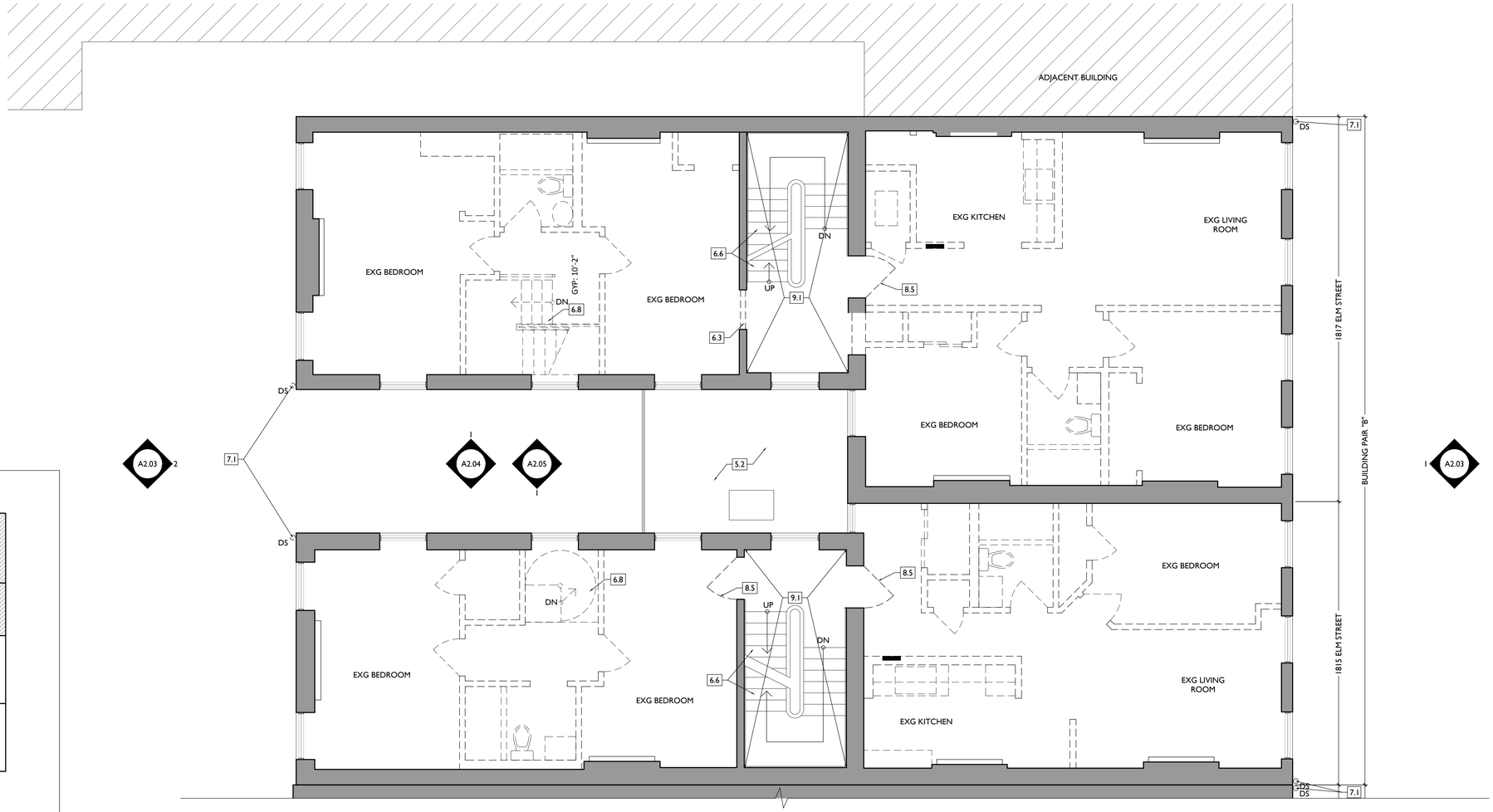
DEMO WORK PLANS GRAPHIC KEY:

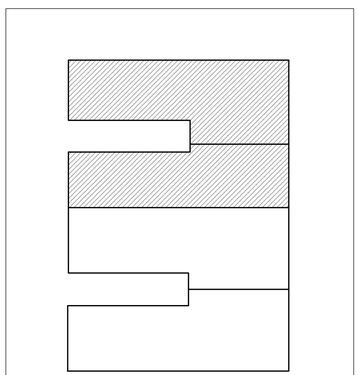
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

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

DEMO - SECOND FLOOR PLAN - 1815-1817 ELM | 1

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.02B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & AS REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

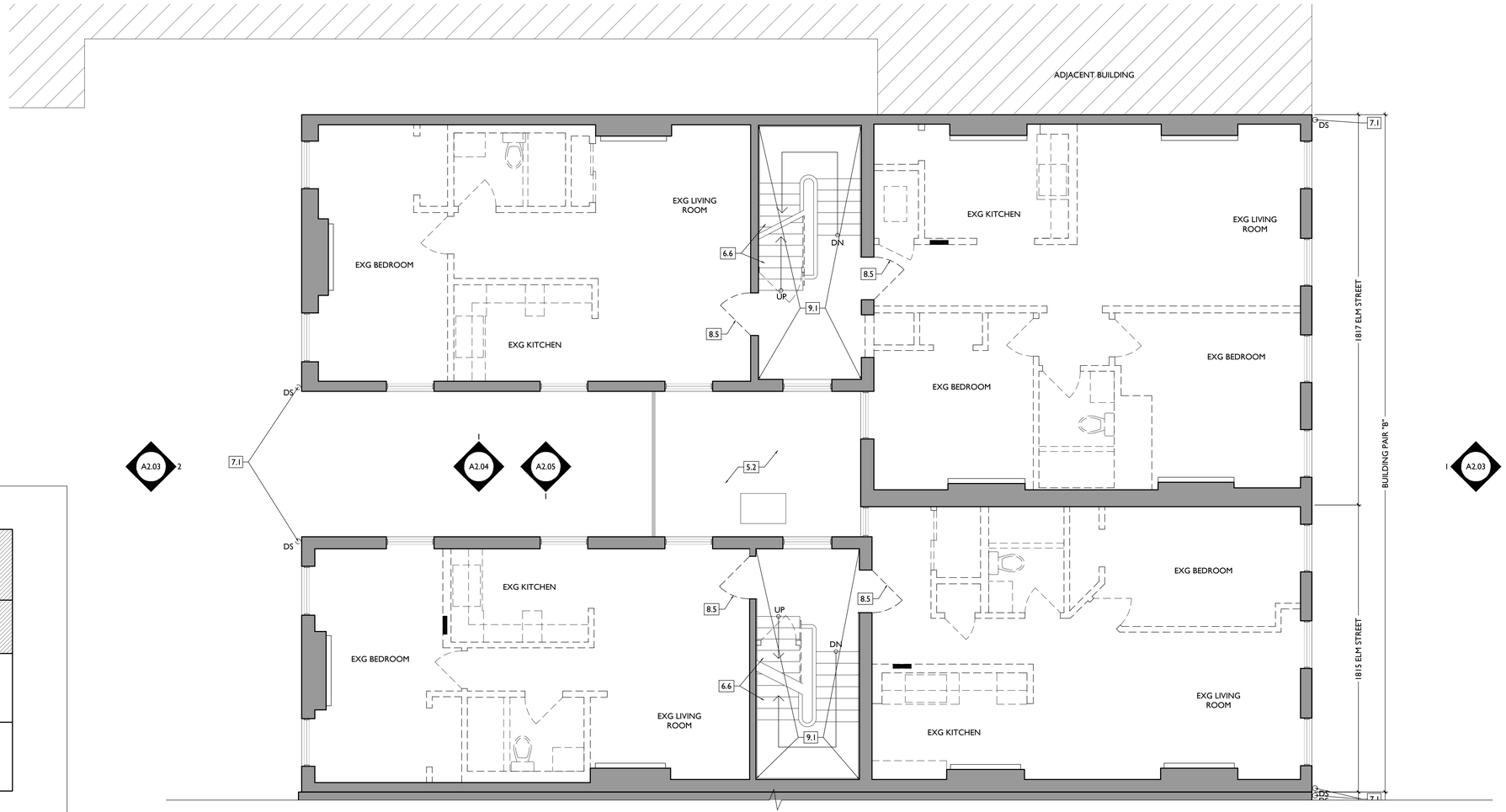
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



NOT TO SCALE — KEY PLAN

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

DEMO - THIRD FLOOR PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

PROPOSED PROJECT:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

A1.03B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

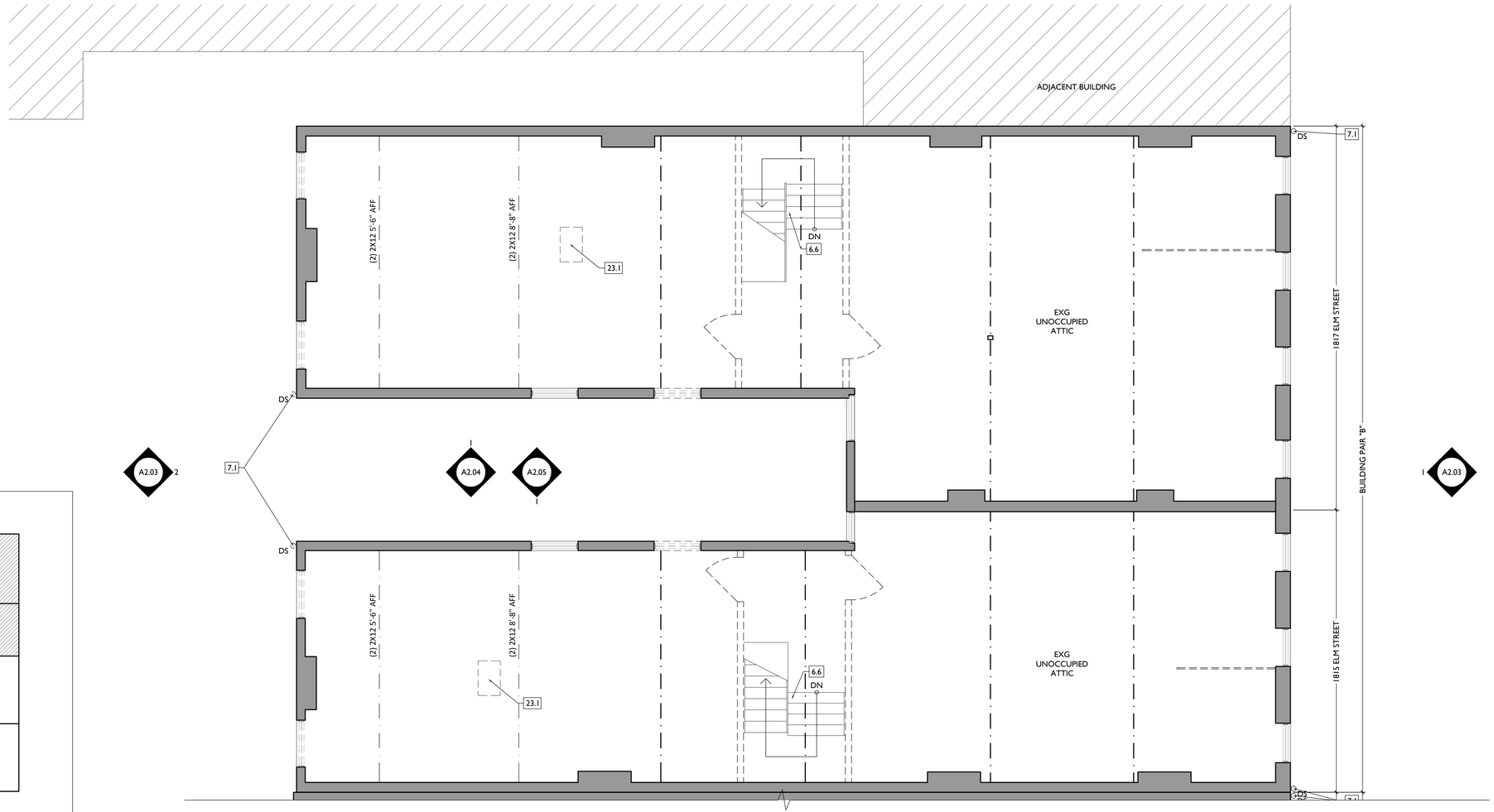
DEMO WORK PLANS GRAPHIC KEY:

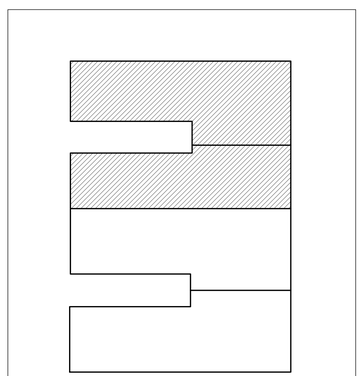
- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

DEMO - FOURTH FLOOR PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.04B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

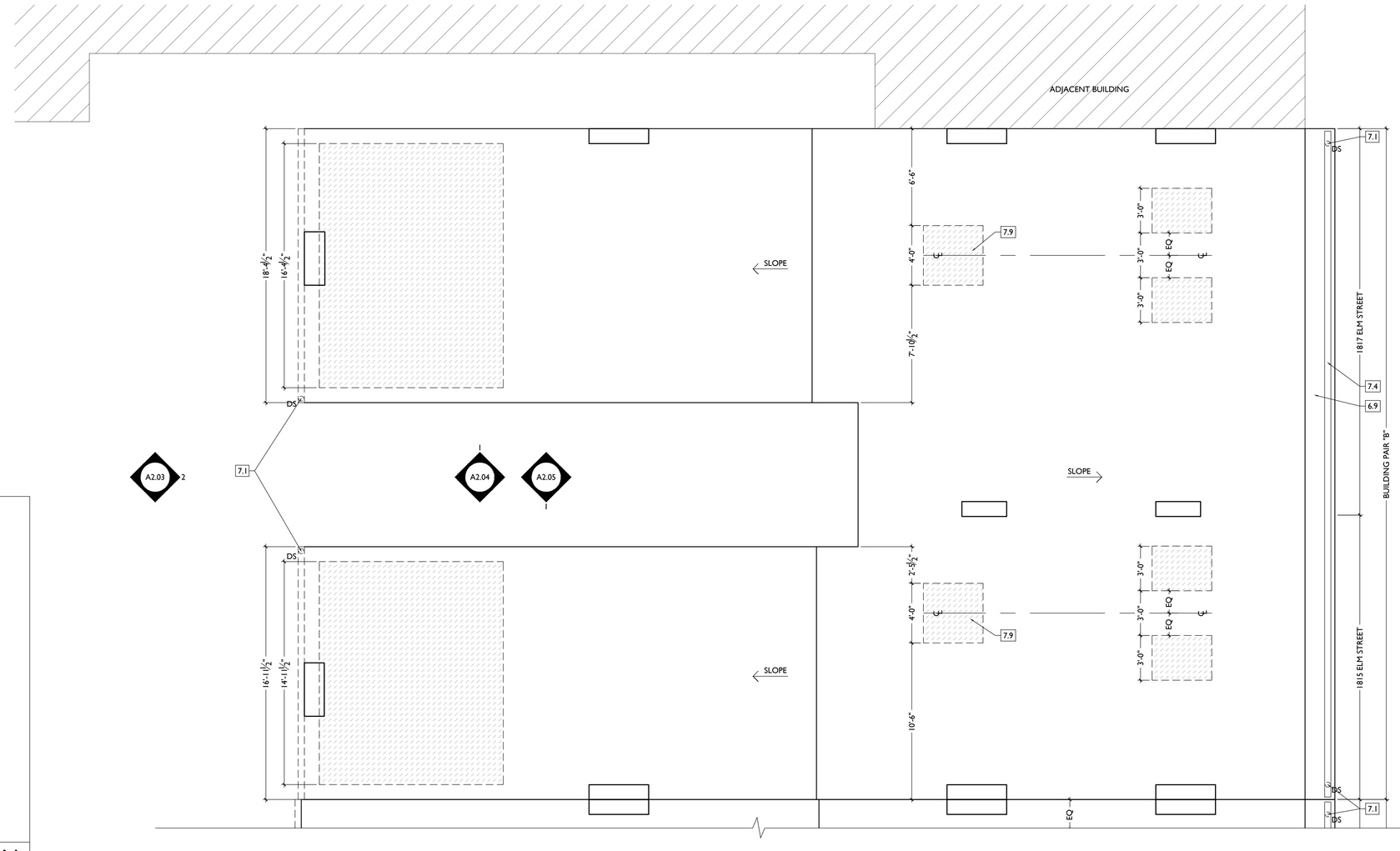
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

DEMO - ROOF PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.05B

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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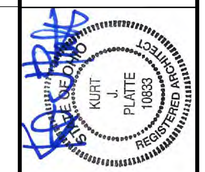


KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

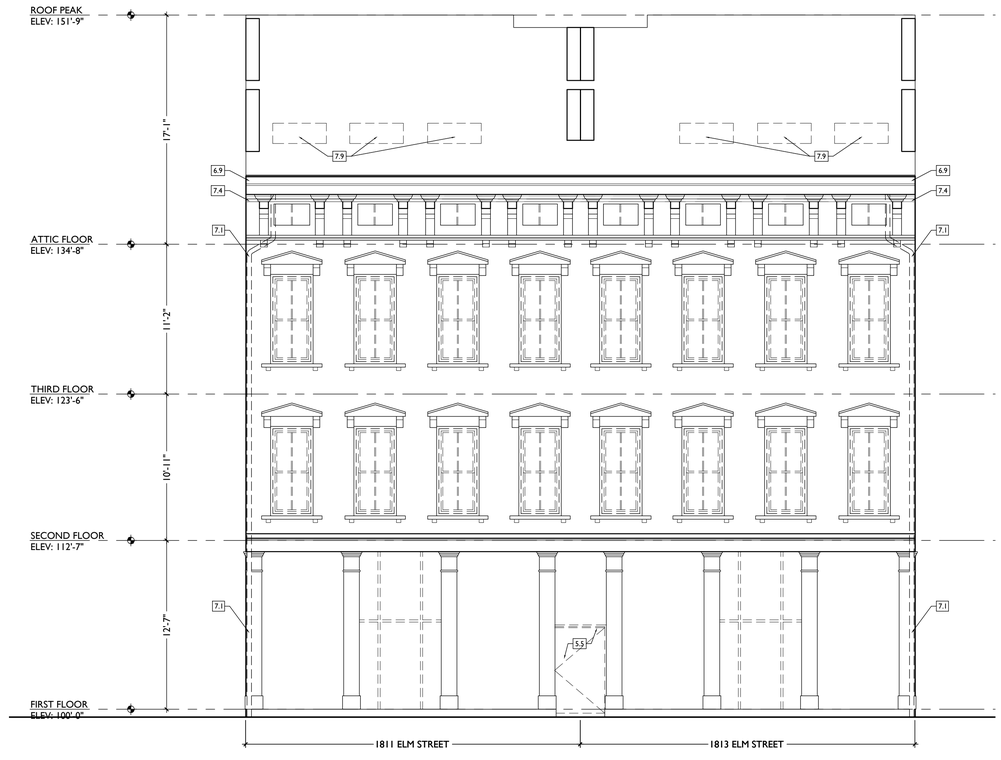
NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

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

DEMO - WEST ELEVATION - 1811-1813 ELM

2



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

DEMO - EAST ELEVATION - 1811-1813 ELM

1

A2.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
   - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
   - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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

DEMO - SOUTH ELEVATION - 1813 ELM | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.01

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
   - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
   - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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

DEMO - NORTH ELEVATION - 1811 ELM | 1

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STATE OF OHIO
KURT J PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.02

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
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7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
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7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- <C103> OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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

DEMO - WEST ELEVATION 1815-1817 ELM

2

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

DEMO - EAST ELEVATION - 1815-1817 ELM

1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

PROPOSED PROJECT:

A2.03

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY. INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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

DEMO - SOUTH ELEVATION - 1817 ELM

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.04

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED
- C103 OPENING DESIGNATION

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

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

DEMO - NORTH ELEVATION - 1815 ELM

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.05

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

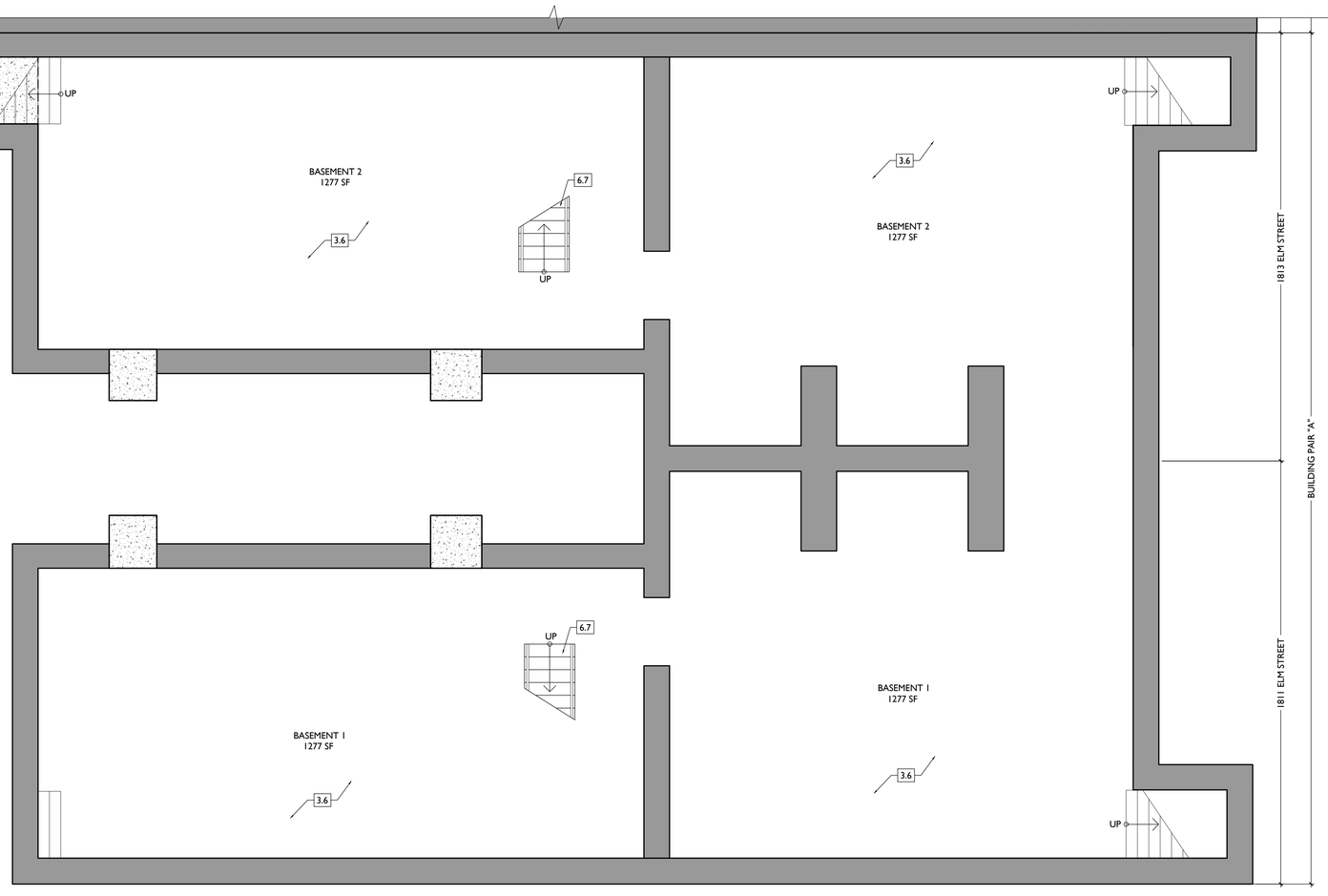
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

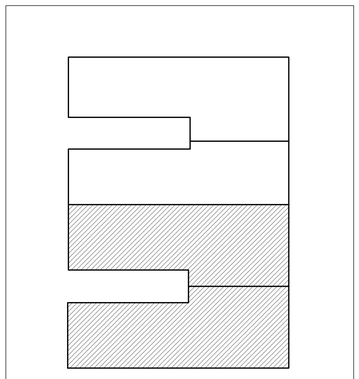
NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNES IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL NEW ALUMINUM TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - BASEMENT FLOOR PLAN - 1811-1813 ELM

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.10A

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
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- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
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9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
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- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
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- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
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- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

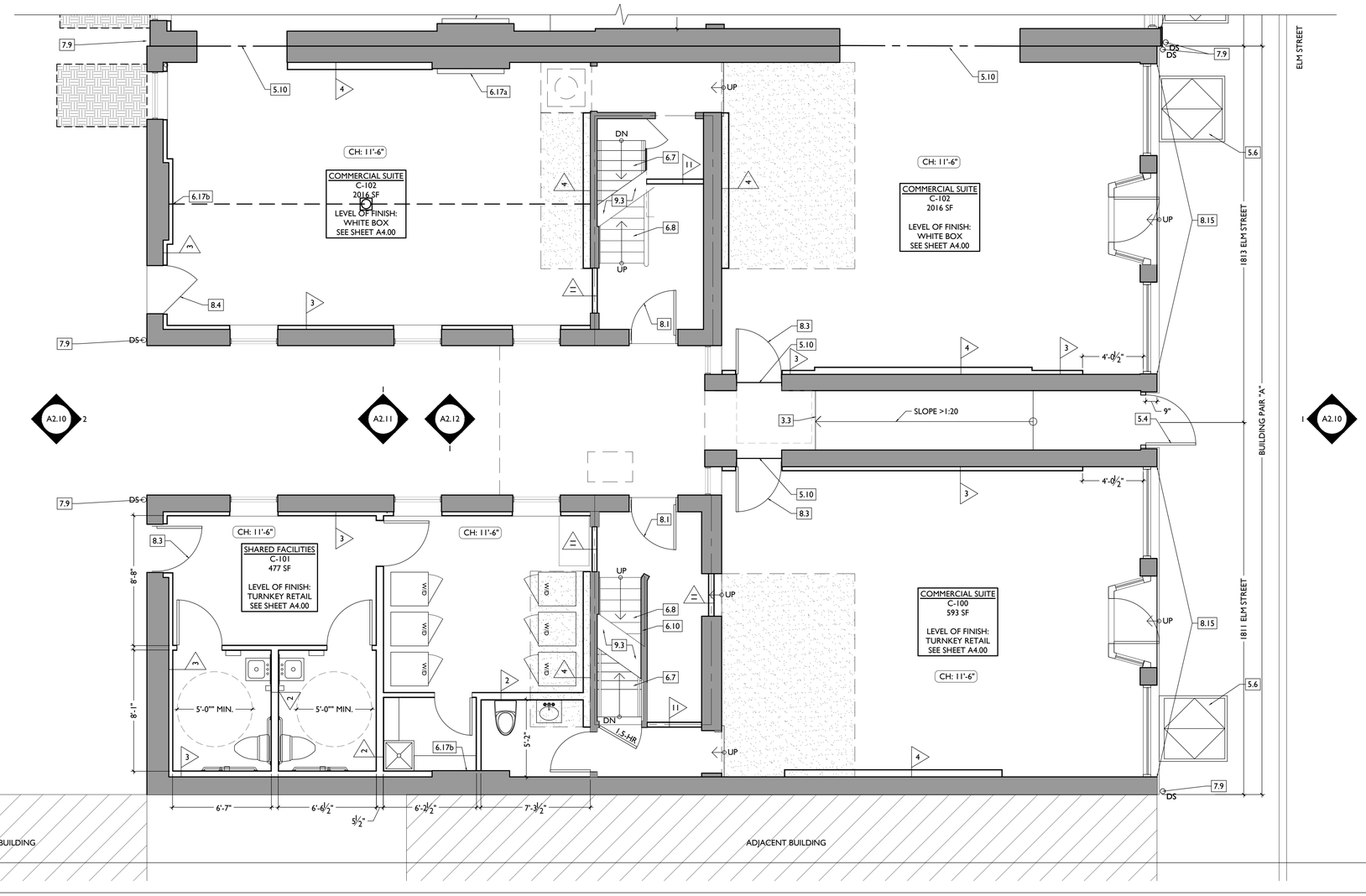
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



NOT TO SCALE

KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - FIRST FLOOR PLAN - 1811-1813 ELM

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.11A

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/REPLACE ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D. CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK.
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

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E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
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G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
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- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
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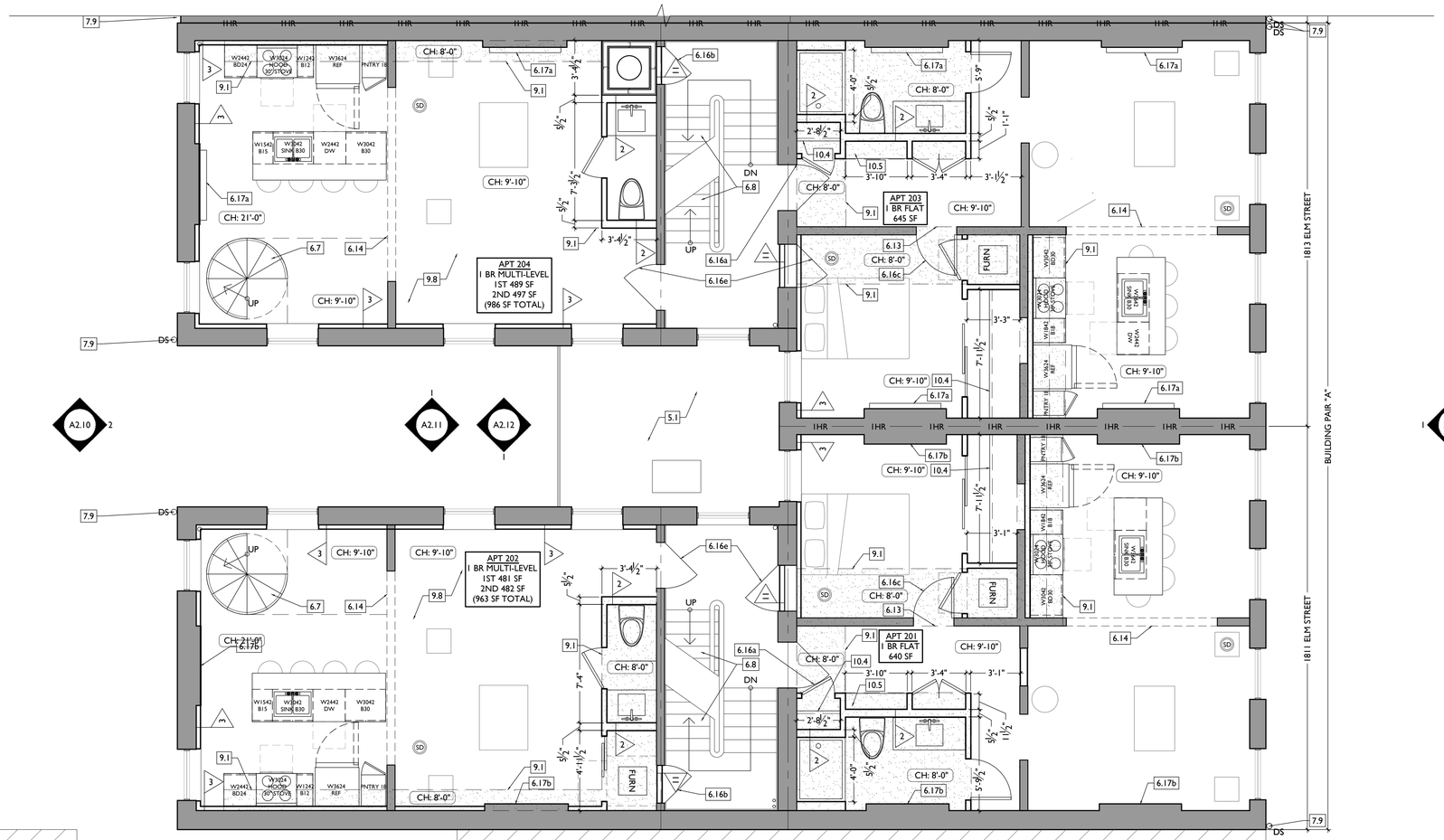
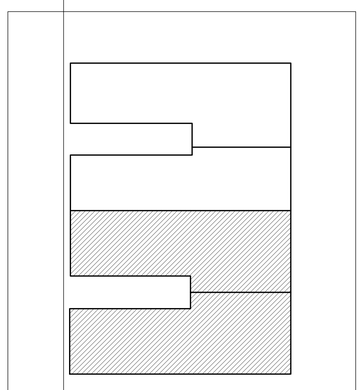
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE

KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - SECOND FLOOR PLAN - 1811-1813 ELM

A1.12A

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KURT PLATTE 10833
EXP DATE 12.31.2017

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Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

NEW WORK PLANS [#] KEYED NOTES

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2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEPS @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK.
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

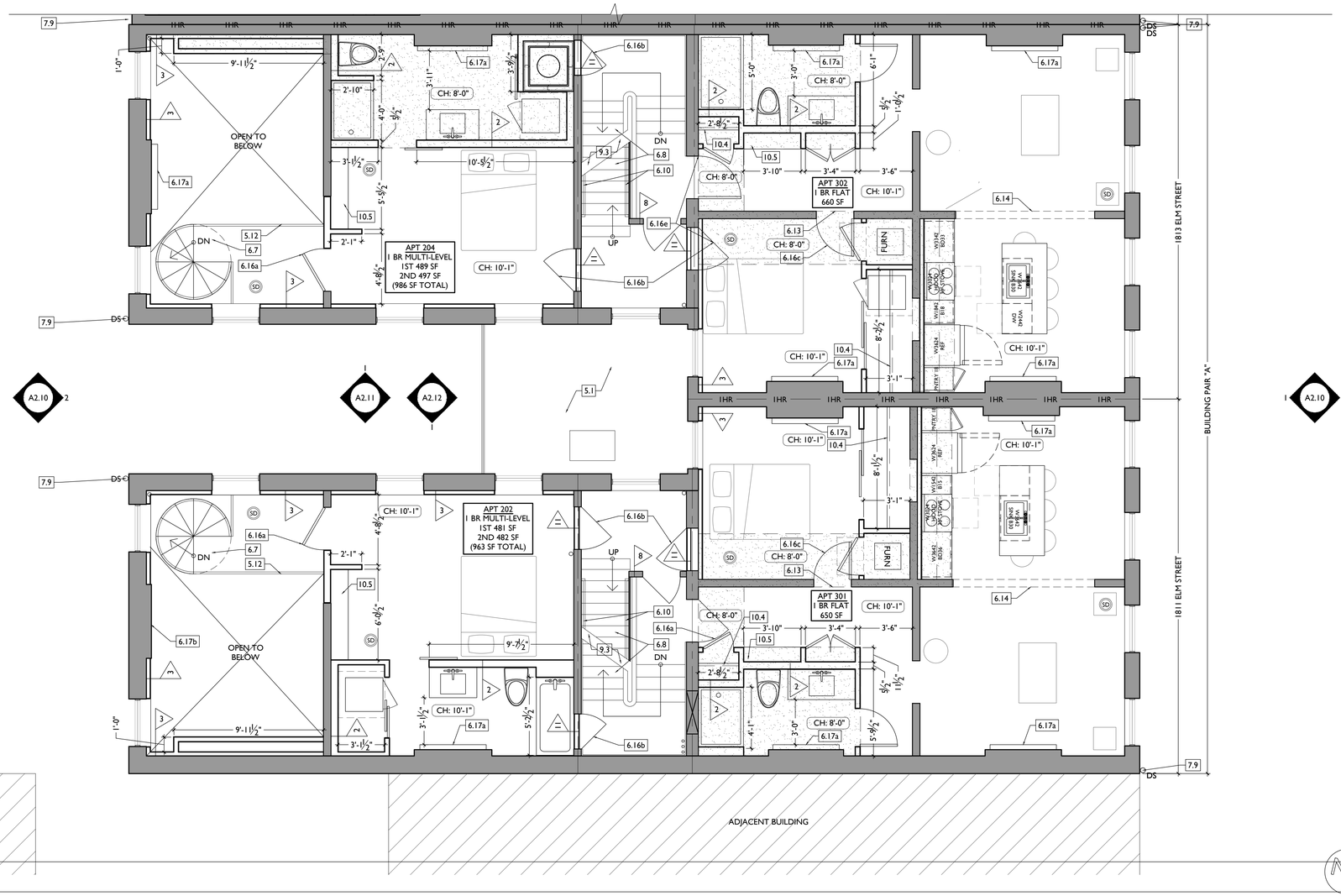
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

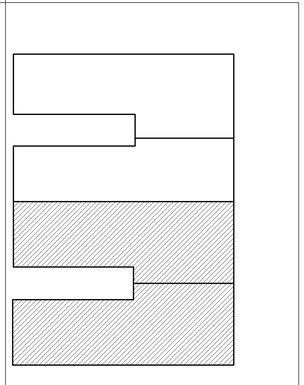
NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - THIRD FLOOR PLAN - 1811-1813 ELM

A1.13A

PLATTE
architecture + design
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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
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- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
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- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
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- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

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- 7.1. NEW WALKING SURFACE - PAVERS.
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- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
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- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
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- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
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- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK.
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

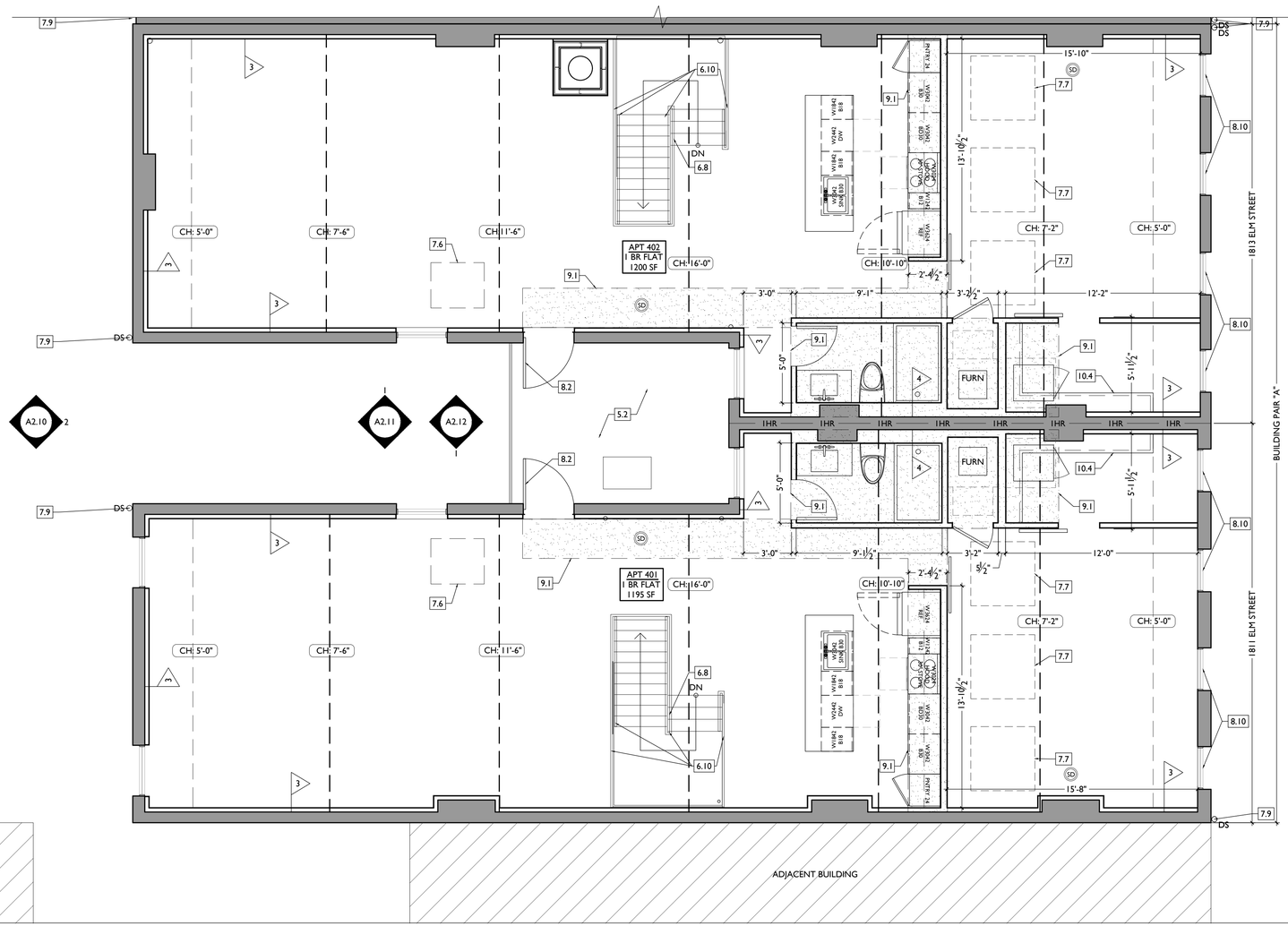
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

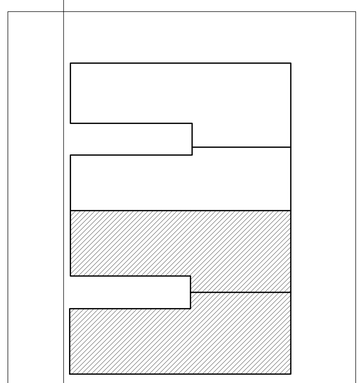
NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL NEW ALUMINUM, STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - FOURTH FLOOR PLAN - 1811-1813 ELM

A1.14A

PLATTE
architecture + design
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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
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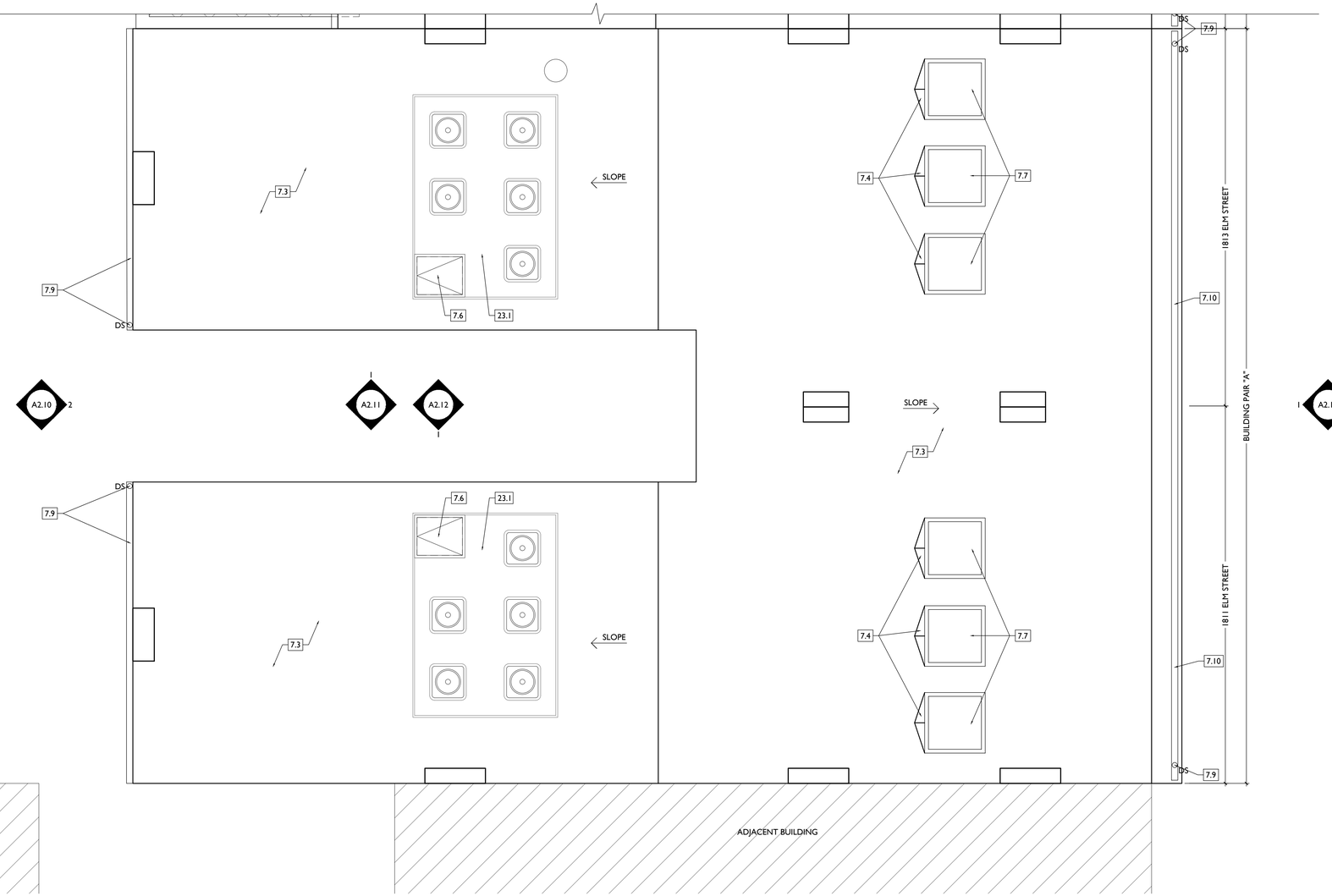
- PROPERTY LINE



NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - ROOF PLAN - 1811-1813 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.15A

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

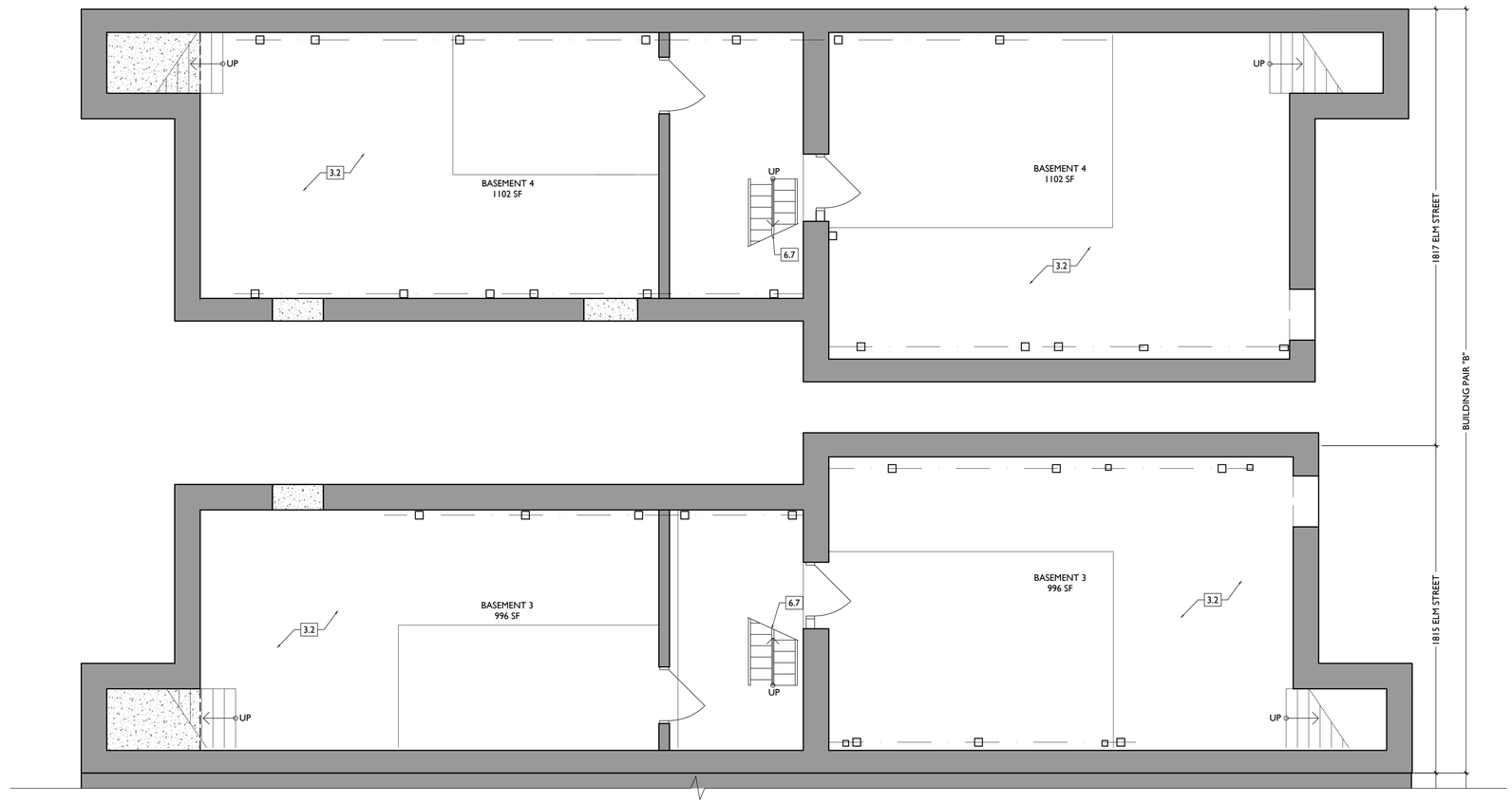
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

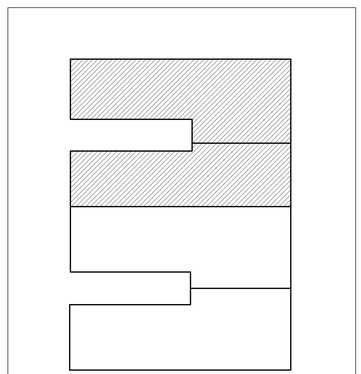
NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





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8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. I-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

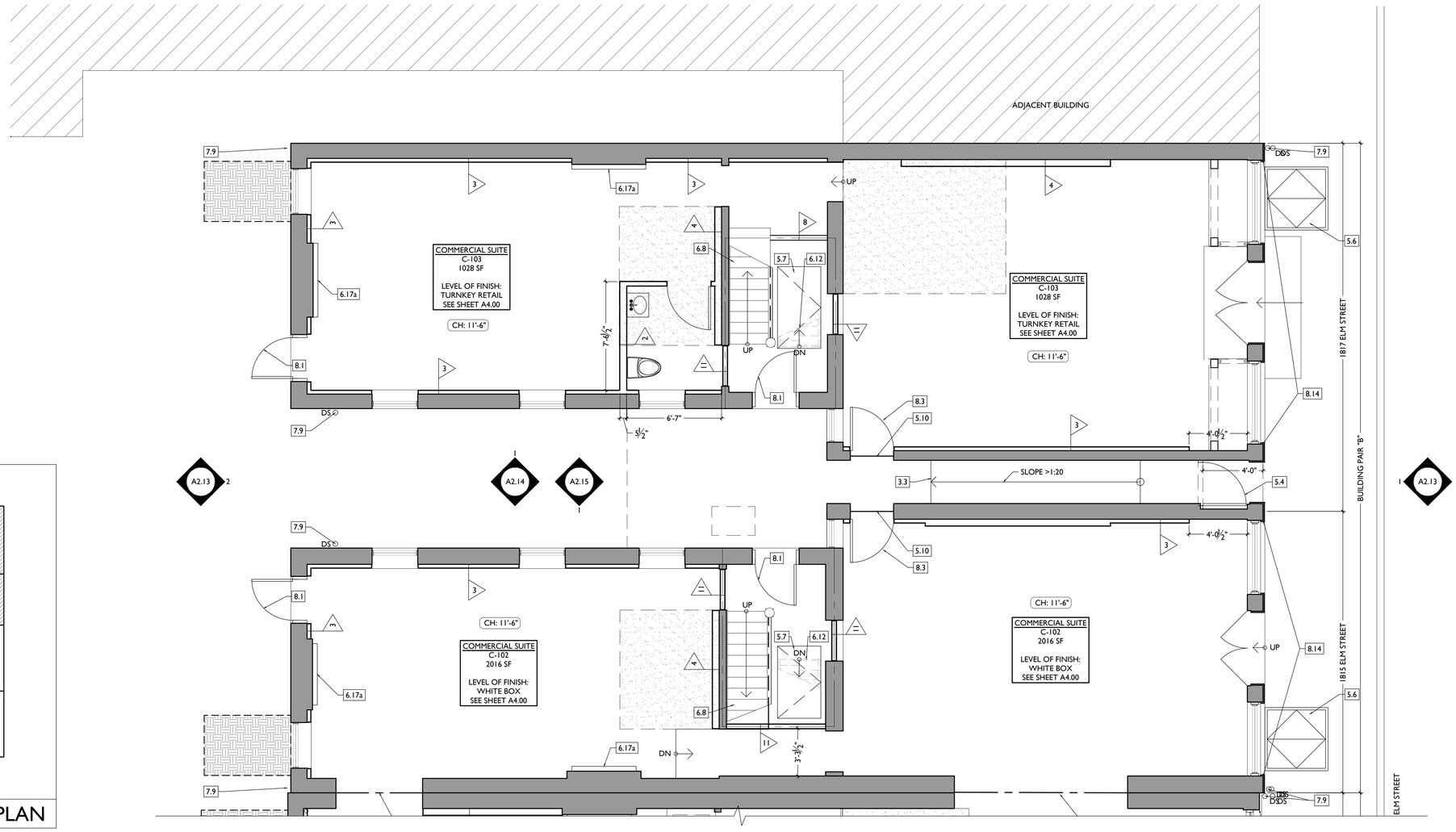
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

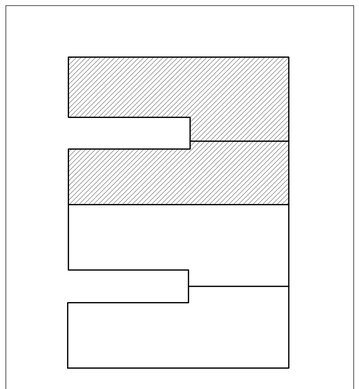
NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - FIRST FLOOR PLAN - 1815-1817 ELM

1

PLATTE
architecture + design
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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.11B

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
a. REPAIR/RETAIN EXG.
b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
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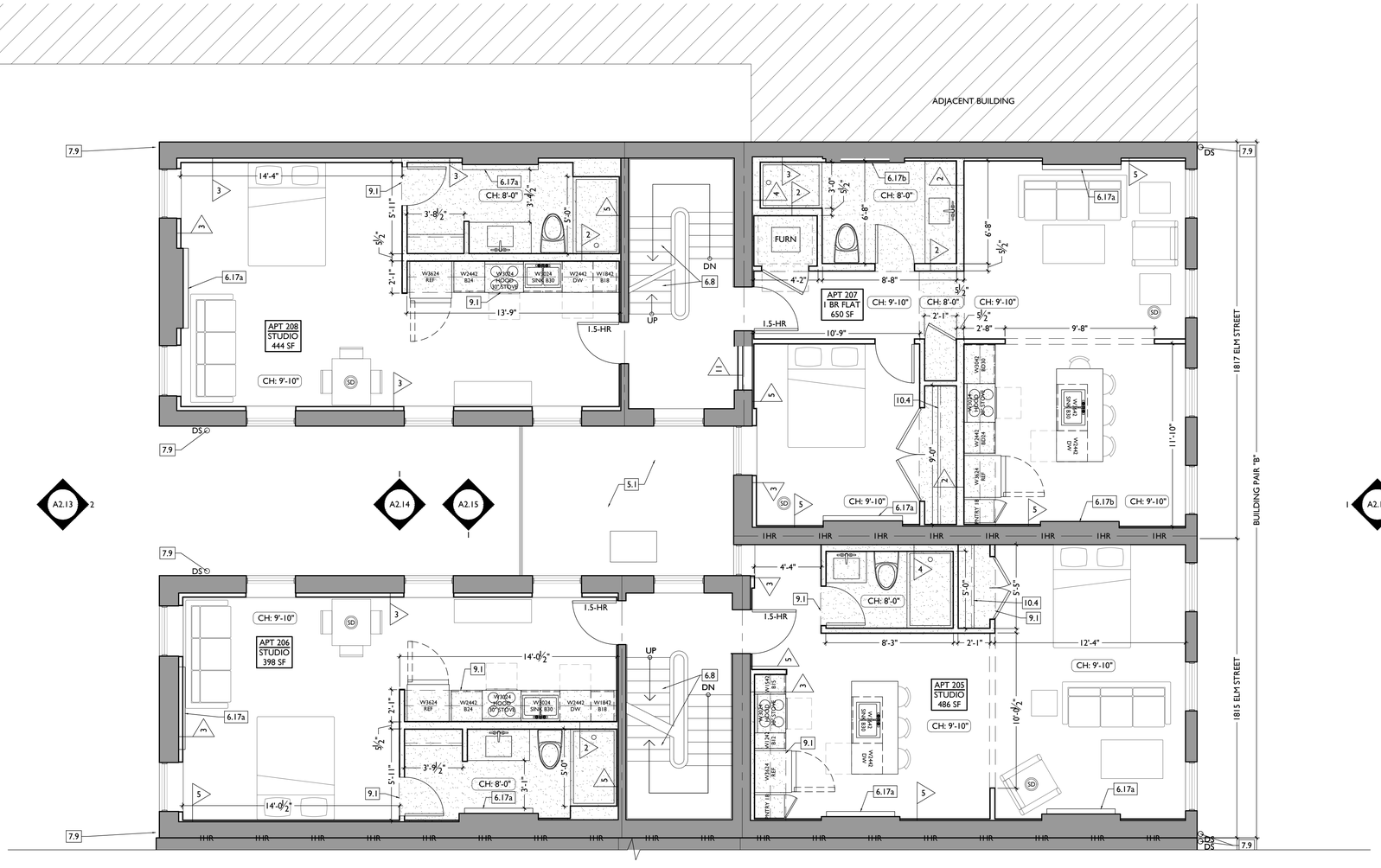
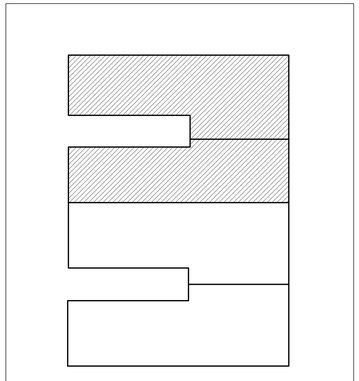
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL NEW ALUMINUM TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE

KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - SECOND FLOOR PLAN - 1815-1817 ELM

1

A1.12B

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
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NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
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- 1-HR FIRE RATING
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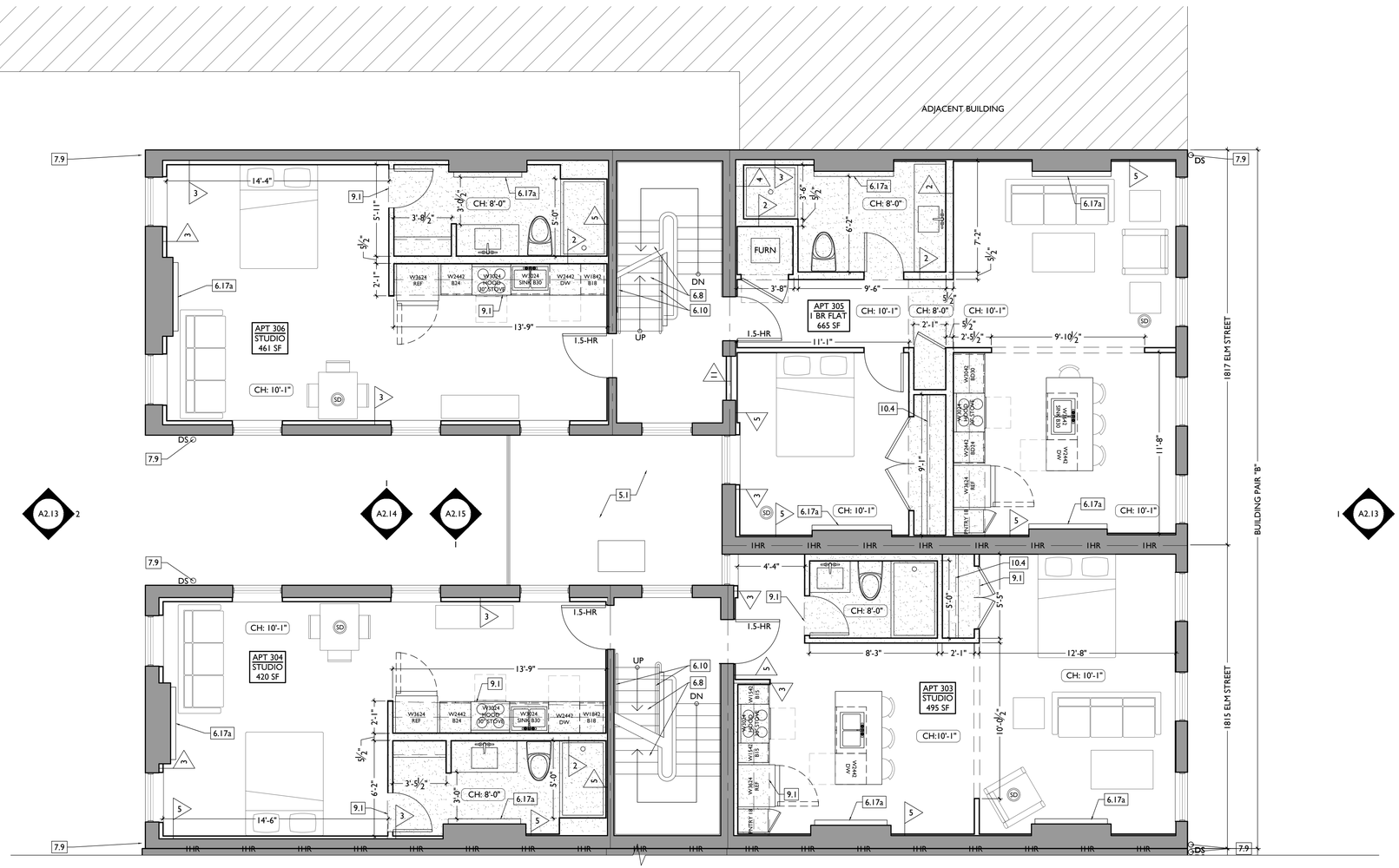
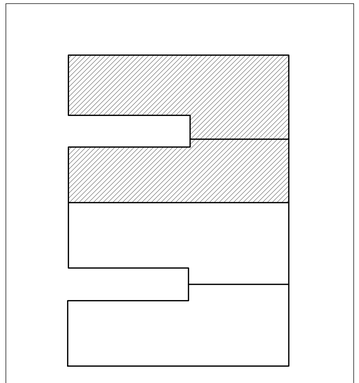
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - THIRD FLOOR PLAN - 1815-1817 ELM

1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.13B

NEW WORK PLANS [#] KEYED NOTES

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2. EXG. CONDITIONS
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3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
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4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
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4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
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5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL. OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
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   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
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6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

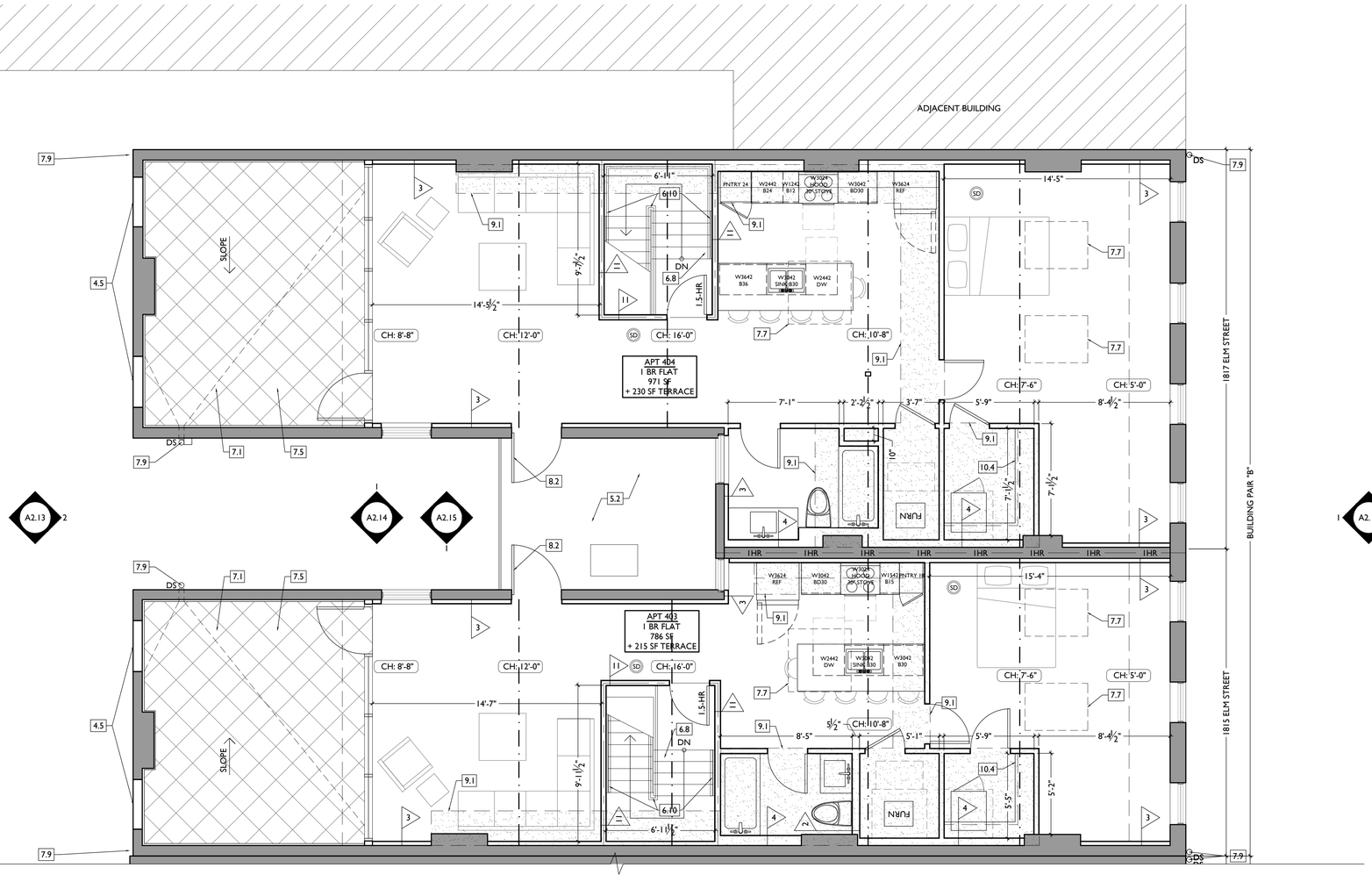
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



NOT TO SCALE

KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - FOURTH FLOOR PLAN - 1815-1817 ELM

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

STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.14B

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
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8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
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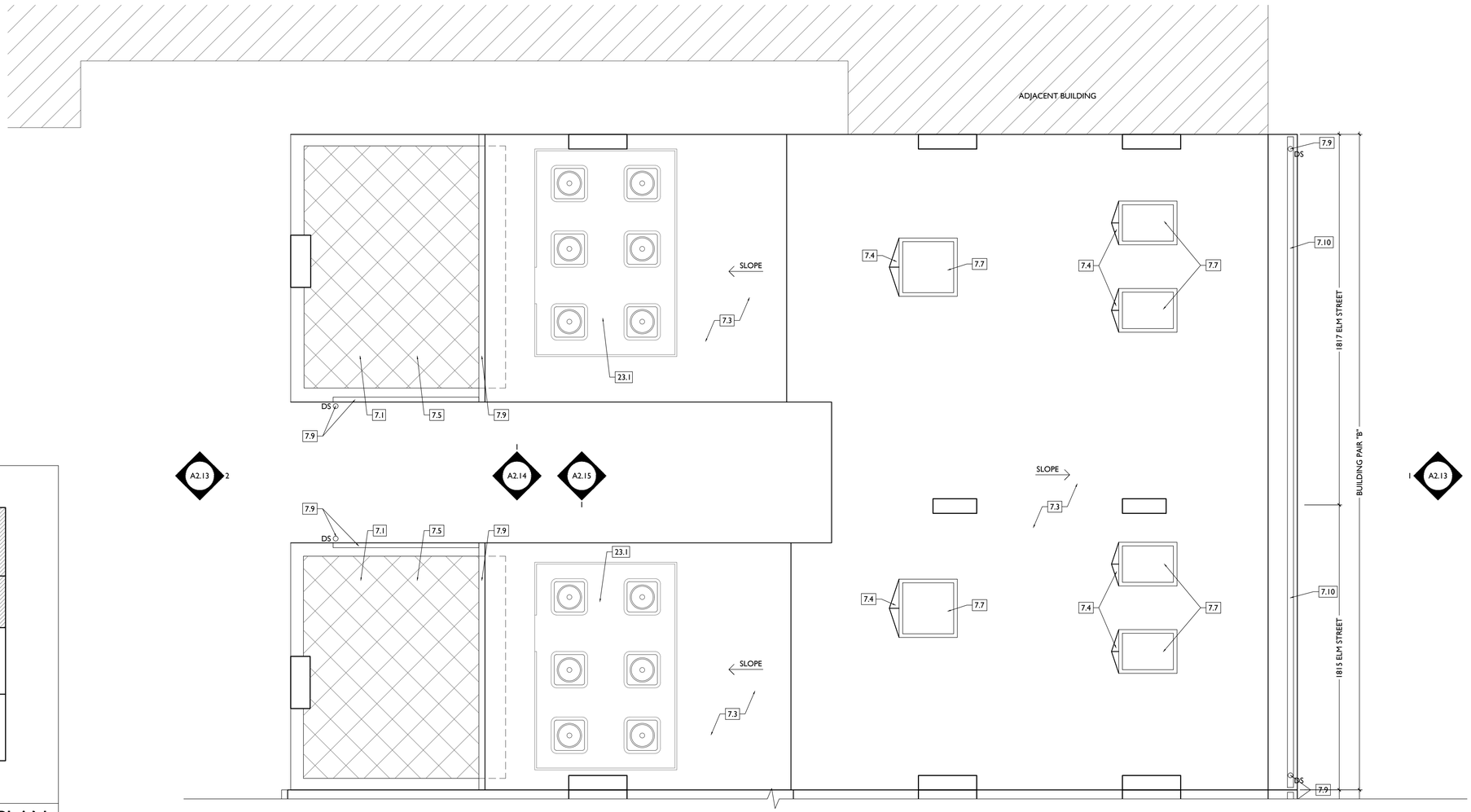
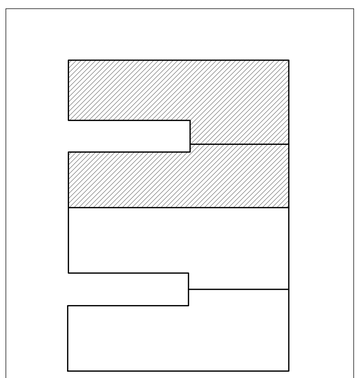
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE





NOT TO SCALE — KEY PLAN

SCALE: ¼" = 1'-0"

NEW WORK - ROOF PLAN - 1815-1817 ELM | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A1.15B

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1 ½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - WEST ELEVATION - 1811-1813 ELM | 2

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

NEW WORK - EAST ELEVATION - 1811-1813 ELM | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

PROPOSED PROJECT:

A2.10

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - SOUTH ELEVATION - 1813 ELM | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.11

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
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8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
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- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
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- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
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B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - NORTH COURTYARD ELEVATION - 1811 ELM

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.12

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1 ½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

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

NEW WORK - WEST ELEVATION - 1815-1817 ELM | 2

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

NEW WORK - EAST ELEVATION - 1815-1817 ELM | 1

A2.13

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - SOUTH ELEVATION - 1817 ELM | 1

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.14

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1 ½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
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  - a. EXG DOOR OPERABLE.
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C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - NORTH ELEVATION - 1815 ELM | 1

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

KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

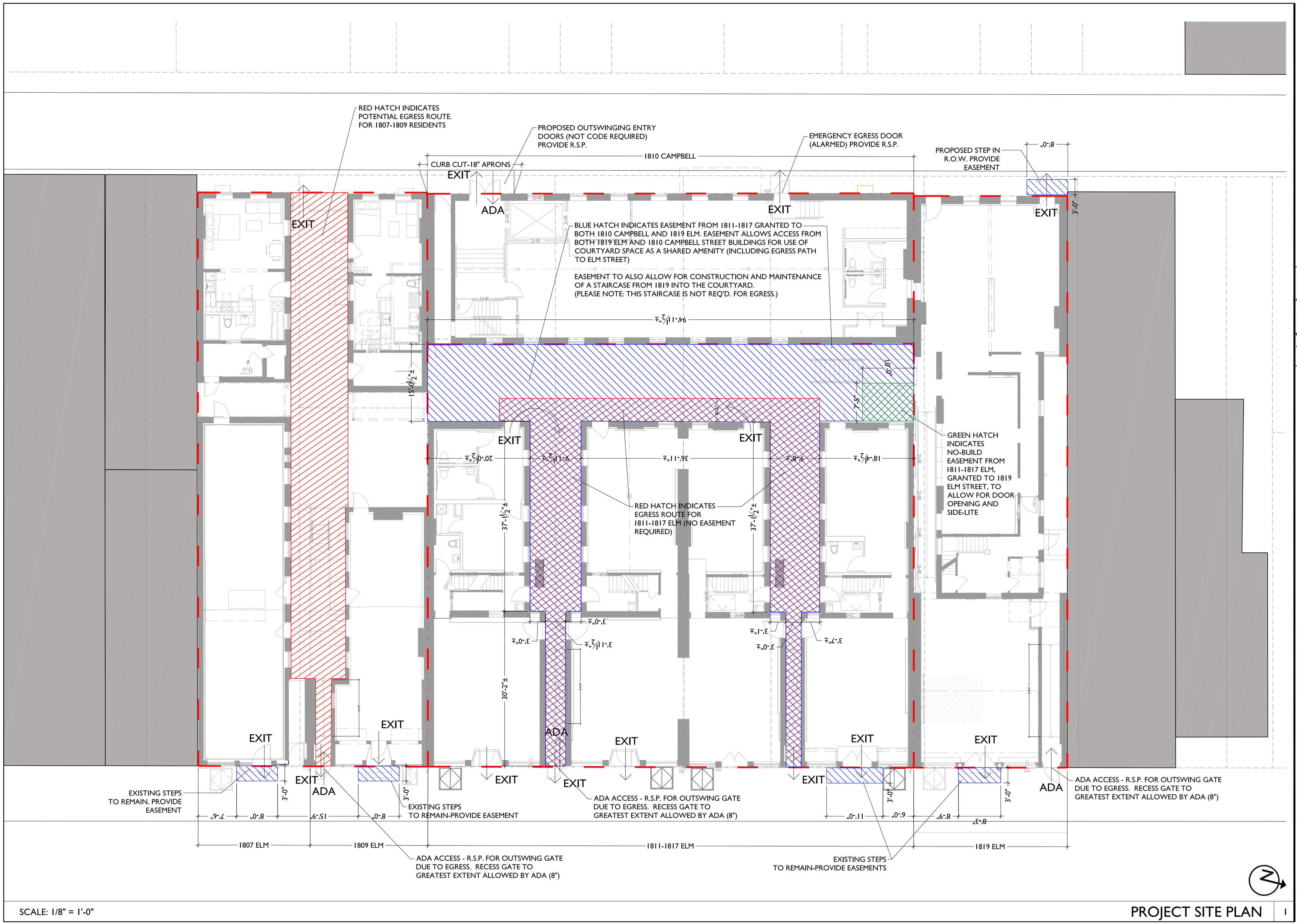
Design Team:

Drawn by:

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PROPOSED PROJECT:

A2.15



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

PROJECT SITE PLAN | 1

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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates
FOR PERMIT: 04.03.2017

Revisions

Design Team:
MMR, JP, LF, AL
Drawn by:
MMR

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1811-1817 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 12.04.2017

A0.10

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2017018
APPLICANT: Platte Architecture
OWNER: Northside Revitalization LLC
ADDRESS: **1807-1809 Elm Street**
PARCELS: 133-0003-0111; 133-0003-0112; 133-0003-0129
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: April 5, 2017
HEARING DATE: April 24, 2017
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the west side of Elm Street between its intersections with W. Elder Street on the south and Findlay Street on the north in the Over-the-Rhine neighborhood. The buildings are located across Elm Street from Findlay Market. Currently three parcels, the property consists of two three-and-one-half story Italianate buildings fronting Elm Street with two tenement buildings at the rear of the lot on Campbell Alley with access from Elm Street provided through breezeways at the front building storefronts. All buildings date to ca. 1880.

The front building at 1807 Elm Street features a stone foundation, brick bearing walls, window openings with original and missing sash and a low-sloped side gable roof. The primary façade features a replacement three-bay storefront with a wood awning and wood shake shingles, pedimented window openings and a bracketed cornice with frieze windows. Brick is unpainted.

The front building at 1809 Elm Street features similar construction materials. The primary façade features the original stone storefront columns and surrounds with missing glass panes. Window openings feature stone lintels and sills with one-over-one sash. The building has a bracketed cornice with no frieze windows.

Both rear buildings are utilitarian in nature with little to no ornamentation. The buildings are not visible from Elm Street. Elevations fronting Campbell Alley feature window openings with stone lintels and sills. Some openings are bricked-in and others are boarded over. Fire escapes are located on the walls facing the lot interior. A gap between the buildings is filled with wood posts and plywood boards. Non-historic single-story brick and CMU additions connect the front and rear buildings of both 1807 and 1809 Elm. A wood staircase of unknown date is located between the front buildings.

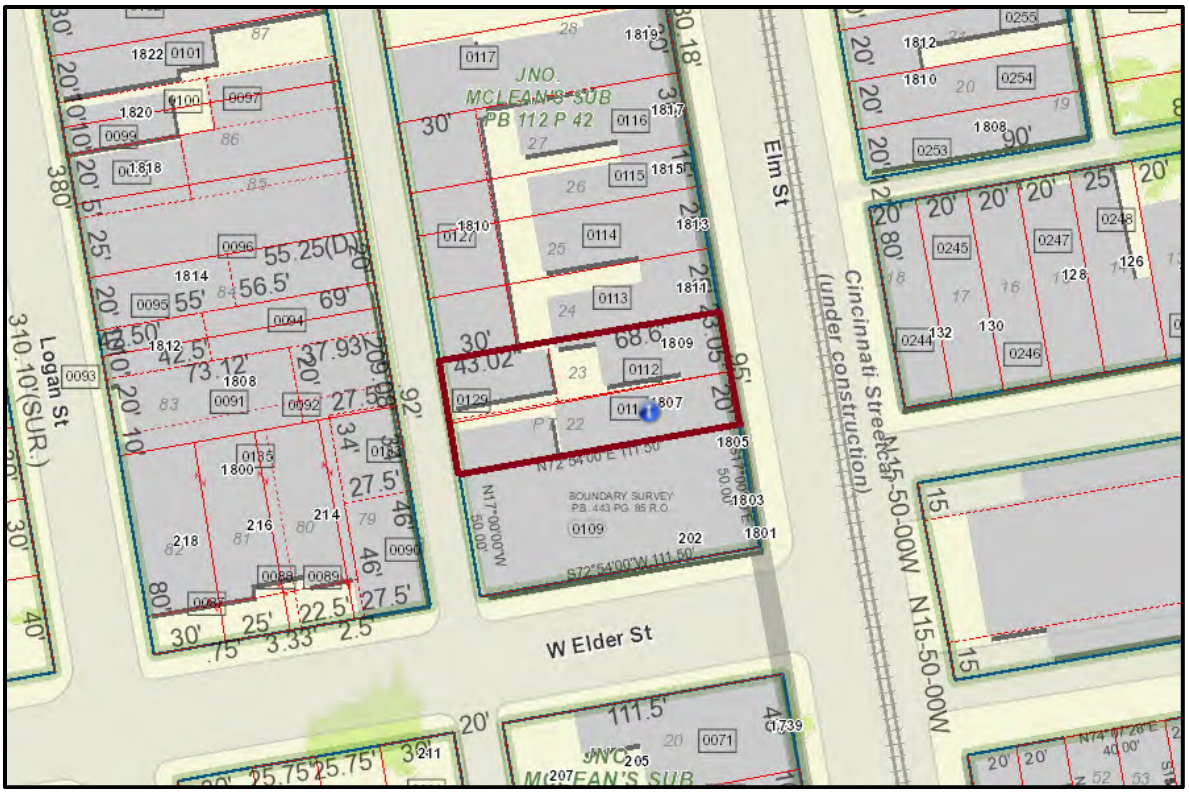

Figure 1: 1807-1809 Elm Street. Map from CAGIS Maps.

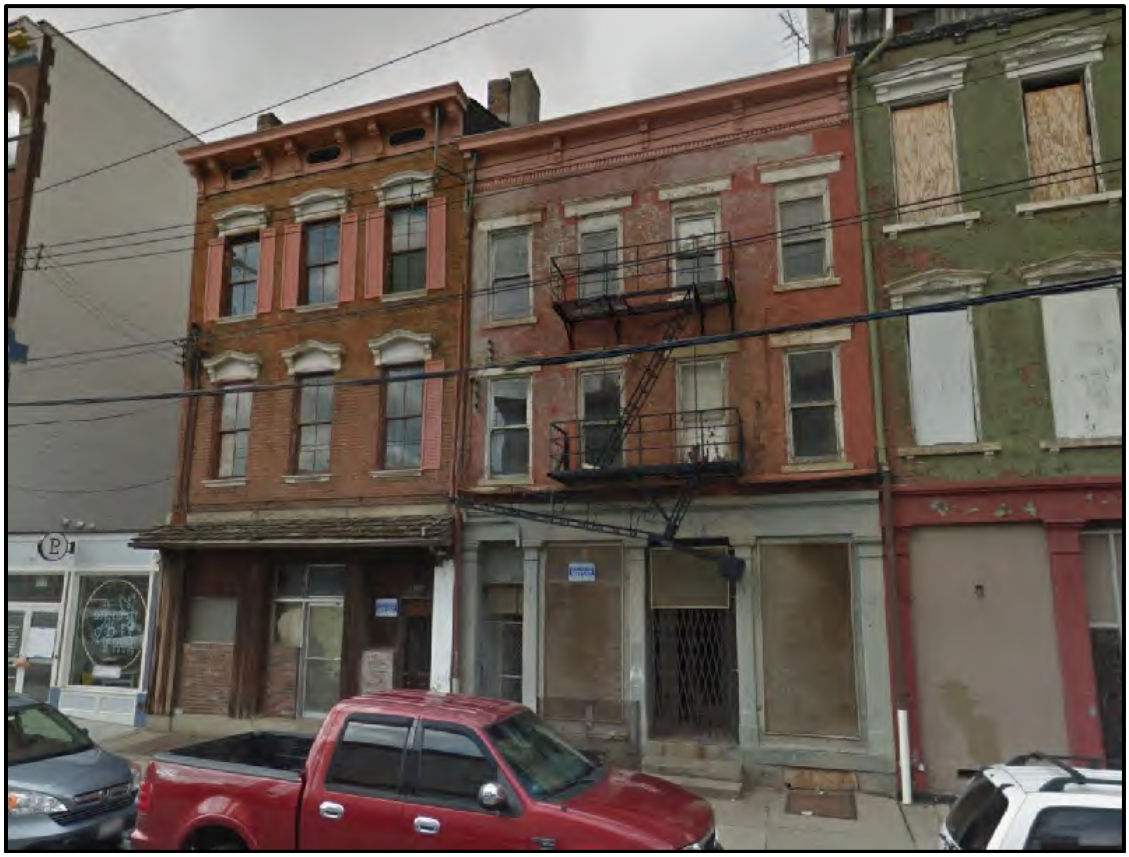
Figure 2: 1807-1809 Elm Street. Image courtesy of Google.

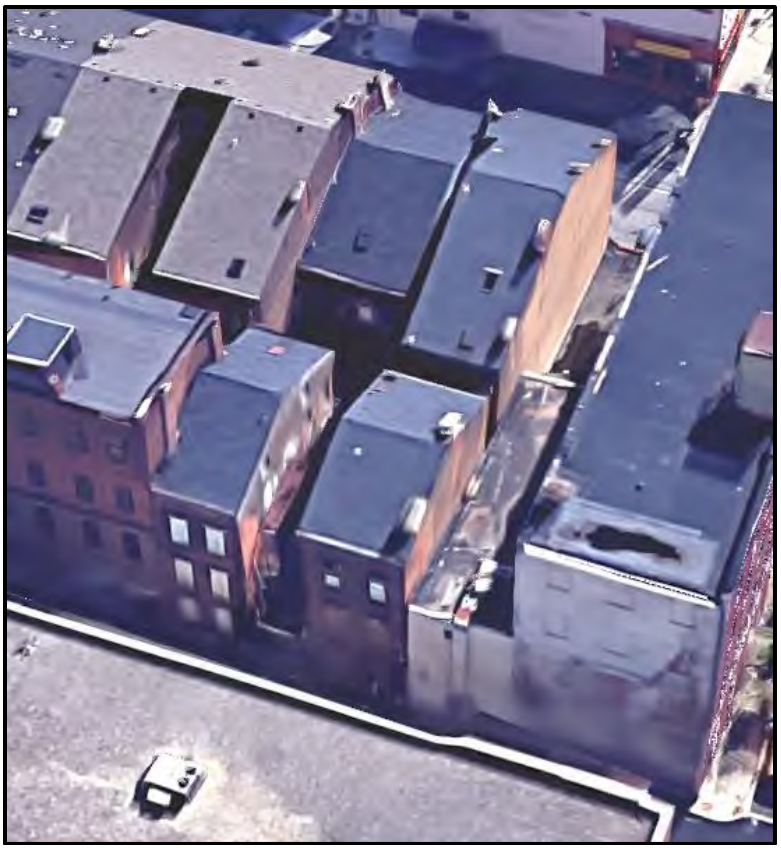

Figure 3. 1807-1809 Elm Street rear facing northeast. Image from Google.

Proposed Conditions

The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of the four existing buildings at 1807-1809 Elm Street. The three lots will be consolidated into one. The work will include conversion of the vacant buildings into new first floor commercial space (white boxed) in the front buildings and a total of 11 apartments throughout the remainder of the four buildings.

Exterior work includes:

- Replacement storefront at 1809 Elm utilizing existing stone framing
- Restored storefront at 1807 Elm
- New inset rooftop decks on the rear roof slopes at 1807-1809 Elm (front buildings)
- Repaired and/or replaced wood windows
- New frieze window openings at 1809 Elm
- New exterior doors
- New fencing/gate at Campbell Alley
- Painting previously painted 1809 Elm front building

Previous Reviews: No local reviews have occurred for this property. The Market Square Phase II development has been approved for State and Federal Historic Tax Credits.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The subject property historically contained 12 apartment units between the four buildings. The new configuration will include 11 which reduces the historic density. No parking is required as no new units will be added. The commercial spaces in the front buildings will be under 2,000 and qualify for the parking exemption for new and existing commercial uses in the CC-P Zoning District per Section 1425-19(a). No Zoning Relief is required for the subject property.

Certificate of Appropriateness Review:

A COA is required for the inset rooftop decks, storefront changes, new deck and stair construction in the courtyard, fencing and windows and doors.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines

REHABILITATION

Rehabilitation

2. Door and Window Openings: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   Existing door and window openings will primarily remain throughout the building. Some openings have been entirely infilled and some have been reduced in size for smaller replacement sash. Most existing bricked-in openings will be reopened throughout all buildings and reduced openings will be restored to the original size. Two windows openings on the rear of 1807 Elm (front building) will be infilled with brick recessed approximately 1". One of these windows is at the attic level and must be infilled because of the rooftop deck. Certain window openings will be enlarged to create door openings to access the proposed decks and staircases. All changes to existing window openings, with the exception of the frieze windows, will be located on the interior courtyard elevations and will not be visible from the street.

New frieze windows will be installed on the front (east) elevation of 1809 Elm (front building). Currently, the building has no window openings at this location with the frieze featuring a simple rectangular ornamentation. The proposed windows will not impact the dentil molding or the brackets in the entablature. Frieze windows are very common in buildings of this age and style and can be found on most other buildings on this block. They will not impact the character of the building. The windows, along with the proposed rooftop skylights, are necessary to provide light to the new fourth floor habitable space.

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

   Original windows that remain in place will be repaired where possible. Repairs will include replacing missing members where necessary, scraping and painting and replacing the cracked and missing wire glass with translucent glass where applicable. Some windows will require replacement due to missing or severely damaged sash. Additionally, existing aluminum replacement windows will be replaced and will consist of custom aluminum-clad wood windows that will fit the historic openings and be installed at the historic depth.

   Original door openings will be reopened and new doors installed. Certain window openings will be enlarged for doors at the location of the stair landings and decks. Exterior doors will consist of half-light metal doors. These doors are located within the breezeways and facing the interior courtyard. None will be visible from Street level.

4. ROOFS: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

   The existing roofing material will be removed on all buildings and replaced with new asphalt shingle roofing. None of the roofs are visible from street level. New low-profile skylights will be installed on the front (east) roof slope of the front buildings. The skylights will not be visible from street level.

New metal mechanical platforms and condenser units will be installed on the interior roof slopes of the front and rear buildings. While the placement of the platforms high on the roof is less than optimal, the location of the rooftop decks and chimneys necessitate this location. The equipment will face the interior lot courtyard and will not be visible from street level.

Two rooftop decks will be inset into the rear (west) roof slopes of the front buildings. No railings will be required as the interior depth of the area will reach 42 inches. The decks will not be visible from street level.

12. STOREFRONTS: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible.

    Don't reduce the size of storefront openings. Transparency and scale are very important to storefront and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

    Altered storefronts exist on the front buildings of 1807 and 1809 Elm. The storefront on 1807 Elm has been heavily altered. The applicant proposes removing the non-original materials including the wood awning and exposing the stone piers and surrounds. The stonework will be cleaned and new translucent plate glass and transoms installed in each bay. A new full-light storefront door will be installed in the central bay and a new steel gate installed in the breezeway opening. All new windows and doors will fill the historic openings.

    The storefront on 1809 Elm Street remains intact. The stone piers and surrounds will be retained and repainted. Metal grates on windows and doorways will be removed and new plate glass and transoms installed to fill the historic openings. A new full-light door will be installed in the central opening and a steel gate installed in the breezeway opening, to match the adjacent property.

<u>Additions</u>

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

   The applicant is proposing a metal and wood staircase addition between the front two buildings as well as deck additions between the front and rear buildings at 1807 Elm and on the east elevation of the rear building at 1809 Elm. The stair landings, decking and balusters will be stained wood. Railings will be metal and paneling will be included beneath the guard rail at stair landings. The decks and staircase will not be visible from any street.

Site Improvements

B. SPECIFIC GUIDELINES

3. FENCES AND WALLS: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged.

   The applicant is proposing a 6-foot aluminum fence and gate toward the rear of the property between the two rear buildings. The fence will be set back from the lot line to allow the gate to swing outward without crossing into the ROW. A portion of the fence will be 100% opaque with a brick corner pier to serve as screening for the dumpster area.

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

   The proposed rooftop decks are appropriate as they will not detract from the character of the building and will not be visible from street level. The existing buildings have gently sloping roofs with a parapet. The decks will be inset into the fourth floor space on the rear (west) roof slopes of the front buildings and will

not be visible when viewed from the street along Elm Street or Campbell Alley. The deck will be of a sufficient depth behind the parapet as to not require a railing.

Demolition

4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

   The applicant is proposing to demolition the non-historic brick and CMU additions in the courtyard area between the front and rear buildings, as well as the wood staircase between the two front buildings. None of these features are significant to the character of the buildings and none are currently visible from street level. The proposed demolition will not adversely affect the historic resources.

Other Considerations: N/A

Prehearing Results: A prehearing was held on April 5, 2017.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1807-1809 Elm Street per plans by Platte Architecture + Design dated 03.01.2017 including any revisions submitted for permit subject to staff review and approval with the following condition:
   1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

RED HATCH INDICATES
POTENTIAL EGRESS ROUTE.
FOR 1807-1809 RESIDENTS

PROPOSED OUTSWINGING ENTRY
DOORS (NOT CODE REQUIRED)
PROVIDE R.S.P.

EMERGENCY EGRESS DOOR
(ALARMED) PROVIDE R.S.P.

PROPOSED STEP IN
R.O.W. PROVIDE
EASEMENT

1810 CAMPBELL

CURB CUT-18" APRONS

EXIT

ADA

BLUE HATCH INDICATES EASEMENT FROM 1811-1817 GRANTED TO BOTH 1810 CAMPBELL AND 1819 ELM. EASEMENT ALLOWS ACCESS FROM BOTH 1819 ELM AND 1810 CAMPBELL STREET BUILDINGS FOR USE OF COURTYARD SPACE AS A SHARED AMENITY (INCLUDING EGRESS PATH TO ELM STREET)

EASEMENT TO ALSO ALLOW FOR CONSTRUCTION AND MAINTENANCE OF A STAIRCASE FROM 1819 INTO THE COURTYARD.
(PLEASE NOTE: THIS STAIRCASE IS NOT REQ'D. FOR EGRESS.)

GREEN HATCH
INDICATES
NO-BUILD
EASEMENT FROM
1811-1817 ELM,
GRANTED TO 1819
ELM STREET, TO
ALLOW FOR DOOR
OPENING AND
SIDE-LITE

RED HATCH INDICATES
EGRESS ROUTE FOR
1811-1817 ELM (NO EASEMENT
REQUIRED)

EXISTING STEPS
TO REMAIN. PROVIDE
EASEMENT

EXISTING STEPS
TO REMAIN-PROVIDE EASEMENT

ADA ACCESS - R.S.P. FOR OUTSWING GATE
DUE TO EGRESS. RECESS GATE TO
GREATEST EXTENT ALLOWED BY ADA (8")

EXISTING STEPS
TO REMAIN-PROVIDE EASEMENTS

1807 ELM | 1809 ELM | 1811-1817 ELM | 1819 ELM

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

PROJECT SITE PLAN | 1

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REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates
FOR PERMIT: 04.03.2017

Revisions

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 04.11.2017

A0.10

MARKET SQUARE PHASE II

PERMIT SET

1807-1809 ELM ST. FRONT
CINCINNATI, OH 45202

GENERAL NOTES:

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

2. CONTRACTOR TO VERIFY ALL 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 INSURE 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 SWEPT 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. PROJECT IS TO RECEIVE HISTORIC TAX CREDITS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

GENERAL NOTES: ALL TRADES

1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.

2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.

4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.

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

6. 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 REQUIRED 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 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.

ARCHITECT

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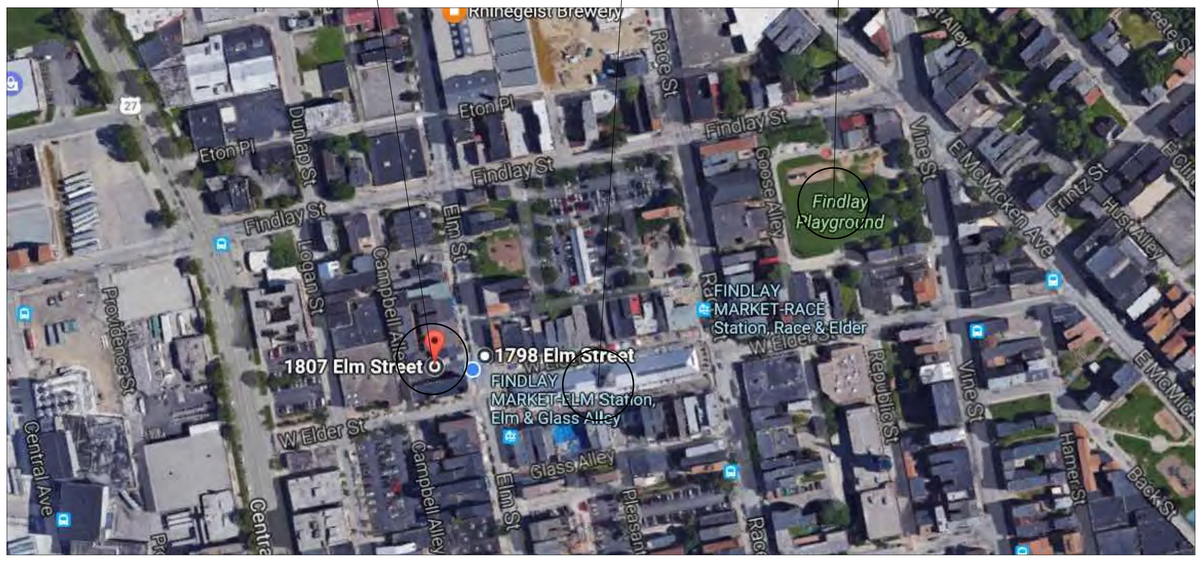
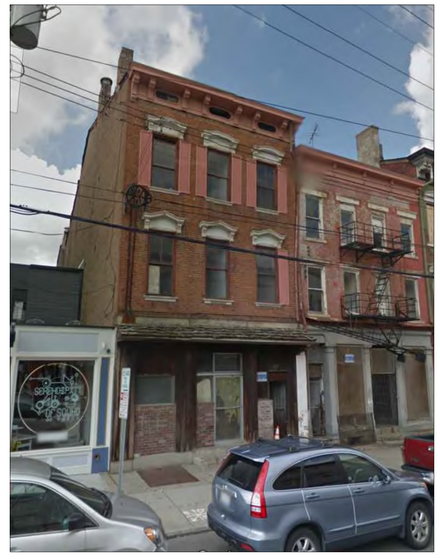
MEP&S ENGINEER

ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET, STE. 204
NEWPORT, KY 41071
(859) 801-2628

PROJECT LOCATION — FINDLAY MARKET — FINDLAY PLAYGROUND



N AERIAL IMAGE
NOT TO SCALE



N BUILDING IMAGE
NOT TO SCALE

PROJECT DESCRIPTION

PROJECT IS THE OVERALL RENOVATION OF AN EXISTING 6 UNIT, 4 STORY RESIDENTIAL BUILDING INTO A SEPARATED MIX-USED OCCUPANCIES. WORK TO INCLUDE ANY REMAINING NON-STRUCTURAL INTERIOR DEMOLITION NOT YET COMPLETED (PERMIT PREVIOUSLY APPROVED FOR PHASE I NON-STRUCTURAL DEMOLITION) AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THE EXG. BUILDING IS ALL R-2 RESIDENTIAL AND WILL REMAIN R-2 EXCEPT FOR THE 1ST FLOOR, WHICH WILL BE A-2/B/M. WORK TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS

AFF	ABOVE FININSHED FLOOR	EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	E.J.	EXPANSION JOINT	NTS	NOT TO SCALE
ALUM.	ALUMINUM	EQ.	EQUAL		
APPROX.	APPROXIMATE(LY)	EXT'G	EXISTING	O.C.	ON CENTER
		EXT.	EXTERIOR	OPN'G	OPENING
BD	BOARD			OPP.	OPPOSITE
BLDG	BUILDING	FDN	FOUNDATION		
BRD.	BLOCK	F.E.	FIRE EXTINGUISHER	PLWD.	PLYWOOD
BRK.	BRICK	F.F.E.	FINISHED FLOOR ELEVATION		
		FTG.	FOOTING	R.D.	ROOF DRAIN
C/C	CENTER TO CENTER			REV.	REVISE(D)
C.L.	CENTER LINE	G.C.	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
C.J.	CONTROL JOINT	GYP.	GYPSUM		
CLG.	CEILING			SECT	SECTION
COL.	COLUMN	H.M.	HOLOW METAL	SIM.	SIMILAR
CONC.	CONCRETE	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CONT.	CONTINOUS	HVAC	HEATING, VENTILATION & AIR CONDITIONING		
CONTR.	CONTRACTOR			T./	TOP OF
CRS.	COURSE(S)			TYP.	TYPICAL
		INCL.	INCLUDE(D) (ING)		
D.F.	DRINKING FOUNTAIN	INSUL.	INSULATE(D) (ION)	U.N.O.	UNLESS NOTED OTHERWISE
DIAG.	DIAGONAL	INT.	INTERIOR		
DIA. or Ø	DIAMETER			V.B.	VAPOR BARRIER
D.L.	DEAD LOAD	L.L.	LIVE LOAD	VERT	VERTICAL
D.S.	DOWNSPOUT				
DWG.(S)	DRAWING(S)	MATL	MATERIAL	WIN	WINDOW
		MAS.	MASONRY		

SHEET #	SHEET TITLE
A0.00	COVER SHEET
A0.01	EGRESS DIAGRAMS
A0.02	CODE REVIEW
A0.03	CODE REVIEW
A0.04	CODE REVIEW
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.00	DEMO BASEMENT PLAN
A1.01	DEMO FIRST FLOOR PLAN
A1.02	DEMO SECOND FLOOR PLAN
A1.03	DEMO THIRD FLOOR PLAN
A1.04	DEMO FOURTH FLOOR PLAN
A1.05	DEMO ROOF PLAN
A1.10	NEW WORK BASEMENT PLAN
A1.11	NEW WORK FIRST FLOOR PLAN
A1.12	NEW WORK SECOND FLOOR PLAN
A1.13	NEW WORK THIRD FLOOR PLAN
A1.14	NEW WORK FOURTH FLOOR PLAN
A1.15	NEW WORK ROOF PLAN
A2.00	DEMO EAST & WEST ELEVATIONS
A2.01	DEMO SOUTH ELEVATION
A2.02	DEMO NORTH ELEVATION
A2.03	DEMO COURTYARD EAST & WEST ELEVATIONS
A2.04	DEMO COURTYARD SOUTH ELEVATION
A2.05	DEMO COURTYARD NORTH ELEVATION
A2.10	NEW WORK EAST & WEST ELEVATIONS
A2.11	NEW WORK SOUTH ELEVATIONS

SHEET #	SHEET TITLE
A2.12	NEW WORK NORTH ELEVATION
A2.13	NEW WORK COURTYARD EAST & WEST ELEVATIONS
A2.14	NEW WORK COURTYARD SOUTH ELEVATION
A2.15	NEW WORK COURTYARD NORTH ELEVATION
A2.16	NEW WORK - NEW STAIR ELEVATIONS
A4.00	TYPICAL INTERIOR ELEVATIONS
A4.01	TYPICAL FINISH AND FIXTURE SCHEDULES
A5.00	MISC. DETAILS
A6.00	ASSEMBLIES
A6.01	ASSEMBLIES
A6.01	ASSEMBLIES
A6.10	WINDOW TYPES
A6.11	WINDOW DETAILS
A6.12	DOOR TYPES
A6.13	DOOR & STOREFRONT DETAILS
A7.00	LEED SPECIFICATIONS
M1.10	MECH. BASEMENT PLAN
M1.11	MECH. FIRST FLOOR PLAN
M1.12	MECH. SECOND FLOOR PLAN
M1.13	MECH. THIRD FLOOR PLAN
M1.14	MECH. FOURTH FLOOR PLAN
M1.15	MECH ROOF PLAN
M2.0	MECH SCHEDULES & SPECS
M2.1	MECH. SCHEDULES & SPECS
E1.15	ELECTRICAL ROOF PLAN
S001	STRUCTURAL GENERAL NOTES
S110	STRUCTURAL PLANS
S320	STRUCTURAL SECTIONS

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A0.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

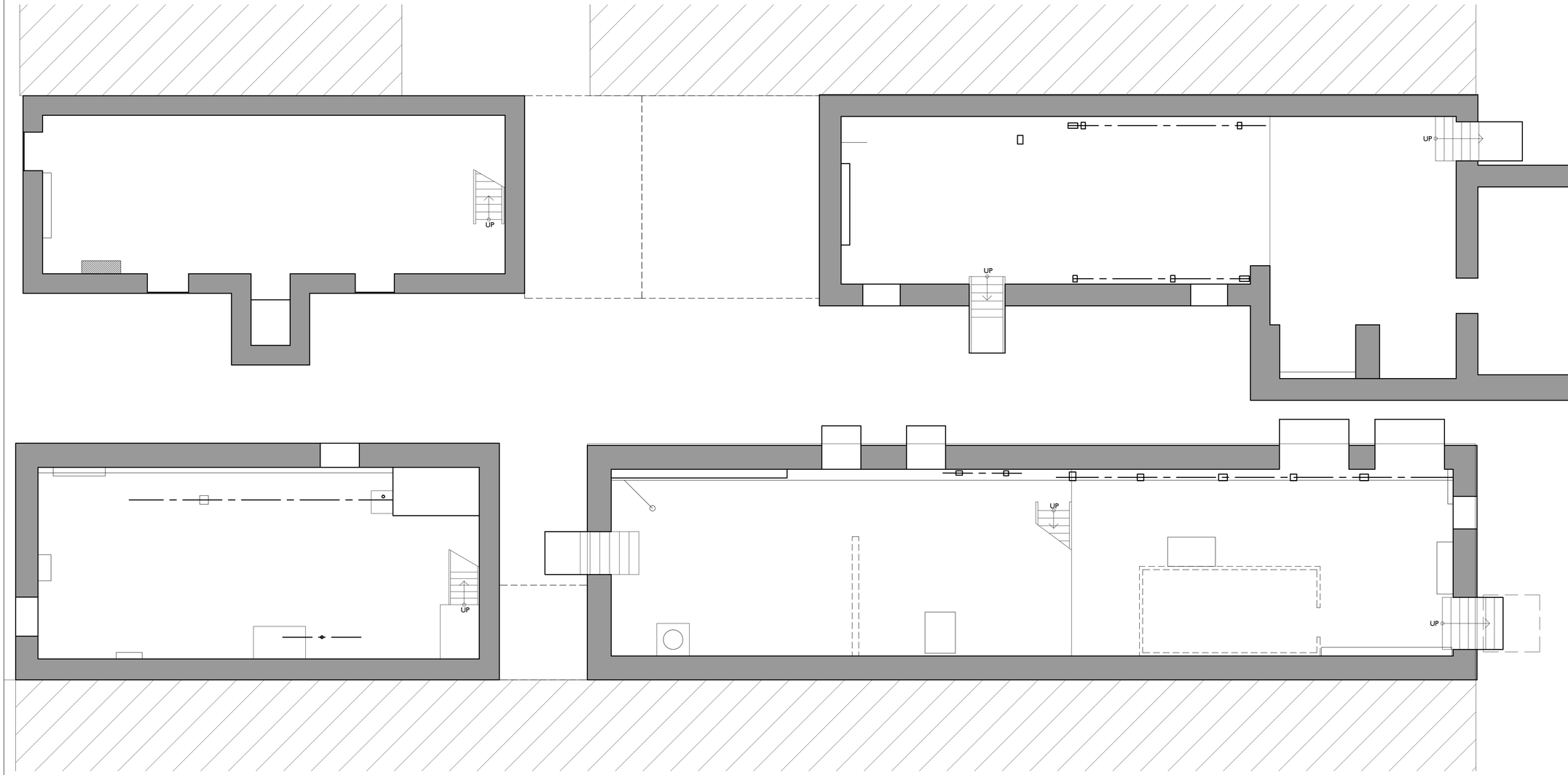
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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

DEMO - BASEMENT FLOOR PLAN | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

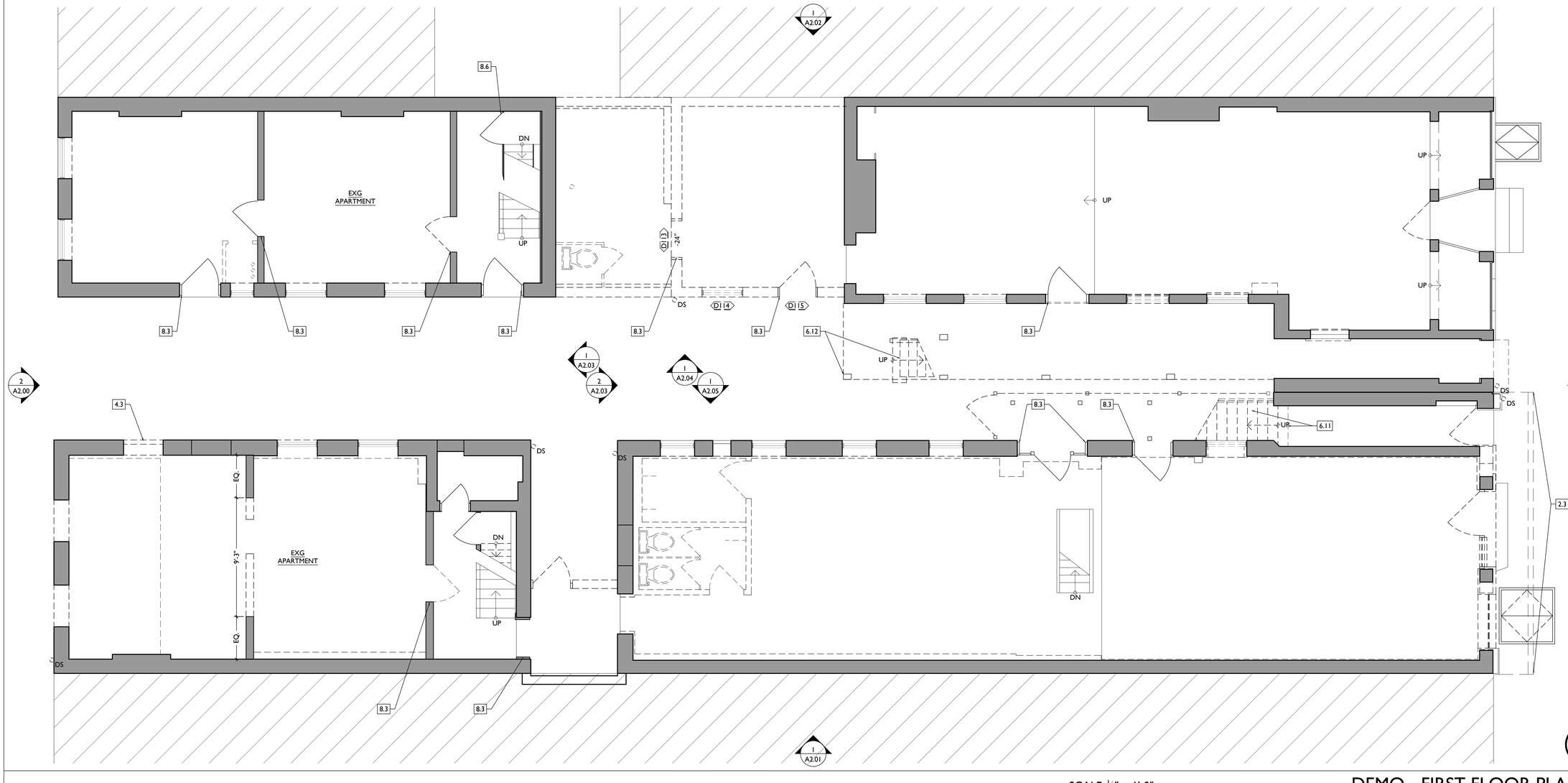
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - FIRST FLOOR PLAN | 1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.01

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/INPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

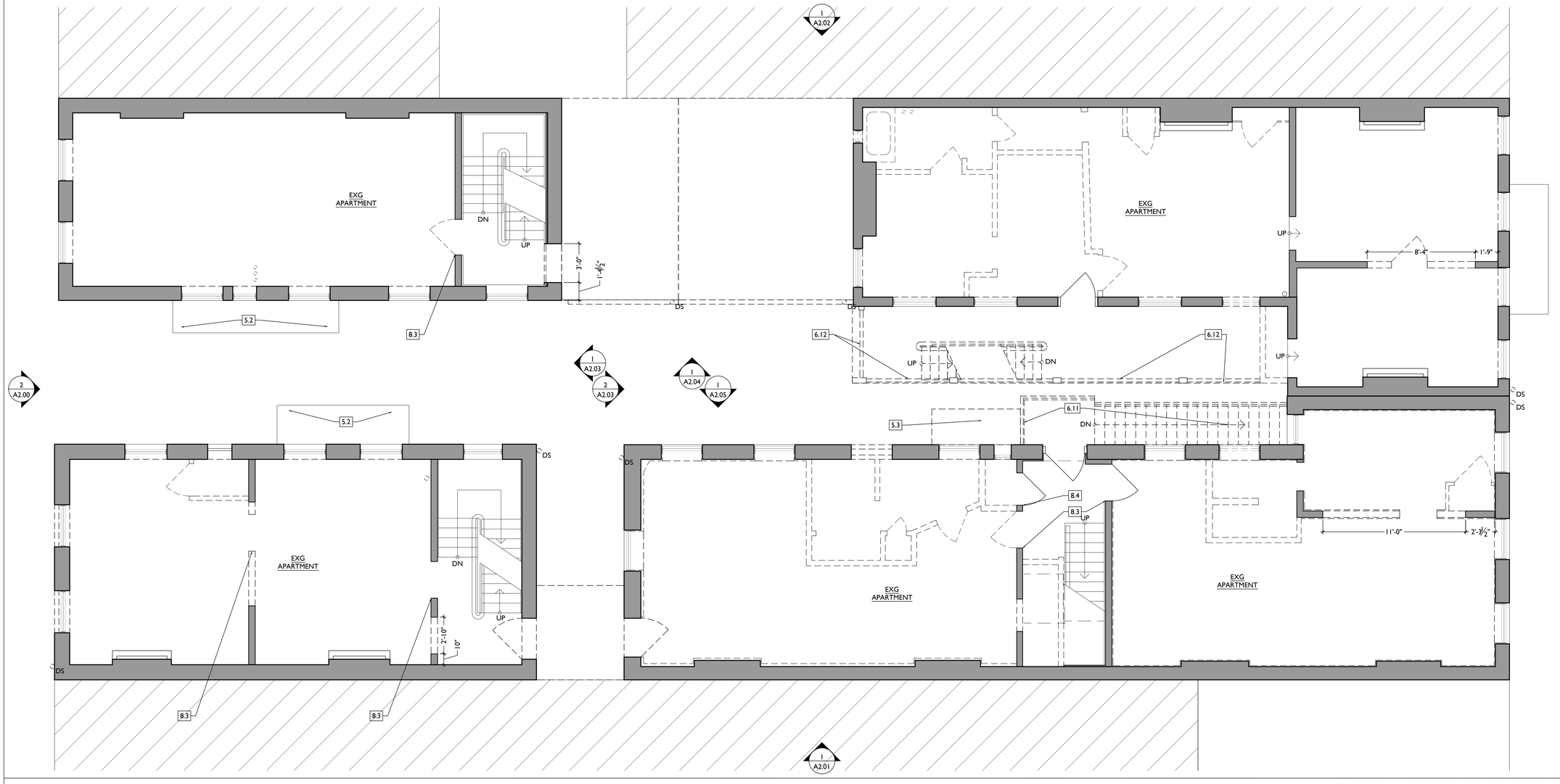
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



SCALE: ¼" = 1'-0"

DEMO - SECOND FLOOR PLAN | 1

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.02

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

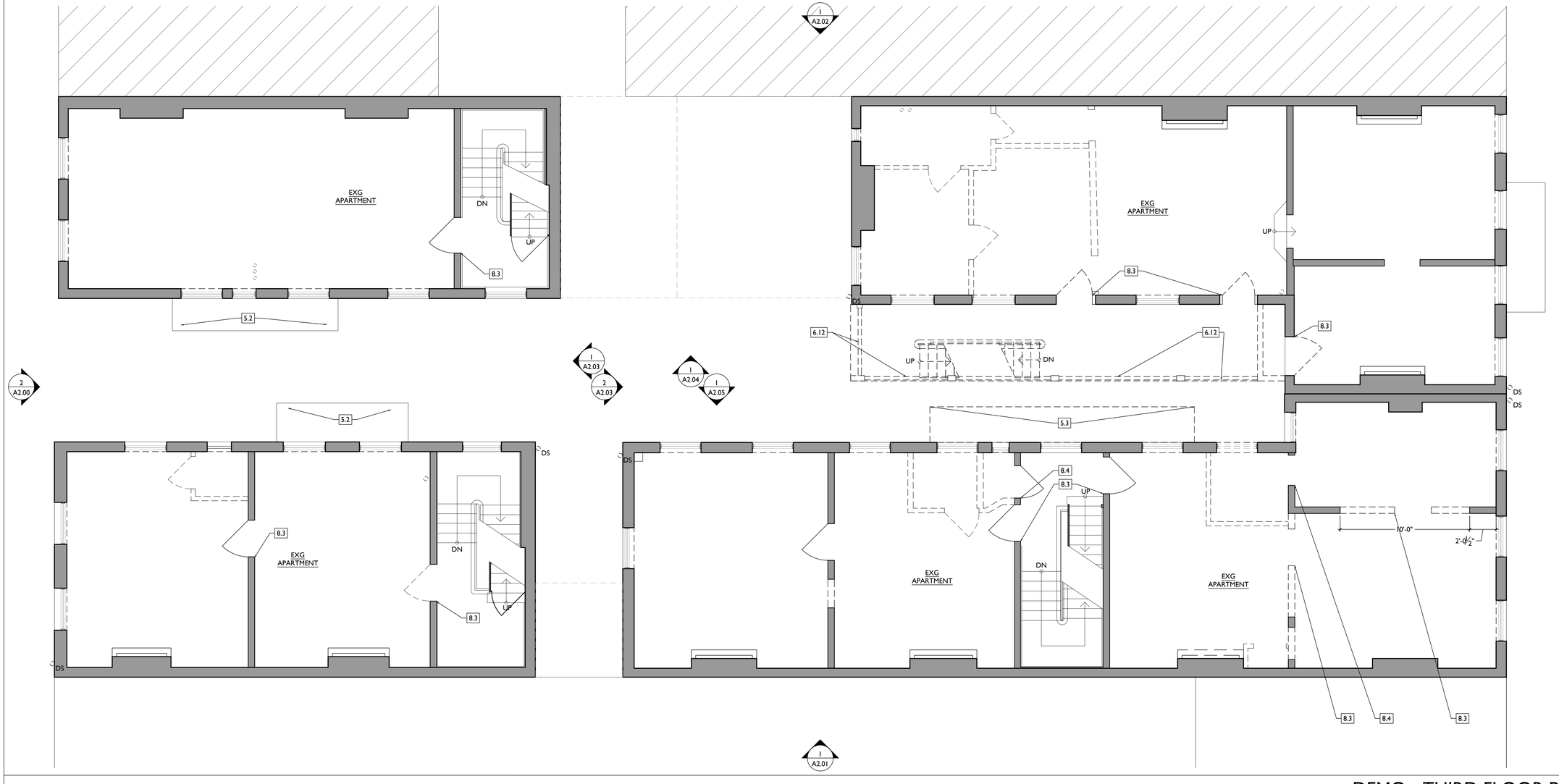
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME.



SCALE: ¼" = 1'-0"

DEMO - THIRD FLOOR PLAN | 1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.03

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
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7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

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B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

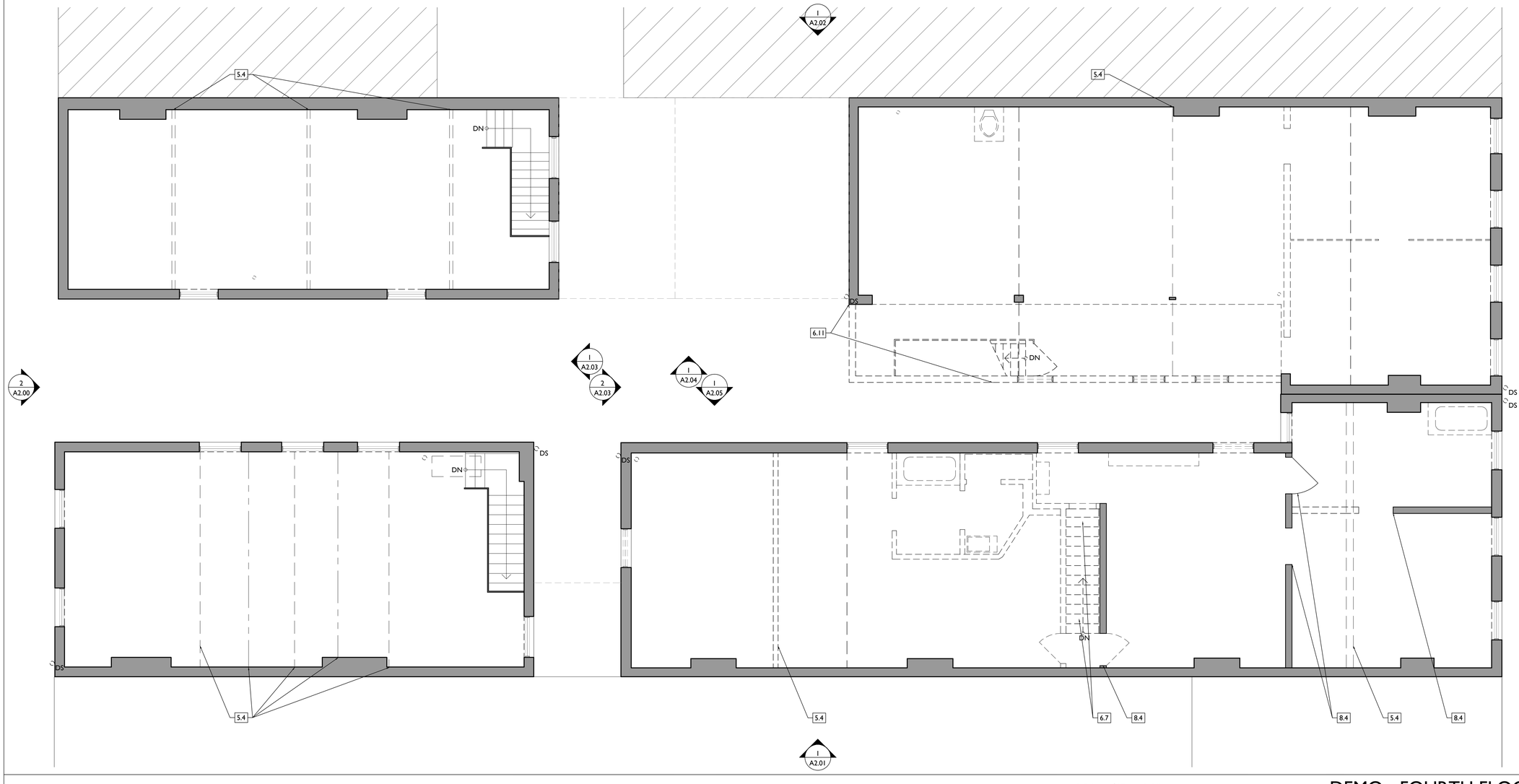
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



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

DEMO - FOURTH FLOOR PLAN | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.04

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
   - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
   - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

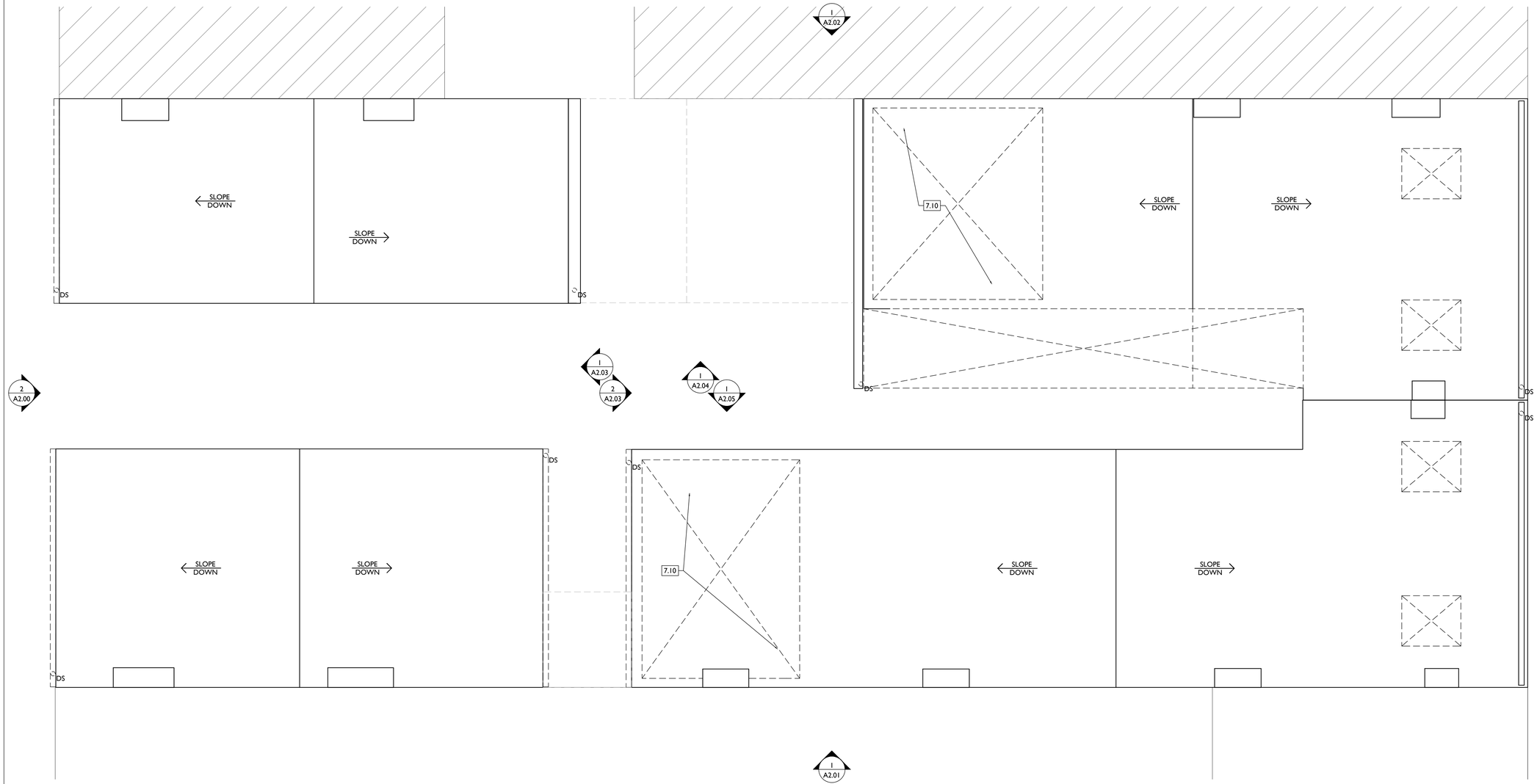
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



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

DEMO - ROOF PLAN | 1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.05

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
a. REPAIR/RETAIN EXG.
b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

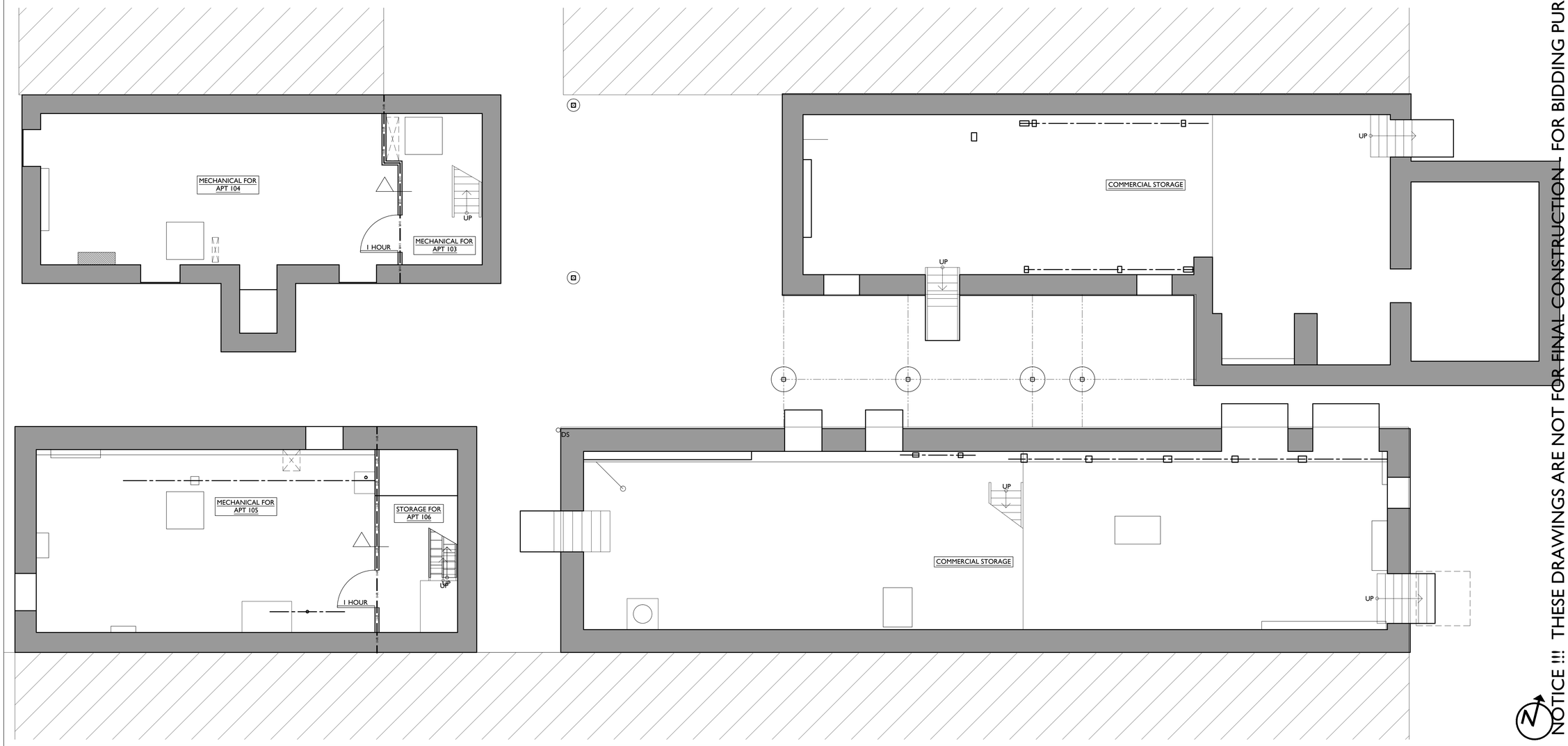
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



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SCALE: ¼" = 1'-0"

NEW WORK - BASEMENT FLOOR PLAN | 1

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.10

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

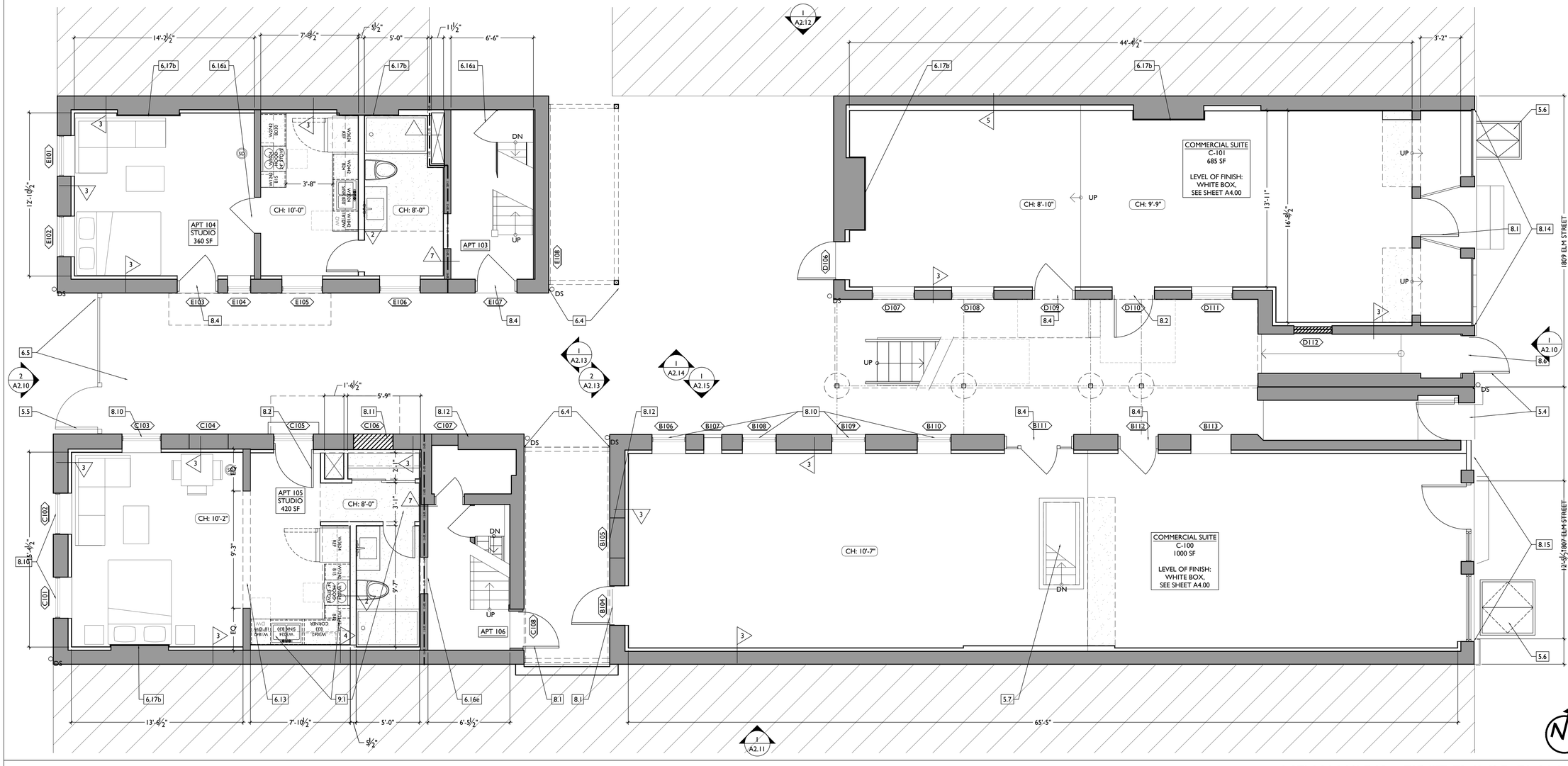
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



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A1.11

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8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK.
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

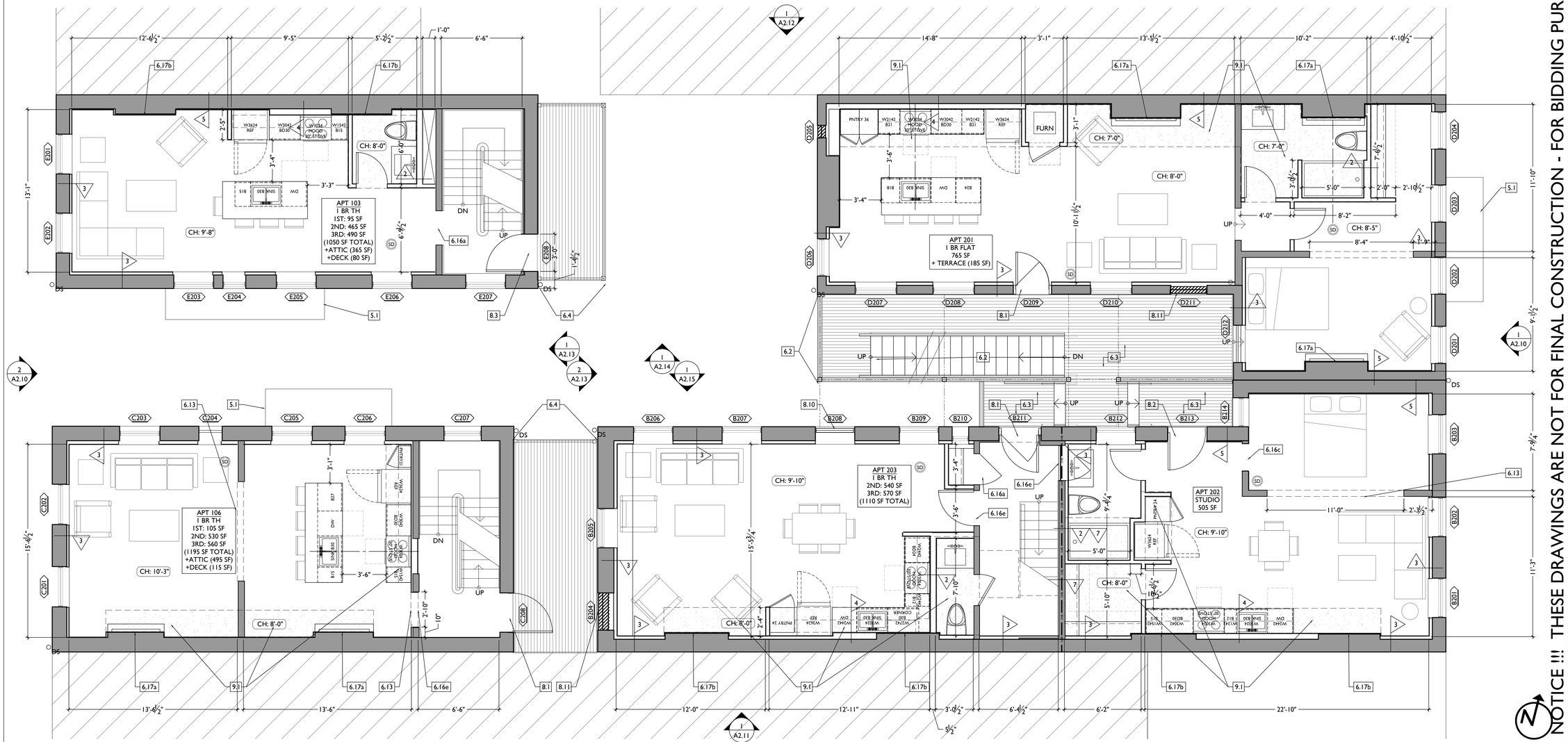
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - SECOND FLOOR PLAN

1

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1849

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.12

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
- a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
- b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
- c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
- d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.

4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
- a. EXG DOOR OPERABLE.
- b. EXG DOOR FIXED.
- c. NO DOOR REMAINS.
- d. NEW DOOR (TYP U.N.O.)
- e. MOVE DOOR FROM ADJACENT.
- f. NEW FIXED DOOR PANEL.

6.17. HISTORIC INTERIOR MANTEL TRIM:
- a. REPAIR/RETAIN EXG.
- b. NONE REMAINS.

6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
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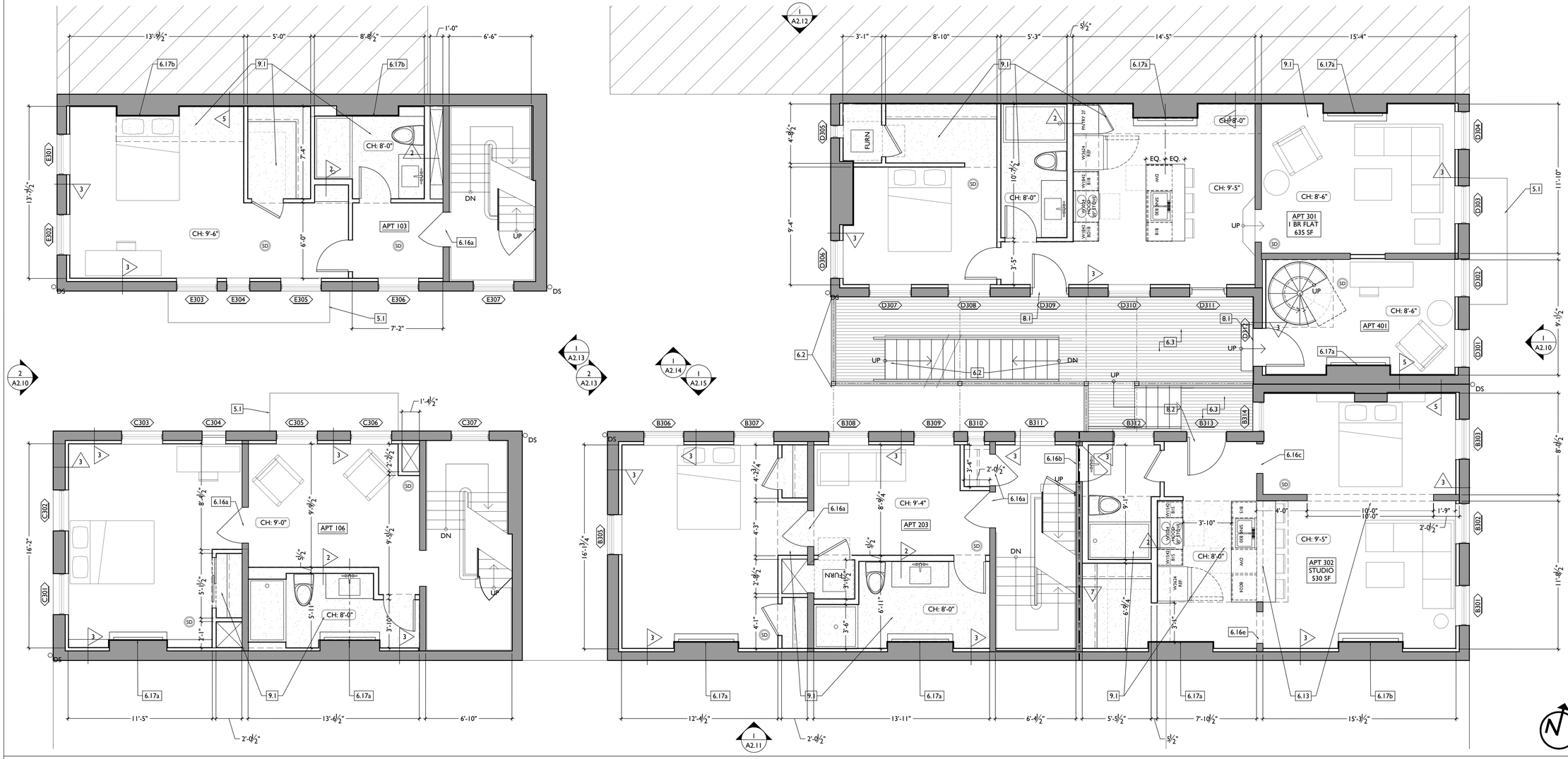
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - THIRD FLOOR PLAN

1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.13

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
a. REPAIR/RETAIN EXG.
b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
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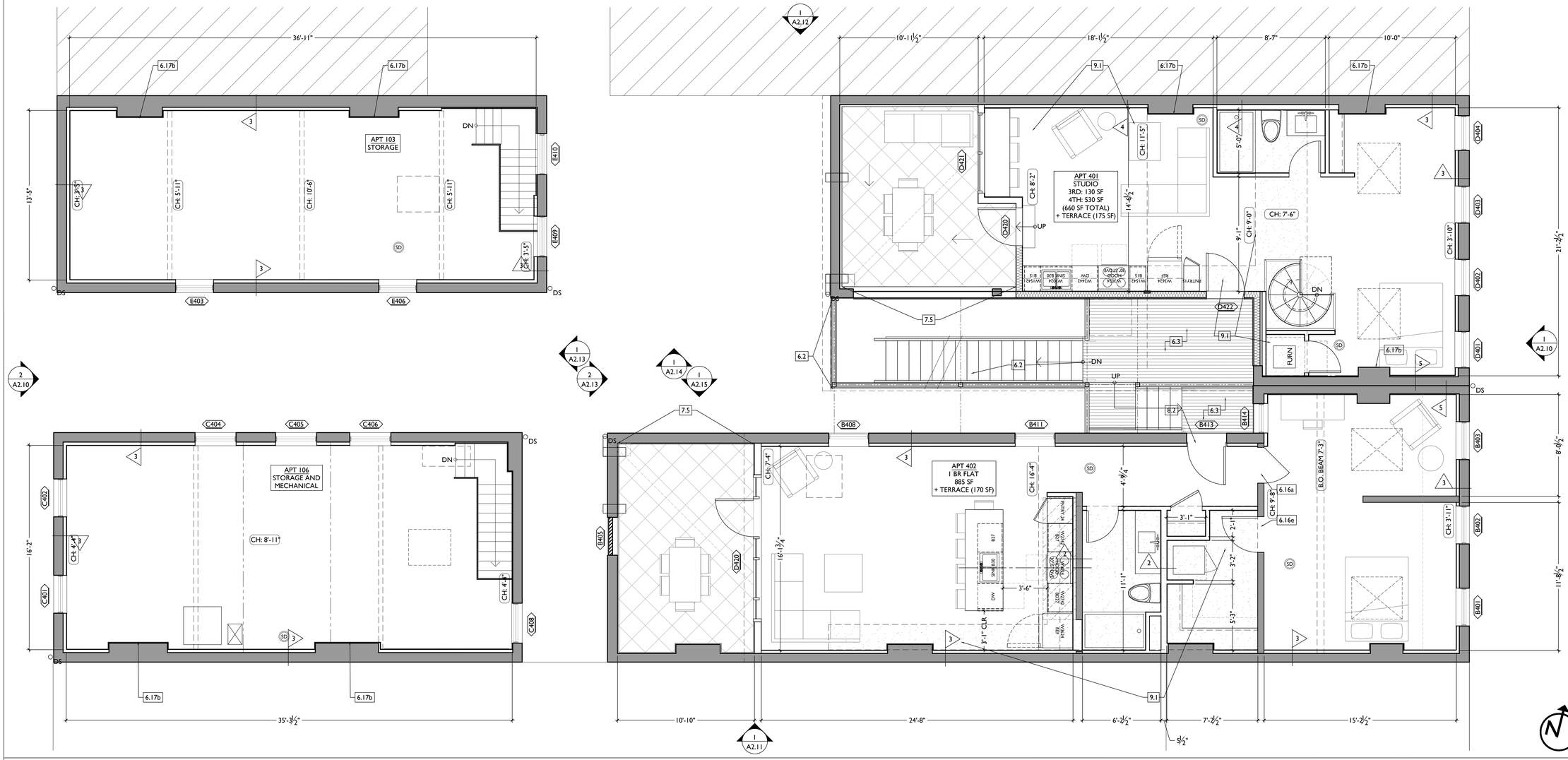
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - FOURTH FLOOR PLAN

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STATE OF OHIO · KURT J PLATTE 10833 · REGISTERED ARCHITECT

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Design Team:
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PROPOSED PROJECT:
RENOVATION FOR:
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1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.14

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- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

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- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
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- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

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- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
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- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

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- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
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  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

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- 6.1. NEW CONSTRUCTION ADDITION.
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- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
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- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
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- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
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- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
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- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK.
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

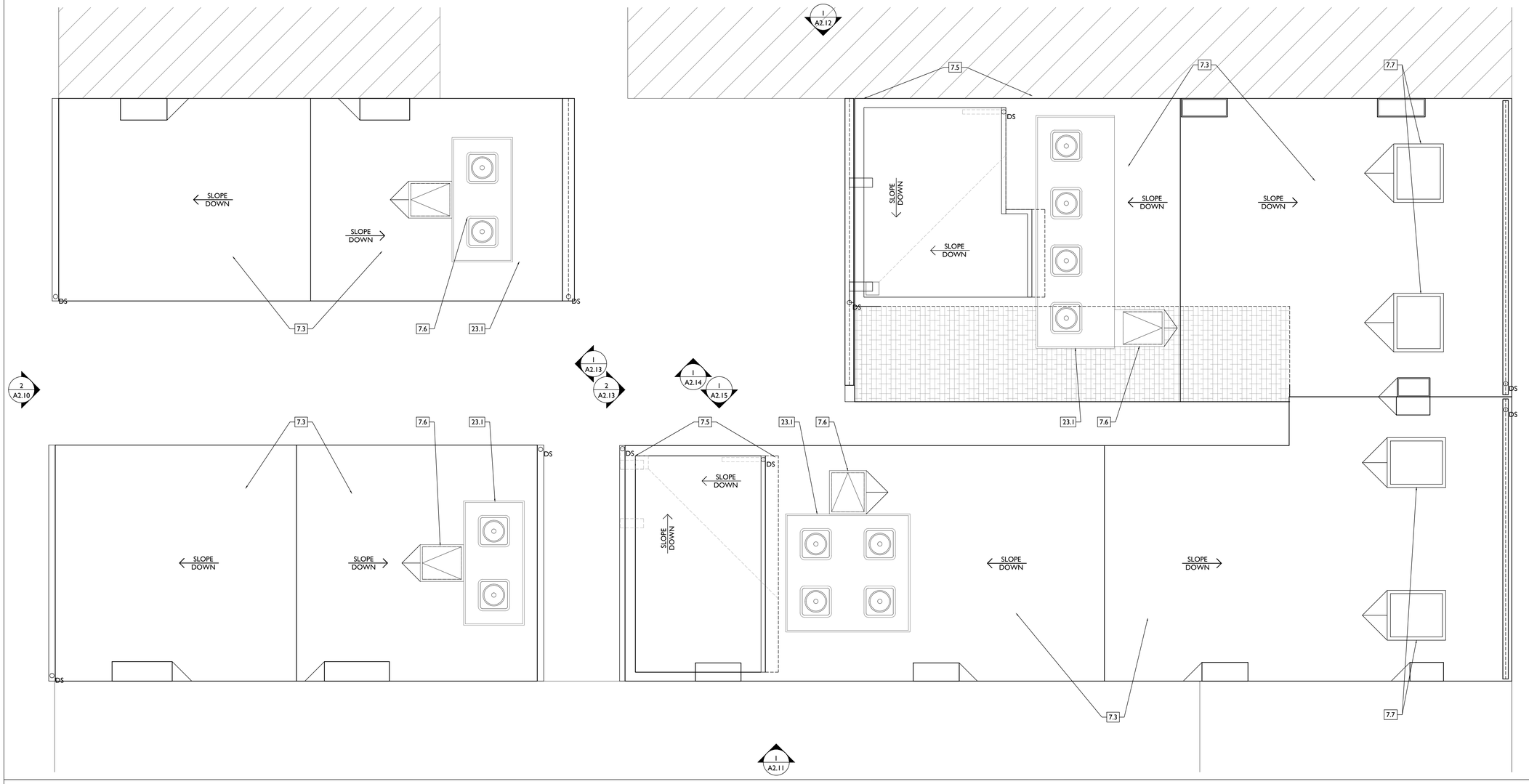
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A0.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - ROOF PLAN | 1

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STATE OF OHIO — KURT J PLATTE 10833 — REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A1.15

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

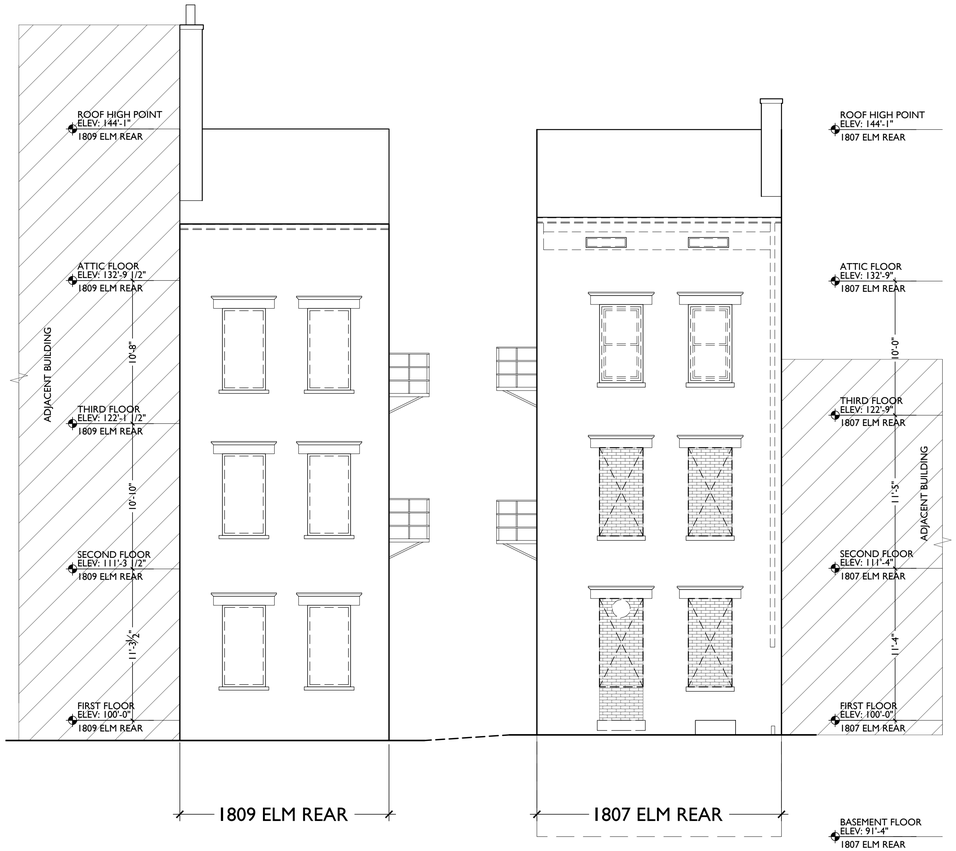
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

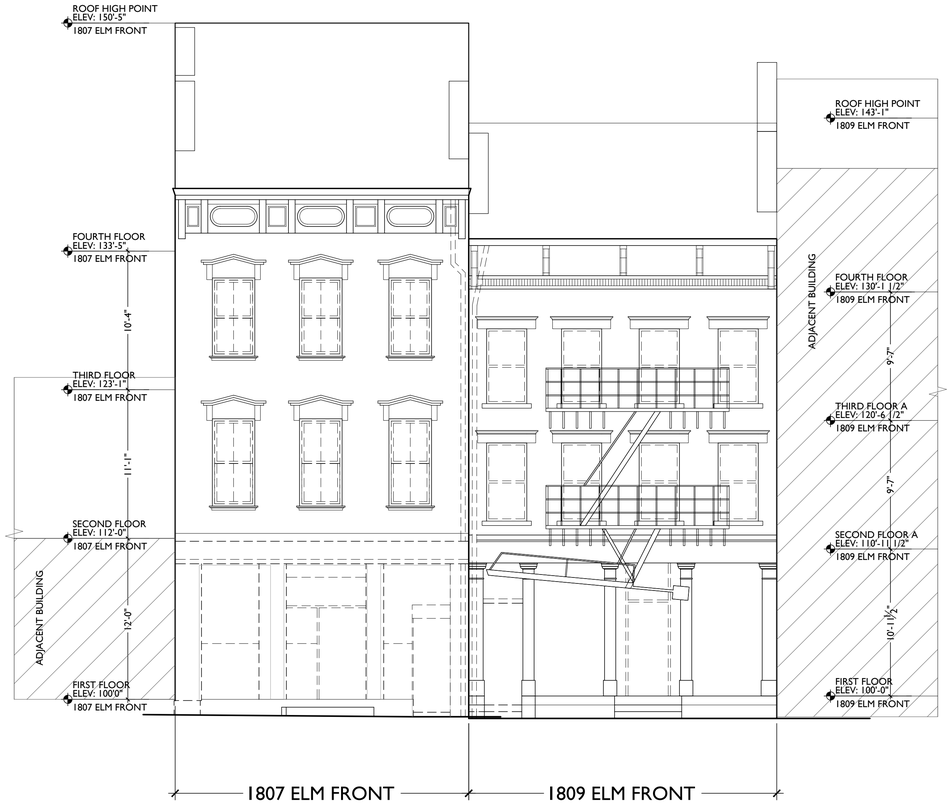
- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



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

DEMO - WEST ELEVATION 2



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

DEMO - EAST ELEVATION 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

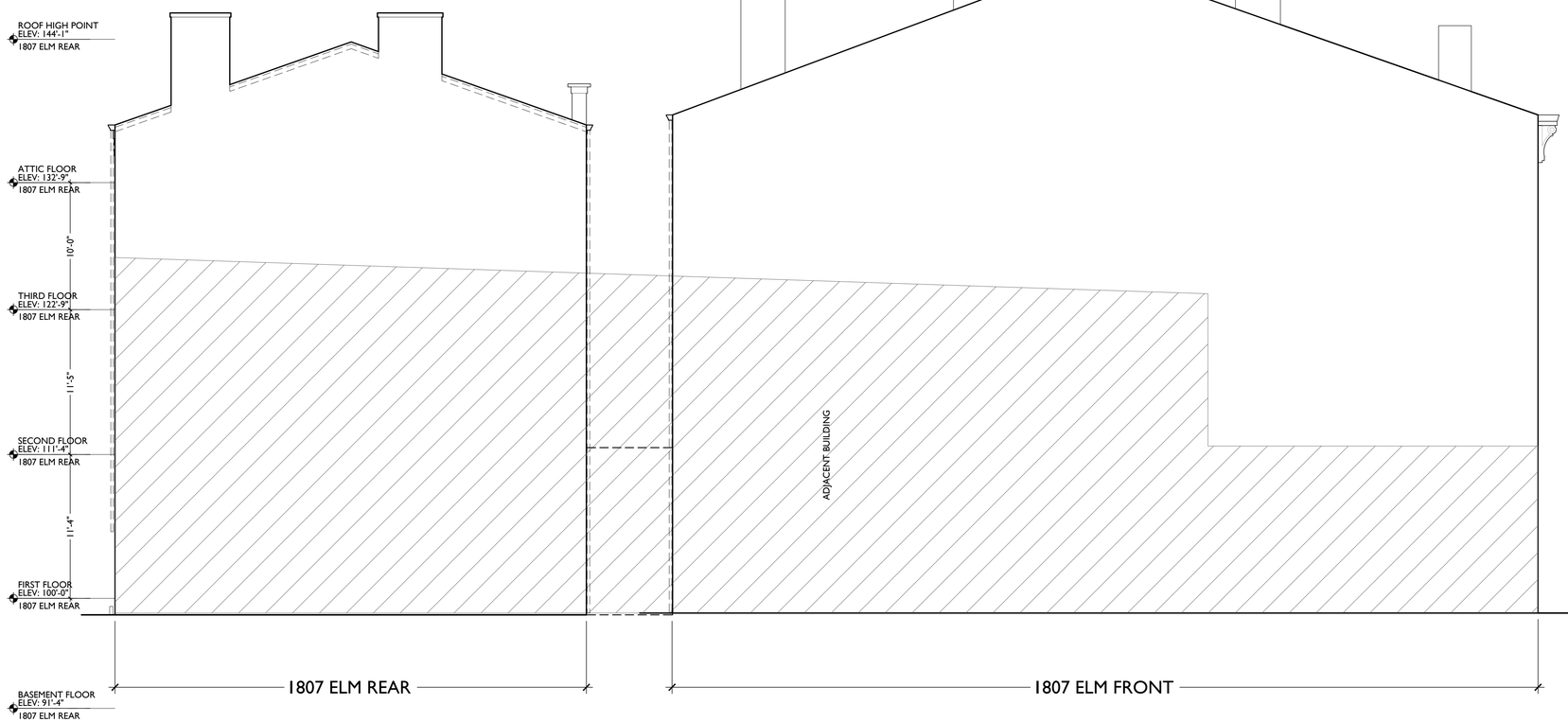
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - SOUTH ELEVATION | 1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.01

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
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6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
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8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

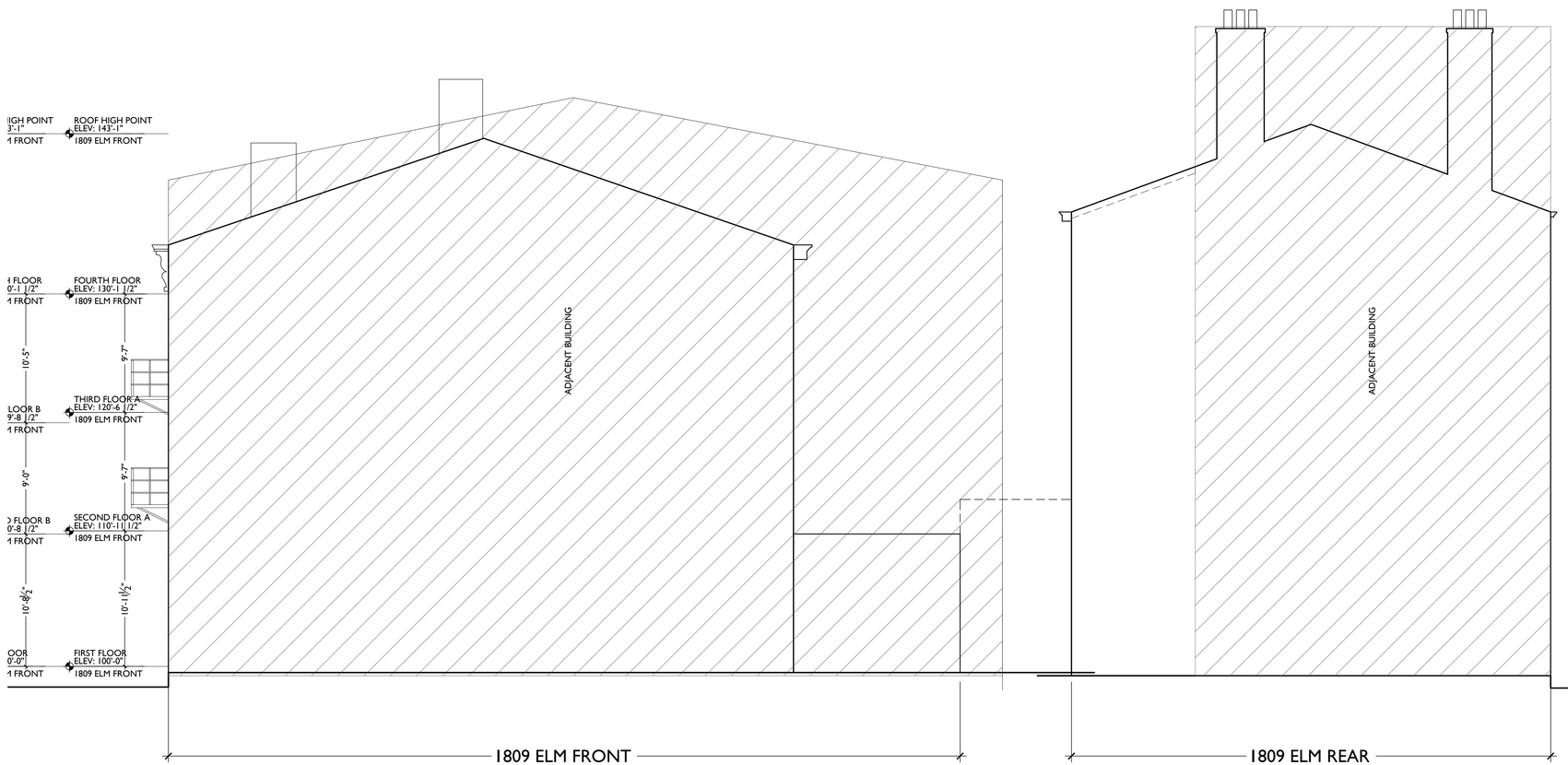
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - NORTH ELEVATION | 1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.02

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

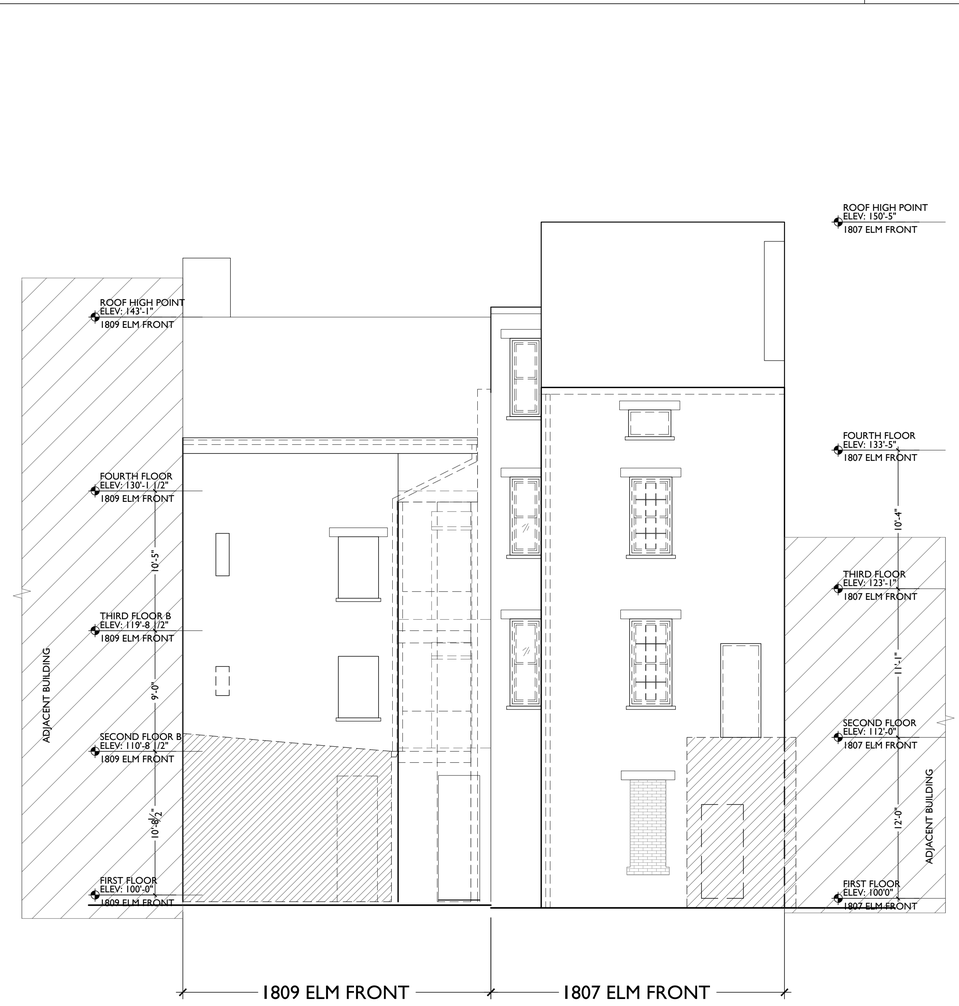
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- - - - - REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

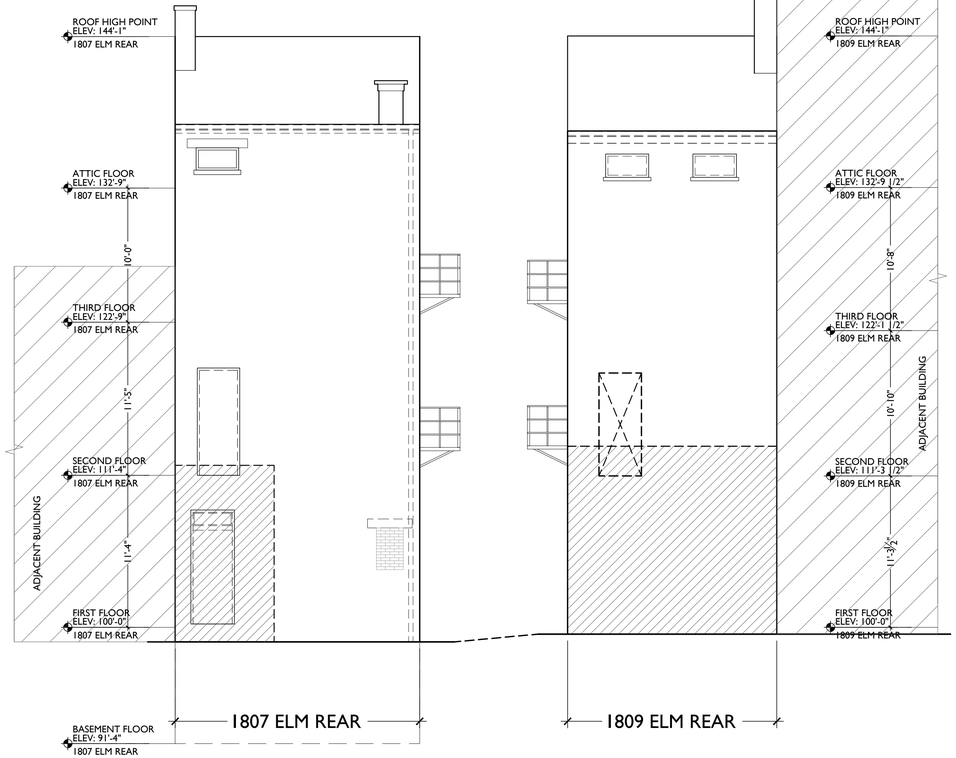
NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



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

DEMO - WEST ELEVATION INSIDE COURTYARD

2



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

DEMO - EAST ELEVATION INSIDE COURTYARD

1

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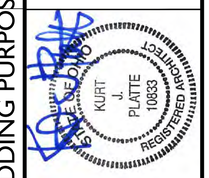

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.03

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR, TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME

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

DEMO - SOUTH ELEVATION INSIDE COURTYARD

1

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.04

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL, REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

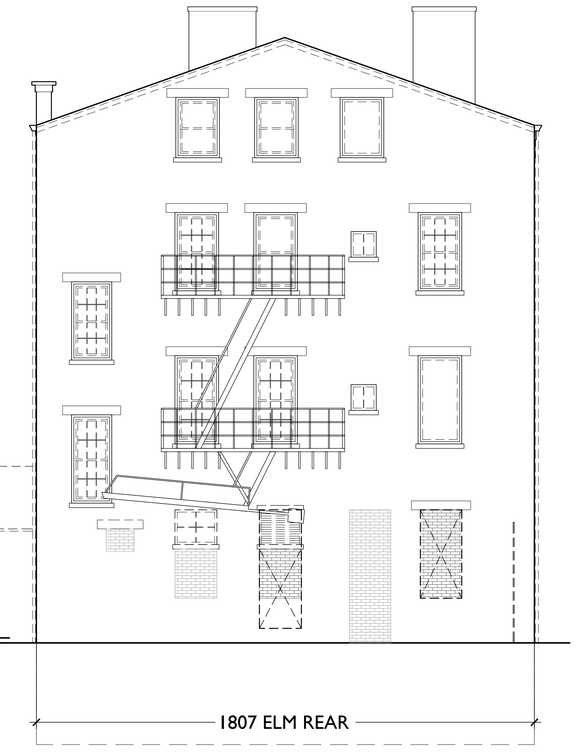
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN
NO EXTERIOR WORK PROPOSED AT THIS TIME



SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - NORTH ELEVATION INSIDE COURTYARD

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NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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EXP DATE 12.31.2017

Progress Dates

Revisions
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Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.05

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE AS.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE AS.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE

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

NEW WORK - WEST ELEVATION 2

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

NEW WORK - EAST ELEVATION 1

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REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.10

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR. MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A0.XX
- PROPERTY LINE

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

NEW WORK - SOUTH ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.11

NEW WORK PLANS (#) KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE AS.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE AS.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

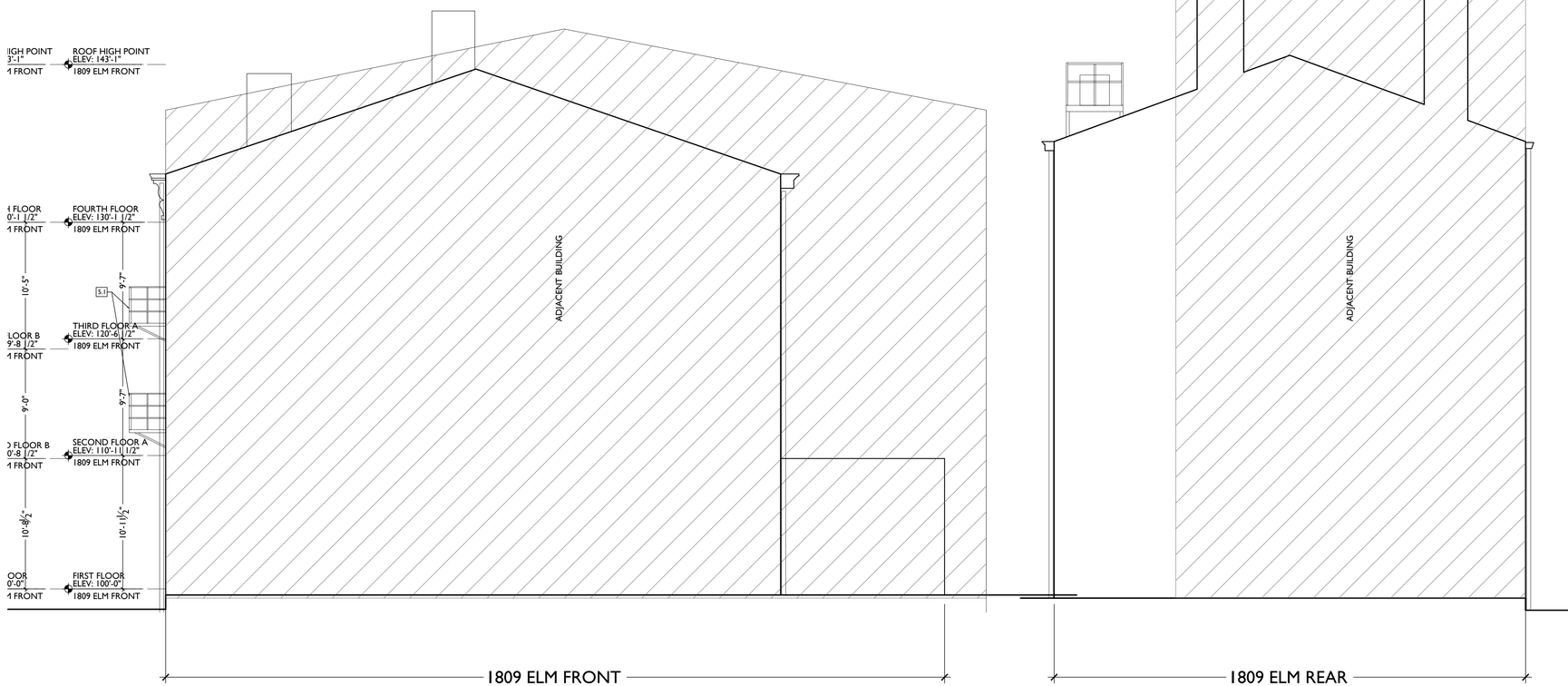
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



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

NEW WORK - NORTH ELEVATION

1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.12

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE

3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.

3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.

3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.

3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.

3.5. NEW STEP(S) @ ENTRY DOOR. MAX RISER 7", MIN TREAD 11"; SEE AS.00

3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY

4.1. EXPOSED BRICK TO BE LEFT EXPOSED.

4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.

4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK

4.4. EXPANDED MASONRY OPENING:

a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.

4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.

4.6. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DON'T PARGE.

4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.8. PROVIDE NEW CAST STONE LINTEL.

4.9. REPLACE DAMAGED/ MISSING BRICK.

4.10. TUCKPOINT EXISTING BRICK AND STONE.

4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)

5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.

5.3. REMOVE EXG. FIRE ESCAPE.

5.4. NEW STEEL BREEZEWAY GATE.

5.5. NEW ALUMINUM FENCE SYSTEM.

5.6. NEW EXTERIOR REPLACEMENT HATCH.

5.7. NEW INTERIOR HATCH TO BASEMENT

5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.

5.9. EXG STRUCTURE TO REMAIN.

5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.

5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.

5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW CONSTRUCTION ADDITION.

6.2. NEW EXTERIOR STAIR.

6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)

6.4. NEW EXTERIOR DECK.

6.5. NEW DUMPSTER SCREEN.

6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.

6.7. NEW INTERIOR STAIR.

6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.

6.9. NEW INTERIOR LANDING.

6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.

6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.12. NEW FLOOR OPENING.

6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.

6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.

6.15. NEW CASED OPENING

6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:

a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.

6.17. HISTORIC INTERIOR MANTEL TRIM:

a. REPAIR/RETAIN EXG.
b. NONE REMAINS.

6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION

7.1. NEW WALKING SURFACE - PAVERS.

7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.

7.3. NEW SHINGLE ROOF.

7.4. PROVIDE NEW CRICKETS.

7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.

7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

7.7. NEW SKYLIGHT.

7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.

7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.

7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.

7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.

7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS

8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).

8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.

8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.

8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)

8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.

8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.

8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.

8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.

8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.

8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.

8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.

8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.

8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.

8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.

8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.

8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.

8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.

8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES

9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCP'S AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.

9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00

9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00

9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00

9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00

9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00

9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.

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10. SPECIALTIES

10.1. NEW ELEVATOR.

10.2. NEW ENLARGED ELEVATOR PENTHOUSE.

10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.

10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.

10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

11. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.

21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

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22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ½" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

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23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.3. EXPOSED DUCT WORK ABOVE.

23.4. PROPOSED LOCATION OF EXHAUST VENT.

23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE AS.00.

23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

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B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

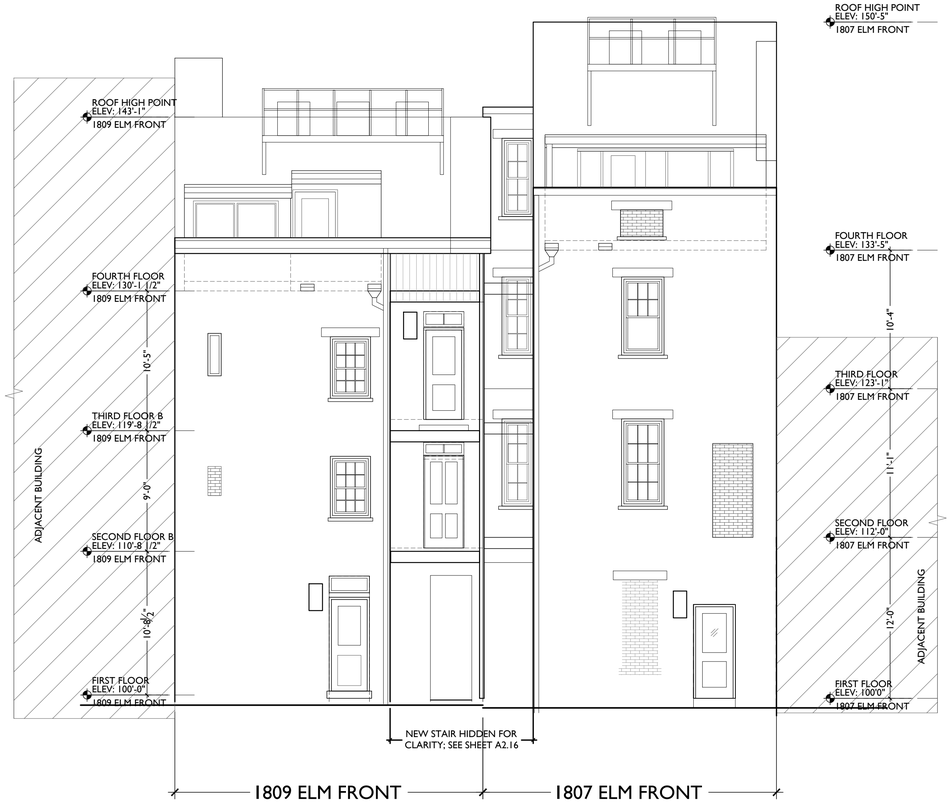
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

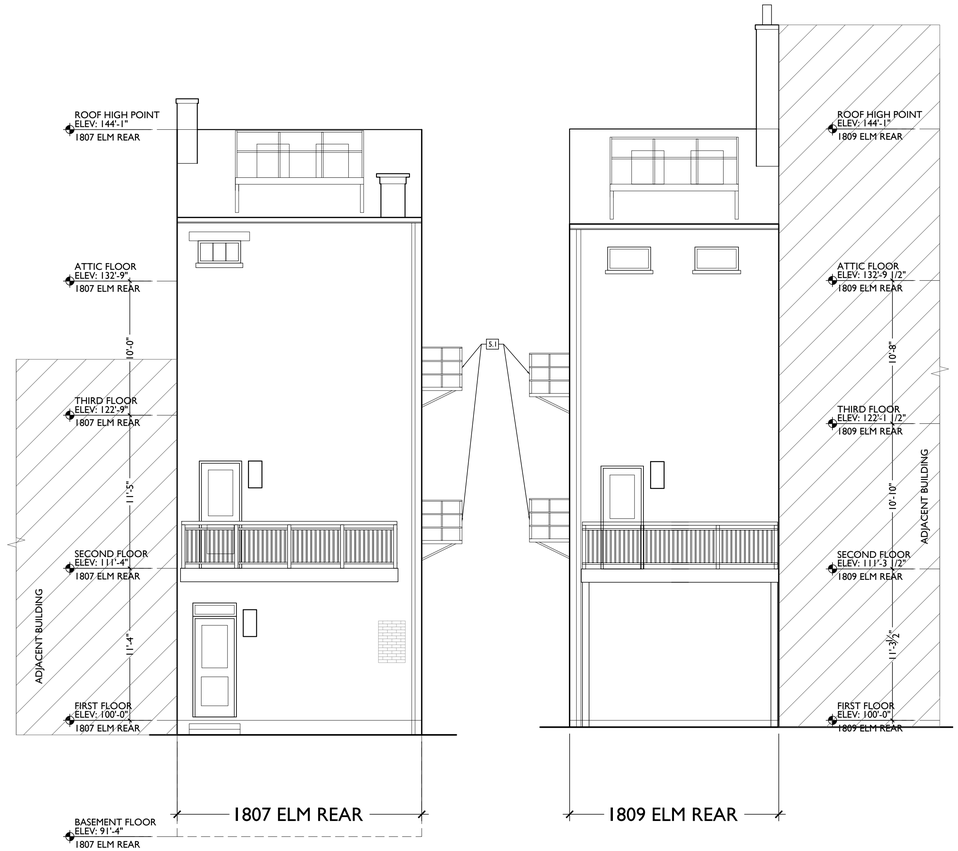
- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE



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

NEW WORK - WEST ELEVATION INSIDE COURTYARD

2



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

NEW WORK - EAST ELEVATION INSIDE COURTYARD

1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.13

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS

2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE

3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.

3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.

3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.

3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.

3.5. NEW STEP(S) @ ENTRY DOOR. MAX RISER 7", MIN TREAD 11"; SEE AS.00

3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY

4.1. EXPOSED BRICK TO BE LEFT EXPOSED.

4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.

4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK

4.4. EXPANDED MASONRY OPENING:
- a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
- b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
- c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
- d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.

4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.

4.6. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DON'T PARGE.

4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.

4.8. PROVIDE NEW CAST STONE LINTEL.

4.9. REPLACE DAMAGED/ MISSING BRICK.

4.10. TUCKPOINT EXISTING BRICK AND STONE.

4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS

5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)

5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.

5.3. REMOVE EXG. FIRE ESCAPE.

5.4. NEW STEEL BREEZEWAY GATE.

5.5. NEW ALUMINUM FENCE SYSTEM.

5.6. NEW EXTERIOR REPLACEMENT HATCH.

5.7. NEW INTERIOR HATCH TO BASEMENT

5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.

5.9. EXG STRUCTURE TO REMAIN.

5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.

5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.

5.12. NEW STEEL GUARDRAIL. SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.

5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES

6.1. NEW CONSTRUCTION ADDITION.

6.2. NEW EXTERIOR STAIR.

6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)

6.4. NEW EXTERIOR DECK.

6.5. NEW DUMPSTER SCREEN.

6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.

6.7. NEW INTERIOR STAIR.

6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.

6.9. NEW INTERIOR LANDING.

6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.

6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.

6.12. NEW FLOOR OPENING.

6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.

6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.

6.15. NEW CASED OPENING

6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
- a. EXG DOOR OPERABLE.
- b. EXG DOOR FIXED.
- c. NO DOOR REMAINS.
- d. NEW DOOR (TYP U.N.O.)
- e. MOVE DOOR FROM ADJACENT.
- f. NEW FIXED DOOR PANEL.

6.17. HISTORIC INTERIOR MANTEL TRIM:
- a. REPAIR/RETAIN EXG.
- b. NONE REMAINS.

6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION

7.1. NEW WALKING SURFACE - PAVERS.

7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.

7.3. NEW SHINGLE ROOF.

7.4. PROVIDE NEW CRICKETS.

7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.

7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

7.7. NEW SKYLIGHT.

7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.

7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.

7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.

7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.

7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.

7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS

8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).

8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.

8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.

8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)

8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.

8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.

8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.

8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.

8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.

8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.

8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.

8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.

8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.

8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.

8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.

8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.

8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.

8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES

9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.

9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00

9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00

9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00

9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00

9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00

9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.

9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES

10.1. NEW ELEVATOR.

10.2. NEW ENLARGED ELEVATOR PENTHOUSE.

10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.

10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.

10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.

10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION

21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.

21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.

21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.

21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING

22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.

22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.

22.3. PROVIDE 3 ½" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.

22.4. PROVIDE MOP SINK

22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.

23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.

23.3. EXPOSED DUCT WORK ABOVE.

23.4. PROPOSED LOCATION OF EXHAUST VENT.

23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.

23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE AS.00.

23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.

23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL

26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNES IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A0.XX
- PROPERTY LINE

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

NEW WORK - SOUTH ELEVATION INSIDE COURTYARD

1

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.14

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR. MAX RISER 7", MIN TREAD 11"; SEE AS.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING . SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL . SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED .
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR .
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES .
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING .
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- C103 — OPENING DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A6.XX
- PROPERTY LINE

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

NEW WORK - NORTH ELEVATION INSIDE COURTYARD

1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.15

NEW WORK PLANS #KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL. REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1.5" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL, OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  - -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
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  - a. EXG DOOR OPERABLE.
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  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
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8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING . SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL . SEE ELEVS.
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- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
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- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

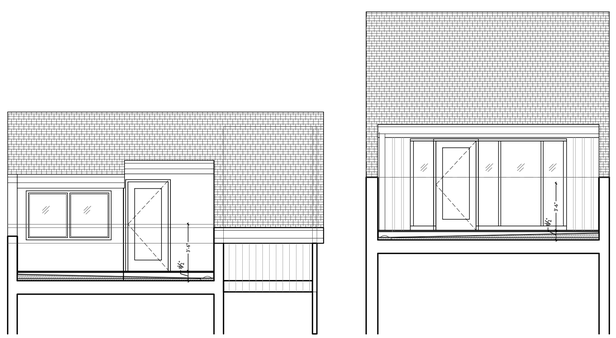
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

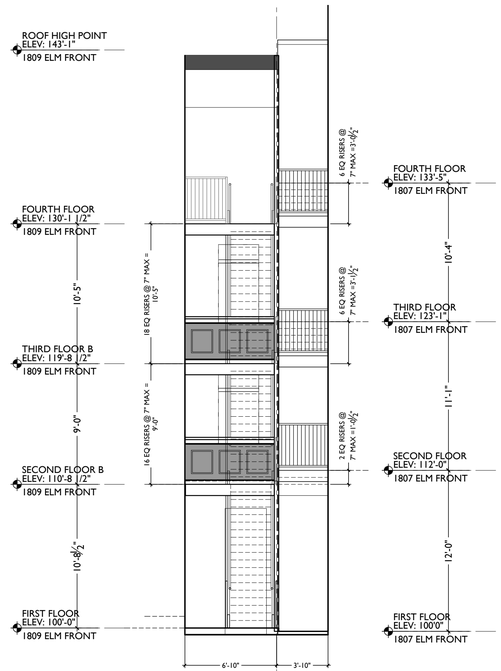
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

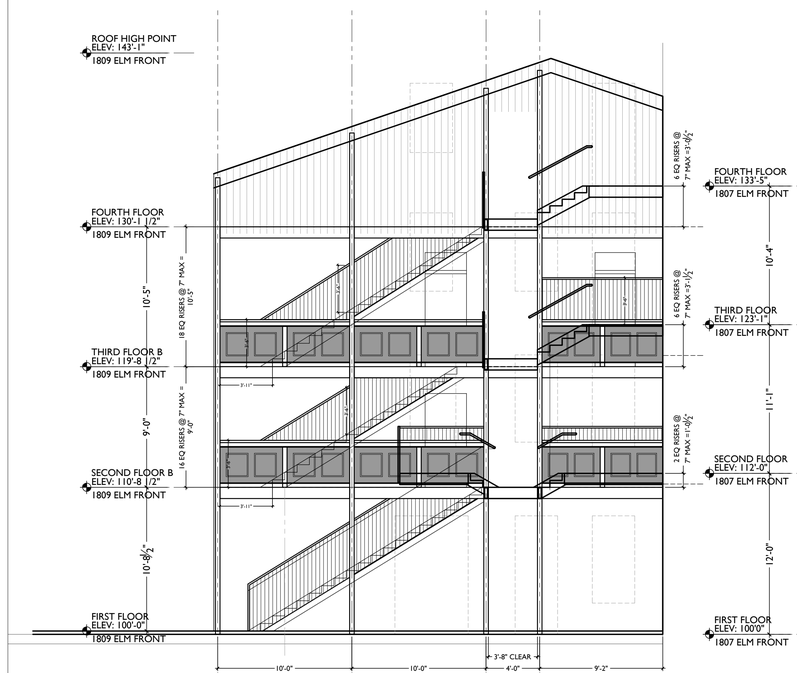
- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- OPENING DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



NEW WORK - ROOF TERRACE ELEVATIONS | 3



SCALE: 3/16" = 1'-0" NEW STAIR - WEST ELEVATION | 2



SCALE: 3/16" = 1'-0" NEW STAIR - SOUTH ELEVATION | 1

NOTICE !!! THESE DRAWINGS ARE NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1859

STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AAA
Drawn by:
AAA

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1807-1809 ELM STREET
CINCINNATI, OH 45202

Job No: 16105 03.01.2017

A2.16

PLATTE
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202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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March 10, 2017

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: 1807-1809 Elm Street Rehabilitation

Dear Beth:

The existing vacant buildings at 1807 and 1809 Elm Street will be rehabilitated. The project has been approved for Ohio Historic Preservation tax credits.

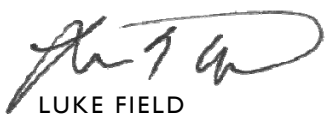
1807 and 1809 Elm, *front* buildings – two buildings along Elm Street are 4 stories, with commercial space on the ground level and apartments on the floors above. An existing wood stair structure in the courtyard between 1807 and 1809 will be demolished and replaced with a new exterior metal and wood stair structure in the same location but will connect to both buildings. New roof terraces will be cut into the west roof slopes of both 1807 and 1809 front buildings. These will not be visible from the street level. Skylights will be added to the east slopes of these roofs; these also will not be visible from street level.

1807 and 1809 Elm, *rear* buildings – two buildings at the rear of these lots along Campbell Alley are 4 stories with no commercial storefront. These will each be rehabilitated with one apartment on the ground level and one apartment on the upper levels, accessed by the existing stairhalls. Several bricked-in openings along Campbell will be reopened and new windows installed.

One single story CMU connector will be demolished between 1807 front and rear. Two single-story additions (one is a CMU connector and one is a brick room) will be demolished between 1809 front and rear. These are not visible from the right-of-way.

Windows and exterior doors will be repaired or replaced with appropriate replacements throughout. The storefront of 1807 Elm will be reopened and a new storefront will be installed within the existing stone bays. The storefront of 1809 Elm will be repaired.

Sincerely,



LUKE FIELD
RA | LEED-AP | AIA
PLATTE
architecture + design

ITEM 5 April 24, 2017

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20170039
APPLICANT:	Platte Architecture + Design
OWNER:	Northside Revitalization LLC
ADDRESS:	**1810 Campbell Street, Cincinnati OH 45202**
PARCELS:	133-0003-0127-00
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	April 5, 2017
HEARING DATE:	April 24, 2017
STAFF REVIEW:	Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

The applicant requires Zoning Relief in the form a Special Exception as follows:

1. **Section 1425-15(c)(3)** – **Special Exception** to allow off-site parking through a long-term lease agreement.
    - Section 1425-15(c)(3) requires a covenant or easement for off-site parking.
    - The applicant is proposing long-term lease.

Existing Conditions:

The subject property at 1810 Campbell Street currently contains an existing, 4-story, utilitarian brick building built ca. 1905. The building is located on the east side of Campbell Alley between Findlay Street on the north and W. Elder Street on the south in the Over-the-Rhine neighborhood. The building occupies the entire parcel with zero lot lines on all sides. Visibility of the building is very limited with the north, east and south elevations all blocked by adjacent buildings. The west elevation is visible from Campbell Alley.

According to City of Cincinnati city directories and Sanborn maps, the building historically housed a factory for the American Printing Ink Company. The building was likely built in two phases with the upper two stories added as a later addition. Different brick types and brick corbelling above the second story differentiates the two phases of construction with the more recent brick also extending down onto the second floor near the north end of the building. The building has altered entryways on the southern end of the west elevation, one of which is accessed by a modern concrete stair addition placed on the ROW. Windows are boarded over on the first and second floors and in disrepair on the upper levels. A fire escape is located near the center of the west elevation. The building has a flat roof with an elevator penthouse.

Figure 1. Location of subject property. Image courtesy of CAGIS.

Figure 2. Image of subject property. Courtesy of Google.

Proposed Conditions:
The proposed project will convert the existing vacant building into 8,870 square feet of office space. Changes to the exterior of the building will be minimal and primarily consist of repaired windows and new doors. The existing door with concrete steps will be removed and the opening will be enlarged and extended to ground level to provide access at grade. A new door opening will be created at the northernmost window opening of the west elevation. Transoms will be added to both lowered door openings. Basement windows will be infilled with concrete block. Existing windows primarily consist of metal casement sash with an upper awning and lower fixed window. Windows will be retained and repaired. Where windows are missing or unsalvageable, new custom aluminum clad windows will be installed to fit the existing opening. A new elevator penthouse and HVAC equipment will be installed on the roof. A small amount of repair work may be required to the existing brick and mortar. Repairs and tuckpointing will be done as necessary.

Previous Reviews: No previous reviews have occurred on the subject property. The project has been approved for Federal and State Historic Tax Credits.

Applicable Zoning Code Sections:

Zoning District:	Section 1409-07	Commercial Community – Auto District
Variance Requests:	Section 1425-15	Location of Parking
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
The applicant and/or owner(s) require a **Special Exception** to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained.

- The project is in violation of **Section 1425-15(c)(3)** of the Cincinnati Zoning Code, which requires a covenant or reciprocal easement for off-site parking.
- The applicant requires a Special Exception to allow for the following parking solution as conditioned below:
    - Property owner shall control the rights to at least **22** parking spaces within 600 feet of the property during normal working hours for the life of the project.
    - Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
    - Such control shall be established prior to issuance of the first Certificate of Occupancy.

- Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

- The applicant is proposing a long-term lease at the existing St. John's parking lot (parcel 133-0003-0073) currently owned by AZM Findlay Market LLC and in the process of being purchased by Model Group to allow the use of a minimum of 22 parking spaces, which are within 300 feet of the subject property.
    - The lease will make these spaces available for the exclusive use of tenants of the subject property during normal working hours for the office use.

Figure 2. Location of parking lot in location to subject property. Courtesy of CAGIS.

Standards for Special Exceptions per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset; or

An off-site parking arrangement is necessary for this property as the conversion to office space requires parking to be provided; however the existing building occupies the entire parcel on which it is located. There is no room to provide any on-site parking. The applicant has made arrangements to provide the full number of required parking spaces at an off-site lot within 300 feet of the subject property. No numerical variance is necessary. This

arrangement is in the interest of historic preservation as it will prevent the demolition of adjacent structures to provide surface parking and will not exacerbate street parking issues in the neighborhood by providing parking within a reasonable distance of the proposed use.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The requested relief is necessary for the project to be economically viable. The project requires parking for the proposed use and it is not possible or economically viable to provide parking on-site or within the building itself. A long-term lease will provide the required parking in a similar manner to the otherwise required easement, which many property owners are unwilling to grant.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for minor changes to the exterior of the building consisting of enlarged door openings, new windows and a new elevator penthouse. The work substantially conforms to the Over-the-Rhine guidelines.

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

2. DOOR AND WINDOW OPENINGS: Among the most important features of any building are its openings – its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   Existing door and window openings will mainly remain as is throughout the building. The existing main entry door opening will be enlarged toward ground level to provide access at grade. The northernmost window opening will also be enlarged for a doorway to provide a code-required secondary egress point. Existing windows in the elevator shaft will be infilled from the interior, leaving the existing sash in place on the exterior. Window openings at the basement level will be infilled with concrete block.

3. DOOR AND WINDOW SASH: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

The majority of the original window sash remain on the building in varying states of disrepair. Most windows will be repaired, including all windows on the primary façade. Repairs will include replacing missing members where necessary, scraping and painting and replacing the cracked and missing wire glass with translucent glass. An estimated three windows will require replacement due to missing or severely damaged sash. These windows are all located on the east elevation and will consist of custom aluminum clad windows that will fit the existing openings and be installed at the historic depth.

The two existing doors on the building are not original. The southernmost door is located in the former breezeway that is now enclosed. This door will be removed and replaced with a modern full-light flush metal door with a glass transom. It will fill the historic opening and will be recessed approximately three feet to allow for an outward door swing without crossing into the ROW. The client has stated that OHPO requested that the glass in this opening be tinted to better reflect the original breezeway nature of the passage. Tinted glass will not be highly visible due to the recession within the opening. All other glass on the building will be clear and translucent. The main double-entry doors will also be removed as will the concrete stairs on the ROW leading to the door and the replacement wood awning. The new door will be lowered to grade for ADA compliance and will feature two half-light metal doors with a transom above to fit the historic opening. A third door will be added in the northernmost window opening, consisting of a flush metal door with a transom. This door and the southernmost door are required for emergency egress.

4. ROOFS: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

   A new elevator penthouse will be built at the location of the existing. The new penthouse will be approximately 6 feet wider than the original due to the needs of the modern ADA elevator system. The penthouse will be constructed of CMU block. Due to the narrowness of Campbell Alley, the penthouse will be minimally visible. Air conditioning condenser units will be placed near the center of the roof behind the penthouse and will not be visible from street level. The existing rubber membrane roofing material will be removed and replaced.

Other Considerations:

Prehearing Results: A prehearing was held on April 5, 2017.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Other: N/A

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **Section 1425-15(c)(3)** – **Special Exception** to allow off-site parking through a long-term lease agreement.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1810 Campbell Alley per plans submitted by Platte Architecture + Design dated 02.03.2017 including any revisions submitted for permit subject to staff review and approval with the following condition.

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

MARKET SQUARE PHASE II

PERMIT SET

1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

ARCHITECT

PLATTE DESIGN
202 W. ELDER STREET, FL 4
CINCINNATI, OH 45202
(513) 871-1850

STRUCTURAL ENGINEER

ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

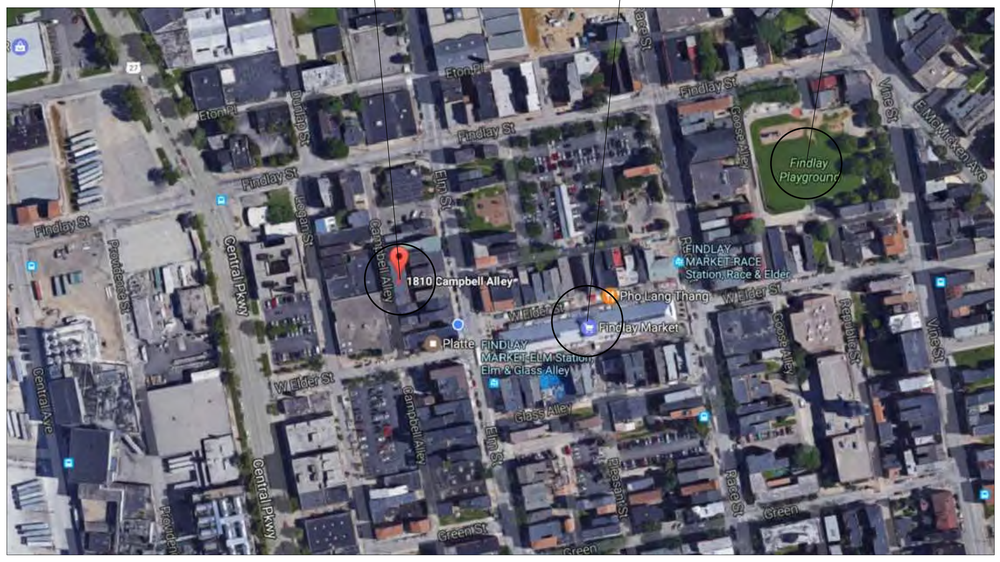
CIVIL ENGINEER

BAYER/BECKER
1404 RACE STREET STE. 204
CINCINNATI, OH 45202
(513) 834-6151

MEP&S ENGINEER

ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET, STE. 204
NEWPORT, KY 41071
(859) 801-2628

PROJECT LOCATION — FINDLAY MARKET — FINDLAY PLAYGROUND



AERIAL IMAGE
NOT TO SCALE

BUILDING IMAGE
NOT TO SCALE

GENERAL NOTES:

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

2. CONTRACTOR TO VERIFY ALL 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 INSURE 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 SWEPT 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. PROJECT IS TO RECEIVE HISTORIC TAX CREDITS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE WELL VERSED IN THE APPROVED PART 2 AND SUBSEQUENT AMENDMENTS, AND TO INFORM SUBCONTRACTORS OF ANY CHANGES /APPROVALS DURING THE BIDDING AND THE CONSTRUCTION PHASES.

GENERAL NOTES: ALL TRADES

1. FURNISH ALL LABOR, MATERIAL AND APPURTENANCES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.

2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR HIS OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.

4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES.

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

6. 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 REQUIRED 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 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.

PROJECT DESCRIPTION

PROJECT IS THE OVERALL RENOVATION OF AN EXISTING 6 UNIT, 4 STORY RESIDENTIAL BUILDING INTO A SEPARATED MIX-USED OCCUPANCIES. WORK TO INCLUDE ANY REMAINING NON-STRUCTURAL INTERIOR DEMOLITION NOT YET COMPLETED (PERMIT PREVIOUSLY APPROVED FOR PHASE I NON-STRUCTURAL DEMOLITION) AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS.

NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THE EXG. BUILDING IS ALL R-2 RESIDENTIAL AND WILL REMAIN R-2 EXCEPT FOR THE 1ST FLOOR, WHICH WILL BE A-2/B/M. WORK TO ALSO INCLUDE ELECTRICAL AND PLUMBING SYSTEMS, WHICH WILL BE SUBMITTED AT A LATER DATE FOR SEPARATE PERMITS.

ABBREVIATIONS

AFF	ABOVE FININSHED FLOOR	EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT
ALT.	ALTERNATE	E.J.	EXPANSION JOINT	NTS	NOT TO SCALE
ALUM.	ALUMINUM	EQ.	EQUAL		
APPROX.	APPROXIMATE(LY)	EXT'G	EXISTING	O.C.	ON CENTER
		EXT.	EXTERIOR	OPN'G	OPENING
BD	BOARD			OPP.	OPPOSITE
BLDG	BUILDING	FDN	FOUNDATION		
BRD.	BLOCK	F.E.	FIRE EXTINGUISHER	PLWD.	PLYWOOD
BRK.	BRICK	F.F.E.	FINISHED FLOOR ELEVATION		
		FTG.	FOOTING	R.D.	ROOF DRAIN
C/C	CENTER TO CENTER			REV.	REVISE(D)
C.L.	CENTER LINE	G.C.	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
C.J.	CONTROL JOINT	GYP.	GYPSUM		
CLG.	CEILING			SECT	SECTION
COL.	COLUMN	H.M.	HOLOW METAL	SIM.	SIMILAR
CONC.	CONCRETE	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CONT.	CONTINOUS	HVAC	HEATING, VENTILATION & AIR CONDITIONING		
CONTR.	CONTRACTOR			T./	TOP OF
CRS.	COURSE(S)			TYP.	TYPICAL
		INCL.	INCLUDE(D) (ING)		
D.F.	DRINKING FOUNTAIN	INSUL.	INSULATE(D) (ION)	U.N.O.	UNLESS NOTED OTHERWISE
DIAG.	DIAGONAL	INT.	INTERIOR		
DIA. or Ø	DIAMETER			V.B.	VAPOR BARRIER
D.L.	DEAD LOAD	L.L.	LIVE LOAD	VERT	VERTICAL
D.S.	DOWNSPOUT				
DWG.(S)	DRAWING(S)	MATL	MATERIAL	WIN	WINDOW
		MAS.	MASONRY		

SHEET #	SHEET TITLE
A0.00	COVER SHEET
C100	CIVIL PLAN
A0.10	DEVELOPMENT SITE PLAN
A0.11	PROJECT SITE PLAN
A1.00	DEMO BASEMENT PLAN
A1.01	DEMO FIRST FLOOR PLAN
A1.02	DEMO SECOND FLOOR PLAN
A1.03	DEMO THIRD FLOOR PLAN
A1.04	DEMO FOURTH FLOOR PLAN
A1.05	DEMO ROOF PLAN
A1.10	NEW CONSTRUCTION BASEMENT PLAN
A1.11	NEW CONSTRUCTION FIRST FLOOR PLAN
A1.12	NEW CONSTRUCTION SECOND FLOOR PLAN
A1.13	NEW CONSTRUCTION THIRD FLOOR PLAN
A1.14	NEW CONSTRUCTION FOURTH FLOOR PLAN
A1.15	NEW CONSTRUCTION ROOF PLAN
A2.00	DEMO SOUTH ELEVATION
A2.01	DEMO EAST ELEVATION
A2.02	DEMO WEST ELEVATION
A2.10	NEW CONSTRUCTION SOUTH ELEVATION
A2.11	NEW CONSTRUCTION EAST ELEVATIONS
A2.12	NEW CONSTRUCTION WEST ELEVATION

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A0.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

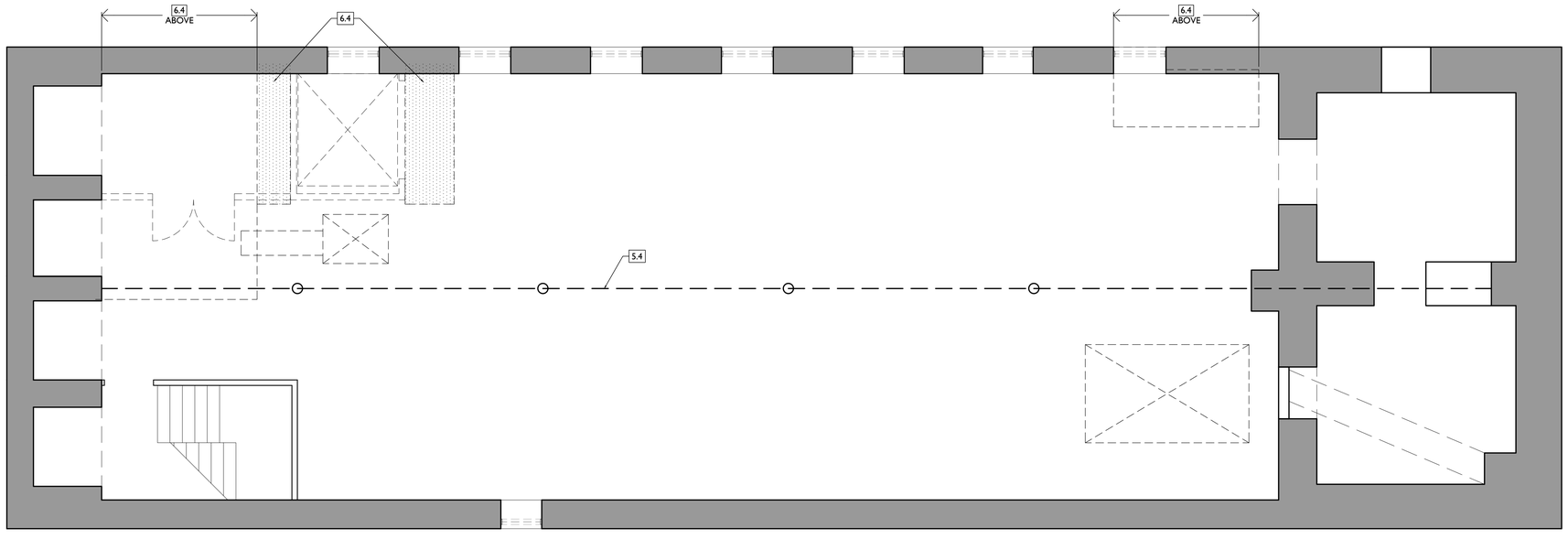
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - BASEMENT FLOOR PLAN | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

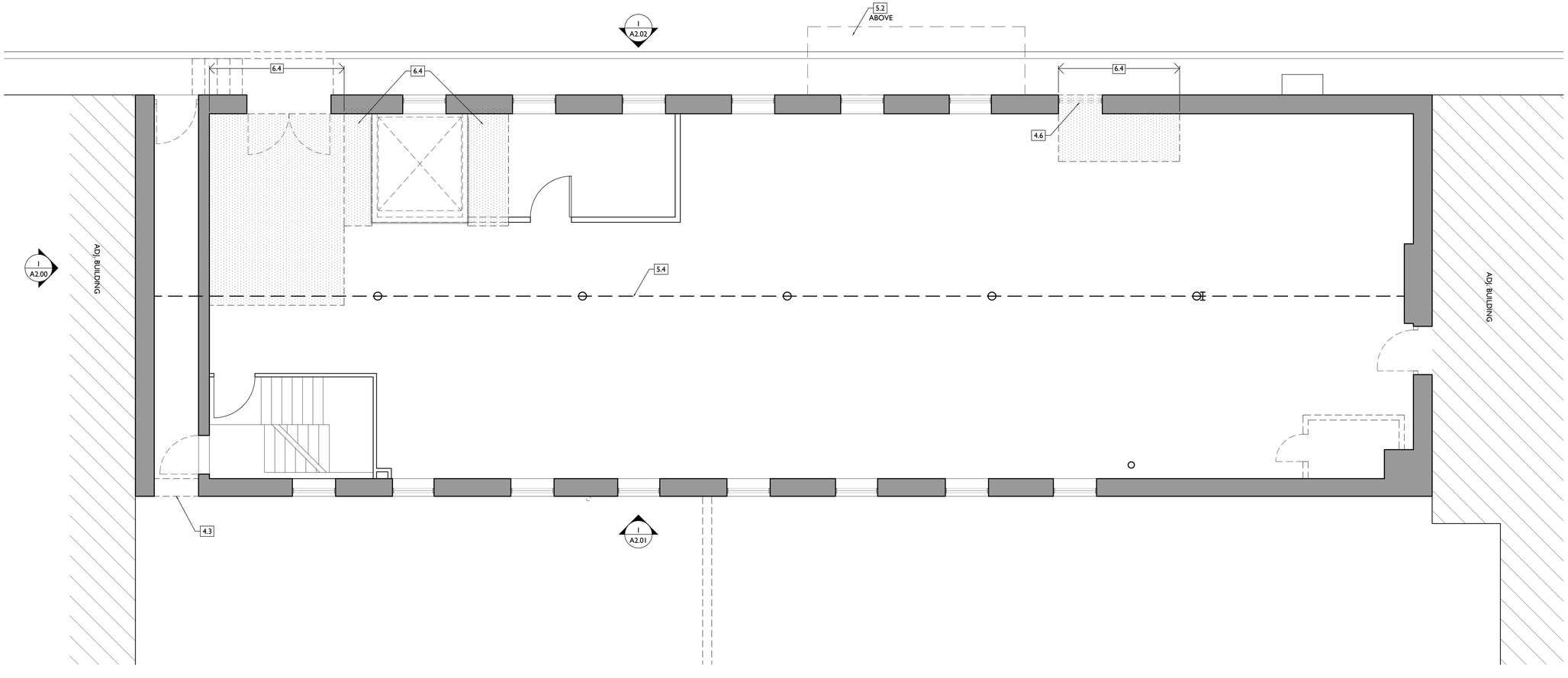
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - FIRST FLOOR PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.01

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

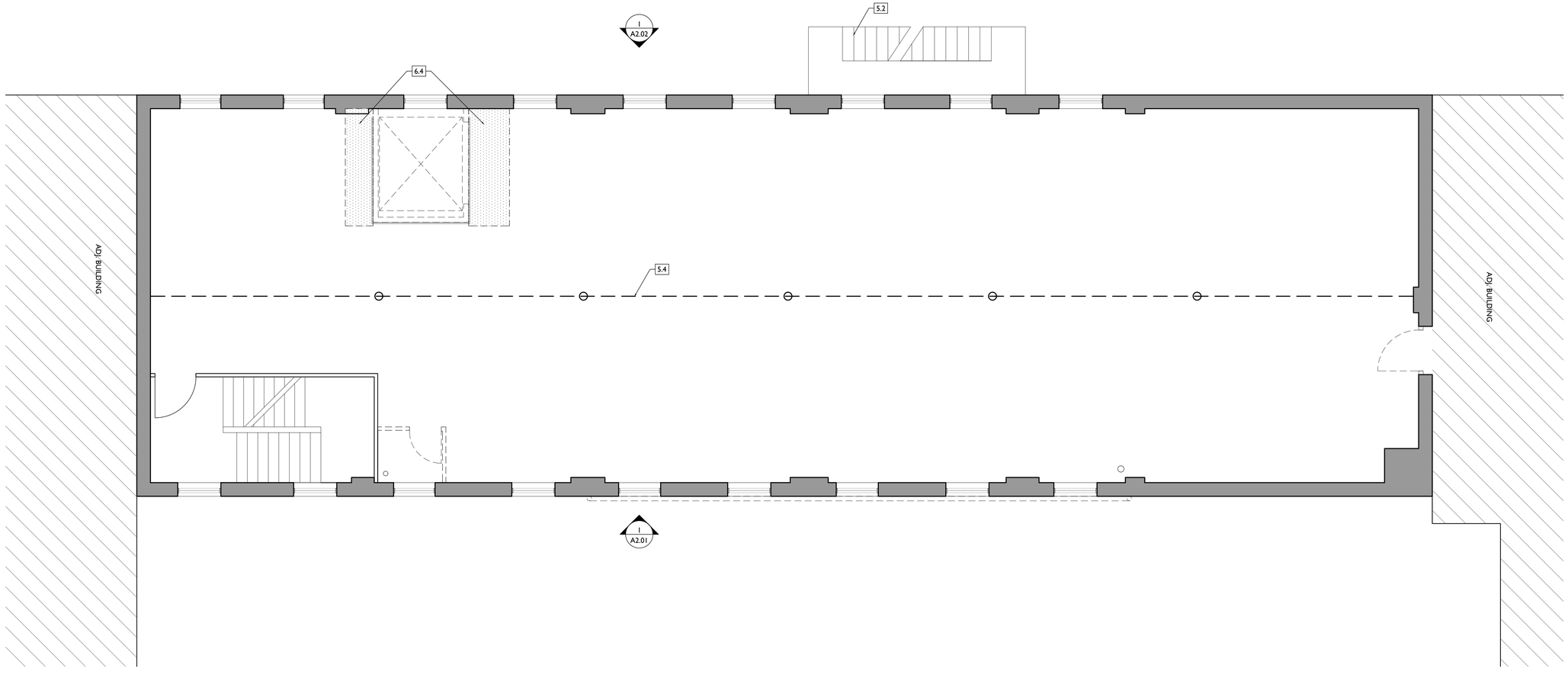
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - SECOND FLOOR PLAN | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.02

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

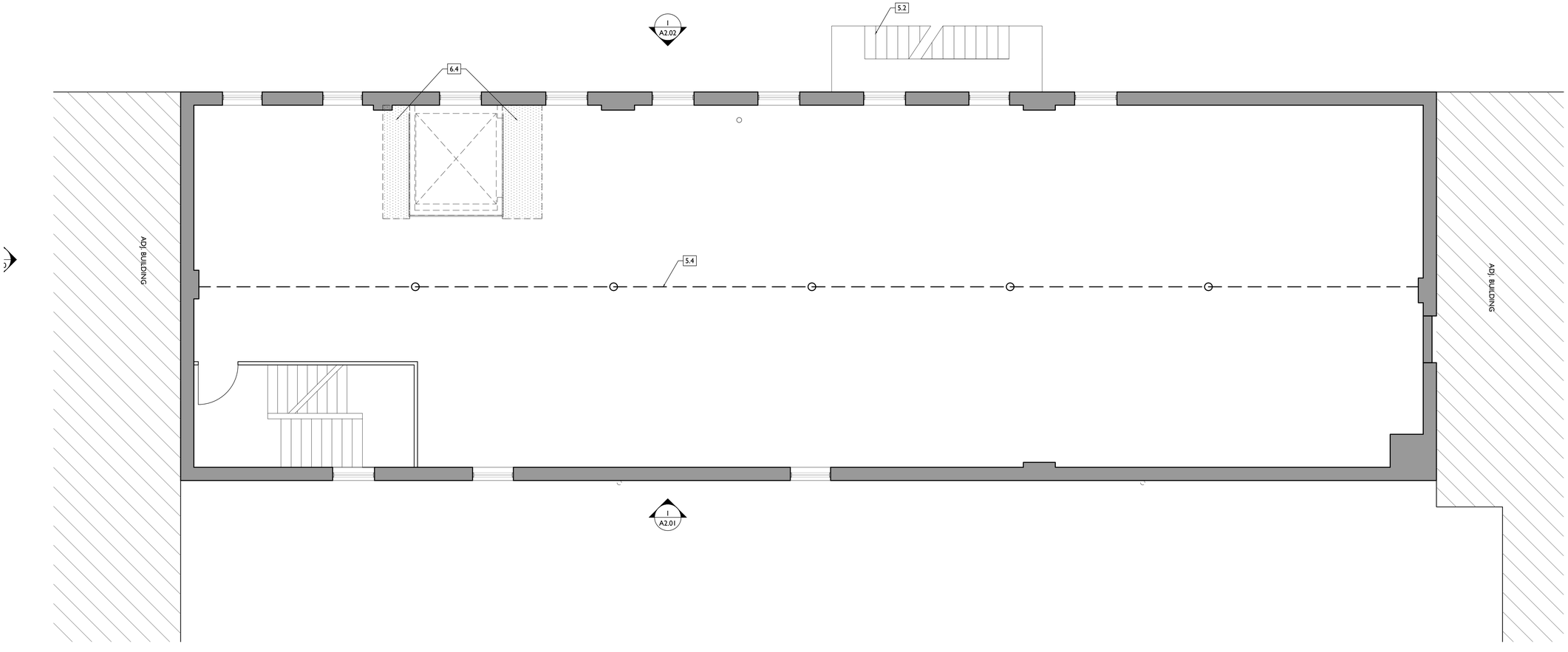
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - THIRD FLOOR PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.03

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY. INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
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K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

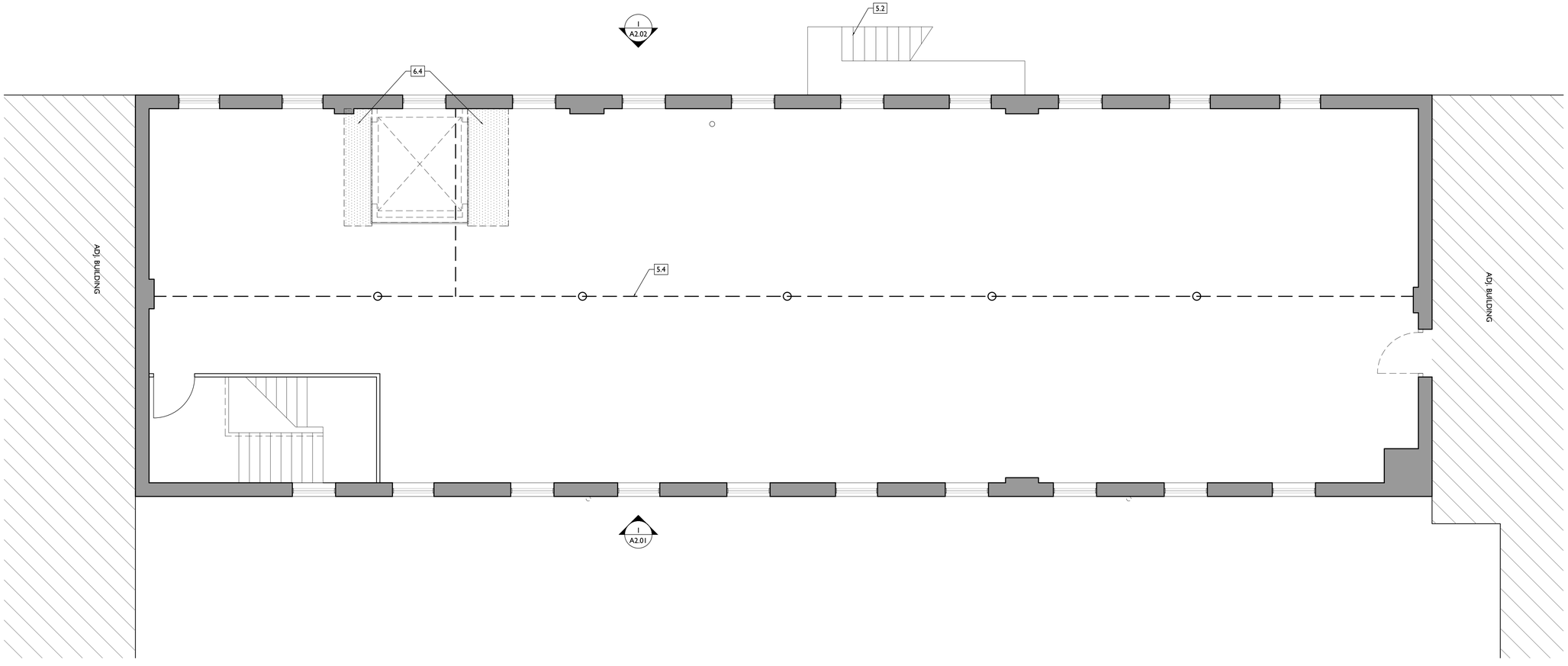
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - FOURTH FLOOR PLAN | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.04

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

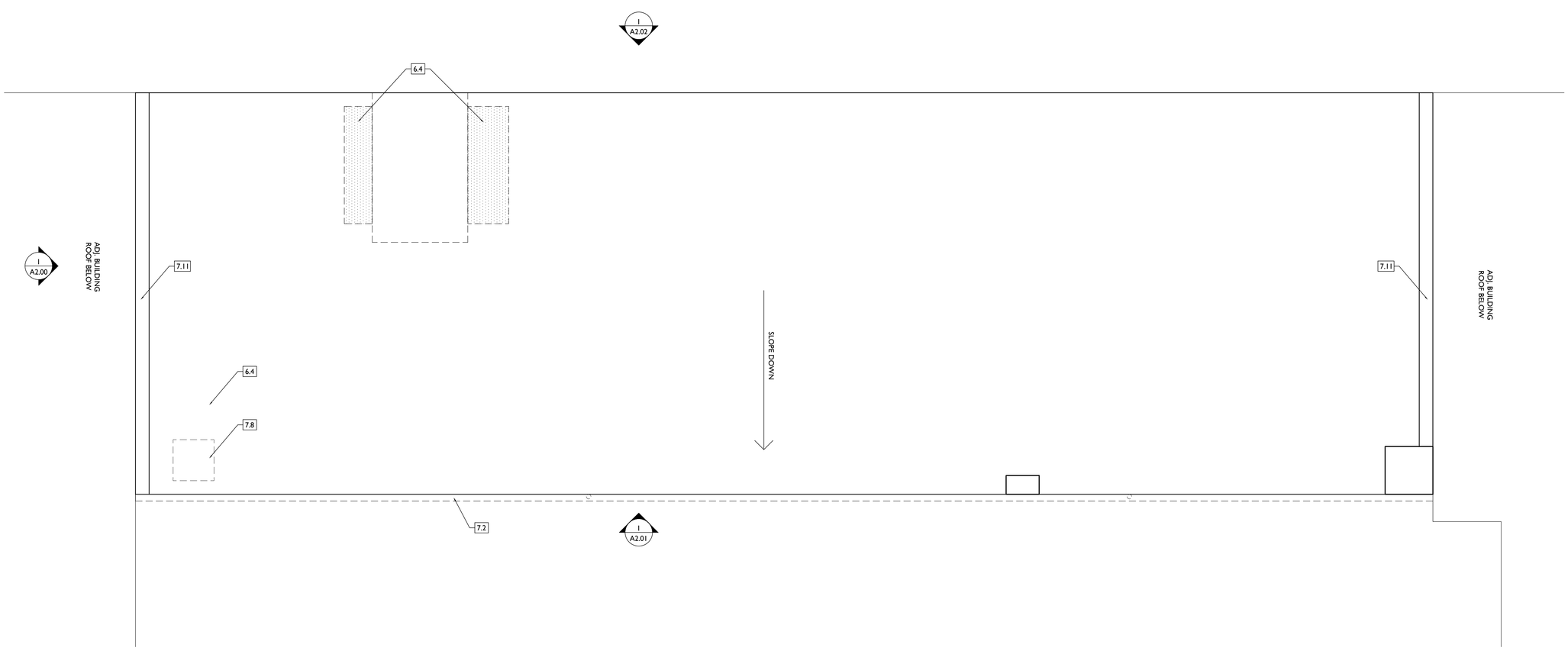
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



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

DEMO - ROOF PLAN | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 06.03.2017

A1.05

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

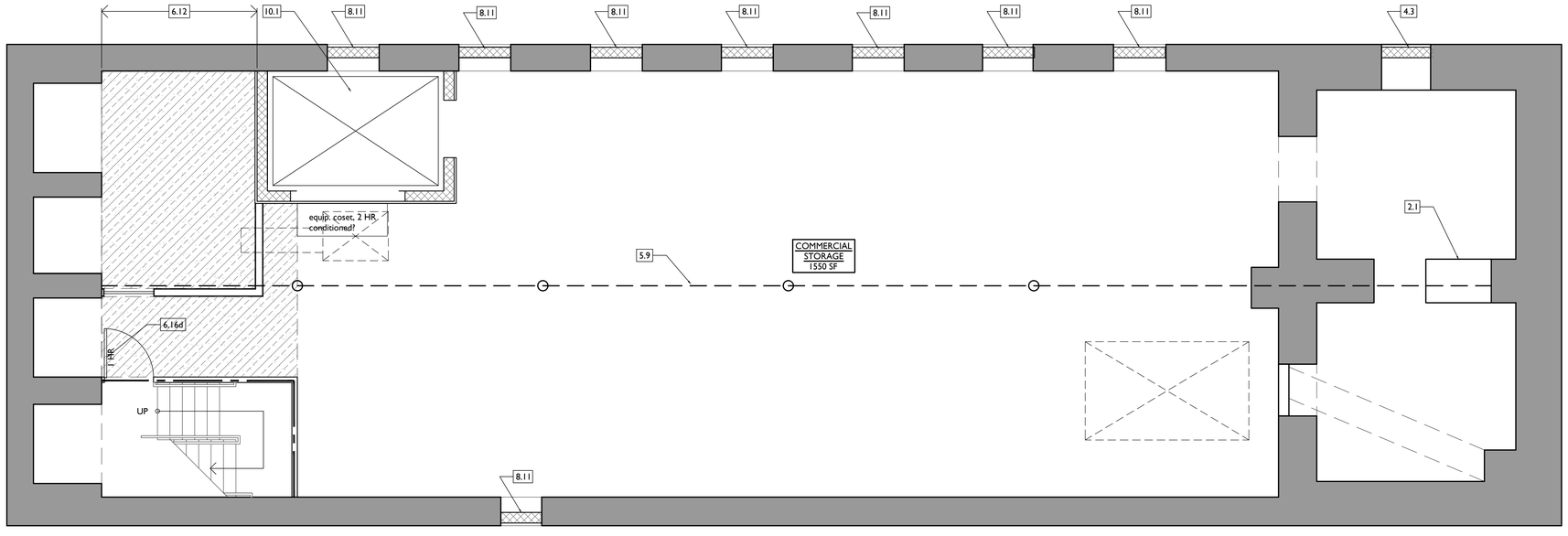
26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL NEW ALUMINUM TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - BASEMENT FLOOR PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.10

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

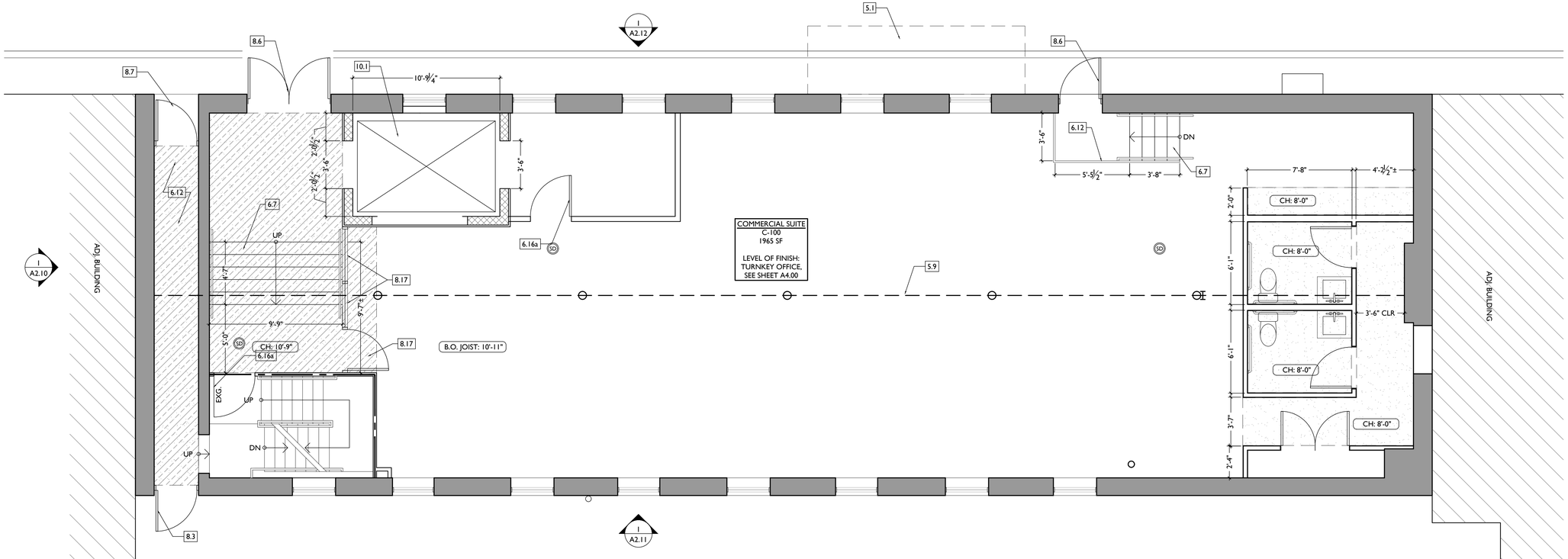
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - FIRST FLOOR PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 06.03.2017

A1.11

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  - -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
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- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
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- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
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- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

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- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
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- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

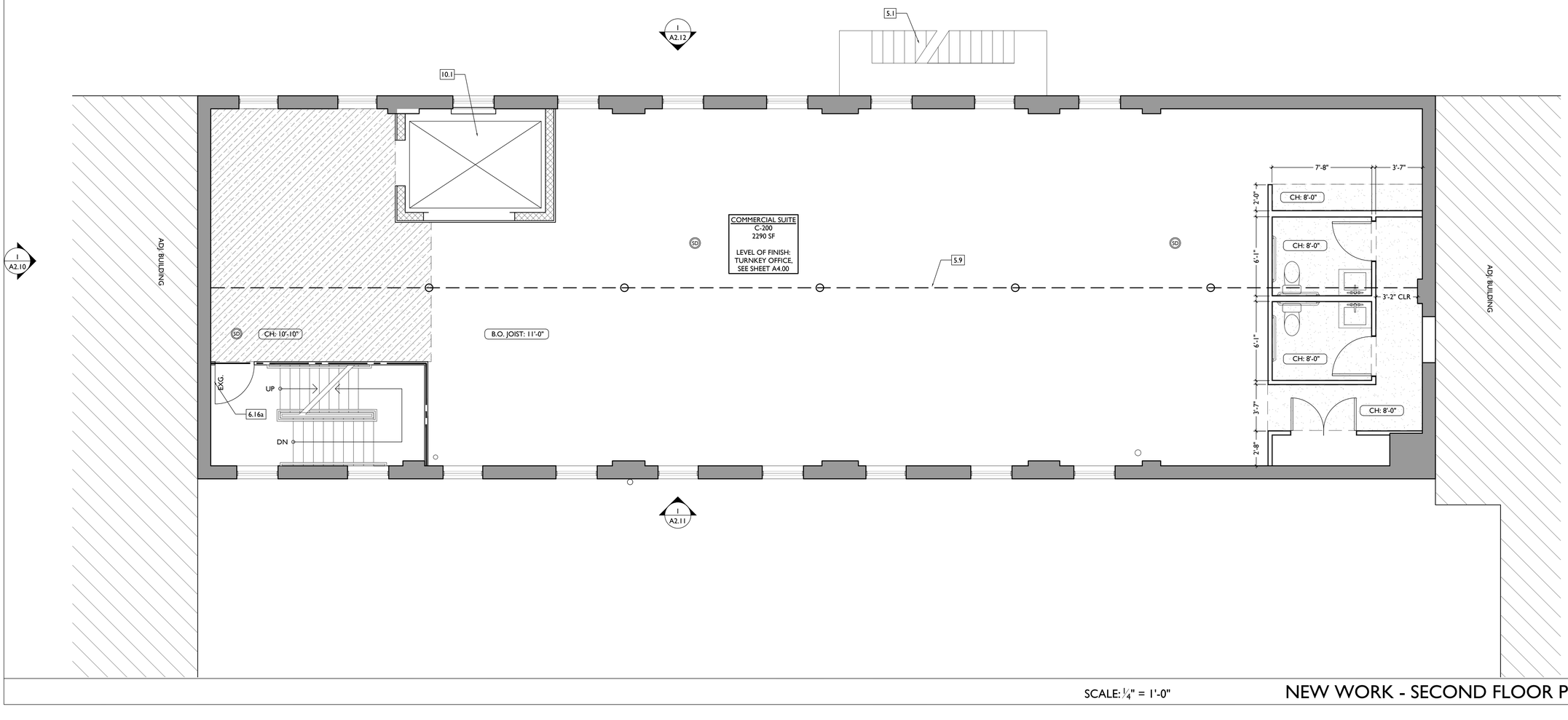
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - SECOND FLOOR PLAN | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.12

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
a. REPAIR/RETAIN EXG.
b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL® ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

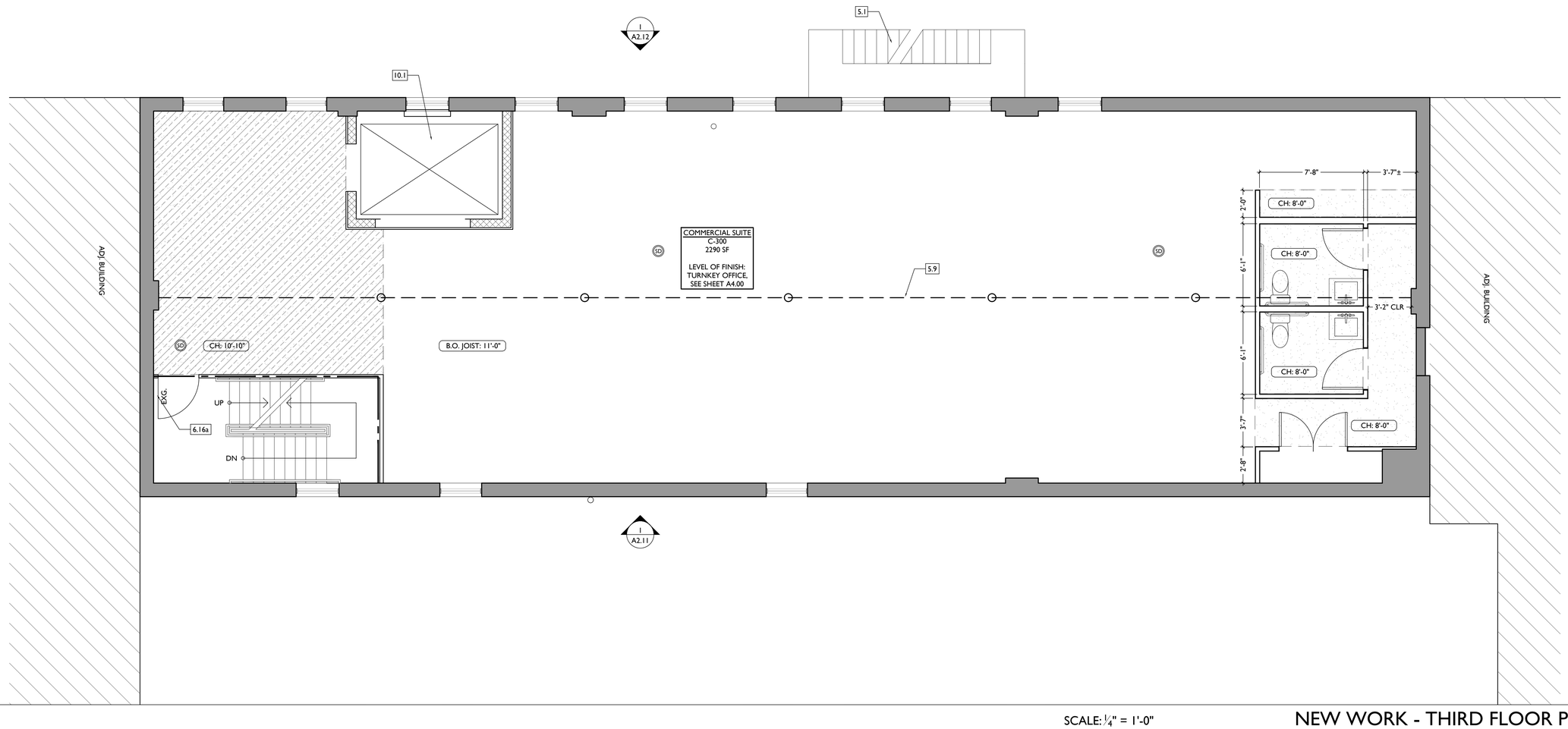
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - THIRD FLOOR PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.13

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
-W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
- OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
a. EXG DOOR OPERABLE.
b. EXG DOOR FIXED.
c. NO DOOR REMAINS.
d. NEW DOOR (TYP U.N.O.)
e. MOVE DOOR FROM ADJACENT.
f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
a. REPAIR/RETAIN EXG.
b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
10.1. NEW ELEVATOR.
10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
22.4. PROVIDE MOP SINK
22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

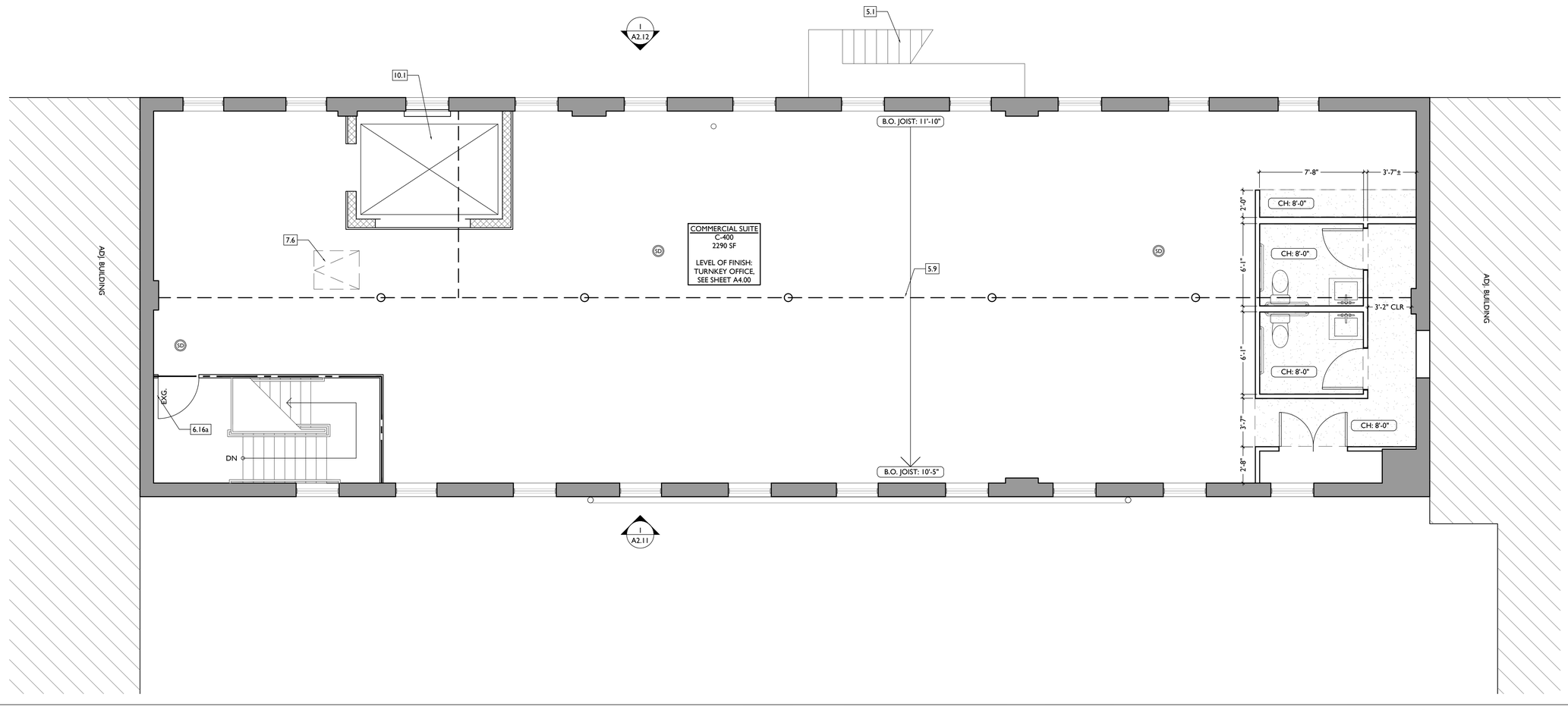
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

SCALE: ¼" = 1'-0"

NEW WORK - FOURTH FLOOR PLAN | 1

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.14

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING. TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
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22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
23.3. EXPOSED DUCT WORK ABOVE.
23.4. PROPOSED LOCATION OF EXHAUST VENT.
23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

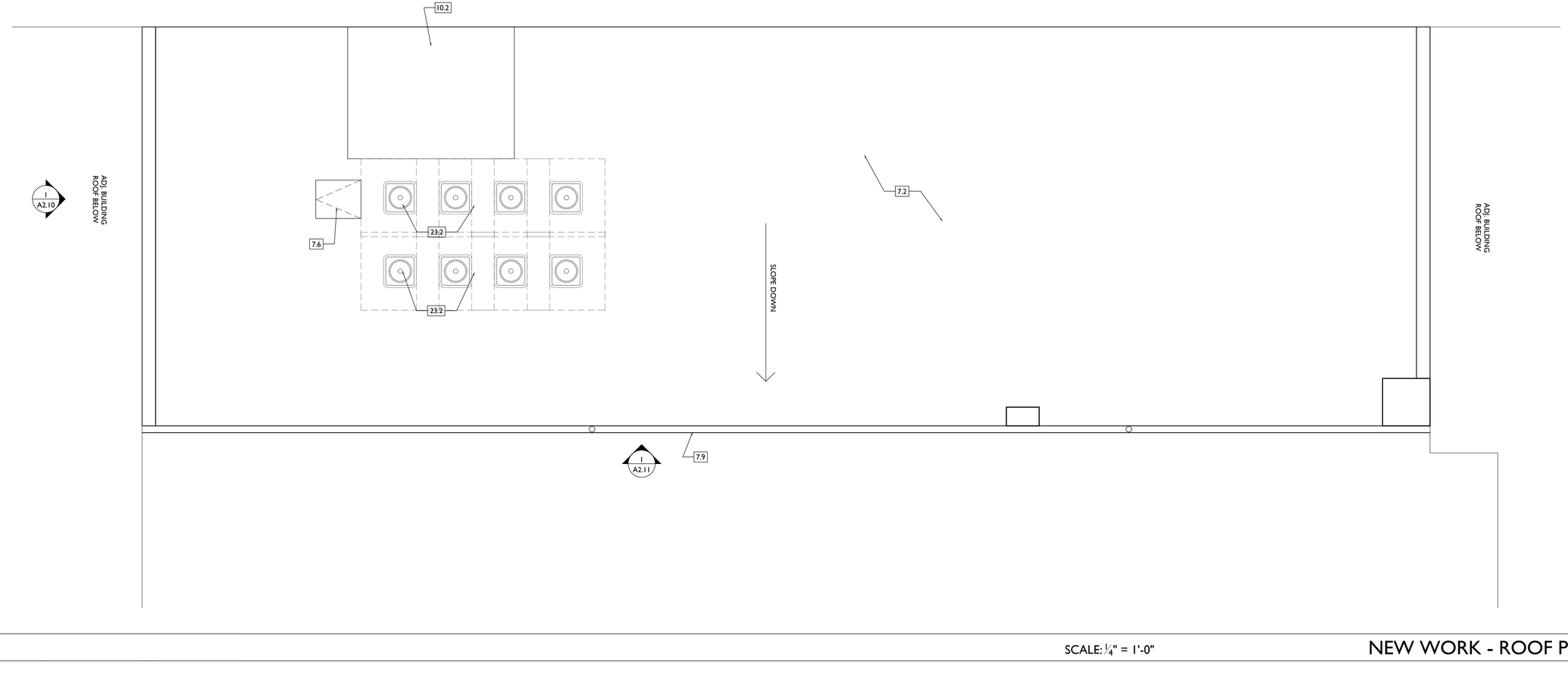
26. ELECTRICAL
26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.
B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.
C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.
D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.
E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.
F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.
G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.
H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.
I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)
J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.
K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.
L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.
M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.
N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.
O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.
Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.
R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.
R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX
T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



SCALE: ¼" = 1'-0"

NEW WORK - ROOF PLAN | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A1.15

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
   - CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
   - ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

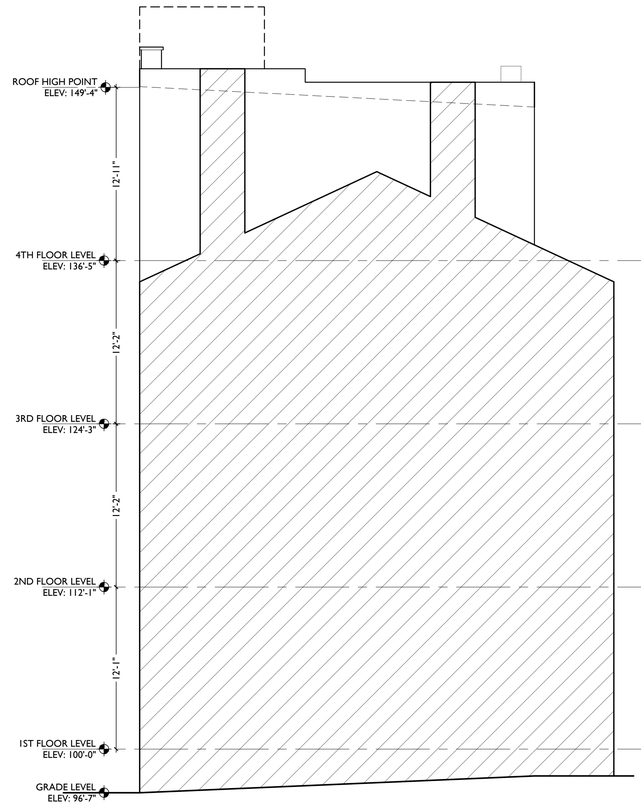
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - SOUTH ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 06.03.2017

A2.00

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY. INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
F. BOX GUTTERS - RELINE & REPAIR.
G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

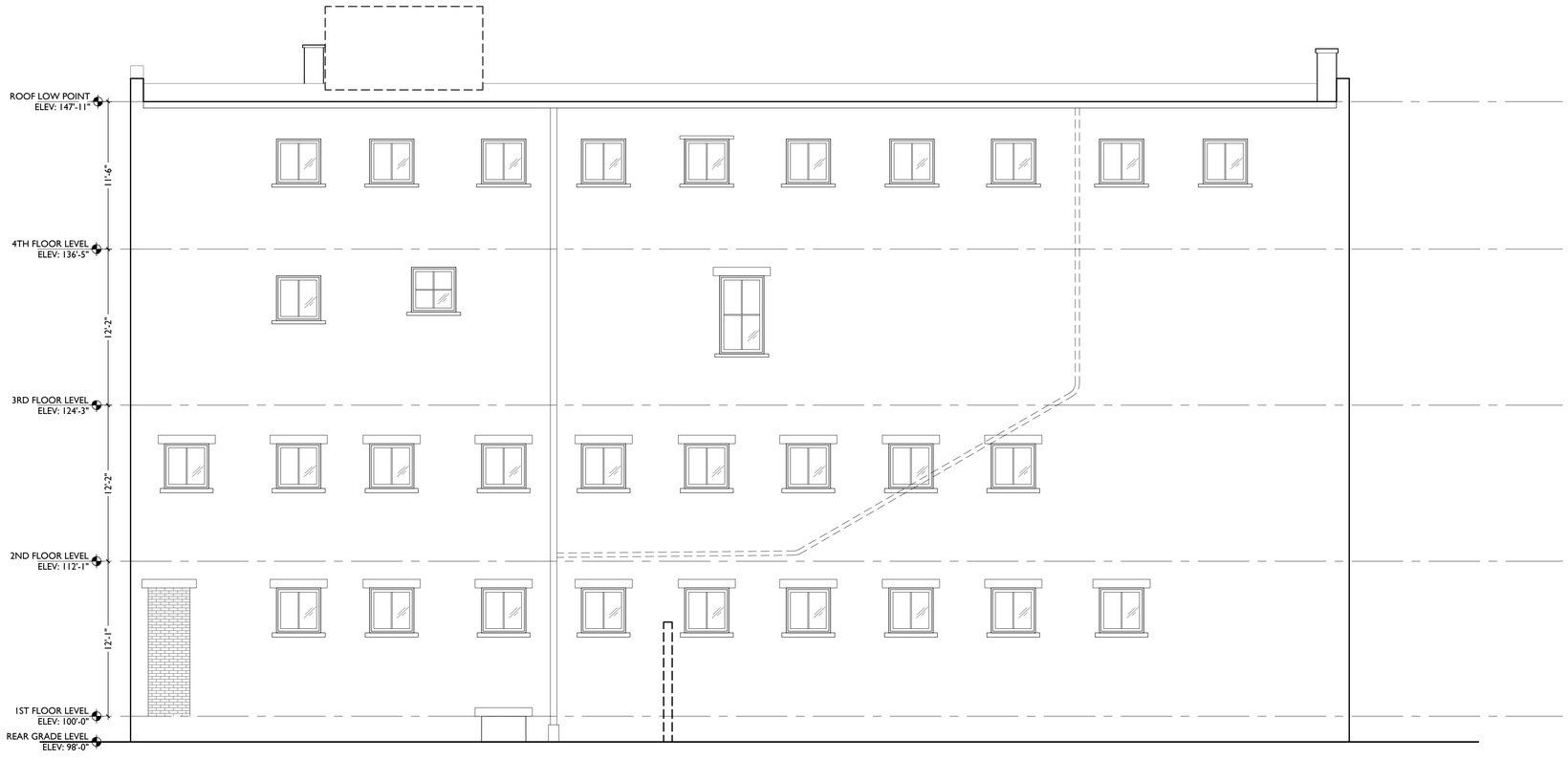
DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.



SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - EAST ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL. LF. JP. MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 06.03.2017

A2.01

DEMO WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. (NOT USED)
2.2. REMOVE METAL TRIM ENCLOSING JAMBS & PREPARE HISTORIC BRICK FOR KEYING-IN OF NEW BRICK TO MATCH.
2.3. AWNING TO BE REMOVED

3. CONCRETE
3.1. (NOT USED)
3.2. (NOT USED)
3.3. EXG. CONCRETE STEPS/RAMP TO REMAIN- REPAIR AS REQUIRED.
3.4. REMOVE EXG. CONCRETE STEPS.
3.5. EXG. CONCRETE WALKWAY TO REMAIN.
3.6. REMOVE EXG. CONCRETE WALKWAY.
3.7. CUT DOWN EXISTING CONCRETE SILL TO ACCOMMODATE NEW SLOPED ENTRY. SEE NEW CONSTRUCTION PLANS FOR LOCATION AND SIZE.
3.8. EXG. BASEMENT SLAB TO REMAIN. REPAIR AS REQUIRED. VERIFY EXISTENCE & WORKING CONDITION OF FLOOR DRAINS. REPAIR OR PROVIDE NEW AS REQUIRED. SEE MEP NEW CONSTRUCTION PLANS.
3.9. REMOVE EXG. CONCRETE SLAB.

4. MASONRY
4.1. NEW OPG. IN EXG. MASONRY WALL. SEE STRUCT DWGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION. AT NEW DOOR OPENINGS IN EXTERIOR WALLS, CUT DOWN TO ACCOMMODATE NEW CAST-STONE THRESHOLD.
4.2. ENLARGE EXG. OPG. IN MASONRY WALL. SEE STRUCTURAL DRAWINGS FOR NEW LINTEL. SEE NEW CONSTRUCTION PLANS FOR OPG. DIMS.
4.3. REMOVE EXG. MASONRY INFILL AT HISTORIC DOOR/WINDOW OPENING. VERIFY CONDITION OF HISTORIC LINTEL.
4.4. REMOVE EXG. NON-HISTORIC BRICK INFILL BETWEEN HISTORIC STOREFRONT FRAMES. VERIFY ALL BRICK INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. ALL HISTORIC STOREFRONT TO REMAIN-PROTECT DURING DEMOLITION. VERIFY CONDITION OF EXG. STOREFRONT/ LINTELS, AND PROVIDE SHORING AS REQUIRED.
4.5. REMOVE EXG DOOR. TOOTH OUT MASONRY BELOW TO CREATE NEW ACCESSIBLE ENTRY AT SIDEWALK.
4.6. LOWER SILL OF EXG. WINDOW OPG. TOOTH OUT MASONRY BELOW TO CREATE NEW DOOR OPG. PROVIDE NEW CAST-STONE SILL. SEE NEW CONSTRUCTION PLANS AND DOOR DETAILS FOR ADDITIONAL INFO.
4.7. REPAIR EXG. CHIMNEY. SEE NEW CONSTRUCTION PLANS.
4.8. REMOVE EXG. CHIMNEY AND CAP BELOW ROOF LINE.
4.9. (NOT USED)

5. METALS
5.1. EXG. STEEL CURB/THRESHOLD TO REMAIN. REPAIR/REPLACE IF DAMAGED.
5.2. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQUIRED.
5.3. EXG. FIRE ESCAPE TO BE REMOVED ENTIRELY. REPAIR MASONRY AS NEEDED AROUND ANCHOR POINTS AS REQ.
5.4. EXG. HISTORIC BEAM ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.
5.5. REMOVE EXG. BREEZEWAY GATE.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. (NOT USED)
6.2. EXG. HISTORIC WOOD-FRAMED WALL TO REMAIN (SHADED GREY)
6.3. EXG. FRAMED WALL TO BE REMOVED. (SHOWN DASHED)
6.4. EXISTING HISTORIC STAIR & GUARDRAILS - PRESERVE AND PROTECT.
6.5. NEW OPENING IN FLOOR/ROOF- REMOVE EXG. FRAMING & SHEATHING/DECKING- SEE STRUCT DWGS.
6.6. REMOVE NON-HISTORIC GUARDRAIL AT EXISTING STAIR. PRESERVE HISTORIC STAIR ELEMENTS, WHEN PRESENT, PER PART 2 TAX CREDIT APPLICATION.
6.7. STAIR TO REMAIN IN PLACE; FLOOR OVER OPENING PER STRUCT DWGS.
6.8. INFILL FLOOR OPENING PER STRUCT DWGS.
6.9. CORNICE TO REMAIN. REPAIR AND RESURFACE AS REQUIRED.
6.10. REPAIR/REPLACE EXG. WOOD SHORING POSTS- SEE STRUCT DWGS.
6.11. REMOVE EXG. STAIR AND GUARDRAILS ENTIRELY
6.12. REMOVE EXTERIOR STAIR AND PORCH SYSTEM; SALVAGE RAILING INFILL PANELS FOR RE-USE.

7. THERMAL AND MOISTURE PROTECTION
7.1. (NOT USED)
7.2. (NOT USED)
7.3. (NOT USED)
7.4. EXG. BOX GUTTER TO REMAIN. REPAIR AREAS OF DETERIORATED BOX GUTTER AND REBUILD CORNICE, BRACKETS, AND TRIM AS REQ TO MATCH HISTORIC ADJACENT.
7.5. (NOT USED)
7.6. (NOT USED)
7.7. (NOT USED)
7.8. REMOVE EXG. ROOF ACCESS HATCH & INFILL OPENING WITH NEW FRAMING PER STRUCT DWGS.
7.9. (NOT USED)
7.10. REMOVE PORTION OF ROOF- COORDINATE W/ STRUCT DWGS.
7.11. EXG. PARAPET WALL TO REMAIN. REPAIR CAPS AS REQUIRED.
7.12. REMOVE EXG. ROOF HATCH- OPENING TO REMAIN. PROVIDE REPLACEMENT HATCH PER NEW CONSTRUCTION PLANS.

8. OPENINGS
8.1. REMOVE EXISTING NON-HISTORIC STOREFRONT.
8.2. REMOVE EXISTING OVERHEAD ROLL-UP SECURITY GRILL.
8.3. IMPORTANT! OPENING(S) WITH SENSITIVE HISTORIC MATERIAL. REFER TO _____ FOR MORE DETAILED INSTRUCTIONS.
8.4. REMOVE NON-HISTORIC WINDOW - KEEP EXG FRAME/BRICKMOLD.
8.5. REMOVE ALL MATERIALS IN OPENING(S) BACK TO MASONRY, INCLUDING NON-HISTORIC WINDOW, FRAME, & BRICKMOLD.

9. FINISHES
9.1. EXG. PLASTER FINISH TO REMAIN IN THESE LOCATIONS. REPAIR AS REQ.
9.2. REMOVE EXG. PLASTER AND LATH AT EXISTING MASONRY.

DEMO WORK PLANS GENERAL NOTES:

A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO APPROVED PART 2 NARRATIVES AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED IN ANY BUILDING DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

RETAIN ALL OF THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE:
C. RETAIN ALL EXG. HISTORIC MASONRY, UNO. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE.- CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN ALL HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC.
E. HISTORIC STOREFRONT FRAMEWORK - COLUMNS, LINTELS, AND THRESHOLDS.
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G. RETAIN ALL HISTORIC COMMON INTERIOR STAIRCASES AND STAIR ELEMENTS, INCLUDING BUT NOT LIMITED TO TRIM, BANISTERS, ETC.
H. RETAIN ALL INTERIOR WAINSCOTING AT CORRIDORS AND STAIRHALLS.
I. RETAIN ALL HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN ALL HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED. HISTORIC TRIM TO BE RE-INSTALLED OVER NEW DRYWALL FINISH.
J. RETAIN ALL HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. SEE _____ FOR MORE DETAILED INFORMATION.
- ALL HISTORIC DOORS THAT ARE NOT REUSED IN FINAL DESIGN TO BE RETAINED AND STORED IN BASEMENT OF ORIGINAL BUILDING.
K. RETAIN ALL HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
L. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE ALL OF THE FOLLOWING, UNLESS NOTED OTHERWISE:
M. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, AT ALL FLOOR LEVELS, INCL. BASEMENT & ATTIC.
N. CEILINGS -DRYWALL, SUSPENDED, AND PLASTER & LATHE- TO EXPOSE EXG FLOOR/ROOF JOISTS
O. FLOOR FINISHES DOWN TO WOOD SUBFLOOR. PATCH/REPLACE DETERIORATED SUBFLOOR WHERE REQ.
P. NON-HISTORIC FURRING & DRYWALL @ EXTERIOR WALLS NON-HISTORIC NON-BEARING WOOD-FRAMED DRYWALL WALLS (SHOWN DASHED). VERIFY BEARING PRIOR TO DEMOLITION & PROVIDE SHORING WHERE REQ.
Q. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED)
R. NON-HISTORIC STAIRS (SHOWN DASHED)
S. NON-HISTORIC METAL GUARDRAILS AT HISTORIC STAIRS. RETAIN ALL HISTORIC STAIRS & BANISTERS, TYP.
T. NON-HISTORIC CABINETRY
U. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
V. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
W. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
X. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS.
Y. NON-HISTORIC VINYL AND ALUMINUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
Z. VEGETATION FROM BRICK.

AA. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO:
- REMOVE ALL PLASTER & LATH FROM ALL CEILINGS- EXPOSE FRAMING.
- REMOVE ALL PLASTER & LATH ON NON-STAIR SIDE OF EXG. STAIRWELL WALLS, BUT
- RETAIN AND REPAIR ALL EXISTING PLASTER, WAINSCOTING & TRIM TO REMAIN ON STAIR SIDE OF STAIRWELL WALLS
- REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
- RETAIN AND REPAIR PLASTER AT HISTORIC INT. WALLS TO REMAIN (SHADED GREY)

AB. AT ALL NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED. ALL EXPOSED EDGES ARE TO BE FIRED EDGES.

AC. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEPT BROOM CLEAN.

DEMO WORK PLANS GRAPHIC KEY:

- [#] KEYNOTE
- EXISTING EXT. WALL (TO REMAIN)
- EXISTING INT. WALL (TO REMAIN)
- EXISTING FRAMED WALL TO BE REMOVED
- EXISTING (LOAD BEARING) WALL TO BE REMOVED
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING FLOOR CONSTRUCTION TO BE REMOVED

DASHED LINES INDICATE DEMOLITION:

- REMOVE ALL NON-HISTORIC, NON LOAD-BEARING INTERIOR PARTITION WALLS, AND ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, AND MECHANICAL EQUIPMENT BACK TO POINT OF SERVICE.

NOTE: ALL INTERIOR LOAD-BEARING WALLS TO REMAIN. NO EXTERIOR WORK PROPOSED AT THIS TIME.

SCALE: $\frac{3}{16}$" = 1'-0"

DEMO - WEST ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 06.03.2017

A2.02

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
  - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

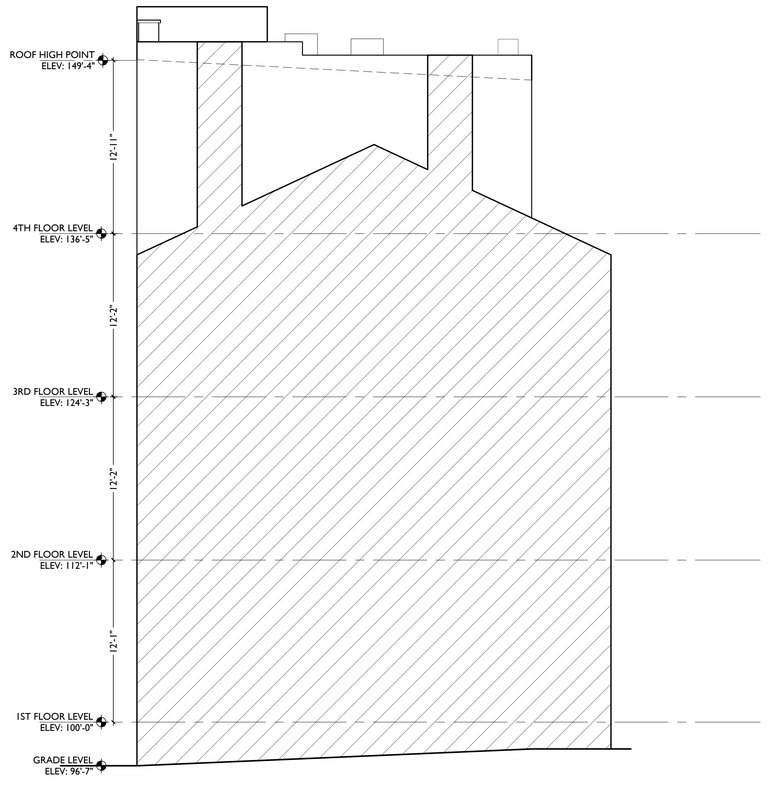
U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- PARTITION TYPE; SEE SHEET A6.XX
- KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE



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

NEW WORK - SOUTH ELEVATION | 1

NOT FOR FINAL CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A2.10

NEW WORK PLANS [#] KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
4.4. EXPANDED MASONRY OPENING:
   a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
   b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
   c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
   d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
4.8. PROVIDE NEW CAST STONE LINTEL.
4.9. REPLACE DAMAGED/ MISSING BRICK.
4.10. TUCKPOINT EXISTING BRICK AND STONE.
4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
5.3. REMOVE EXG. FIRE ESCAPE.
5.4. NEW STEEL BREEZEWAY GATE.
5.5. NEW ALUMINUM FENCE SYSTEM.
5.6. NEW EXTERIOR REPLACEMENT HATCH.
5.7. NEW INTERIOR HATCH TO BASEMENT
5.8. REPAIR/REPLACE EXG. INTERIOR HATCH TO BASEMENT.
5.9. EXG STRUCTURE TO REMAIN.
5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
   -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING.
   - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
6.1. NEW CONSTRUCTION ADDITION.
6.2. NEW EXTERIOR STAIR.
6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
6.4. NEW EXTERIOR DECK.
6.5. NEW DUMPSTER SCREEN.
6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
6.7. NEW INTERIOR STAIR.
6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
6.9. NEW INTERIOR LANDING.
6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
6.12. NEW FLOOR OPENING.
6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
6.15. NEW CASED OPENING
6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
   a. EXG DOOR OPERABLE.
   b. EXG DOOR FIXED.
   c. NO DOOR REMAINS.
   d. NEW DOOR (TYP U.N.O.)
   e. MOVE DOOR FROM ADJACENT.
   f. NEW FIXED DOOR PANEL.
6.17. HISTORIC INTERIOR MANTEL TRIM:
   a. REPAIR/RETAIN EXG.
   b. NONE REMAINS.
6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW WALKING SURFACE - PAVERS.
7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
7.3. NEW SHINGLE ROOF.
7.4. PROVIDE NEW CRICKETS.
7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.7. NEW SKYLIGHT.
7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
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9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
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- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- DOOR DESIGNATION; SEE SHEET A6.XX
- WINDOW DESIGNATION; SEE SHEET A6.XX
- STOREFRONT DESIGNATION; SEE SHEET A6.XX
- NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - EAST ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A2.11

NEW WORK PLANS # KEYED NOTES

1. GENERAL

2. EXG. CONDITIONS
- 2.1. PARTIAL HEIGHT WALL TO REMAIN.

3. CONCRETE
- 3.1. EXG SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQ'D.
- 3.2. NEW CONCRETE SLAB TO BE LEVEL & COPLANAR WITH ADJACENT EXISTING SLAB.
- 3.3. NEW CONCRETE ADA RAMP WITH STEEL HANDRAILS EA. SIDE.
- 3.4. NEW CONCRETE CAP OVER EXG. BASEMENT WINDOW WELLS.
- 3.5. NEW STEP(S) @ ENTRY DOOR, MAX RISER 7", MIN TREAD 11"; SEE A5.00
- 3.6. NEW CONCRETE SLAB FLOORING.

4. MASONRY
- 4.1. EXPOSED BRICK TO BE LEFT EXPOSED.
- 4.2. NEW BRICK INFILL AT EXG NON-ORIGINAL GARAGE DOOR OPENING.
- 4.3. EXG COAL CHUTE TO BE INFILLED WITH CONCRETE BLOCK
- 4.4. EXPANDED MASONRY OPENING:
  - a. EXG. WINDOW OPENING TO BE DROPPED TO BECOME WALKWAY.
  - b. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME WALKWAY.
  - c. EXG. WINDOW OPENING TO BE DROPPED TO BECOME DOORWAY.
  - d. EXG. WINDOW OPENING TO BE WIDENED & DROPPED TO BECOME DOORWAY AND SIDELITE.
- 4.5. INFILL EXISTING MASONRY OPENING WITH NEW OR RECLAIMED MASONRY.
- 4.6. CLEAN STONE FOUNDATION WALL, REPAIR AND REPOINT. DON'T PARGE.
- 4.7. PROVIDE NEW CAST-STONE SILL/THRESHOLD.
- 4.8. PROVIDE NEW CAST STONE LINTEL.
- 4.9. REPLACE DAMAGED/ MISSING BRICK.
- 4.10. TUCKPOINT EXISTING BRICK AND STONE.
- 4.11. REPAIR/REPLACE EXISTING DAMAGED STONE TRIM.

5. METALS
- 5.1. EXG. FIRE ESCAPE TO REMAIN. REPAIR AS REQ'D. (TYP. U.N.O.)
- 5.2. NEW FIRE ESCAPE TO CONNECT TO EXG. BELOW.
- 5.3. REMOVE EXG. FIRE ESCAPE.
- 5.4. NEW STEEL BREEZEWAY GATE.
- 5.5. NEW ALUMINUM FENCE SYSTEM.
- 5.6. NEW EXTERIOR REPLACEMENT HATCH.
- 5.7. NEW INTERIOR HATCH TO BASEMENT
- 5.8. REPAIR/RETAIN EXG. INTERIOR HATCH TO BASEMENT.
- 5.9. EXG STRUCTURE TO REMAIN.
- 5.10. NEW STRUCTURAL MEMBER ABOVE. SEE STRUCTURAL DRAWINGS.
- 5.11. NEW CONTINUOUS 1½" DIA. STEEL PIPE HANDRAIL @ 36" ABOVE RAMP OR STAIR NOSING, TYP. RETURN RAIL TO WALL/GUARDRAIL OR FLOOR. PROVIDE EXTENSIONS AT TOP AND BOTTOM OF STAIRS PER OBC.
- 5.12. NEW STEEL GUARDRAIL, SEE TYP. DTLS. PROVIDE LOADING RESISTANCE AND OPENING LIMITATIONS PER OBC.
  - -W/ IN DWELLING UNITS- 36" A.F.F. AND STAIR NOSING
  - - OUTSIDE OF DWELLING UNITS- 42" A.F.F. AND STAIR NOSING.
- 5.13. AT TENANT STORAGE AREAS PROVIDE NEW FULL HEIGHT CHAIN LINK FENCES WITH LOCKABLE GATES.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1. NEW CONSTRUCTION ADDITION.
- 6.2. NEW EXTERIOR STAIR.
- 6.3. NEW EXTERIOR LANDING. (CONNECTS TO NEW EXT. STAIR AT ADJACENT BUILDING.)
- 6.4. NEW EXTERIOR DECK.
- 6.5. NEW DUMPSTER SCREEN.
- 6.6. NEW WOOD-FRAMED INTERIOR RAMP. MAX SLOPE 1:12 - SEE ELEVATIONS. WOOD FINISH TO MATCH ADJ. FLR.
- 6.7. NEW INTERIOR STAIR.
- 6.8. REPAIR/RETAIN EXG. STAIR IN ORIGINAL CONFIGURATION.
- 6.9. NEW INTERIOR LANDING.
- 6.10. NEW GUARDRAIL/ HANDRAIL AT EXISTING STAIR.
- 6.11. NEW FLOOR FRAMING AND FLOOR; SEE STRUCT. DWGS.
- 6.12. NEW FLOOR OPENING.
- 6.13. NEW OPENING IN INTERIOR HISTORIC WALL- HEAD HEIGHT & TRIM TO MATCH ADJACENT HISTORIC DOOR TRANSOMS.
- 6.14. NEW HEADER IN FORMER LOCATION OF HISTORIC INTERIOR WALL- HEIGHT & TRIM TO MATCH ADJACENT HISTORIC TRANSOMS.
- 6.15. NEW CASED OPENING
- 6.16. REPAIR/RETAIN HISTORIC INT. DOOR FRAME/TRANSOM:
  - a. EXG DOOR OPERABLE.
  - b. EXG DOOR FIXED.
  - c. NO DOOR REMAINS.
  - d. NEW DOOR (TYP U.N.O.)
  - e. MOVE DOOR FROM ADJACENT.
  - f. NEW FIXED DOOR PANEL.
- 6.17. HISTORIC INTERIOR MANTEL TRIM:
  - a. REPAIR/RETAIN EXG.
  - b. NONE REMAINS.
- 6.18. PROVIDE BLOCKING FOR FUTURE GRAB BAR(S) INSTALLATION AT ADA TOILET.

7. THERMAL AND MOISTURE PROTECTION
- 7.1. NEW WALKING SURFACE - PAVERS.
- 7.2. NEW FULLY ADHERED 15-YEAR 'CLASS C' EPDM MEMBRANE ROOF.
- 7.3. NEW SHINGLE ROOF.
- 7.4. PROVIDE NEW CRICKETS.
- 7.5. NEW ROOF TERRACE - REMOVE PORTION OF EXG ROOF & RETAIN SURROUNDING WALLS.
- 7.6. NEW ROOF ACCESS HATCH AND PERMANENT LADDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.7. NEW SKYLIGHT.
- 7.8. NEW SKYLIGHT IN EXG. ROOF OPENING.
- 7.9. NEW HUNG METAL GUTTER AND DOWNSPOUTS. TIE INTO EXG. STORM SYSTEM.
- 7.10. REPAIR AND RELINE EXG. BOX GUTTER; NEW ALUM. DOWNSPOUT.
- 7.11. REPAIR/RETAIN ATTIC VENT. SEE EXTERIOR ELEVATIONS.
- 7.12. NEW ATTIC VENT. SIZE TO PROVIDE MIN NFVA PER OBC. INSTALL PER MFR'S SPECS AND TYP. DETAILS A6.01.
- 7.13. PROVIDE NEW LOUVERED VENT IN EXG. WINDOW SASH. SEE ELEVATIONS.

8. OPENINGS
- 8.1. NEW DOOR IN EXG. DOOR OPENING (TYP. U.N.O.).
- 8.2. NEW DOOR IN EXPANDED EXISTING WINDOW OPENING. SEE ELEVS.
- 8.3. NEW DOOR IN NEW OPENING IN EXISTING MASONRY WALL. SEE ELEVS.
- 8.4. REPAIR/RETAIN EXG. DOOR (AND SIDELITES, WHEN EXISTING.)
- 8.5. EXISTING BRICK-INFILLED DOOR OPENING TO REMAIN INFILLED.
- 8.6. DROP EXG. DOOR SILL FOR ACCESSIBLE ENTRY. PROVIDE NEW DOOR.
- 8.7. NEW DOOR RECESSED WITHIN BREEZEWAY OPENING.
- 8.8. NEW PANELIZED OVERHEAD GARAGE DOOR WITH GLASS LITES.
- 8.9. NEW WINDOW OPENING IN EXISTING MASONRY WALL.
- 8.10. NEW WINDOW IN EXISTING RESTORED HISTORIC OPENING.
- 8.11. EXISTING OPENING TO BE FULLY INFILLED WITH BRICK.
- 8.12. EXISTING BRICK-INFILLED WINDOW OPENING TO REMAIN INFILLED.
- 8.13. EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW TO PROVIDE NET CLEAR OPG. OF 5.7 SQFT, W/ MINIMUM CLEAR OPG. HT. OF 24", MINIMUM CLEAR OPENING WIDTH OF 20" AND LOCATED LESS THAN 44" A.F.F.
- 8.14. REPAIR/RETAIN EXISTING HISTORIC STOREFRONT REMNANTS- PROVIDE NEW GLASS.
- 8.15. NEW ALUM STOREFRONT IN HISTORIC STOREFRONT FRAMEWORK.
- 8.16. NEW ALUM STOREFRONT & NEW BRICK PIERS BELOW EXG. HISTORIC STOREFRONT LINTEL.
- 8.17. NEW ALUMINUM STOREFRONT SYSTEM AT COMMERCIAL SUITE ENTRY.
- 8.18. NEW ALUMINUM WINDOW WALL GLAZING AT NEW ADDITION.

9. FINISHES
- 9.1. LINE OF NEW DRYWALL SOFFIT/BULKHEAD ABOVE. SEE RCPS AND A6.01 FOR HEIGHT AND ADDITIONAL INFO.
- 9.2. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'A' ABOVE, U.N.O. SEE A6.00
- 9.3. 2-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'B' ABOVE, U.N.O. SEE A6.00
- 9.7. NON-RATED FLR-CLG ASSEMBLY TYPE 'D' ABOVE, U.N.O. SEE A6.00
- 9.8. NON-RATED FLR-CLG ASSEMBLY TYPE 'E' ABOVE, U.N.O. SEE A6.00
- 9.9. 2-HR FIRE-RATED "MEMBRANE" TYPE 'F' ABOVE, U.N.O. SEE A6.00
- 9.10. ROOF/CEILING TYPE 'M1' ABOVE, U.N.O. SEE A6.00.
- 9.11. 1-HR FIRE-RATED FLR-CLG ASSEMBLY TYPE 'C' ABOVE, U.N.O. SEE A6.00

10. SPECIALTIES
- 10.1. NEW ELEVATOR.
- 10.2. NEW ENLARGED ELEVATOR PENTHOUSE.
- 10.3. PROVIDE NEW LOCKABLE RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS. 48" A.F.F. MAX REACH HEIGHT. COORD. FRAMING AS REQ. FIRE RATING TO BE CONTINUOUS BEHIND FRAMING FOR MAILBOXES.
- 10.4. PROVIDE 12" D CLOSET SHELF & CLOTHES ROD @ 66" AFF.
- 10.5. PROVIDE (5) 12" DEEP MELAMINE CLOSET SHELVES ON ADJUSTABLE BRACKETS/STANDARDS. SEE DETAIL ???.
- 10.6. PROVIDE ENTRY SECURITY SYSTEM CALL BOX.

21. FIRE SUPPRESSION
- 21.1. APPROX. LOCATION OF FDC CONNECTION - COORDINATE IN FIELD WITH ARCHITECT AND FIRE DEPARTMENT.
- 21.2. PROVIDE STANDPIPE IN STAIRWELL - LOCATE SO IT DOES NOT INTERFERE W/ EGRESS CIRCULATION.
- 21.3. PROVIDE NEW SURFACE-MOUNTED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION WITH ARCHITECT AND LOCAL FIRE DEPARTMENT.
- 21.4. PROVIDE NEW RECESSED FIRE EXTINGUISHER CABINET, TO ACCOMMODATE 2-A EXTINGUISHER. COORDINATE EXACT LOCATION W/ ARCHITECT & LOCAL FIRE DEPT.

22. PLUMBING
- 22.1. LOCATION OF FUTURE KITCHENETTE. PROVIDE PLUMBING SUPPLY AND DRAIN ROUGH-INS. SEE MEP DWGS.
- 22.2. PROVIDE DRAIN PAN UNDER WATER HEATER WITH PLUMBED OVER-FLOW.
- 22.3. PROVIDE 3 ¼" Ø PIPE IN WALL FRAMING FOR RADON RISER. RISER TO EXTEND FROM BASEMENT TO ATTIC. IF REQUIRED BY TESTING, PROVIDE FUTURE RADON CONNECTION TO BELOW SLAB AREA.
- 22.4. PROVIDE MOP SINK
- 22.5. BATHROOM TO BE ACCESSIBLE PER ANSI A117.1. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 22.6. PROVIDE ADA-COMPLIANT CHILLED-WATER DRINKING FOUNTAIN.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1. NEW AC UNITS ON SERVICE PLATFORM. PROVIDE MECH-TYPE GUARDRAIL AT ALL SIDES OF PLATFORM SEE STRUCTURAL DRAWINGS AND HVAC DRAWINGS.
- 23.2. NEW AC UNITS ON RUBBER CURBS. - SEE HVAC DRAWINGS FOR ADDITIONAL INFORMATION.
- 23.3. EXPOSED DUCT WORK ABOVE.
- 23.4. PROPOSED LOCATION OF EXHAUST VENT.
- 23.5. PROVIDE DEHUMIDIFIERS IN BASEMENT AREA.
- 23.6. PROVIDE MECH-TYPE GUARDRAIL AROUND MECHANICAL EQUIPMENT WHEN <10' FROM ROOF EDGE. LEAVE AT LEAST 1' CLEAR AROUND UNITS. SEE A5.00.
- 23.7. PROVIDE DRYER BOX IN 2X6 WALL @ DRYER LOCATION.
- 23.8. FIRE RATED SHAFT. SEE SHT. A6.00 FOR UL# ASSEMBLY.

24. NOT USED.

25. INTEGRATED AUTOMATION

26. ELECTRICAL
- 26.1. PROVIDE NEW UP/DOWN WALL-MOUNTED LIGHT 8'-0" ABOVE GRADE.

NEW WORK PLANS GENERAL NOTES:

A. NOTE: PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST BE IN ACCORDANCE WITH APPROVED PART 2 AND PART 2 AMENDMENT DOCUMENTATION. NO HISTORIC ELEMENTS ARE TO BE REMOVED/MODIFIED UNLESS SPECIFICALLY ADDRESSED IN ARCHITECTURAL PLANS.

B. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED FLOOR FRAMING.

C. REPAIR OR REPLACE ALL EXISTING DAMAGED OR DETERIORATED WOOD SUBFLOOR.

D. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE '3' PER SHEET A6.00, U.N.O.

E. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE '10' PER SHEET A6.00, U.N.O.

F. ALL NEW INTERIOR PARTITIONS TO BE PARTITION TYPE '1' PER SHEET A6.00, UNLESS NOTED OTHERWISE.

G. ALL THROUGH PENETRATIONS OF RATED FLOOR/CEILING OR WALL ASSEMBLIES ARE TO BE PROTECTED PER SECTION 713.3 AND 713.4 OBC. COORDINAT EWITH MEP DRAWINGS.

H. PROVIDE FIRE BLOCKING AS REQUIRED BY SECTION 717.2, OBC.

I. ALL DIMENSIONS SHOWN ARE TO FRAMING, UNLESS NOTED OTHERWISE. (NOTE: TYPICAL 2X4 WALL THICKNESS IS NOT DIMENSIONED.)

J. PROVIDE BLOCKING AS REQUIRED FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS AND ADDITIONAL INFORMATION.

K. PROVIDE INSULATION (ACOUSTIC AND/OR THERMAL) AS INDICATED IN INSULATION SCHEDULE ON SHEET A6.00.

L. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL ON ALL BATHROOM WALLS, AND WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS THE KITCHEN SINK, WATER HEATER, AND WASHING MACHINE.

M. ALL NEW FLOOR JOISTS THAT ARE IN CONTACT W/ MASONRY ARE TO BE PRESERVATIVE TREATED.

N. EXTERIOR TRIM, SOFFITS, CORNICE AND STOREFRONT TO BE PAINTED. EXISTING UN-PAINTED HISTORIC BRICK IS TO REMAIN UNPAINTED. SEE NEW WORK ELEVATIONS.

O. ALL ELECTRICAL PANEL COVERS IN FINISHED ROOMS ARE TO BE PAINTED TO MATCH ADJACENT WALLS. PAINT TYPE TO BE APPROPRIATE FOR PANEL MATERIAL.

Q. PROVIDE SLEEVES THROUGH EXISTING BRICK WALL IN ATTIC AS REQUIRED FOR HVAC LINE-SET INSTALLATION.

R. ADDITIONAL OPENINGS IN MASONRY AND STONE WALLS WILL BE REQUIRED FOR VARIOUS MEP DUCTS/PIPES/ETC, AND ARE NOT INDICATED ON ARCHITECTURAL AND STRUCTURAL PLANS. COORDINATE OPENINGS WITH MEP PLANS. CONTACT ARCHITECT FOR PRECISE PLACEMENT AS NEEDED.

R. FIRE EXTINGUISHERS TO BE PROVIDED PER NFPA REQUIREMENTS. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.

S. FOR FLOORING TYPES, SEE FINISH PLANS/SCHEDULE ON A7.XX

T. FOR WALL FINISHES (AND FOR WALLS INDICATED AS 'FEATURE') SEE FINISH PLANS/SCHEDULES ON A7.XX

U. ALL FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.

V. ALL EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).

W. PROVIDE DRAFTSTOPPING IN FLOORS AND CEILINGS PER OBC.

NEW WORK PLANS GRAPHIC KEY:

- 2 — PARTITION TYPE; SEE SHEET A6.XX
- 4 — KEYNOTE
- EXISTING EXTERIOR/BEARING WALL
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- 1-HR FIRE RATING
- 2HR — 2-HR FIRE RATING
- NEW FLOOR FRAMING AND FLOORING ABOVE TO MATCH ADJ. FLOORING.
- NEW DROPPED CEILING/SOFFIT/BULKHEAD. SEE RCP FOR ELEVATION/INFO. SEE A6.XX FOR ADDITIONAL SOFFIT FRAMING INFO.
- AREA OF ATYPICAL NEW FIRE-RATED CEILING ABOVE. SEE KEYNOTES & ASSEMBLIES ON A6.XX
- 10 — DOOR DESIGNATION; SEE SHEET A6.XX
- 12 — WINDOW DESIGNATION; SEE SHEET A6.XX
- S12 — STOREFRONT DESIGNATION; SEE SHEET A6.XX
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON A5.XX
- PROPERTY LINE

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

NEW WORK - WEST ELEVATION | 1

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KURT PLATTE 10833
EXP DATE 12.31.2017

Progress Dates

Revisions
1

Design Team:
AL, LF, JP, MKS
Drawn by:
MKS

PROPOSED PROJECT:
RENOVATION FOR:
MARKET SQUARE PHASE II
1810 CAMPBELL ALLEY
CINCINNATI, OH 45202

Job No: 16105 02.03.2017

A2.12

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March 9, 2017

Beth Johnson
Urban Conservator – City of Cincinnati

Re: Market Square Phase 2 – Variance/COA Applications

Dear Ms. Johnson,

As requested, we are submitting a series of items to your office regarding the Market Phase 2 project – a scattered site redevelopment project in the Over-the-Rhine neighborhood for the Model Group developer. After our initial design work and zoning reviews, we are requesting a zoning special exemption at 1810 Campbell due to the constraints of the site.

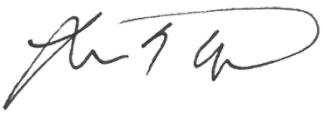
1810 Campbell (CC-P zone)

We are seeking a special exemption for parking. We ask the board to approve a special exemption to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:

a) Property owner shall control the rights to at least 22 parking spaces within 600 feet of the property during normal working hours for the life of the project.
b) Property Owner shall initially demonstrate control for a period of at least 15 years through a long-term lease and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

We are also submitting to you a Certificate of Appropriateness application for this building, along with corresponding building plans and elevations. If you need any additional information from our office, or if you have any questions/concerns in regards to these applications, please do not hesitate to call or email. We look forward to hearing back from you, and to presenting to the HCB.

Sincerely,



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LIST OF WITNESS

1. LUKE FIELD – ARCHITECT
2. MATTHEW STOLL – PROJECT DESIGNER
3. MELISSA REDDY – PROJECT DESIGNER
4. MICHELLE RUSH – PROJECT DESIGNER
5. JASON CHANLEE – OWNER REPRESENTATIVE

MARKET SQUARE PHASE 2
1810 CAMPBELL PARKING PROXIMITY

1" = 40'-0"

September 22, 2015

Bobby Maly
The Model Group

RE: Findlay Market / Parking Rental

Dear Bobby:

I presented your parking requests to the Board for the Corporation for Findlay Market and they requested that we obtain a parking study to determine how, and when, and if we were able to provide any spaces under any of the requested terms.

We did contact our parking facilities manager to obtain some specific detailed information on parking assignment, based upon your requests to lease parking spaces on a Monday through Friday basis.

We currently have 310 parking spaces on our North, South, and West lots. 62 of those spaces have already been leased on a monthly basis for $45.00 each. The majority of those spaces are specifically allocated to the South and West lots, in an attempt to make the North lot most accessible to our everyday shopping traffic.

The North lot would be most convenient for your building location but that is an important lot for transient parking to support market. Based upon the information presented to us, we could allocate up to 40 additional spaces for a Monday through Friday leasing and would again allocate them to the South and West lots.

If there is continued interest at this level, we would like to continue the discussions, to determine the best method of providing these 40 spaces, the cost, the term and how you see these lease commitments moving forward after the street car begins operation. All of these issues would need to be determined before reaching a final agreement.

As I know you are aware through other discussions, the long term need for the neighborhood is structured parking. We look forward to working with you and others to find a great solution for transient, residential and office parking for the neighborhood.

Please contact me at your convenience for a follow-up.

Sincerely,

Joseph Hansbauer
President and CEO

ITEM 6 April 24, 2017

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH2017041/COA2017023
APPLICANT:	Adam Wisler
OWNER:	Tom Franks Barn LLC
ADDRESS:	**419 E 13th Street**
PARCELS:	073-0003-0056-00
ZONING:	Residential Multi-Family (RM 0.7)
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	April 12, 2017
HEARING DATE:	Pre-hearing April 5, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for a new infill 3 story residential building. The applicant is also seeking a Dimensional Variances from Section 1405-07 of the zoning code for a zero lot line side setbacks, lot size, lot width and height variance.

Details of Zoning Relief Required:

- 1405-07: Lot area required is 2,000 sq. ft. The lot area at 1,770 sq. ft. is a substandard lot and will require a variance of 230 sq. ft. to construct a building on the lot.
- 1405-07: Lot width required is 25 sq. ft. The lot width is 20 feet and will require a variance of 5 ft. variance to construct a building on the lot.
- 1405-07: Front yard setback required 5 feet. Proposed setback 0 ft.; 5 foot variance required.
- 1405-07: Side yard setback required 0/5 feet. Proposed setback 0 ft.; 5 foot variance required.
- 1405-07: Maximum Height is 35 feet. Proposed height is approximately 45 feet; a 10 foot variance is required.

Existing Conditions:
419 E 13th Street is currently a vacant parcel. The site on the south side of 13th Street mid-block between two 3 story buildings that are set to the street. The lot is a 20 foot wide and 88.5 foot deep lot that has rear access from an alley.

Figure 1: Street view of 400 Block of 13th Street. Picture provided by Google Street views.

Figure 2: Map of 419 E 13th Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to construct a new single family house at 419 E 13th Street

The new construction will feature the following:

1. A new 3 story structure clad in dark gray brick veneer on the front and Fiber cement lap siding and a glass wall system on the rear. The building will be a 3 story façade on the front and a 3 story façade on the rear.
2. The building is proposed to be massed with zero lot line side yard setbacks, a 20 foot rear yard setback and a 0 foot front yard setback.
3. The building will have a shed roof that slopes to the front mimicking the side gable roof form on the neighboring building, but a rear deck system will be at the

rear rather than the rear slope of the roof.

4. There will be 3 columns of evenly placed two over two double hung windows over the façade at each level with cast stone lintels and sills.
5. The rear façade will have a garage at the bottom level and a terraced decks system at the top two floors.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405-07	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is requesting to build on a substandard lot in size and width; this is an existing condition and the lot cannot be expanded due to surrounding conditions. The applicant is also requesting a zero lot line development, which is common within the OTR Historic District. The height request is also not out of character for the district and is similar to the height of other 3 story buildings abutting the property.

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM-0.7. The proposed use of the subject property conforms to the general nature of the built environment upon the street and within the neighborhood. The proposal does not conform to the lot area, lot width, setback or height. The lot is a legal lot of record which was not created by the applicant and which cannot be modified to be made conforming without disruption of the historic character of the neighborhood.

Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work substantially conforms to the guidelines for the district. (Refer to Certificate of Appropriateness review below)

b. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

c. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Traffic will not be impacted by the construction of the infill. . The project is providing off street parking spaces for the building, 2 in a garage and a parking pad.

d. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable.

e. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

f. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

g. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.

While the property is a substandard lot, being able to build on the lot will help with neighborhood compatibility in order to bring back a missing lot to the streetscape.

The height of the building is compatible with the neighborhood as well. The applicants are requesting to meet the height of the neighboring and abutting buildings.

The neighborhood has mostly zero lot line setbacks for front, rear and side. As the property is smaller and not as deep as most other properties within the district a zero lot line development helps to make workable footprint for the single family home.

h. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

i. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic

conditions; or the development, usefulness or value of neighboring land and buildings.

The parcel is a vacant parcel on a fairly intact street. The front setbacks and height would have a negative impact on the contextual and architectural nature of the street. The request for a zero lot line setback on the side would not have a detrimental impact to neighboring properties.

j. **Blight.** The elimination or avoidance of blight.
The proposed work will take a vacant and empty parcel and will construct a residential unit on the parcel.

k. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value by providing an improved house on the lot.

l. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.

m. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the property increasing.

n. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

o. **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work has an adverse effect on the historic architecture or aesthetic integrity of the Historic District as the front setback and height are not in compliance with the guidelines. The proposed side setback is contextual and is necessary to keep the continuous row house form that is along the south side of 13th Street.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Denial of the minimum lot size requirement would deny all ability to use the property. While the denial of the remaining requested variances would not deprive the property of all economically viable uses as a house could be built

without the requested variances, however the house would not be in keeping with the neighborhoods and specifically this blocks long span of row houses.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District.

The composition is simple yet appropriate to the buildings along E 13th Street. The building is taking a more traditional vocabulary and detailing on the building while distinguishing the building as infill with a dark gray brick. There are often two approaches to infill, a contemporary design or a more traditional approach. Both can be acceptable and appropriate when detailed correctly. While, as it is stated in the Intent of the New Construction Guidelines, new designs should not replicate historic architecture, traditional detailing can be used in a way to be respectful of the historic architecture while not trying to copy it. Small and simple changes, such as using a new brick and materials, can make the building read as a new building, while then making it become part of the fabric on the street. This application represents this approach to infill.

The rear of the building does have a very contemporary design with a glass wall system. As we become more aware of designs on the rear of buildings and along alleyways, staff feels that this design is appropriate. It is set back from the alley way so it will only be visible when someone is on the alley behind the building and the materials and design is such that provides activity and interest on an alley way.

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

This infill development is filling in a vacant parcel that has created a broken streetscape along E 13th Street.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development is taking its cues on detailing, architectural vocabulary, rhythm, massing, spacing and materials from the neighborhood.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines

Staff comments on the Specific Guidelines for New Construction:

B. Specific Guidelines

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

   The applicant has created a strong base by matching the base/watertable treatment and heights to the neighboring buildings.

   Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

   The middle is defined 3 stories of evenly spaced openings over the façade. The window size and spacing are similar to other buildings on the block.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The top is created with a projecting bracketed cornice and aluminum gutter system. The brackets will be fypon with paneled trim boxes between the brackets.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roof is a low pitched shed roof that appears as a side gable roof from the front. While the roof is not a true side gabled roof as the roof deck and rear terraced deck system cut into roof and prevents a rear slope, staff does not believe the lacking rear pitch will be visible from the street due to the density and setback of the surrounding buildings. As this is a rowhouse, the gables of the roof are hidden by the neighboring walls. There was nowhere on the surround streets that staff was able to see even the peak of the rear roof on the corner building that neighbors the subject property.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

- *The windows on the primary street façade have a proportion of 2:1 and are a double hung, two over two configurations and are appropriate to the neighborhood.*
- *The windows are also spaced individually and evenly over the façade. There will be limestone lintels sills on the front. On the rear as the façade will be treated in Cementous fiberboard and a glass/window system at the second and third floors.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

This is a residential façade and storefronts are not incorporated or encouraged.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The setbacks on the front and side are zero lot line set backs which are appropriate for the district and the block. The rear setback is 20 feet which complies with zoning and sets the more contemporary glass wall system back from being visible from Spring Street.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine

Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building achieves two types of rhythms. The building is built on a 20 foot lot and builds to the line keeping the rhythm of the street. Rhythm is also accomplished with the fenestration pattern of the building, which is a standard fenestration pattern along E 13th Street and within Over-the-Rhine.

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

The building has a vertical emphasis that is expressed in the vertical alignment of the windows, the building facade that is taller than it is wide, and windows that are taller than they are wide.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The height of the building is 3 stories and it matches the neighboring buildings. The height is appropriate for the lot and for the block. Providing a slight variation in the exact height at the cornice line helps to provide the slight variations in height that is present on the rest of the block as the rest of the buildings all differ slightly in their height.

Figure 3: Streetscape image of 400 block of E 13th showing the slight variations of height between each building.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The materials of modular dark gray brick, aluminum clad two over two wood windows, cast stone and Cementous fiberboard are in keeping with the neighborhood. The Fypon brackets have been used and are appropriate when the correct dimensions are used- the proposed bracket is an appropriate size. The applicants are not proposing any exterior materials that have not been approved in the district.

Other Considerations:

Prehearing Results

April 5, 2017 the applicant and representatives from the Infill Committee were present.

Comments Provided to Staff: A letter from the OTR infill committee with conditional support with a change to the pitch of the roof.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE – APPROVE** per the plans by Adam Wisler Architect dated april 12, 2017
   1. **APPROVE** a 5 foot **Dimensional Variance** to allow for 0 foot side and rear yard setback.
   2. **APPROVE** a 5 square foot **Dimensional Variance** to allow for a 0 foot front yard setback
   3. **APPROVE** a 230 square foot **Dimensional Variance** to allow for lot of 1770 sq. ft. to be built on.
   4. **APPROVE** a 5 foot **Dimensional Variance** to allow for lot with a width of 20 feet to be built on.
   5. **APPROVE** a 10 foot **Dimensional Variance** to allow for the majority of the building to be 45 feet high.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
   2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
   3. Not providing the minimum lot size variance would make the lot unbuildable and inhibit the goal of the district to reestablish infill housing within a block face.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness an new residential building at 419 E 13th Street per drawings submitted by Adam Wisler Architect dated April 12, 2017 including any revisions with the following conditions
   a. The curb cut on Bolivor Alley shall get Department of Transportation Engineering Approval.
   b. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
   b. The building while traditional in architecture and detailing at the façade will be differentiated from historic buildings through the use of new materials and a dark gray brick.

Memorandum

To: The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

From: Over-the-Rhine Foundation
1219 Sycamore Street
Cincinnati, Ohio 45202

Date: 04/17/17

CERTIFICATE OF APPROPRIATENESS REPORT

419 E 13th Street
OVER-THE-RHINE HISTORIC DISTRICT

Applicant	
Type of Request	COA for new single family residence

After review, the Over-the-Rhine Foundation Infill Committee **conditionally supports** this application. OTRF would support this application under the following circumstances:

1. Modify steep roof pitch that leads to roof jut out above neighboring historic buildings.

See below for additional comments:

SUMMARY CHECKLIST

	Meets Guideline?			
Specific Guideline	**Yes**	**No**	**Partial**	**Conditions**
1. Base	X			Ensure base proportioning fits scale of building
2. Middle	X			
3. Top	X			Ensure elements (brackets, fascia, overhang) are proportioned correctly
4. Roofs		X		Modify steep roof pitch that leads to roof jut out above neighboring historic buildings
5. Windows	X			
6. Storefronts				n/a
7. Setback	X			
8. Rhythm	X			Providing full-block context will help verify that window placement is consistent with the block's rhythm

9. Vertical Emphasis	X			
10. Height	X			
11. Materials			X	Brick and stonework should be of high quality. Brick should be **modular** in size. Limestone veneer is recommended for any exposed cast concrete
12. Other Comments	N/A	N/A	N/A	

Note: This checklist was developed by the Over-the-Rhine Foundation and compares the proposed project with the applicable guidelines for new construction in the Over-the-Rhine Historic District

DETAILED CHECKLIST REVIEW

1. **Composition - Base:**

Does the project meet the applicable guidelines for Composition - Base?	**Yes**	**No**	**Partial**
	X		

"New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor."

Comment: The use of a stone base is appropriate and consistent with existing buildings in this portion of the district. It is important that the proportion of base is consistent with similarly scaled buildings in the vicinity. It is important to use a high-quality material. (See Materials section)

2. **Composition – Middle:**

Does the project meet the applicable guidelines for Composition - Middle?	**Yes**	**No**	**Partial**
	X		

"Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design."

Comments:

3. **Composition – Top:**

Does the project meet the applicable guidelines for Composition - Top?	Yes	No	Partial
	X		

"New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials."

Comment: The use of a bracketed cornice line is appropriate as a terminating top. It is important that the components' proportions are consistent with the scale of this and adjoining historic buildings. The use Fypon brackets are an appropriate contemporary material; it is especially important that the brackets are adequate in size (width, height, projection) as not to feel 'cheap' compared to surrounding historic brackets.

4. **Roofs:**

Does the project meet the applicable guidelines for Roofs?	Yes	No	Partial
			X

"Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang."

Comment: The building employs a gable style roof pitch in contrast to its neighbors and most buildings on 13th which use low pitched shed roofs. This results in the roof elevating above the neighboring historic buildings creating discord. It is recommended that the roof be rethought so as to create greater consistency with adjacent and nearby roofs per the guideline.

5. **Windows**

Does the project meet the applicable guidelines for Windows?	Yes	No	Partial
	X		

"Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a

proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate."

Comment: Windows appear to be proportioned and placed appropriately in the middle.

6. **Storefronts: NA**

7. **Setback:**

Does the project meet the applicable guidelines for Setback?	**Yes**	**No**	**Partial**
	X		

"Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines."

Comment:

8. **Rhythm:**

Does the project meet the applicable guidelines for Rhythm?	**Yes**	**No**	**Partial**
	X		

"New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In

dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers."

Comment:
The 300, 400, and 500 blocks of east 13th Street are characterized by a gradual change in elevation. The result is many narrow 3-4 story buildings of varying physical height resulting in significant variation in window placement giving the street an 'up-and-down' rhythm moving from one building to the next. The design appropriately contributes to this rhythm by designing the window openings to be in a lower position than the two adjoining historic buildings.

Providing a full-block context elevation will help verify that window placement is consistent with the block's rhythm.

9. **Emphasis:**

Does the project meet the applicable guidelines for Emphasis?	**Yes**	**No**	**Partial**
	X		

"New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings."

Comment:

10. **Height:**

Does the project meet the applicable guidelines for Height?	**Yes**	**No**	**Partial**
	X		

"The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories."

Comment:

11. **Materials:**

Does the project meet the applicable guidelines for Materials?	Yes	No	Partial
			X

"New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district."

Comment:
Black Diamond Valor by Belden bricks appears to be a high quality brick that will contribute to the contemporaneity of the building. Modular sized brick should be used.

Although cast stone is an acceptable material for lintels and sills; it is recommended to use a limestone veneer (used on Washington Park garage entrances) to ensure these features are high quality and do not cheapen the design.

The use of a stone foundation is recommended for this application. It appears that Citadel Driftwood or an equivalent material is an appropriate contemporary material.

While the use of glass, metal, and Hardi-plank are not typical for the neighborhood, with no visibility from the street, the use of these materials appears appropriate for the rear of the structure.

12. **Other Comments:**

The downspout should be a rounded downspout

1 **13TH STREET PERSPECTIVE**

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

ADAM WISLER
. ARCHITECT .
859-907-0440
WWW.WISLER.COM
ARCHITECTURE

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INFILL RESIDENCE
419 E. THIRTEENTH
CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A4.4

1 **AXON/ARIEL**

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

ADAM WISLER
. ARCHITECT .
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ARCHITECTURAL TRADITION. ARCHITECTURE

INFILL RESIDENCE
419 E. THIRTEENTH
CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A4.3

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419 E 13TH
(NEW CONSTRUCTION)

13TH STREET ELEVATION

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

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11APR17

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SHEET NO.

A4.2

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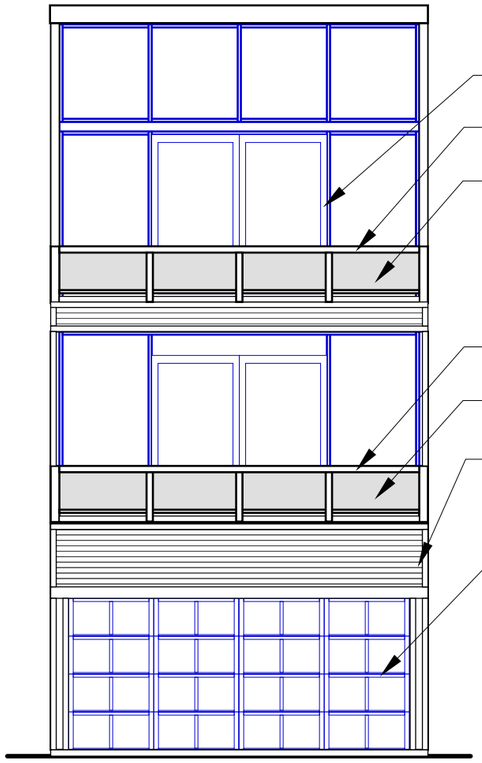
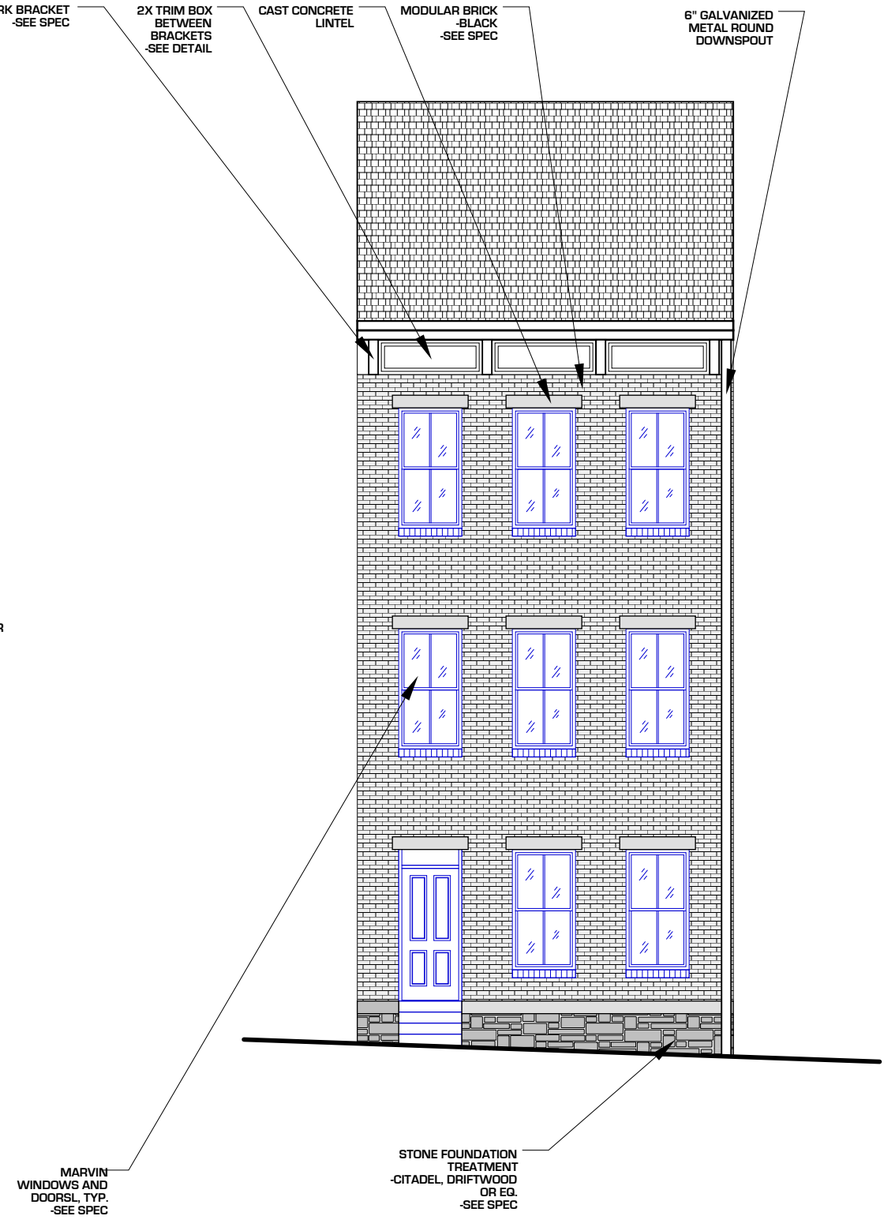


2 ALLEY ELEVATION

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE



1 13TH STREET ELEVATION

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

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419 E 13TH
(NEW CONSTRUCTION)

13TH STREET ELEVATION

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

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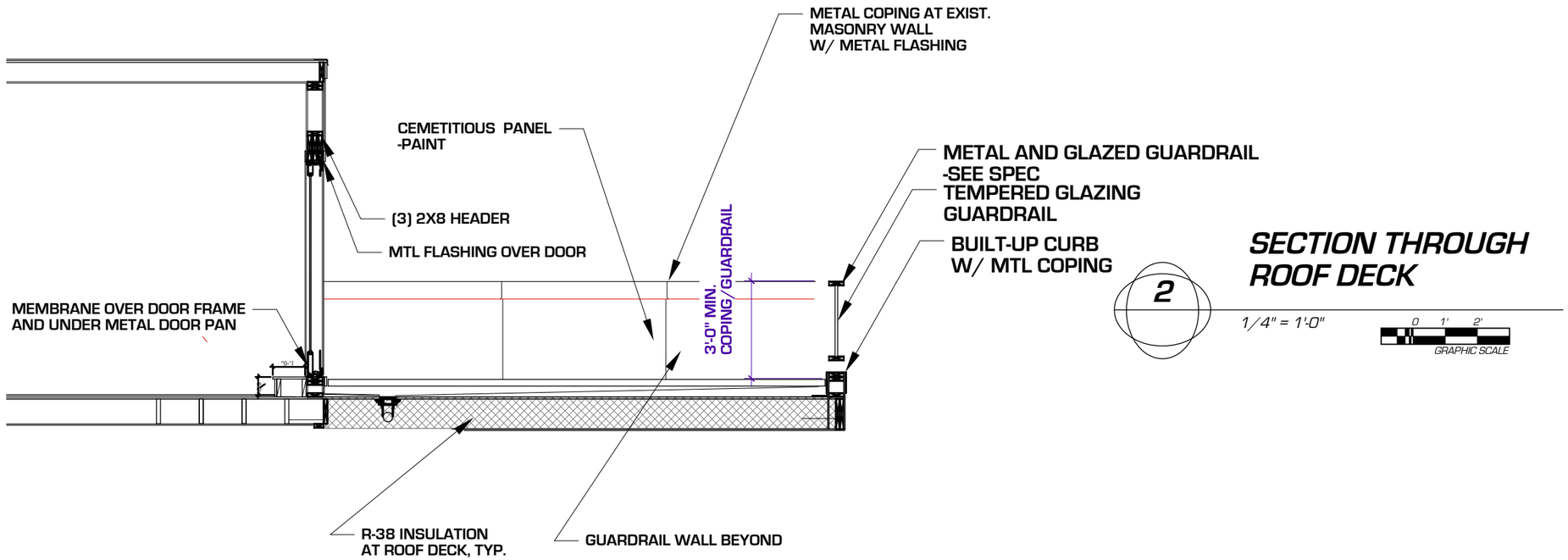
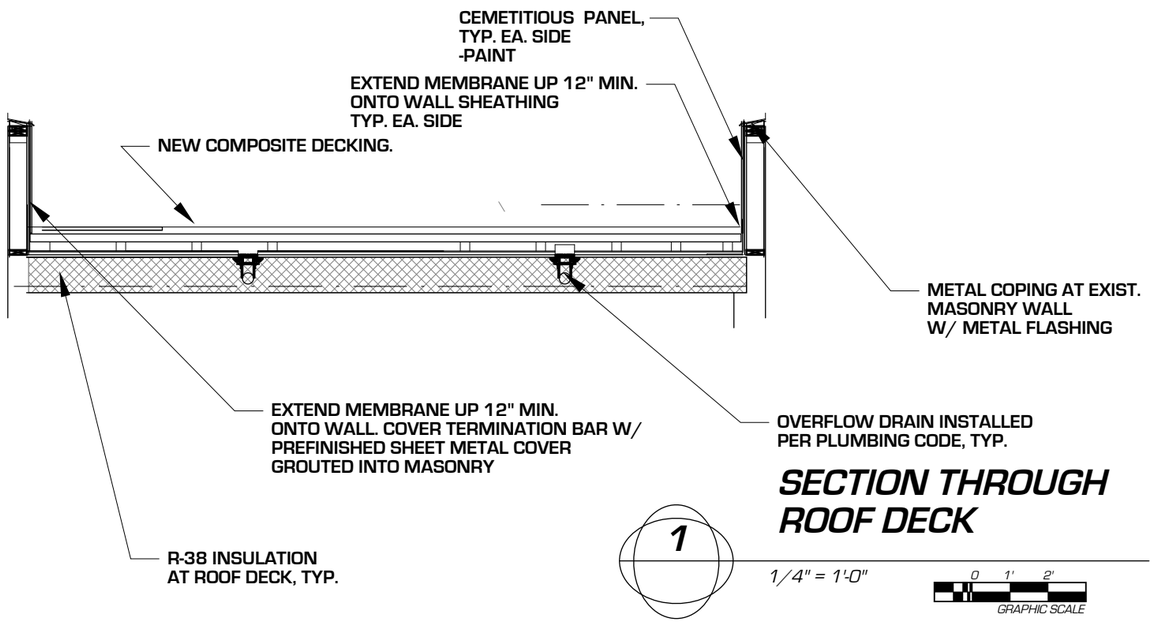


2 SECTION THROUGH ROOF DECK

1/4" = 1'-0"

GRAPHIC SCALE 0 1' 2'



1 SECTION THROUGH ROOF DECK

1/4" = 1'-0"

GRAPHIC SCALE 0 1' 2'

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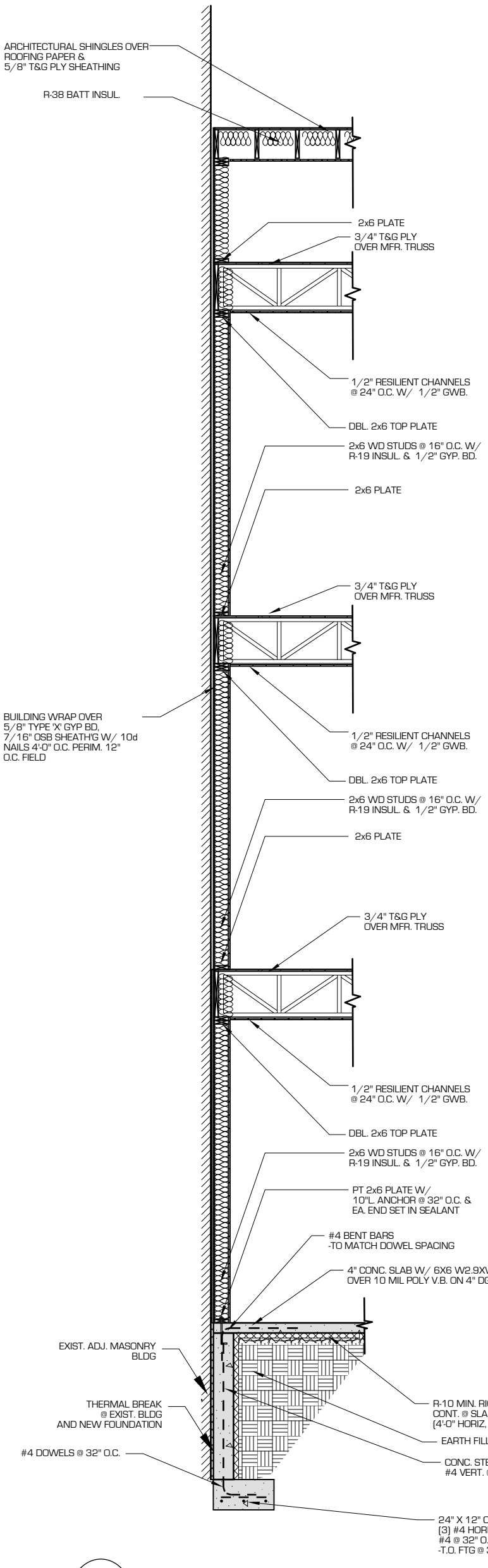
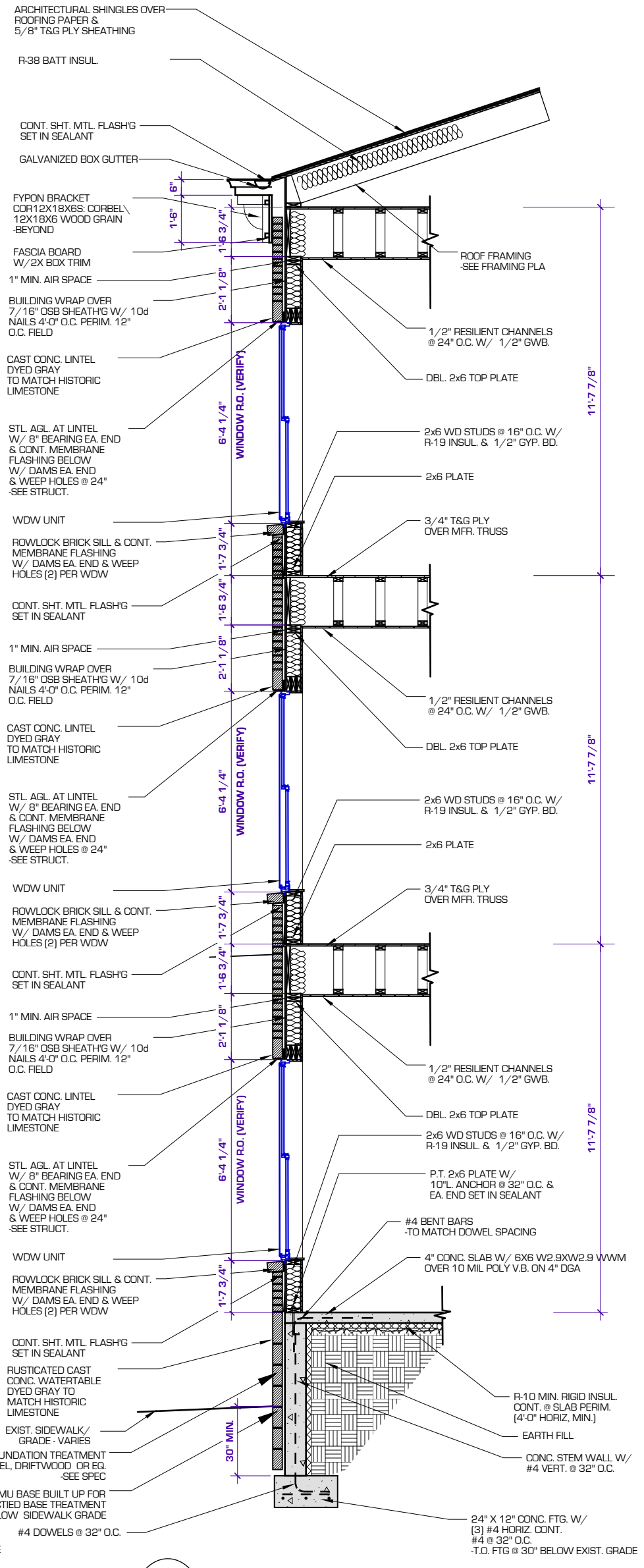


2 WALL SECTION

1/4 = 1'-0"



1 WALL SECTION

1/4 = 1'-0"

A3.3

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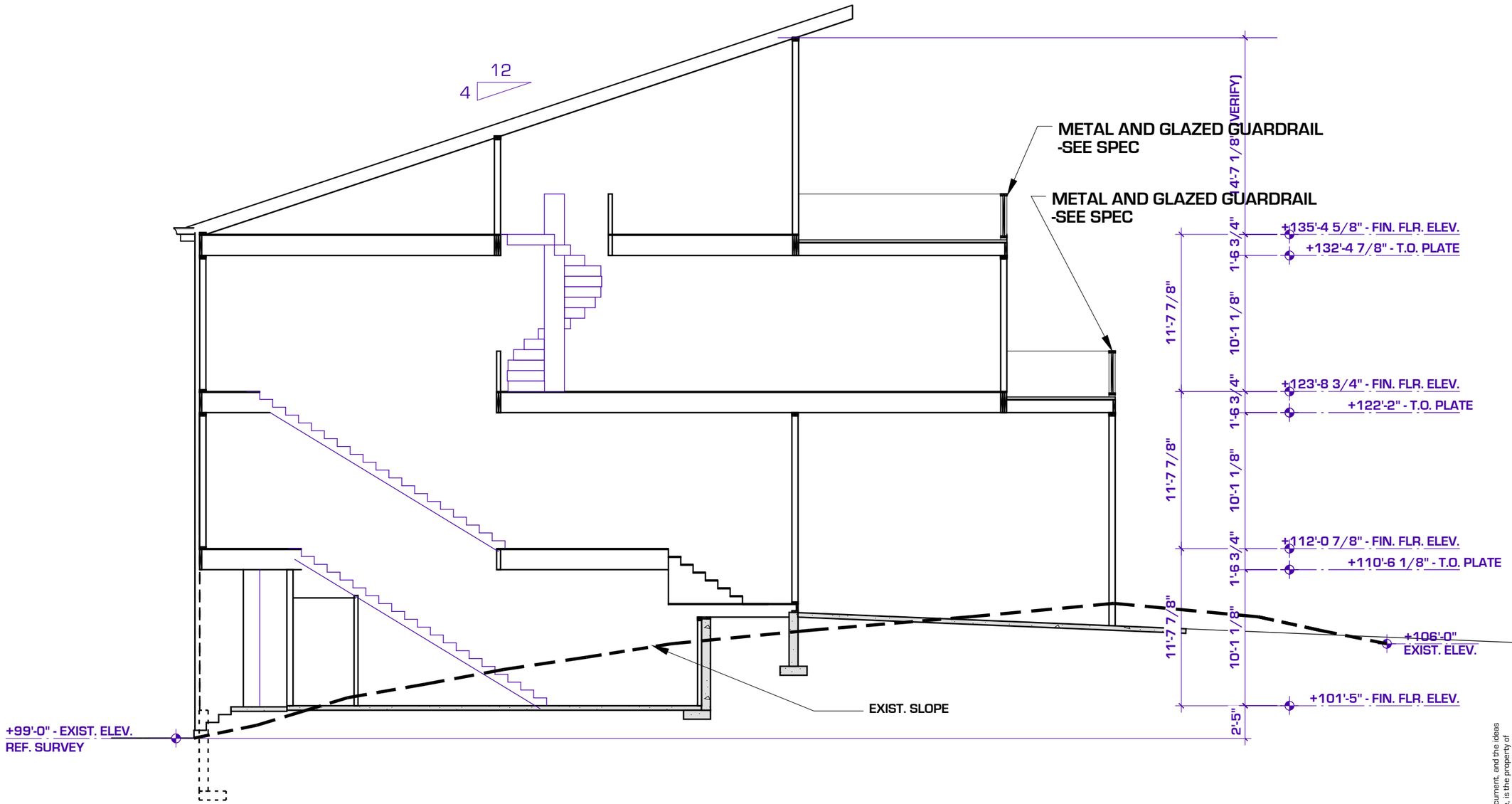

1 SECTION THROUGH STAIRS

1/4" = 1'-0"

0 2' 4'

GRAPHIC SCALE

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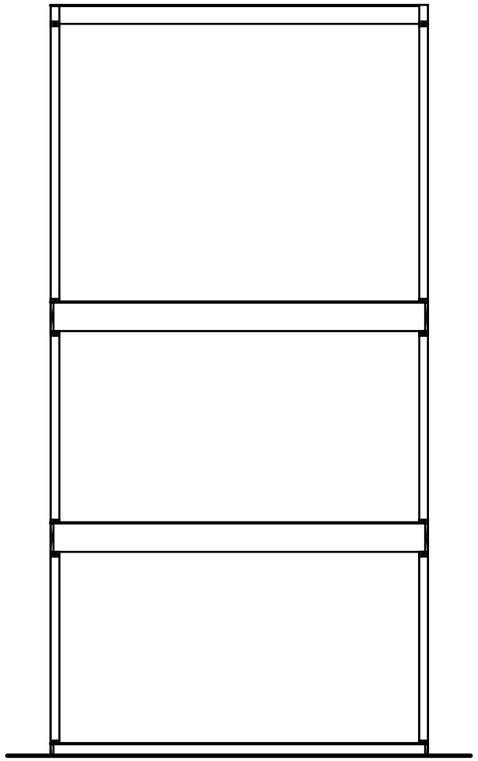

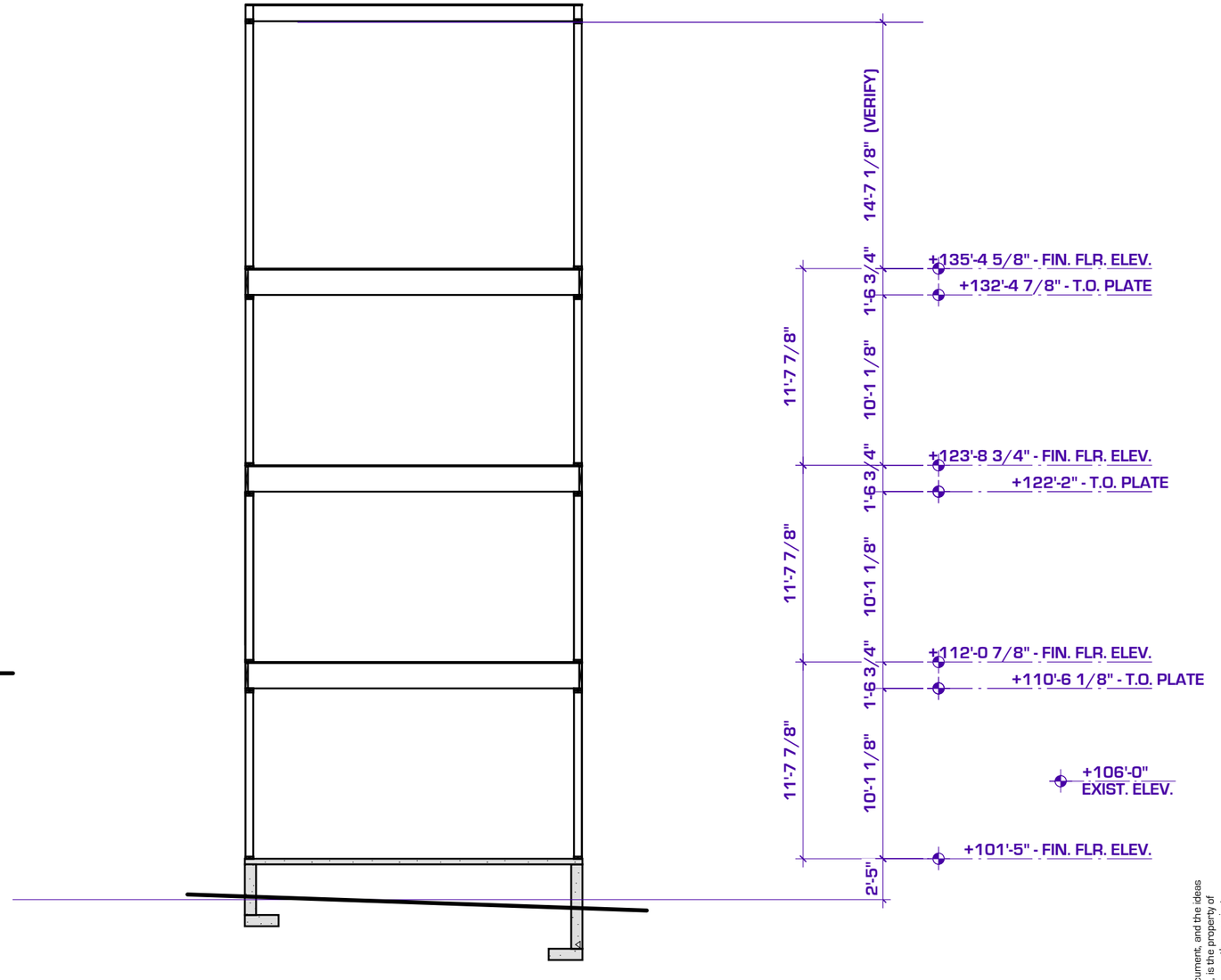

2 ALLEY ELEVATION

1/4" = 1'-0"

0 2' 4'

GRAPHIC SCALE

1 13TH STREET SECTION

1/4" = 1'-0"

0 2' 4'

GRAPHIC SCALE

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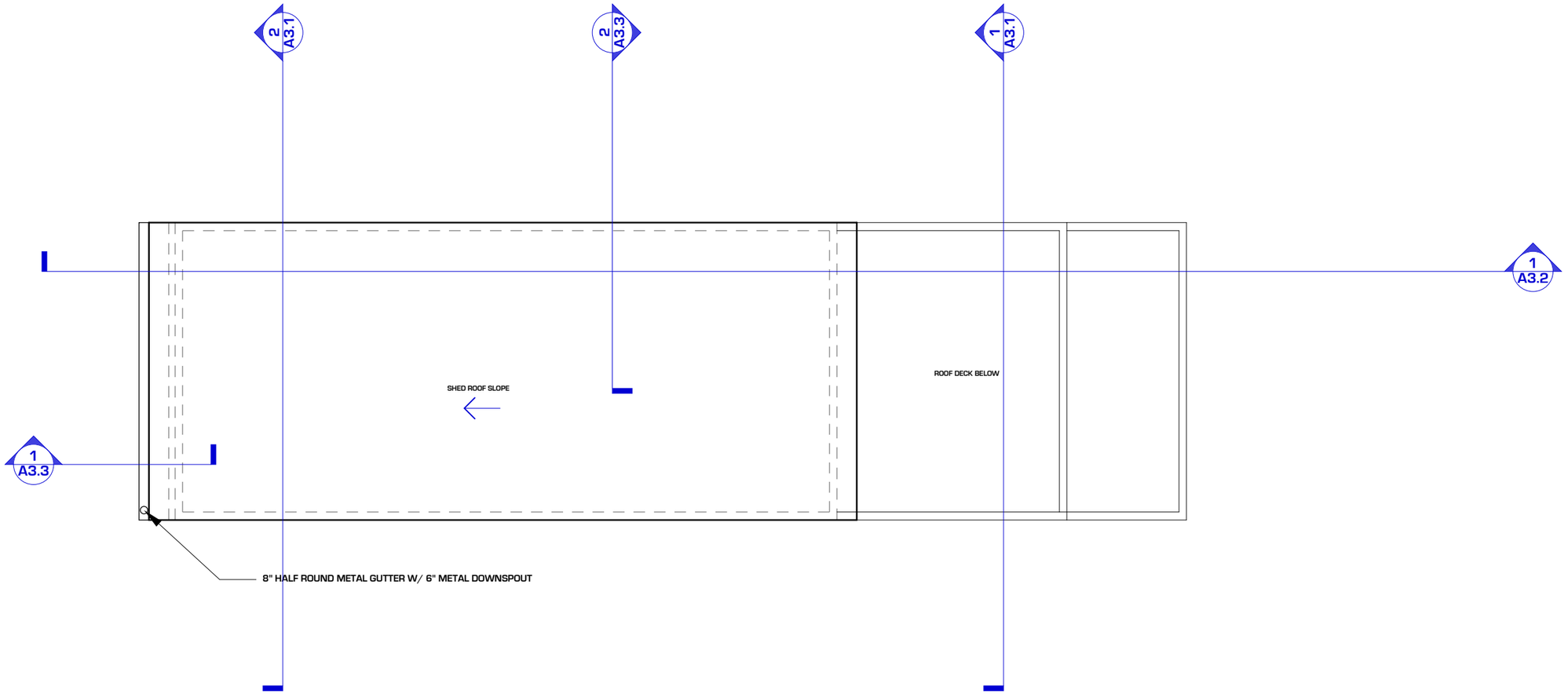

NORTH

ROOF PLAN

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

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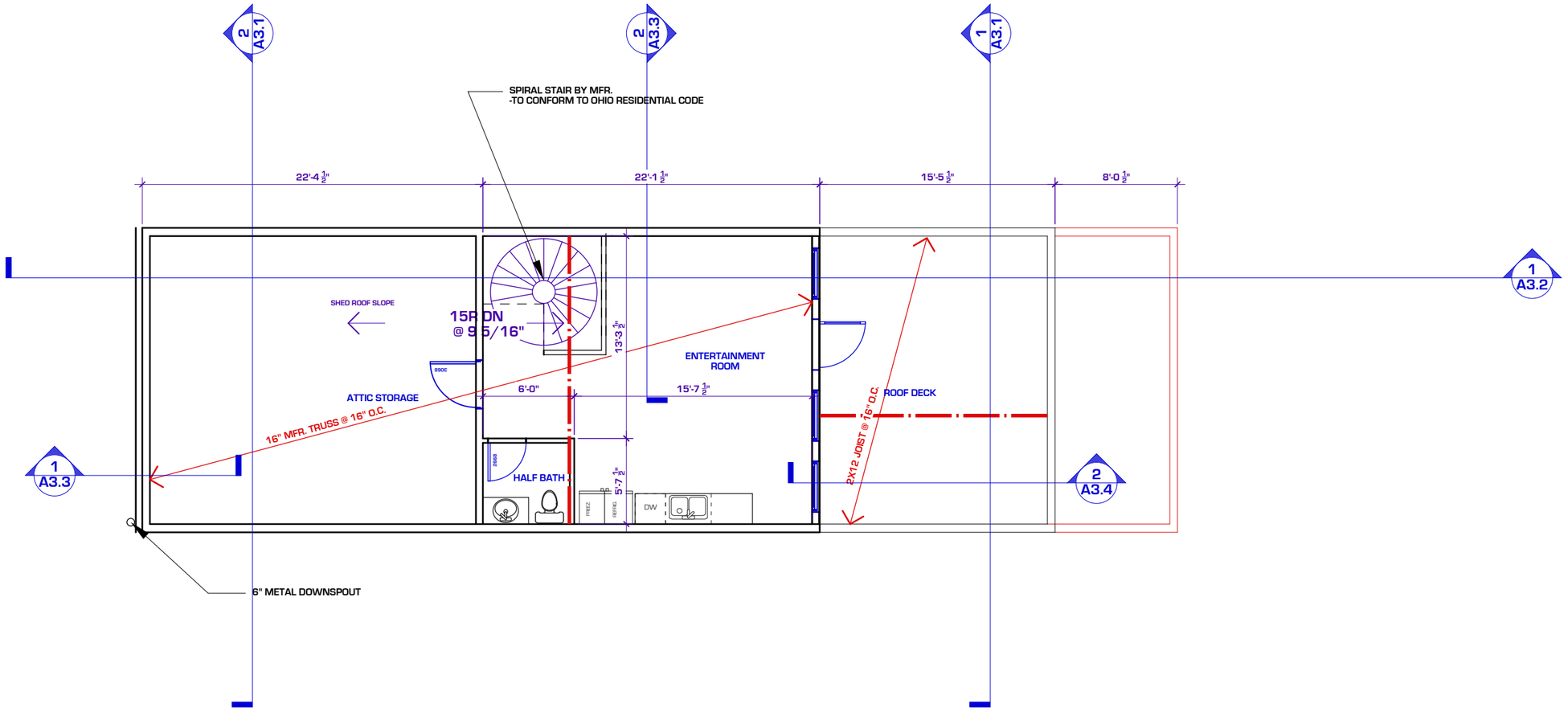

NORTH

NEW ROOF DECK PLAN

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

409 Sq ft FINISHED
NIC ATTIC STORAGE

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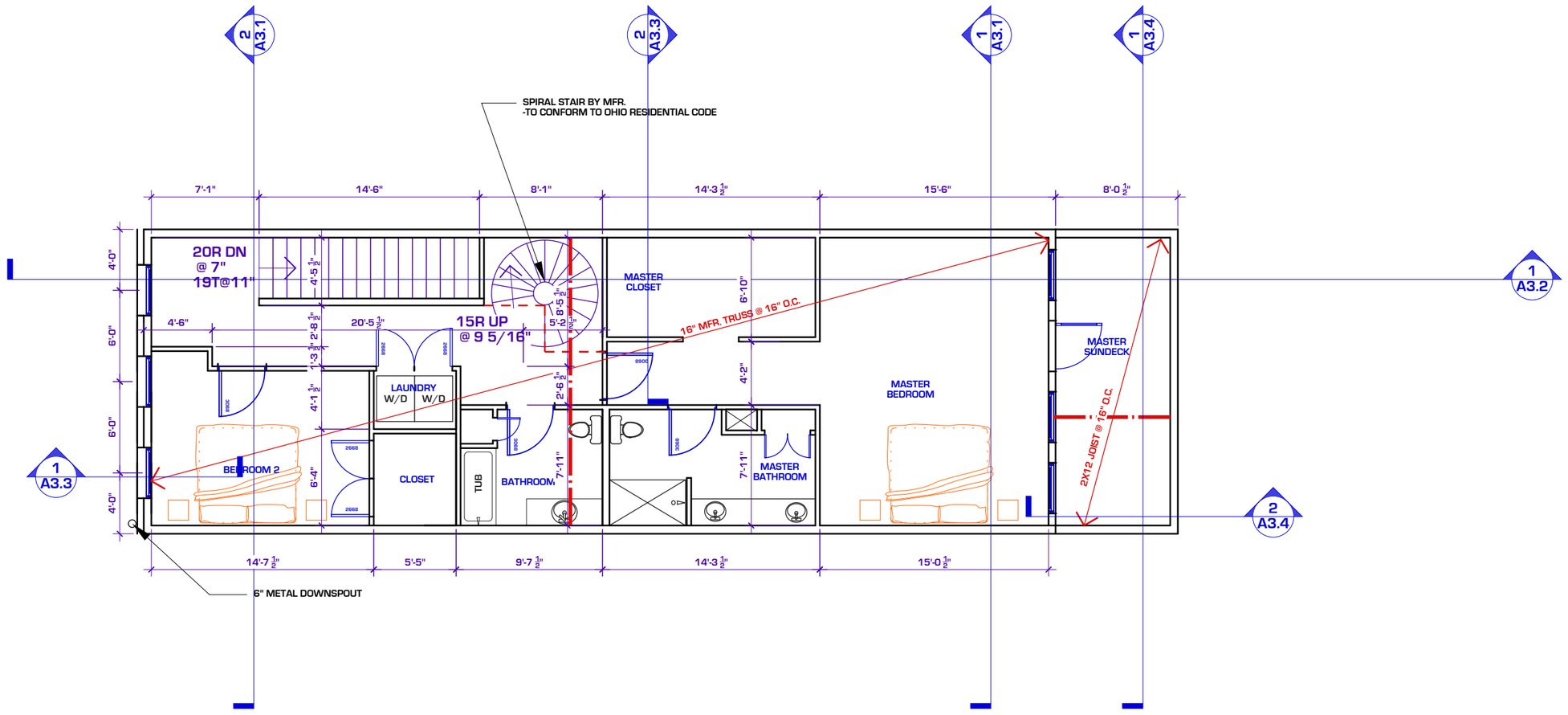

NORTH

NEW UPPER FLOOR PLAN

1/8" = 1'-0"

GRAPHIC SCALE 0 2' 4'

1,116 Sq ft

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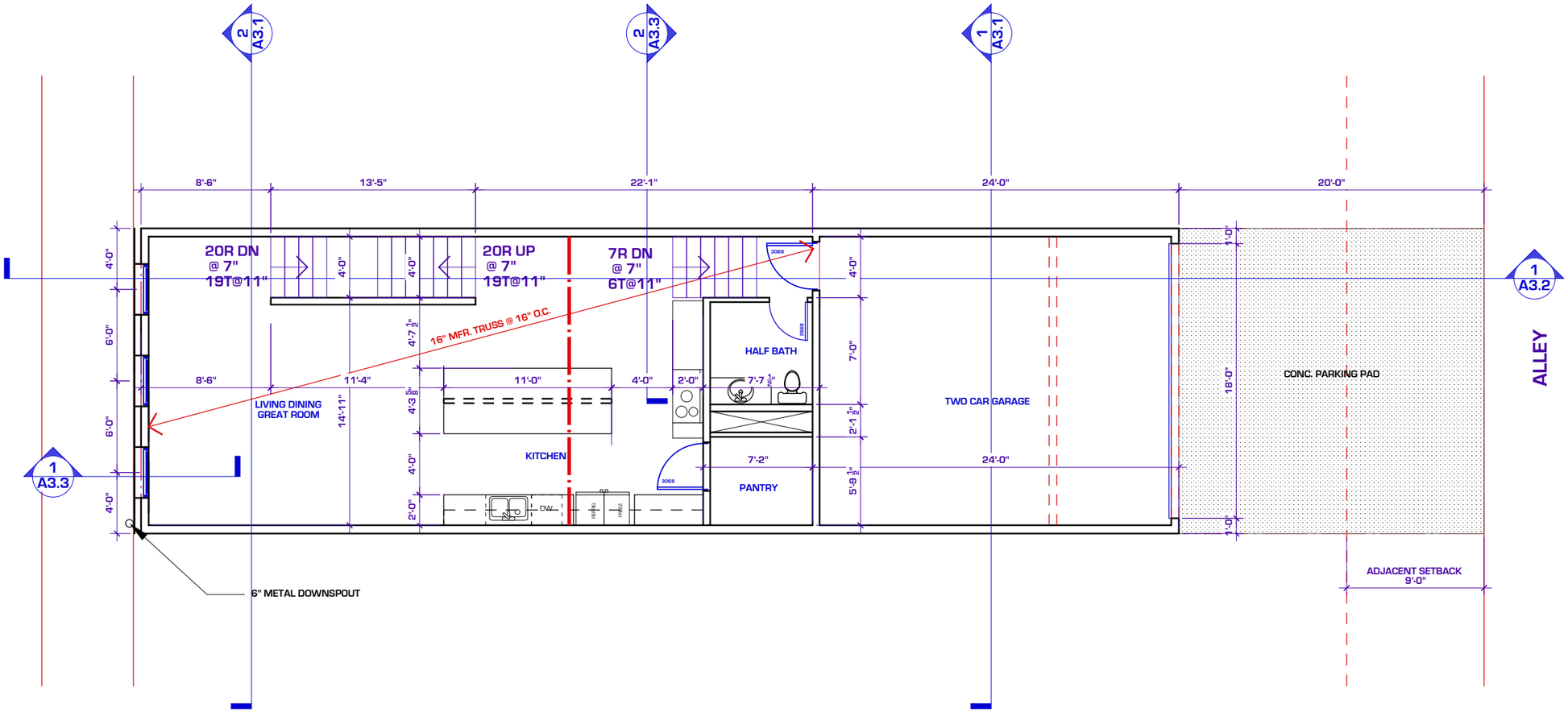

NORTH

NEW MAIN FLOOR PLAN

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

823 Sq ft

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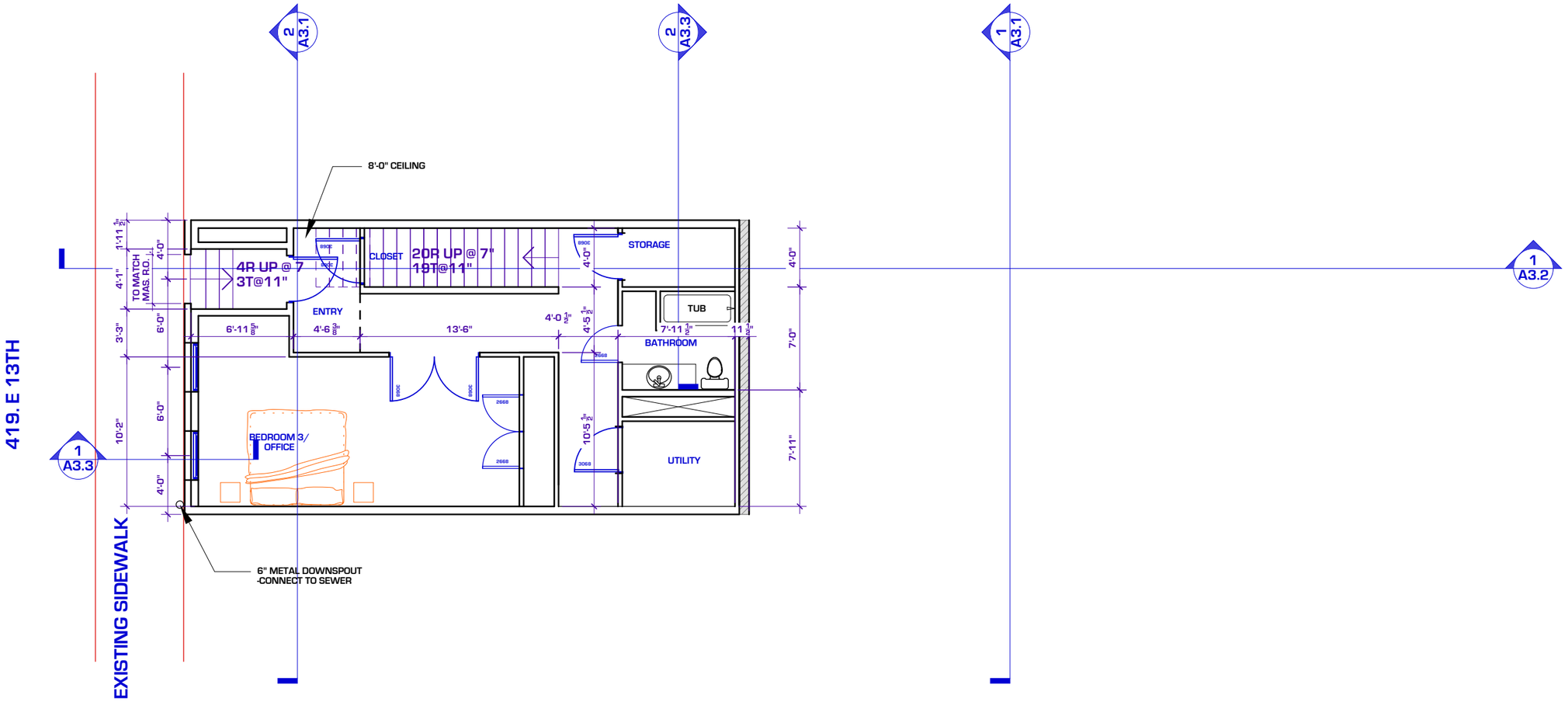

NORTH

NEW BASEMENT FLOOR PLAN

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

669 Sq ft

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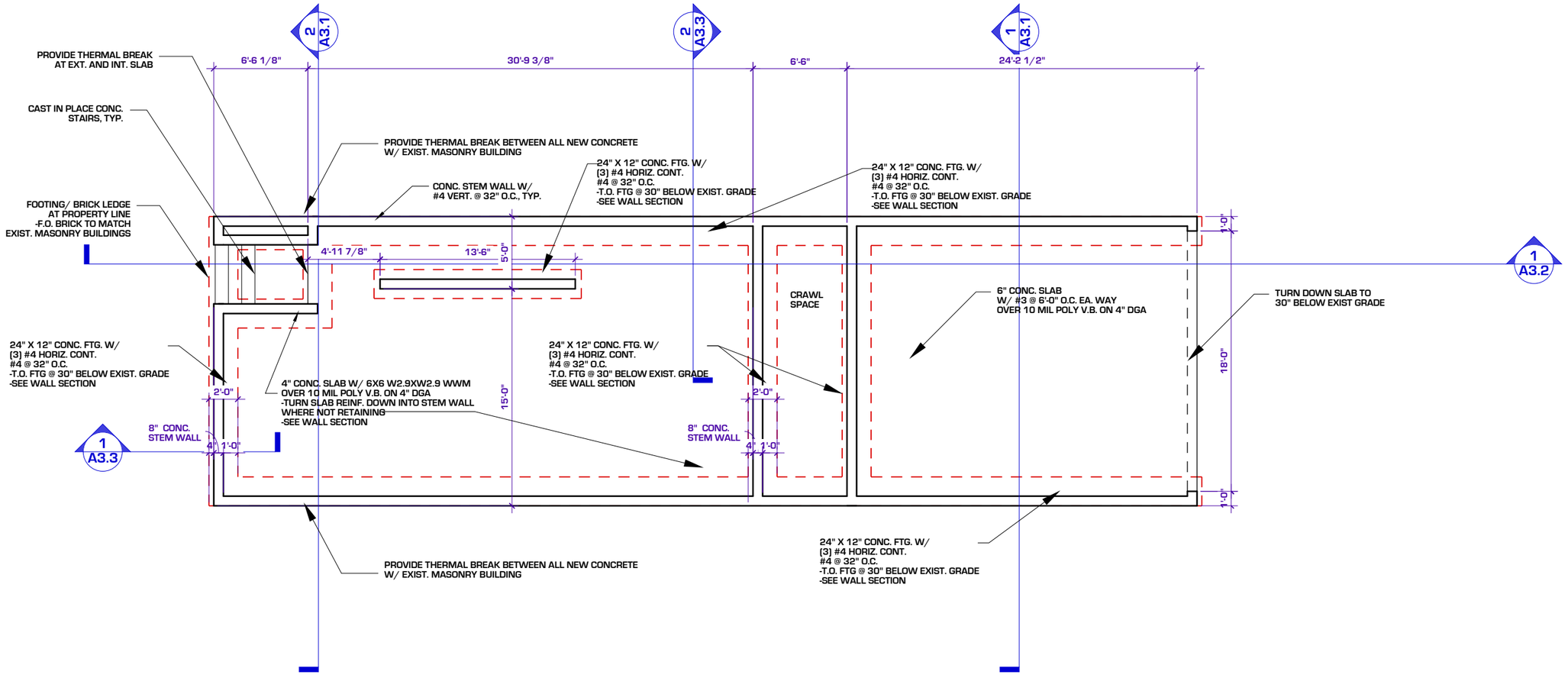

NORTH

NEW FOUNDATION AND SLAB PLAN

1/8" = 1'-0"

0 2' 4'

GRAPHIC SCALE

669 Sq ft

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Home / Products / Moulded Millwork

Decorative Millwork

Material Type: Polyurethane

Product Type: Brackets, corbels, dentil blocks and ceiling medallions

Basic product information: For interior or exterior uses for that final touch, pieces can be stained or painted to match any style, no special tools needed

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BRAND LEADER Builder 2016

Decorative Millwork Product Overview

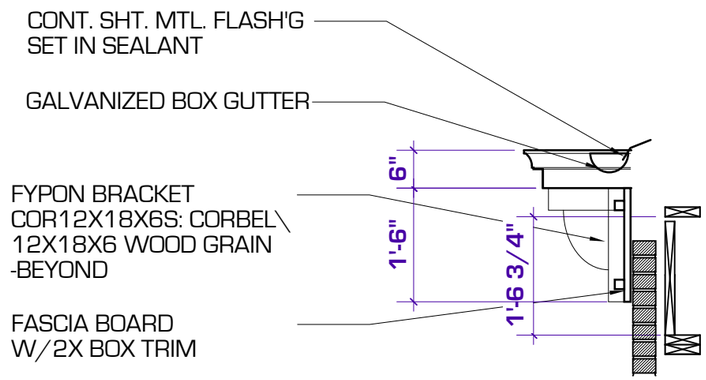
Decorative millwork is the perfect choice to add the finishing touches on interior and exterior applications. Design it your way with brackets, corbels or a ceiling medallion to add a simple but refined touch. These low maintenance decorative details are easy to install with no additional tools or special installation methods needed. The decorative millwork is architecturally accurate and can be painted or stained to fit your needs.

When installing on the exterior Fypon's millwork is resistant to rot, mildew, insects, warping and splintering. From brackets, corbels and gable pediments to interior ceiling medallions and domes, our collection of architecturally accurate, decorative millwork will expand your design possibilities and help define the character of any building or room.

Fypon offers decorative brackets and dentil blocks that can easily be added to the exterior or interior of a home with little effort. The brackets and blocks come in many sizes and styles, including woodgrain and smooth, to fit any home style. Also available are rafter tails, corbels, knee braces a trellis system in smooth and woodgrain that will stand up to the elements!

Peruse our beautifully detailed woodgrain corbels that are offered in several different sizes and unique styles, to really bring a home's personality together.

A simple and beautiful way to add style to a room is through the use of a ceiling medallion. The medallions can be painted to fit with your décor or as wall art, and can also be purchased as one piece or two for ideal installation.



1 DECORATIVE BRACKETS
NO SCALE

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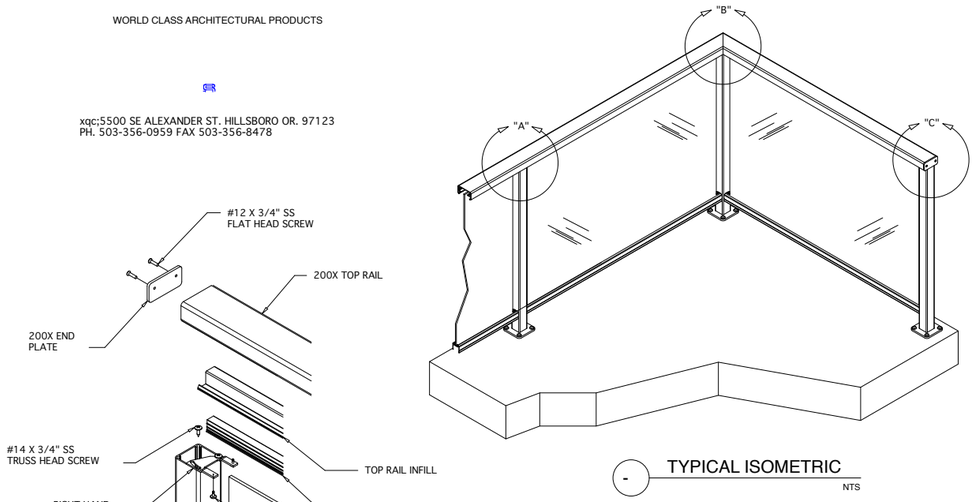
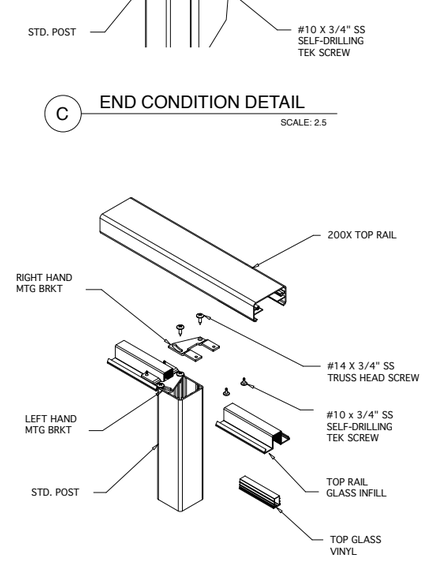
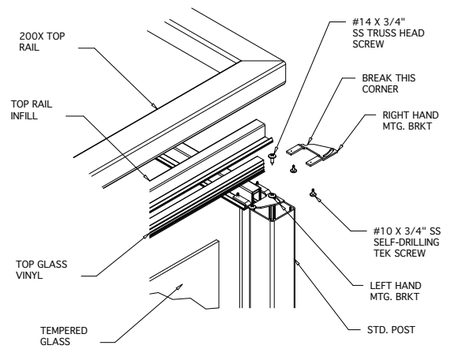


C END CONDITION DETAIL
SCALE: 2.5

- TYPICAL ISOMETRIC
NTS



A TYP. TOP RAIL CONNECTION
SCALE: 2.5



NOTE:
FOR 90° MITERS, BREAK OFF
CORNERS OF BRACKETS AND
PLACE AS SHOWN

B TYP. CORNER CONN.
SCALE: 2.5

SERIES 200 & 300 GLASS RAILING CONNECTION DETAILS
www.aluminumrailing.com

1 GUARDRAILS
NO SCALE

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SHEET NO.

A1.10

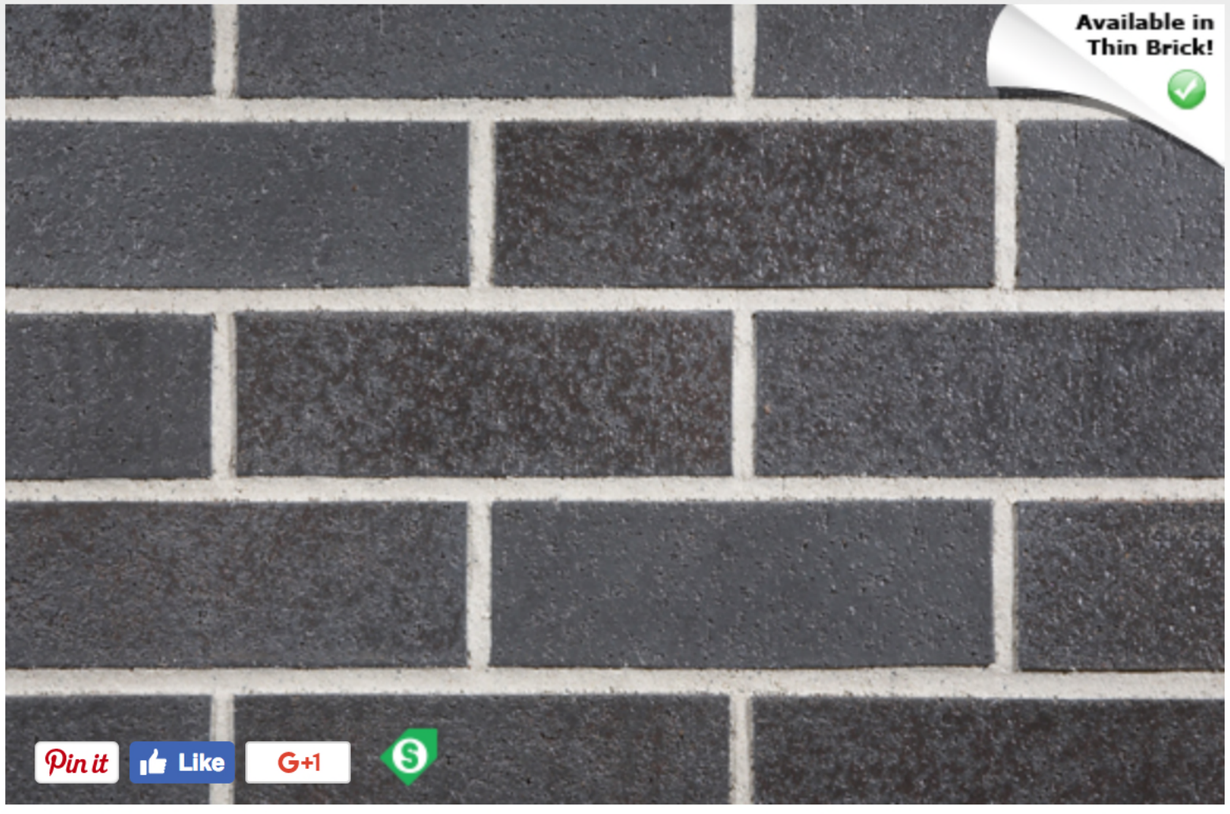
Black Bricks: Black Diamond Velour

SPL ID: 00000290

V VELOUR

TB THIN BRICK

	STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
PLANT 2 EXTRUDED	FACE BRICK C216 THIN BRICK C1088	FBX TBX	Velour	14,675 psi	1.05	1.7	PDF
	Cleaning Recommendation	Belden Brick recommends using Sure Klean Safety Klean® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.					



1 BRICK

NO SCALE

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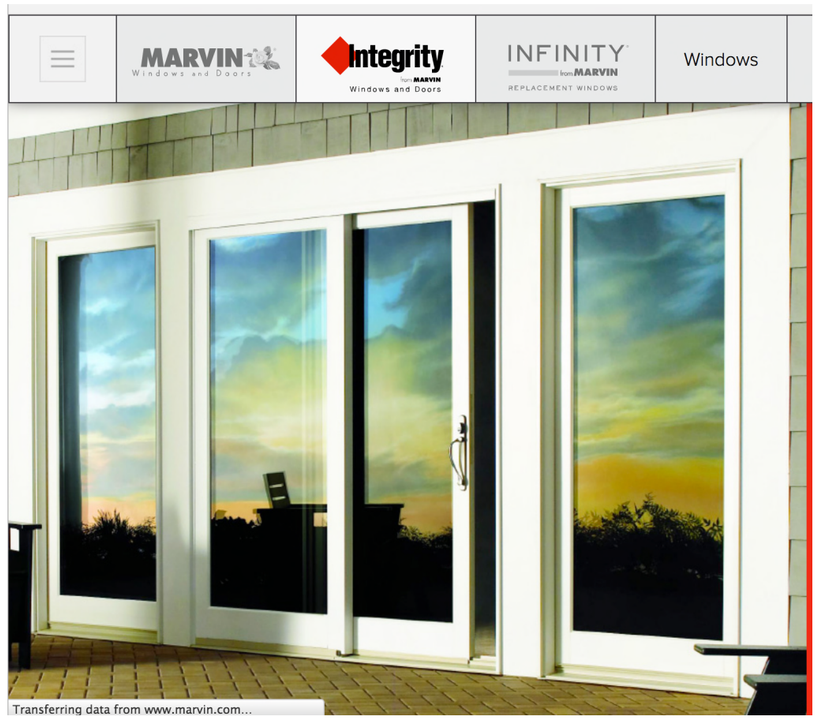
CINCINNATI, OH 45202

SHEET NO.

A1.9

Integrity Windows and Doors from Marvin

Stone White Exterior
Bare Pine Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3676
Rough Opening 36 1/2" X 76 1/4"
Top Sash IG
Low E2 w/Argon
7/8" SDL - With Spacer Bar Rectangular - Standard Cut 2W1H Stone White Ext - Bare Int
Bottom Sash IG
Low E2 w/Argon
7/8" SDL - With Spacer Bar Rectangular - Standard Cut 2W1H Stone White Ext - Bare Int
Almond Frost Sash Lock Exterior Aluminum Screen Stone White Surround
Charcoal Fiberglass Mesh 4 9/16" Jambs



1 **WINDOWS & DOORS**
NO SCALE

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT
CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

ADAM WISLER . ARCHITECT .
859-907-0440
WWW.WISLER.COM
ARCHITECTURE

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419 E. THIRTEENTH
CINCINNATI, OH 40204

11APR17

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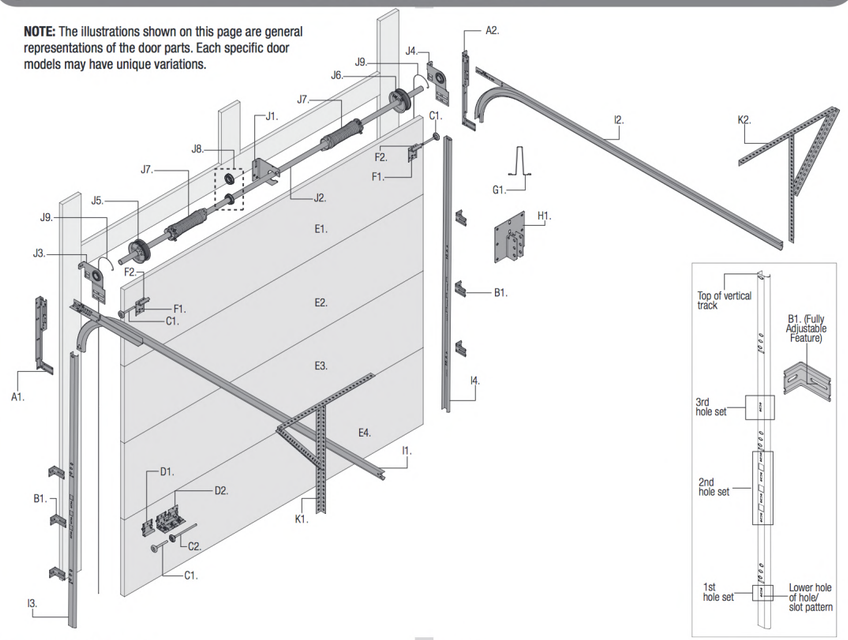
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.
A1.8

PARTS BREAKDOWN



A. FLAG ANGLES (AS REQUIRED):
- A1. Fully Adjustable (F.A.) Flag Angles

B. JAMB BRACKETS (AS REQUIRED):
- B1. Fully Adjustable (F.A.) Jamb Brackets

C. TRACK ROLLERS:
- C1. Short Stem Track Rollers
- C2. Long Stem Track Rollers

D. GRADUATED END HINGES:
- D1. Single Graduated End Hinges (S.E.H.), Anti-Pinch
- D2. Single Graduated End Hinges (S.E.H.), Industry Standard

E. STACKED SECTIONS:
- E1. Top Section
- E2. Intermediate(s) Section
- E3. Lock Section
- E4. Bottom Section

F. TOP FIXTURE (AS REQUIRED):
- F1. Top Fixture Bases - (L-Shaped)
- F2. Top Fixture Slides - (L-Shaped)

G. STRUT(S) (AS REQUIRED):
- G1. Strut (U-shaped)

H. DRAWBAR OPERATOR BRACKET (FOR TROLLEY OPERATED DOORS):
- H2. Drawbar Operator Bracket

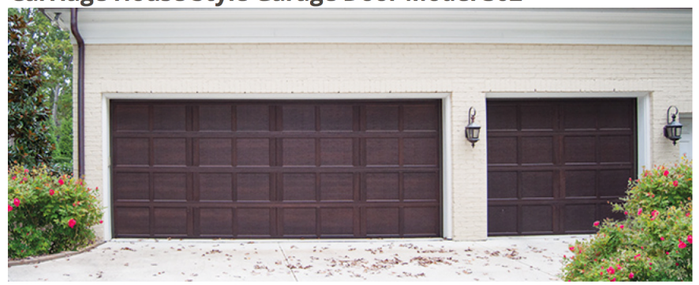
I. TRACKS:
- I1. Left Hand Horizontal Track Assembly
- I2. Right Hand Horizontal Track Assembly
- I3. Left Hand Vertical Track
- I4. Right Hand Vertical Track

J. TORSION SPRING ASSEMBLY:
- J1. Center Bracket
- J2. Torsion Shaft
- J3. Left Hand End Bearing Bracket
- J4. Right Hand End Bearing Bracket
- J5. Left Hand Cable Drum
- J6. Right Hand Cable Drum
- J7. Right Hand and Left Hand Torsion Springs (As Required)
- J8. Center Bracket Bushing
- J9. Counterbalance Lift Cables

K. REAR BACK HANGS:
- K1. Left Hand Rear Back Hang Assemblies
- K2. Right Hand Rear Back Hang Assemblies

Carriage House Collection Garage Door

Carriage House Style Garage Door Model 302



The Carriage House Collection is a line of garage doors that are designed with the inspiration of classic carriage doors. The Model 302 garage door offers a linear look that can be customized through color selection, windows and hardware to match any home's décor. The 7 foot doors provide a larger 3 section design which makes a great visual impact when selecting the window option for the top section; also allowing for light infiltration into the garage space.

Residential Garage Doors
Carriage House Garage Doors
- Model 301
- Model 302
- Model 303
- Model 304
- Model 305
- Model 306
- Model 307
- Model 308
- Model 309

Garage Door Designer
On-line Interactive Tool

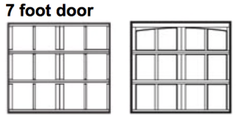
See what your home would look like with a garage door from Overhead Door.

> DESIGN CENTER

Garage Door Panel Options

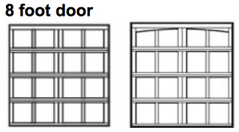
Panel Styles
7 foot garage door designs feature 3 larger sections. 8 foot garage door designs feature 4 sections. A solid arched top section is an available option.

7 foot door



Square | Arched

8 foot door



Square | Arched

Painted finishes
White color is standard. All other colors are an optional upgrade. On two-tone options the trim boards are white (standard).

White | Gray | Clay | Green | White / Gray | White / Clay | White / Green

CARRAIGE HOUSE GARAGE DOOR - CLAY COLOR, NO GLAZING

1 GARAGE DOOR
NO SCALE

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SHEET NO.
A1.7

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Dade County Approved 13-1104.12 (Location dependent, contact Technical Services – 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC Evaluation Services ESR-1475
- ICC Evaluation Services ESR-3267***
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

***Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

PRODUCT/SYSTEM SPECIFICS†††

- Fiberglass Asphalt Construction
- Dimensions (approx..): 13 1/4" x 39 3/8"
- Exposure: 5 5/8"
- Bundles/Square: 4
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††††
- StainGuard® Protection: Yes (Location dependent, contact Technical Services – 800.766.3411)
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass®
- Starter: ProStart™; WeatherBlocker™

†††Refer to complete application instructions.

††††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

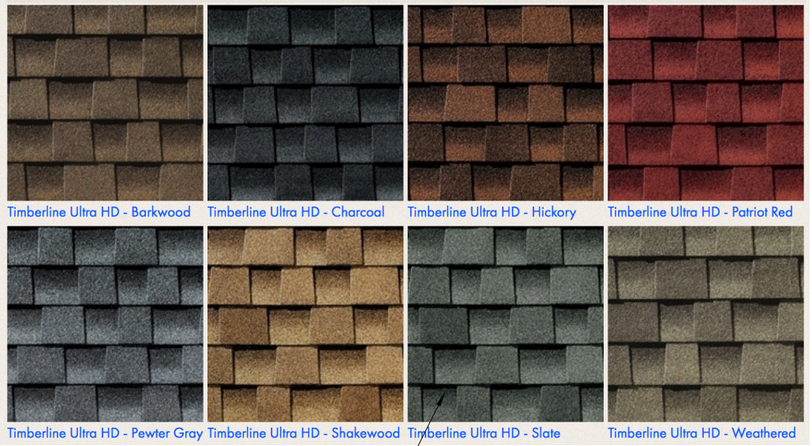
Detailed instructions are provided on the inside of each bundle wrapper of Timberline Ultra HD® shingles. Application sheets may also be obtained at www.gaf.com .

Shingle Features | Shingle Colors | Photo Gallery | Instructions, Warranties & Codes | Product Reviews

Timberline Ultra HD® Shingles

For just pennies-a-day more than standard architectural shingles, you can enjoy Timberline Ultra HD® Shingles, the thickest, most ultra-dimensional Timberline High Definition® Shingle. Featuring GAF's proprietary color blends, Timberline Ultra HD® Shingles offer a wood-shake look with an incredible thickness that you'll notice and appreciate.

Colors Available In The Covington Area 41011 Wrong City? Change Location



TIMBERLINE 30 YEAR ARCHITECTURAL SHINGLES - SLATE COLOR

1 SHINGLES

NO SCALE

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SHEET NO.

A1.6

4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.			
Length	12 ft. boards			
Width	3.5 in.	5.5 in.	7.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104

Available Colors

View all HardieTrim Boards

3 *JAMES HARDIE TRIM - SMOOTH*

NO SCALE

SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors

View all HardiePlank Lap Siding Products

5 in. only available primed.

NO SCALE

INDEX OF DRAWINGS

Fastening Tips for HardiePlank® Lap Siding

SEPTEMBER 2014

TECHNICAL BULLETIN #17

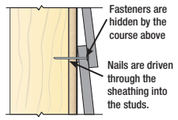
Scope: This Technical Bulletin addresses approved fastening techniques when using HardiePlank® Lap Siding.

HardiePlank® lap siding may be used with fasteners approved by ICC-ES ESR-2290 spaced in accordance with the Wind Load Tables. Fasteners must be corrosion resistant, galvanized or stainless steel.

BLIND NAILING (PREFERRED INSTALLATION)

James Hardie prefers and recommends installation of HardiePlank® lap siding by the blind nailing technique, such that fasteners are hidden by the course above. Fasteners shall be installed between 1 in. and 3/4 in. from the top edge and no closer than 3/8 in. from the ends of the plank.

1 Blind Nailing

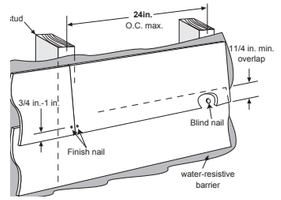


2 Blind Nailing Measurements

PIN BACKS

Pinning the plank down at the bottom edge is a common practice called "pin back." It is used to correct "high nailing", loose planks, gaps or rattling. Pinning of the butt joints is not intended to increase wind load values; and shall be installed 3/8 in. from end and between 3/4 in. and 1 in. from bottom edge. The finish nail shall be nailed flush to the surface (not countersunk), must be corrosion resistant (e.g. galvanized or stainless) and does not provide structural support. For best aesthetics nail heads should be touched-up to color match.

3



JamesHardie — For complete installation information visit www.HardieInstallation.com — USTB 17 | Version 3 | PAGE 1 of 2

HARDIEPLANK LAP SIDING - SMOOTH

1 *JAMES HARDIE SMOOTH*

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11APR17

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1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A1.5

8 PHOTO 8

NO SCALE

7 PHOTO 7

NO SCALE

6 PHOTO 6

NO SCALE

5 PHOTO 5

NO SCALE

4 PHOTO 4

NO SCALE

3 PHOTO 3

NO SCALE

2 PHOTO 2

NO SCALE

1 PHOTO 1

NO SCALE

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11APR17

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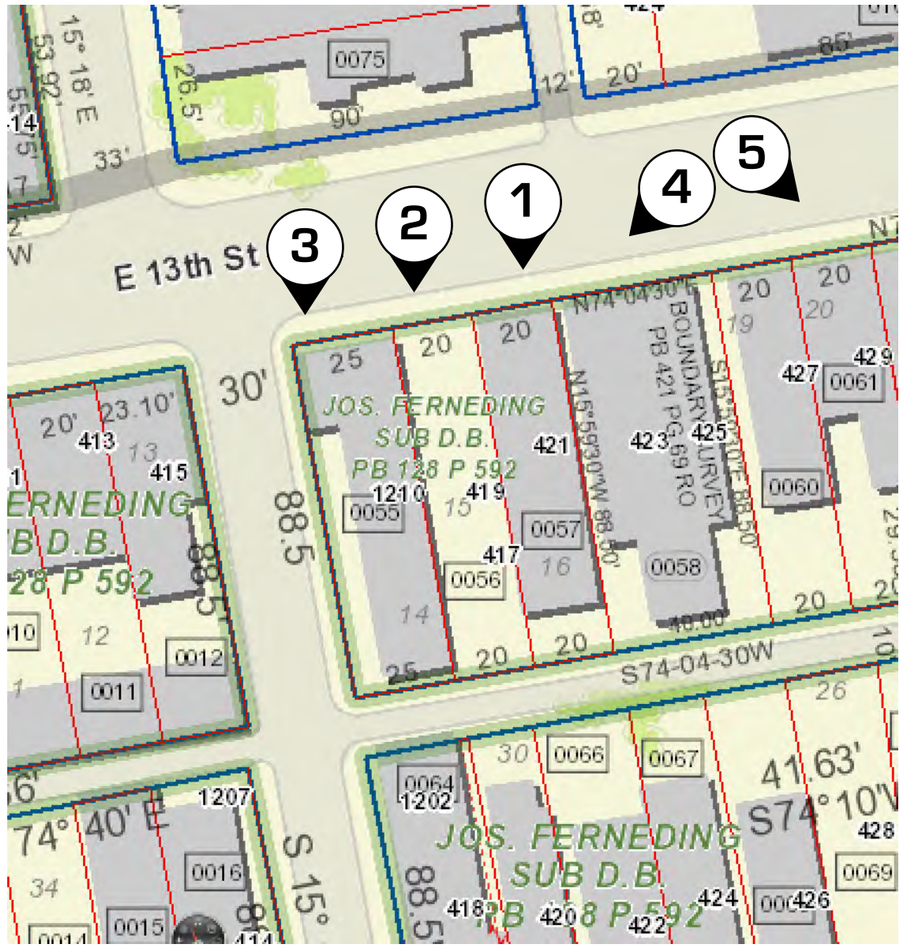
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A1.4



1 PHOTO LOCATION & VICINITY MAP

NO SCALE

NORTH

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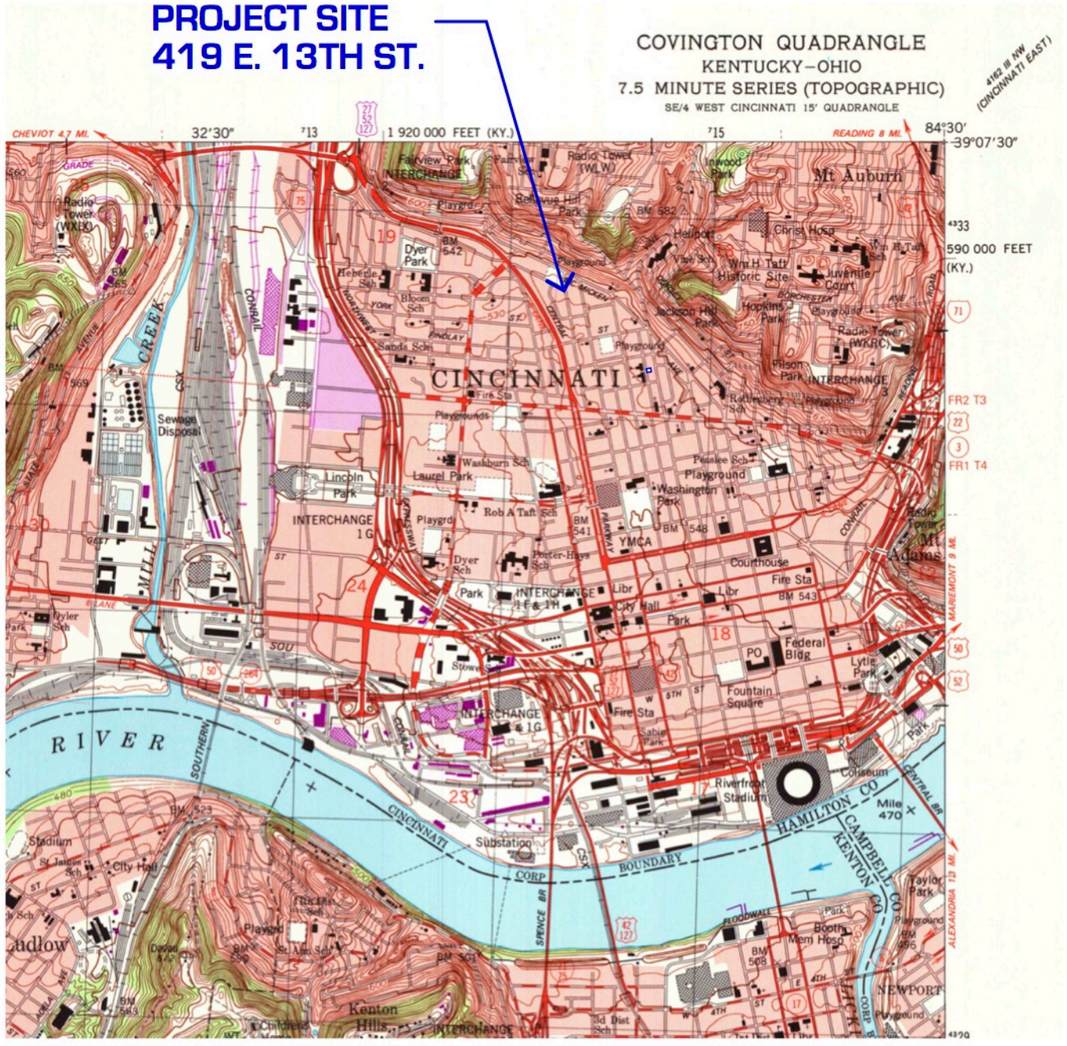
CINCINNATI, OH 45202

SHEET NO.

A1.3



1 **APE SITE PLAN & HISTORIC PLAN**

NO SCALE

NORTH

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CINCINNATI, OH 45202

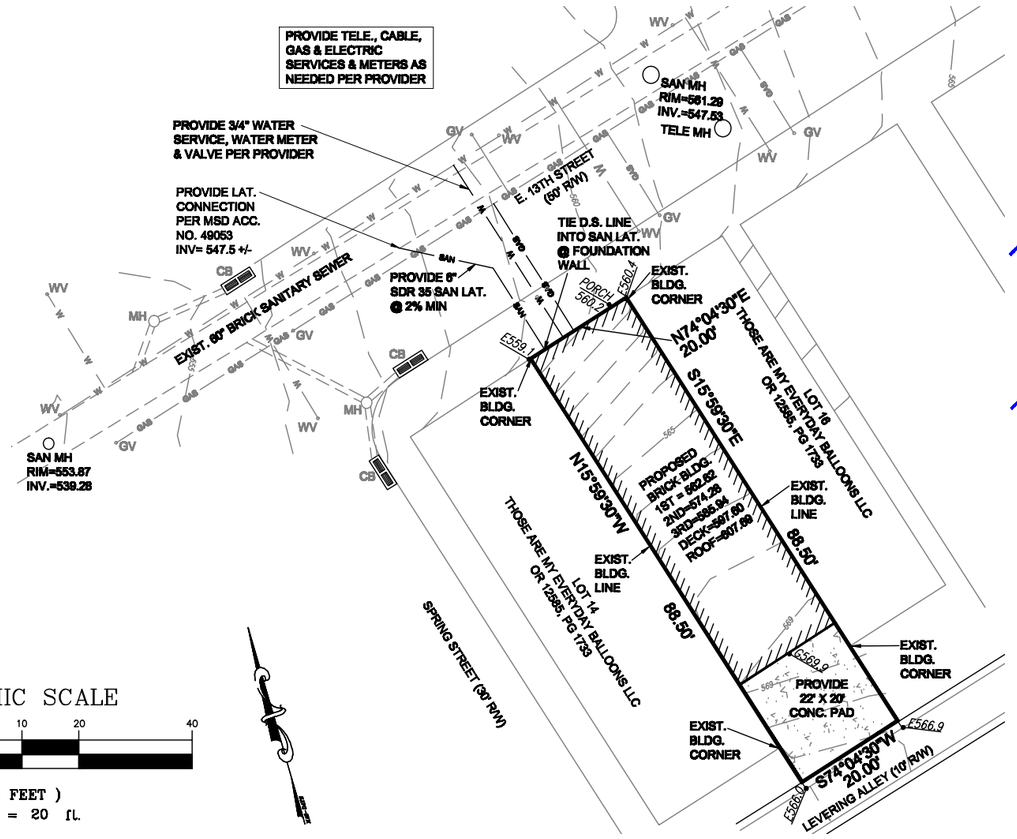
SHEET NO.

A1.2

NOTES:

1. SANITARY TAP TO BE CONSTRUCTED IN ACCORD WITH MSD RULES AND REGULATIONS
2. CONTRACTOR TO OBTAIN ANY D.O.T.E. PERMITS FOR WORK IN R/W
3. GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10' FROM THE HOUSE.
4. NO PART OF ANY DRIVEWAY APPROACH WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED CLOSER THAN FIVE (5) FEET TO ANY INLET, UTILITY POLE, GUY WIRE ANCHOR OR FIRE HYDRANT.
5. ALL UTILITIES MUST BE FIELD VERIFIED.
6. WATER METER & SERVICE TO BE PROVIDED IN ACCORD WITH C.W.W. RULES AND REGULATIONS.
7. SEE ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
8. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
9. ELEVATION BASED ON STATE PLAN COORDINATES.
10. BUILDER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES. BUILDER WILL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES EVERY TWO WEEKS AND AFTER EVERY RAIN EVENT.

419 E. THIRTEENTH ST
CINCINNATI, OHIO 45204
HAMILTON COUNTY, OHIO



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE SURVEY - EXIST. CONDITIONS

1/16" = 1'-0"

0 4' 8'
GRAPHIC SCALE

DRAWING TITLE
419 E. 13th

PROJ. NO.	DATE
E. 13th	3/17/17
DRAWN	CHECKED
JER	SJL

SITE PLAN FOR:
419 E. THIRTEENTH ST
CINCINNATI, OH 45204

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

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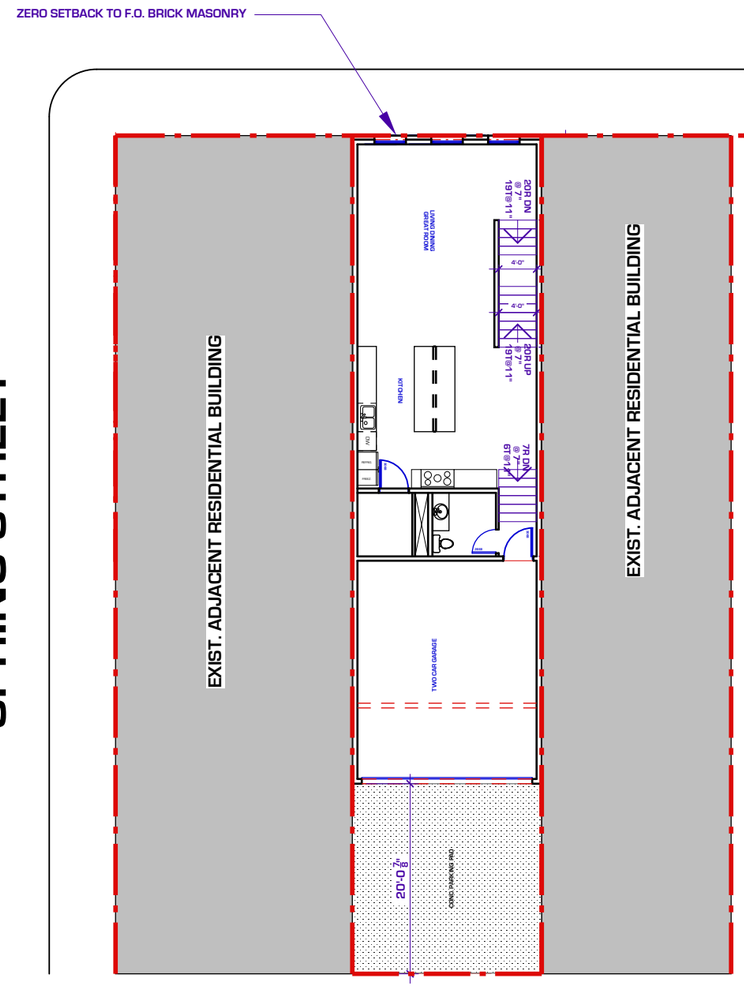
THIRTEENTH STREET



PROPERTY INFORMATION:

OWNER: TOM FRANKS BARN, LLC
ADDRESS: 1304 BROADWAY CINCINNATI, OHIO
ZONING: UM - Urban Mix District
AUDITOR PARCEL ID: 073-0003-0056-00
CAGIS PARCEL ID: 07300030056
NEIGHBORHOOD: PENDELTON
COMMUNITY COUNCIL BOUNDARY: PENDELTON
TAX DISTRICT: 1

ZONING:

JURISDICTION: CITY OF CINCINNATI
ZONING ORDINANCE: 0015-2004
ZONING VALUE: RM 0.7
ZONING TYPE: MUNICIPAL
HISTORIC DISTRICT: OVER-THE RHINE HISTORIC
HISTORIC DISTRICT ORDINANCE: 0309-2001
HISTORIC DISTRICT CNR: OVER-THE RHINE HISTORIC DISTRICT
ENTERPRISE ZONE: 1
EMPOWERMENT ZONE: NO
IDC DISTRICT: NO
IDC STATUS: EXPIRED
SPUR DISTRICT: NO
TIF DISTRICT: DOWNTOWN/OTR EAST
URBAN DESIGN DISTRICT: NO
URBAN RENEWAL DISTRICT: OVER THE RHINE URBAN RENEWAL PLAN
HILLSIDE DISTRICT: NO
BARRICADE ZONE: B

NORTH

SITE PLAN
1/16" = 1'-0"
0 4' 8'
GRAPHIC SCALE

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ONLINE CERTIFICATIONS DIRECTORY

Design No. U356
BXUV.U356
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U356

October 31, 2014

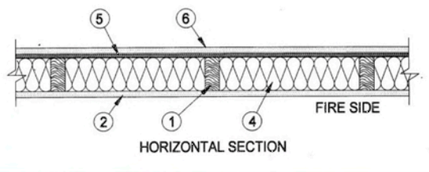
(Exposed to Fire on Interior Face Only)

Bearing Wall Rating — 1 Hr

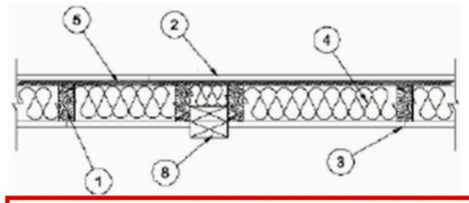
Finish Rating — 23 Min or 25 Min (See Item 2C)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



HORIZONTAL SECTION



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5) . When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. LS01, GS12 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

When Item 7, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A, 7B, or 7C **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, not shown) - Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. LS01, GS12 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

CGC INC

UNITED STATES GYPSUM CO

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

ACADIA DRYWALL SUPPLIES LTD — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C

CERTAINTEED GYPSUM INC — Type C or Type X

GEORGIA-PACIFIC GYPSUM L L C -- Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Types PG-11, PGS-WRS.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, not shown) - For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.

ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X,Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS.

2D. **Gypsum Board* —** (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

2E **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board* —** (As an alternate to Item 2) - Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.

CERTAINTEED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

3. **Joints and Nailheads —** (Not Shown) — Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).

See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C -- INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3.

NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing" . Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

GEORGIA-PACIFIC PANEL PRODUCTS L L C — Types FiberBrace or QuietBrace

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.

See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

6A. **Building Units* —As an alternate to Exterior Facing Item 6 —** , Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.

KINGSPAN INSULATED PANELS INC -- Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, 2 through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, 2 and 3 in. nominal thickness.

7. **Steel Framing Members —** (Optional, Not Shown)* — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-1 (2.75).

7A. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members —** (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured together with four self-tapping No. 8x1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Gypsum board attached to furring channels as described in Item 2. Side joint furring channels shall be attached to studs with RESILMOUNT Sound Isolation Clips - Type A237R located approximately 2 in. from each end of length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge.

b. **Steel Framing Members* —** Resilient sound isolation clip used to attach furring channels (Item 7Ca) to studs. Clips spaced 16 in. OC., and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

8. **Non-Bearing Wall Partition Intersection —** (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2014-10-31

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GENERAL NOTES

ALL ASSEMBLIES TO PROVIDE STC RATING=50

INDICATES ASSEMBLY ITEM USED

STATE OF OHIO
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1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
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CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
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CINCINNATI, OH 45202

SHEET NO.

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5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.

THERMAFIBER INC — Type SAFB

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Item 6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

TEXAS AMERROCK PARTNERS L P, DBA AMERROCK PRODUCTS — Rockwool

5G. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Items6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

6. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3. b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6A. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 510.

11. **Cementitious Backer Units* —** (Optional Item Not Shown - For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not shown) - Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB

14D. **Adhesive —** (For use with Item 14A) - Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) - 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

1 **UL U305 CONT.**

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

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INFILL RESIDENCE
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11APR17

TOM FRANKS BARN, LLC
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SHEET NO.

A0.5

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ONLINE CERTIFICATIONS DIRECTORY

Design No. U305
BXUV.U305
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U305

May 20, 2015

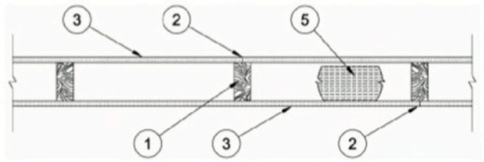
Bearing Wall Rating — 1 Hr

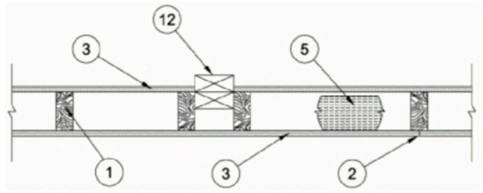
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6, 6A or 6B, **Steel Framing Members*.**

When Item 6 ,6B, or 6C **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type LightRoc (finish rating 22 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min).

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC; Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min).

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min).

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C.

PANEL REY S A — Type GREX, PRX; Types RHX, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min).

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), Type AG-C (finish rating 25 min.).

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.

CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type SHX.

USG MEXICO S A DE C V — Type SHX.

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — not shown) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min).

3E. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X (finish rating 23 min).

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) - 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.

CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. **Gypsum Board* —** (As an alternate to Items 3 through 3F) - 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

3H. **Gypsum Board* —** (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

3I. **Gypsum Board * —** (As an alternate to Items 3 through 3H, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min).

3J. **Gypsum Board* —** (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board* —** (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

3L. **Gypsum Board* —** (As an alternate to Item 3) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".

MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board* —** (As an alternate to Items 3) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3.

CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, not shown) - Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same sidebetween face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.

NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

4. **Steel Corner Fasteners — (Optional) —** For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional - Required when Item 6A is used (RC-1)) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTEED CORP

KNAUF INSULATION LLC

JOHNS MANVILLE INTERNATIONAL INC

KNAUF INSULATION LLC

MANSON INSULATION INC

OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp.

ROCK WOOL MANUFACTURING CO — Delta Board.

ROXUL INC — Acoustical Fire Batts

THERMAFIBER INC — Type SAFB.

5A. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6) As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.

U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

5B. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6) As an alternate to Batts and Blankets (Item 5) and Item

1 **UL U305**

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT
CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

ADAM WISLER
ARCHITECT.
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INFILL RESIDENCE
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CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A0.4

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MINIMUM EMERGENCY ESCAPE ROUTE REQUIREMENTS

310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.
310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2). **EXCEPTION:** GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M2).
310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).
310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).
310.1.4 OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
310.1.5. REPLACEMENT WINDOWS: REPLACEMENT WINDOWS INSTALLED IN ACCORDANCE WITH SECTION 113.6.1 SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 310.1.1 THROUGH 310.1.3.

NOTE: NO WINDOWS EXIST, ONLY HISTORIC WINDOW OPENINGS. ALL REPLACEMENT WINDOWS MEET OR EXCEED THESE REQUIREMENTS FOR EGRESS

CONSTRUCTION GENERAL NOTES

NOTE: ALL EXTERIOR MASONRY WALLS TO HAVE FURRING AND R-13 INSULATION WHERE INSTALLABLE. LESSER INSULATION IS ACCEPTABLE BASED ON FURRING SIZE AND CONDITIONS.

NOTE: ALL BEARING WALLS AT PROPERTY LINE TO MEET 1-HR FIRE RISITENCE RATING PER U305 AND/OR U356

MINIMUM LIVE LOAD DESIGN CRITERIA MAXIMUM DEFLECTIONS

MINIMUM LIVE LOAD DESIGN CRITERIA:

ATTICS WITHOUT STORAGE - 10PSF (N/A)
ATTICS WITH LIMITED STORAGE - 20PSF - EXISTING
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS - 30PSF (N/A)
BALCONIES (EXTERIOR) AND DECKS - 40PSF - EXISTING
FIRE ESCAPES - 40 (N/A)
GUARDRAILS AND HANDRAILS - 200PSF - NEW
GUARDRAIL IN-FILL COMPONENTS - 50PSF - NEW
PASSENGER VEHICLE GARAGES - 50PSF (N/A)
ROOMS OTHER THAN SLEEPING ROOM - 40PSF - EXISTING
SLEEPING ROOMS - 30PSF - EXISTING
STAIRS - 40PSF - EXISTING
PRESUMPTIVE SOIL LOAD - 1500 PSF - EXISTING
SNOW LOAD - 25 PSF

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS - L/180 - EXISTING
INTERIOR WALLS AND PARTITIONS - H/180
FLOORS AND PLASTERED CEILINGS - L/360 - EXISTING
ALL OTHER STRUCTURAL MEMBERS - L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH - H/360 (N/A)
EXTERIOR WALLS—WIND LOADS WITH BRITTLE FINISHES - H/240 - (N/A)
EXTERIOR WALLS—WIND LOADS WITH FLEXIBLE FINISHES - L/120 - (N/A)
LINTELS SUPPORTING MASONRY VENEER WALLS - L/600

STAIR AND GUARDRAIL GENERAL NOTES

EXISTING STAIR TO BE RENOVATED TO MEET CODE REQUIREMENTS.:

311.7.7 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
311.7.7.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

311.7.7.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½ INCH (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

311.7.7.3 GRIP-SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1¼ INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6¼ INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2¼ INCHES (57 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

312.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.
EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.
2. GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 43/8 INCHES (111 MM) IN DIAMETER.

STATE OF OHIO
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REGISTERED ARCHITECT
CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

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EGRESS WINDOWS: EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED TO HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, MAXIMUM SILL HEIGHT OF 44 INCHES, AND MINIMUM NET CLEAR AREA OF 5.7 SQUARE FEET

CONTRACTOR TO PROVIDE CERTIFICATE OF OCCUPANCY AT TIME OF FINAL CONSTRUCTION INSPECTION

314.1 SMOKE DETECTION AND NOTIFICATION. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

314.2 SMOKE DETECTION SYSTEMS. HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS. WHERE A HOUSEHOLD FIRE WARNING SYSTEM IS INSTALLED USING A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE(S), IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER. THE SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH NFPA 72.

EXCEPTION: WHERE SMOKE ALARMS ARE PROVIDED MEETING THE REQUIREMENTS OF SECTION 314.4.

314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS.

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3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING AN APPROVAL ARE MADE TO THE SPACES DESCRIBED IN ITEMS 1 AND 2 OF SECTION 314.3, SMOKE ALARMS SHALL BE PROVIDED IN THOSE SPACES AS REQUIRED FOR A NEW DWELLING. WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE NEW SLEEPING ROOMS AND THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING ROOM SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS:

1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

2. INSTALLATION OR ALTERATION OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

314.4 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE INTERCONNECTED.

EXCEPTIONS:

1. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

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2. INTERCONNECTION AND HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

SECTION 315 CARBON MONOXIDE ALARMS

315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

315.2 WHERE REQUIRED. WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL- FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 315.1.

315.3 ALARM REQUIREMENTS. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

311.7 STAIRWAYS.

311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 3112 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION 311.7.9.1.

311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTION: WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 434 INCHES (121 MM).

311.7.3 WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

311.7.4 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION ALL DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

311.7.4.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 8 14 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

311.7.4.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 9 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM).

311.7.4.3 PROFILE. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH (14 MM). A NOSING NOT LESS THAN 34 INCH (19 MM) BUT NOT MORE THAN 114 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 12 INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER (102 MM) SPHERE.

EXCEPTIONS:

1.A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (279 MM).

2.THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

311.7.4.4 EXTERIOR WOOD/PLASTIC COMPOSITE STAIR TREADS. WOOD/PLASTIC COMPOSITE STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF SECTION 317.4.

311.7.5 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

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ARCHITECTURAL GENERAL NOTES

ALL EXTERIOR DIMENSIONS SHOWN ON PLAN ARE TO OUTSIDE FACE OF FOUNDATIONS. ALL OTHER DIMENSIONS SHOWN ON PLAN ARE FROM FINISHED FACE TO FINISHED FACE. ITEMS NOT LOCATED BY DIMENSION SHALL BE LOCATED BASED ON ALIGNMENT TO EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.

MEANS, METHODS AND TECHNIQUES ASSOCIATED WITH DEMOLITION,CONSTRUCTION,TEMPORARILY SHORING, BRACING, AND STABILITY OF THE EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ELECTRICAL INFORMATION WHICH IS PART OF THE ARCHITECTURAL SET OF DRAWINGS ARE FOR SWITCHING AND RECEPTACLE LOCATION ONLY.

ALL WOOD IN CONTACT WITH CONCRETE, EXPOSED TO THE EXTERIOR OR TO MOISTURE IN GENERAL SHALL BE PRESSURE TREATED, CEDAR, OR REDWOOD

ALL ALUMINUM IN CONTACT WITH DISSIMILAR METALS SHALL BE ISOLATED TO AVOID ELECTROLYTIC REACTION.

CONSTRUCTION SITE TO BE KEPT NEAT AND ORDERLY. INTERIOR WORK AREAS TO BE "BROOM CLEANED" AT THE CONCLUSION OF EACH AND EVERY WORK DAY. THESE AREAS ARE TO BE SEPARATED FROM NON CONSTRUCTION AREAS WITH METHODS OF DUST, DIRT AND ODOR PROTECTION AND SEPARATION. THESE AREAS ARE TO BE LEFT SECURE AND SAFE DURING PERIODS WHEN WORK IS INTERRUPTED.

ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES AND STANDARDS.

ALL SUSPENDED ITEMS SUCH AS CEILINGS, LIGHTS, CONDUIT, ETC. SHALL BE ATTACHED DIRECTLY TO THE STRUCTURE.

THE GENERAL CONTRACTOR SHALL PROVIDE OR ARRANGE WITH OWNER TO PROVIDE ALL TEMPORARY SERVICES REQUIRED TO FACILITATE THE WORK INDICATED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: POWER, LIGHTING, HEAT, AND WATER.

GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION. MAINTAIN POSITIVE SLOPE TO ALL EXISTING DRAINAGE STRUCTURES.

THE GENERAL CONTRACTOR SHALL LOCATE ANY EXISTING UNDERGROUND UTILITIES, PIPING, STORAGE TANKS, DRAINAGE LINES, TUNNELS, LEACHING BEDS, ETC. AS APPLICABLE TO THIS PROJECT IN AREA OF NEW CONSTRICTION PRIOR TO BEGINNING ANY EXCAVATION OR SITE OCCUPANCY.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS AND SOIL BEARING PRESSURE. ASSUMED SOIL BEARIN G CAPACITY = 1500 PSF.
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 ALL RESPONSIBILITY. ANY CHANGE 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.

NOTCHES IN WALL STUDS ARE NOT TO EXCEED 1/4 OF THE STUD WIDTH AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED 1/6 OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN 1/3 OF THE JOIST DEPTH, WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, NOR WITHIN TWO FEET OF THE JOIST BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY THE ARCHITECT.

UNLESS NOTED OTHERWISE:
USE (1) 2x12 HEADER FOR BEARING OPENINGS UP TO 5'-0".
USE (2) 2x12 HEADER FOR BEARING OPENINGS OVER 5'-0" UP TO 8'-0". USE (2) 2x12 HEADER WITH 1/2" PLYWOOD FLITCH PLATE FOR BEARING
OPENINGS OVER 8'-0" UP TO 11'-0".
USE W6x16 STEEL BEAM FOR HEADERS OVER 11'-0".

SOLID BLOCKING TO FOUNDATION FOR OPENINGS OVER 7'-0".

FIRE BLOCKING OF TWO INCH NOMINAL LUMBER SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL.

GUARDS AND HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION ALONG THE TOP.

EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR.

DOORS TO HAVE TEMPERED GLASS.

WINDOWS WITHIN 24" OF A DOOR TO HAVE TEMPERED GLASS.

STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERED DRAWINGS SHOULD BE REFERENCED FOR APPLICABLE GENERAL NOTES, SPECIFICATIONS AND DESIGN INFORMATION.

ABBREVIATIONS

&	AND
@	AT
#	POUNDS or NUMBER
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A.D.	AREA DRAIN
AC.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AUX.	AUXILIARY
B.O.C.	BOTTOM OF CONCRETE
B.O.D.	BOTTOM OF DECK(ING)
B.O.F.	BOTTOM OF FRAMING
B.O.G.	BOTTOM OF FINISH GRADE
B.O.M.	BOTTOM OF MASONRY
B.O.P.	BOTTOM OF PAVING
B.O.S.	BOTTOM OF STEEL
B.U.	BUILT-UP
B.U.R.	BUILT-UP ROOFING
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
B.P.	BUILDING PAPER
BLKG	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
C'FLASH'G	COUNTER FLASHING
C.B.	CATCH BASIN
C.J.	CONTROL JOINT
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
C.T.	CERAMIC TILE
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR(ANCE)
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDITION
CONFIG.	CONFIGURATION
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUE(OUS)
CPT.	CARPET (ED)
CTR.	CENTER
CTRSK.	COUNTERSUNK
D.	DEPTH
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DBL.	DOUBLE
DEMO.	DEMOLISH, DEMOLITION
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DW.	DISHWASHER
DWG.	DRAWING
E.1	EAST
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM
E.J.	EXPANSION JOINT
E.P.	ELECTRICAL PANEL BOARD
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION (TOPOGRAPHICAL)
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATION (DRAWING)
ELEV.	ELEVATOR
EMERG.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.O.	FURNISHED BY OTHERS
F.D.	FIRE DAMPER
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT
F.H.S.	FIRE HOSE STATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE-RATED
F.R.T.	FIRE -RETARDANT TREATED
F.R.P.T.	FIRE -RETARDANT PRESSURE-TREATED
FIN.	FINISH(ED)
FL.	FLOOR(ING)
FLASH'G	FLASHING
FLUOR.	FLUORESCENT
FND.	FOUNDATION
FPL.	FIREPLACE
FT.	FEET
FTG.	FOOTING
FUR.	FURRING (FURRED)
G.B.	GRAB BAR
GA.	GAGE
GALV.	GALVANIZED
GL.	GLASS (GLAZING)
GND.	GROUND
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
G.W.B.	GYPSUM BOARD
H.	HIGH
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDCP.	HANDICAPPED
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HOUR
HVAC	HEATING/VENTILATING/AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCAN.	INCANDESCENT
INCL.	INCLUDE (D) (ING)
INSUL.	INSULATE(D) (ION)
INT.	IINTERIOR
JAN.	JANITOR
K.D.	KILN-DRIED
K.D.	KNOCK DOWN
KIT.	KITCHEN
KW.	KILOWATT
L.	LENGTH
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
M.B.	MACHINE BOLT
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFG.	MANUFACTURING
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.	NORTH
NA.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. (or #)	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.F.R.D.	OVERFLOW ROOF DRAIN
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P. LAM.	PLASTIC LAMINATE
P.S.I.	POUNDS PER SQUARE INCH.
P.T.	PAPER TOWEL
P.T.	PRESSURE TREATED
PERF.	PERFORATE(D)
PL.	PLATE
PLWD.	PLYWOOD
PR.	PAIR
PT.	POINT
Q.T.	QUARRY TILE
R.	RADIUS
R.	RISER
R.A.	RETURN AIR
R.BASE	RUBBER BASE
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE(D) (ING)
REQ.	REQUIRE(D)
RESIL.	RESILIENT
REV.	REVISE(D) (ION)
RM.	ROOM
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
S.D.	STORM DRAIN
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
S.V.	SHEET VINYL
SCHED.	SCHEDULE
SHT.	SHEET
SHTG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION (S)
SPKLR.	SPRINKLER
S.F.	SQUARE FEET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
S.S.	STRUCTURAL SLAB
SUSP.	SUSPEND(ED)
SYM.	SYMMETRY(ICAL)
SYN.	SYNTHETIC
SYS.	SYSTEM
T&G.	TONGUE & GROOVE
T.S.	TOPPING SLAB
T.	TREAD
T.B.	TOWEL BAR
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK(ING)
T.O.G.	TOP OF FINISH GRADE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PAVING
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
T.V.	TELEVISION
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK (NESS)
THRESH.	THRESHOLD
TME	TO MATCH EXISTING
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UN-FIN.	UNFINISHED
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITION TILE
V.G.	VERTICAL GRAIN
V.P.	VENEER PLASTER
V.T.	VINYL TILE
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST
W.	WIDTH, WIDE
W.C.	WATER CLOSET
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.P.	WATERPROOF(ING)
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD.	WOOD
WSCT.	WAINSCOT
WT.	WEIGHT
YD.	YARD.

STATE OF OHIO
ADAM
WISLER
1315765
REGISTERED ARCHITECT

CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

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INFILL RESIDENCE
419 E. THIRTEENTH
CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A0.1

PROJECT TEAM

OWNER:
TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

ARCHITECT:
ADAM WISLER - ARCHITECT
804 SCOTT ST.
SUITE 2R
COVINGTON, KY 41011
859-907-0440

SYMBOL LEGEND

TYPICAL FOR ARCHITECTURAL DRAWINGS ONLY

DOOR NUMBER — NO

WINDOW TAG — X

REVISION TAG — X

DRAWING NOTE — XX

ELEVATION MARK

EXTERIOR ELEVATION TAG — X / AXXX — DETAIL NO. / SHEET NO.

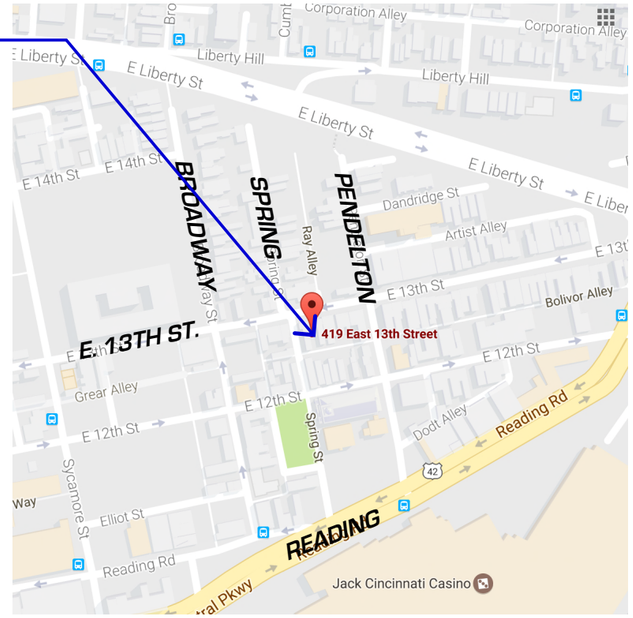
INTERIOR ELEVATION TAG — SHEET NO. / DETAIL NO.

ENLARGED DETAIL MARK — DETAIL NO. / X / AXXX / DETAIL AREA / SHEET NO.

SECTION MARK — DETAIL NO. / X / AXXX / SHEET NO.

VICINITY MAP

PROJECT SITE
419 E. 13TH



NORTH

2 VICINITY MAP
NO SCALE

DESIGN CRITERIA & CODE REFERENCES

2013 RESIDENTIAL CODE OF OHIO

SNOW LOAD 20 PSF
LIVE LOAD 40 PSF
BALCONY LIVE LOAD 60PSF

DEFLECTION L/360

SOIL BEARING CAPACITY: 1500 PSI

GUARDRAIL LOADS:
200 LB POINT LOAD TO TOP OF GUARDRAIL
50 PSF LOAD AT HORIZONTAL INFILL OF GUARDRAIL

GENERAL NOTES

FOR THE PURPOSE OF THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS: THE TERM 'BY OWNER' SHALL MEAN ITEM FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR. THE ABBREVIATION "N.I.C." SHALL MEAN ITEM FURNISHED AND INSTALLED BY OWNER UNDER SEPERATE CONTRACT. CONTRACT SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. ANY ERRORS, AMBIGUITIES AND OMMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT, FOR CORRECTION DURING BIDDING PERIOD AND/OR BEFORE ANY PART OF WORK IS STARTED UNLESS EXPRESSLY STIPULATED. NO ADDITIONAL ALLOWANCES WILL BE MADE IN THE CONTRACTOR'S AND/OR MANUFACTURER'S FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMMISSIONS, WHICH SHOULD HAVE BEEN DISCOVERED DURING PREPARATION OF BID ESTIMATES AND DIRECTED TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THERE OF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN ADAM WISLER - ARCHITECT, WITHOUT PREJUDICE.

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CERTIFICATE NUMBER: 1315765
EXPIRES 12-31-17

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CINCINNATI, OH 40204

11APR17

TOM FRANKS BARN, LLC
1304 BROADWAY
CINCINNATI, OH 45202

SHEET NO.

A0.0

Memorandum

To: The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

From: Over-the-Rhine Foundation
1219 Sycamore Street
Cincinnati, Ohio 45202

Date: 04/17/17

CERTIFICATE OF APPROPRIATENESS REPORT

419 E 13th Street
OVER-THE-RHINE HISTORIC DISTRICT

Applicant	
Type of Request	COA for new single family residence

After review, the Over-the-Rhine Foundation Infill Committee **conditionally supports** this application. OTRF would support this application under the following circumstances:

1. Modify steep roof pitch that leads to roof jut out above neighboring historic buildings.

See below for additional comments:

SUMMARY CHECKLIST

	Meets Guideline?			
Specific Guideline	**Yes**	**No**	**Partial**	**Conditions**
1. Base	X			Ensure base proportioning fits scale of building
2. Middle	X			
3. Top	X			Ensure elements (brackets, fascia, overhang) are proportioned correctly
4. Roofs		X		Modify steep roof pitch that leads to roof jut out above neighboring historic buildings
5. Windows	X			
6. Storefronts				n/a
7. Setback	X			
8. Rhythm	X			Providing full-block context will help verify that window placement is consistent with the block's rhythm

9. Vertical Emphasis	X			
10. Height	X			
11. Materials			X	Brick and stonework should be of high quality. Brick should be **modular** in size. Limestone veneer is recommended for any exposed cast concrete
12. Other Comments	N/A	N/A	N/A	

Note: This checklist was developed by the Over-the-Rhine Foundation and compares the proposed project with the applicable guidelines for new construction in the Over-the-Rhine Historic District

DETAILED CHECKLIST REVIEW

1. **Composition - Base:**

Does the project meet the applicable guidelines for Composition - Base?	**Yes**	**No**	**Partial**
	X		

"New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor."

Comment: The use of a stone base is appropriate and consistent with existing buildings in this portion of the district. It is important that the proportion of base is consistent with similarly scaled buildings in the vicinity. It is important to use a high-quality material. (See Materials section)

2. **Composition – Middle:**

Does the project meet the applicable guidelines for Composition - Middle?	**Yes**	**No**	**Partial**
	X		

"Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design."

Comments:

3. **Composition – Top:**

Does the project meet the applicable guidelines for Composition - Top?	Yes	No	Partial
	X		

"New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials."

Comment: The use of a bracketed cornice line is appropriate as a terminating top. It is important that the components' proportions are consistent with the scale of this and adjoining historic buildings. The use Fypon brackets are an appropriate contemporary material; it is especially important that the brackets are adequate in size (width, height, projection) as not to feel 'cheap' compared to surrounding historic brackets.

4. **Roofs:**

Does the project meet the applicable guidelines for Roofs?	Yes	No	Partial
			X

"Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang."

Comment: The building employs a gable style roof pitch in contrast to its neighbors and most buildings on 13th which use low pitched shed roofs. This results in the roof elevating above the neighboring historic buildings creating discord. It is recommended that the roof be rethought so as to create greater consistency with adjacent and nearby roofs per the guideline.

5. **Windows**

Does the project meet the applicable guidelines for Windows?	Yes	No	Partial
	X		

"Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a

proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate."

Comment: Windows appear to be proportioned and placed appropriately in the middle.

6. **Storefronts: NA**

7. **Setback:**

Does the project meet the applicable guidelines for Setback?	**Yes**	**No**	**Partial**
	X		

"Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines."

Comment:

8. **Rhythm:**

Does the project meet the applicable guidelines for Rhythm?	**Yes**	**No**	**Partial**
	X		

"New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In

dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers."

Comment:
The 300, 400, and 500 blocks of east 13th Street are characterized by a gradual change in elevation. The result is many narrow 3-4 story buildings of varying physical height resulting in significant variation in window placement giving the street an 'up-and-down' rhythm moving from one building to the next. The design appropriately contributes to this rhythm by designing the window openings to be in a lower position than the two adjoining historic buildings.

Providing a full-block context elevation will help verify that window placement is consistent with the block's rhythm.

9. **Emphasis:**

Does the project meet the applicable guidelines for Emphasis?	**Yes**	**No**	**Partial**
	X		

"New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings."

Comment:

10. **Height:**

Does the project meet the applicable guidelines for Height?	**Yes**	**No**	**Partial**
	X		

"The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories."

Comment:

11. **Materials:**

Does the project meet the applicable guidelines for Materials?	Yes	No	Partial
			X

"New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district."

Comment:
Black Diamond Valor by Belden bricks appears to be a high quality brick that will contribute to the contemporaneity of the building. Modular sized brick should be used.

Although cast stone is an acceptable material for lintels and sills; it is recommended to use a limestone veneer (used on Washington Park garage entrances) to ensure these features are high quality and do not cheapen the design.

The use of a stone foundation is recommended for this application. It appears that Citadel Driftwood or an equivalent material is an appropriate contemporary material.

While the use of glass, metal, and Hardi-plank are not typical for the neighborhood, with no visibility from the street, the use of these materials appears appropriate for the rear of the structure.

12. **Other Comments:**

The downspout should be a rounded downspout

ITEM 7 April 24, 2017

APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH2016042/COA2017025
APPLICANT:	Platte Architecture and Design
OWNER:	Mike Hoeting
ADDRESS:	**127 W 15th Street**
PARCELS:	094-0008-0043
ZONING:	Residential Multi-Family (RM 1.2)
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	April 12, 2017
HEARING DATE:	Pre-hearing date April 5, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

- 1405-07: Lot area required is 2000sf. The lot area (50 x 33.41) is 1670.5 sf is a substandard lot and will require a variance of 329.5sf to construct a building on the lot.
- 1409-07: Front yard setback required 20 feet. Proposed setback 0, 20 foot variance required.
- 1409-07: Rear yard setback required 20 feet. Proposed setback 0, 20 foot variance required.
- 1409-07: Side yard setback required 0/5 feet. Proposed setback 0, 5 foot variance required.
- 1409-07: Maximum height is 35 feet. Proposed height is 39'4" to cornice height and 46'4" to the penthouse roof, variance of 11'4" required.

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a new infill 3 story residential building. The applicant is also seeking a Dimensional Variances from Section 1405-07 of the zoning code for a zero lot line setbacks, height variance and for the ability to build on a substandard lot size.

Existing Conditions:

127 W 15th Street is a vacant lot at the intersection of W 15th Street and an Alley. The lot is a substandard lot with only 1670.5 square feet. The lot is adjacent to a 4.5 story mized use historic contributing building and 2 story infill buildings that face onto Pleasant Street.

Figure 1: Street view of 100 block of 15th Street. Image provided by applicant

Figure 2: Map of 127 W 15th Street. Map provided by applicant.

Proposed Conditions:
The proposal is to construct a new single family house at 127 W 15th Street.

The new construction will feature the following:

1. A new 3 story structure clad in brick veneer on the main faces along 15th Street and the alley with secondary massings in both metal and horizontal siding. Metal panels will be used as a secondary material on the main facades.
2. The building will be massed with zero lot line setbacks at the side, front and rear.
3. The building will have a flat roof and a roof deck with a penthouse for access. The parapet wall of the secondary massing will act as the railing for the roof deck.
4. There will be 3 evenly placed windows with an awning window on the bottom third of the window placed over the main massing and an inset doorway and windows on the secondary massing on the main façade.
5. The side façade along pleasant street will have a garaged door and evenly spaced windows over the face that match the windows on the front façade. The garage door will be a dark gray color to blend into the brick.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405-07	Development Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
The applicant is requesting to build on a substandard lot, as this substandard lot is an existing condition and the lot cannot be expanded due to surrounding conditions, namely right-of-way and historic buildings. The applicant is also requesting a zero lot line development, which is common within the OTR Historic District. While there has been concern raised about the ability to enter the garage using only the public right-of-way in the alley and not adjacent neighbors driveways, which do not have legal parking spaces between the garage and the right-of-way, the applicants have shown with turn radius that they will be able to enter the garage. The height request is also not out of character for the district and is similar to the height of other 3 story buildings in the vicinity.

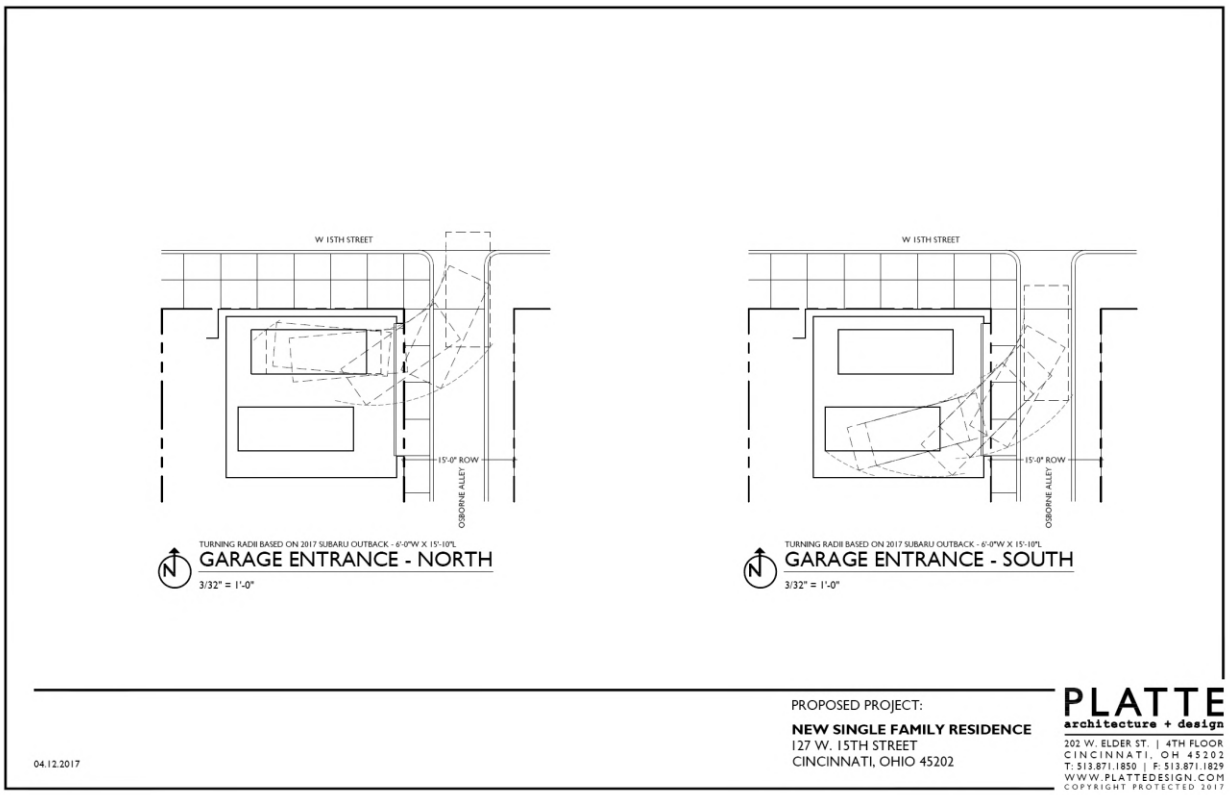

Diagram provided by applicant showing the turn radius for entering the garage.

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the general nature of the built environment upon the street and within the neighborhood. The proposal does not conform to the lot area, setback or height. The lot is a legal lot of record which was not created by the applicant and which cannot be modified to be made conforming without disruption of the historic character of the neighborhood.

b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work substantially conforms to the guidelines for the district. (Refer to Certificate of Appropriateness review below)

c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Traffic will not be impacted by the construction of the infill/addition structure. The project is providing 2 covered parking space in the garage and is meeting the zoning requirements for providing one off street parking space.

e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable.

f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable.

g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.

The neighborhood has mostly zero lot line setbacks for front, rear and side. As the property is smaller and not as deep as most other properties within the district a zero lot line development helps to make workable footprint for the single family home.

While the property is a substandard lot, being able to build on the lot will help with neighborhood compatibility in order to bring back a missing lot to the streetscape.

The height of the building is compatible with the neighborhood as well. As the building is a connecting piece between the two story developments that face Pleasant Street and is abutting a 4.5 story building, it provides a transition between the two heights. The tallest portion of the building is the penthouse and this is not highly visible from the street and is the size required to enclose the staircase and elevator access. This portion is also placed next to the 4.5 story building.

i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

The parcel is a vacant parcel on a fairly intact street. This parcel had a building on the lot that had previously been demolished. The setbacks and height are not anticipated to have a negative impact on the neighborhood.

k. **Blight.** The elimination or avoidance of blight.

The proposed work will take a vacant and empty parcel and will construct two residential units on the parcel recreating continuity of a streetscape.

l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed work will increase the property value by providing an improved house on a currently vacant lot.

m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary jobs during construction.

n. **Tax Valuation.** Any increase in the real property tax duplicate.

Property taxes will increase due to the improved value of the property increasing.

o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has an economic benefit to the proposed establishment.

p. **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The proposed setbacks are necessary and appropriate to keep the aesthetic integrity of the street and to make the development contextual with the neighboring buildings which also mostly have zero lot line setbacks.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Denial of the minimum lot size requirement would deny all ability to use the property and denial of both the front and rear yard setbacks would only allow a house that is 10 feet wide, which is not a realistic or useable building

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District.

The composition is simple yet appropriate to the mixed use feel along W 15th Street. As this is a residential building is it taking its vocabulary and ques from the residential architecture on the street and within the neighborhood. There is appropriate rhythm and verticality expressed in the design that incorporated both traditional materials and more contemporary materials. The simplicity in detailing gives the building a contemporary design but the massing and main building materials help blend the building into the existing fabric.

This project takes a contemporary and modern approach to an infill and new construction project and this project shows that a modern design can still substantially meet the guidelines and through the detailing, such as the type of windows and proper use and placement of materials, and the use of projections or recesses, such as the window frames and secondary mass, can provide a detailing and massing that meets the guidelines.

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

> *This infill development is filling in a vacant parcel that has created a broken streetscape along W 15th Street.*

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

> *This infill development is taking its cues on rhythm, massing, spacing and materials from the neighborhood, but it not replicating the Italianate, Queen Anne and Greek Revival style of the neighboring buildings.*

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines

B. Specific Guidelines

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

   Residential buildings in Over-the-Rhine often do not have a large base. It can be provided with a small foundation line or a change in materials. The base provided in this residential building is small, but a small foundation line is at the bottom. This simple change of material and line of soldier course bricks grounds the building to the sidewalk.

   Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

The middle is defined by three stories of evenly spaced windows over the façade. The window size and spacing are similar to other buildings on the block.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The top is created with a secondary massing of wooden plank siding with a slight projecting coping. While typically cornice structures project over the building, providing a slight dimension with the secondary mass behind the main mass of the building creates a strong and distinctive element that provides a strong horizontal component to top the brick middle mass.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

This is a three story building that has a flat roof that is not visible from the façade due to the secondary massing and parapet/railing for the roof deck. While there is not a distinguishing slope to the roof, this form is an appropriate treatment.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not

acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

- *The windows on the primary street façade and alley way are 2:1 and while they are not double hung, providing awning windows at the bottom provides a contemporary break to the windows.*
- *The windows are also spaced individually, vertically and evenly over the façade. The windows have a small sill at the bottom of the windows and a projecting frame around the windows that mimic the articulation that sills and lintels would provide. The applicants have provided a section showing that the sills project slightly from the façade creating an articulation to the façade.*
- *The windows are set back slightly from the façade also creating an articulation to the façade.*
- *The windows on the secondary massing on the front are fixed pane windows and while they do not have a division as the rest of the windows do they are taller than they are wide.*
- *The garage door, while visible from the street, is facing the alley. Having the garage door a similar color to the rest of the façade will help it blend in to the rest of the building. A similar treatment was constructed on the infill buildings next to this property that face Pleasant Street. Having an allowance of a parking garage also provides a space for the infill to provide their required off-street parking space. The garage door will have no windows to further help it blend into the wall.*
- *The Pella 450 series window and garage door materials are an appropriate.*
- *The applicant originally submitted a proposal with all of the windows on the façade grouped into pairs of 3 with metal panels between the windows and being enclosed with a frame. In their revisions they changed the bottom windows to being separated. While staff feels that both meet the design guidelines and understands based on feedback at the pre-hearing the decision, staff does feel that the original design was more balanced.*

Original submission with all three floors having a similar treatment around the windows.

Revised submission with the bottom floor as a different treatment around the windows.

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

This is a residential façade and storefronts are not incorporated or encouraged.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The building creates a continuous line along the street and is proposing a zero lot line setback on the front, sides and rear. A portion of the front first floor is recessed slightly to accommodate for an outswing door and entrance. This form is typical in the neighborhood and is appropriate.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building achieves two types of rhythms. As the building is built on a 33' wide lot, to keep the rhythm of many of the other residential buildings in the district and along 15th Street that are 25 feet wide, the main massing of the building is 25'4" wide and then the secondary façade is only 7'8" wide and is set back a few inches from the brick. The window on the main façade also creates a regular rhythm along the street. As the evenly spaced windows are carried through along the alley and this façade is highly visible from the street, the rhythm is continued along the side of the building as well.

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal

emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

The building has a strong vertical emphasis that is expressed in many ways on the building.

- *The building is taller than it is wide. This is emphasized by having a main mass and a secondary mass along the front façade.*
- *The windows are taller than they are wide.*
- *The secondary mass along the front is thin and tall providing a strong vertical element that is highlighted by a change in material.*
- *While the windows are grouped together with panels into a horizontal element, the strong brick pillars on either side of the windows and the secondary massing create a stronger vertical emphasis to overcome the horizontal nature. Further the metal panels will have a similar color to the brick providing a monochrome color that will be secondary to the vertical massing's.*

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The height of the building is 3 stories tall with a penthouse, while the addition of the parapet wall to provide a railing makes the building taller than the base zoning would allow, the height is one story less than the abutting building to the west. The height of building is appropriate.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

West 15th Street has mostly brick buildings with wood/frame elements at either storefronts, bay windows or the rear of the infill buildings along Pleasant Street. The main building material is a dark gray modular brick set in a running bond patter which is an appropriate material and appropriate configuration of the material.

Metal panels are used as an accent material and is on facades along the alley that are not visible from the street. However the installation of the panels should still be an

appropriate configuration. A horizontal expression would correspond with the horizontal nature of the wood composite material as well as the running bond on the brick.

The secondary and parapet/top of the building are in a composite wood material that will have the coloring of wood and be in a horizontal composition set in a shiplap form. While shiplap is not an appropriate main material installation as a secondary material, it is an acceptable treatment.

Other Considerations:

Prehearing Results
April 5, 2017, the applicant, neighbors and representatives from the Infill Committee were present.

Comments Provided to Staff: A letter from the OTR Infill Committee in wupport of the application

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE** per plans submitted by Platte Architecture and Design submitted April 12, 2017.
   1. **APPROVE** a 20 foot **Dimensional Variance** to allow a 0 foot rear yard setback.
   2. **APPROVE** a 5 foot **Dimensional Variance** to allow for 0 foot side and rear yard setback.
   3. **APPROVE** a 20 square foot **Dimensional Variance** to allow for a 0 foot front yard setback
   4. **APPROVE** a 329.5 square foot **Dimensional Variance** to allow for lot of 1670.5sf to be built on.
   5. **APPROVE** a **Dimensional Variance** to allow for the majority of the building to be 39'4" and the penthouse only to be 46'4" with the following condition.
      a. The penthouse is to only include the staircase, elevator and enclosure for utilities.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
   2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

3. Not providing the minimum lot size and the rear and front yard variances would make the lot unbuildable and inhibit the goal of the district to reestablish infill housing within a block face.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness an new residential building at 127 W 15th Street per drawings submitted by Platte Architecture dated April 12, 2017 including any revisions with the following conditions
    a. The curb cut on Osborr Alley shall get Department of Transportation Engineering Approval.
    b. The permits drawings shall show the originally submitted design with the first floor window and metal panel composition matching the pattern of the second and third floors.
    c. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
    (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
    .

Memorandum

To: The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

From: Over-the-Rhine Foundation
1219 Sycamore Street
Cincinnati, Ohio 45202

Date: 04/17/2017

CERTIFICATE OF APPROPRIATENESS REPORT

127 W. 15th St.
OVER-THE-RHINE HISTORIC DISTRICT

Applicant	
Type of Request	COA for new single family house

After review, the Over-the-Rhine Foundation Infill Committee **support**s this application.

SUMMARY CHECKLIST

	Meets Guideline?			
Specific Guideline	**Yes**	**No**	**Partial**	**Conditions/Notes**
1. Base	X			Slightly defined base is consistent with surrounding residential buildings
2. Middle	X			
3. Top			X	*Improve shadow detail.*
4. Roofs	X			
5. Windows			X	
6. Storefronts				N/A
7. Setback	X			
8. Rhythm	X			
9. Vertical Emphasis	X			
10. Height	X			
11. Materials	X			Limit to 3 different high quality materials
12. Other			X	Place garage in rear part of building

DETAILED CHECKLIST REVIEW

Note: This checklist was developed by the Over-the-Rhine Foundation and compares the proposed project with the applicable guidelines for new construction in the Over-the-Rhine Historic District

1. **Composition - Base:**

Does the project meet the applicable guidelines for Composition - Base?	**Yes**	**No**	**Partial**
	X		

"New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor."

Comment: The slight expression of base through the use of soldier coursing is consistent with the minimal base articulation of surrounding historic residential buildings.

2. **Composition – Middle:**

Does the project meet the applicable guidelines for Composition - Middle?	**Yes**	**No**	**Partial**
	X		

"Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design."

Comments:

3. **Composition – Top:**

Does the project meet the applicable guidelines for Composition - Top?	**Yes**	**No**	**Partial**
			x

"New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials."

Comment: The tall brick coursing above the topmost set of windows does provide a distinction for a top. Additionally, the wood siding at the top enhances the top. *However, a top in the district is most distinguished by the shadow detail, the sheet metal coping does improve the shadow detail but may benefit from further projection than currently designed.*

4. **Roofs:**

Does the project meet the applicable guidelines for Roofs?	Yes	No	Partial
	x		

"Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang."

Comment: Parapets conceal the roof slope, and form an effective railing. This is a highly valued solution over an applied railing.

5. **Windows**

Does the project meet the applicable guidelines for Windows?	Yes	No	Partial
			X

"Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate."

Comment: Window placement on the primary facade is appropriate. Some of the window openings project beyond the wall plane, whereas the guidelines specify that they should be set back. As these are in the back of the building the impact is minimal.

6. **Storefronts: NA**

7. **Setback:**

Does the project meet the applicable guidelines for Setback?	Yes	No	Partial
	x		

"Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines."

Comment: The building is constructed to the front property line. Recessing the front entryway while holding the front property line is a highly valued solution.

8. **Rhythm:**

Does the project meet the applicable guidelines for Rhythm?	Yes	No	Partial
	x		

"New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers."

Comment: See emphasis

9. **Emphasis:**

Does the project meet the applicable guidelines for Emphasis?	Yes	No	Partial
	X		

"New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings."

Comment: The second and third floor front windows are tied together with horizontal elements and materials taking away from the vertical emphasis afforded by the window proportions. Though the use of a similar color for the 3 materials will help keep the punched-opening appearance of the windows.

10. **Height:**

Does the project meet the applicable guidelines for Height?	Yes	No	Partial
	x		

"The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories."

Comment:

11. **Materials:**

Does the project meet the applicable guidelines for Materials?	Yes	No	Partial
			X

"New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district."

Comment: The black modular brick contributes to the contemporary design of the building. Additionally, the use of metal panels and simulated wood finish appear appropriate to add to the contemporary design; it is recommended to limit the use of different materials to 3. It

is important that these materials are of high quality and superior warranty. Special attention must be paid to the application of these materials in construction.

12. **Other Comments:**

Although a recently constructed structure on Osborne Alley has a garage at the property line opposite the proposed building, the proposed garage will have a greater visibility to the public right of way as 15th Street is one way headed west. This will result in the proposed garage having a greater negative impact on the integrity of the street. The garage should be in the back part of the building, sitting further back in the alley.

SHEET LIST:

-AREA CONTEXT MAP
-SITE SURVEY
-SITE IMAGERY/ELEVATIONS
-PROPOSED BUILDING PLANS 1
-PROPOSED BUILDING PLANS 2
-PROPOSED BUILDING ELEVATIONS
-PROPOSED BUILDING WALL SECTIONS
-PROPOSED BUILDING RENDERINGS 1
-PROPOSED BUILDING RENDERINGS 2

SUPPLEMENTAL DOCUMENTS:

-COA APPLICATION
-HCB ADJUDICATION LETTER
-PROJECT DESCRIPTION LETTER
-ZONING VARIANCE APPLICATION
-ZONING VARIANCE WRITTEN STATEMENT
-WINDOW BROCHURES
-GARAGE BROCHURES

PLATTE
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202 W. ELDER ST.
4TH FLOOR
CINCINNATI
OH 45202
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127 W. 15th St. - HCB APPLICATION

12 APRIL 2017

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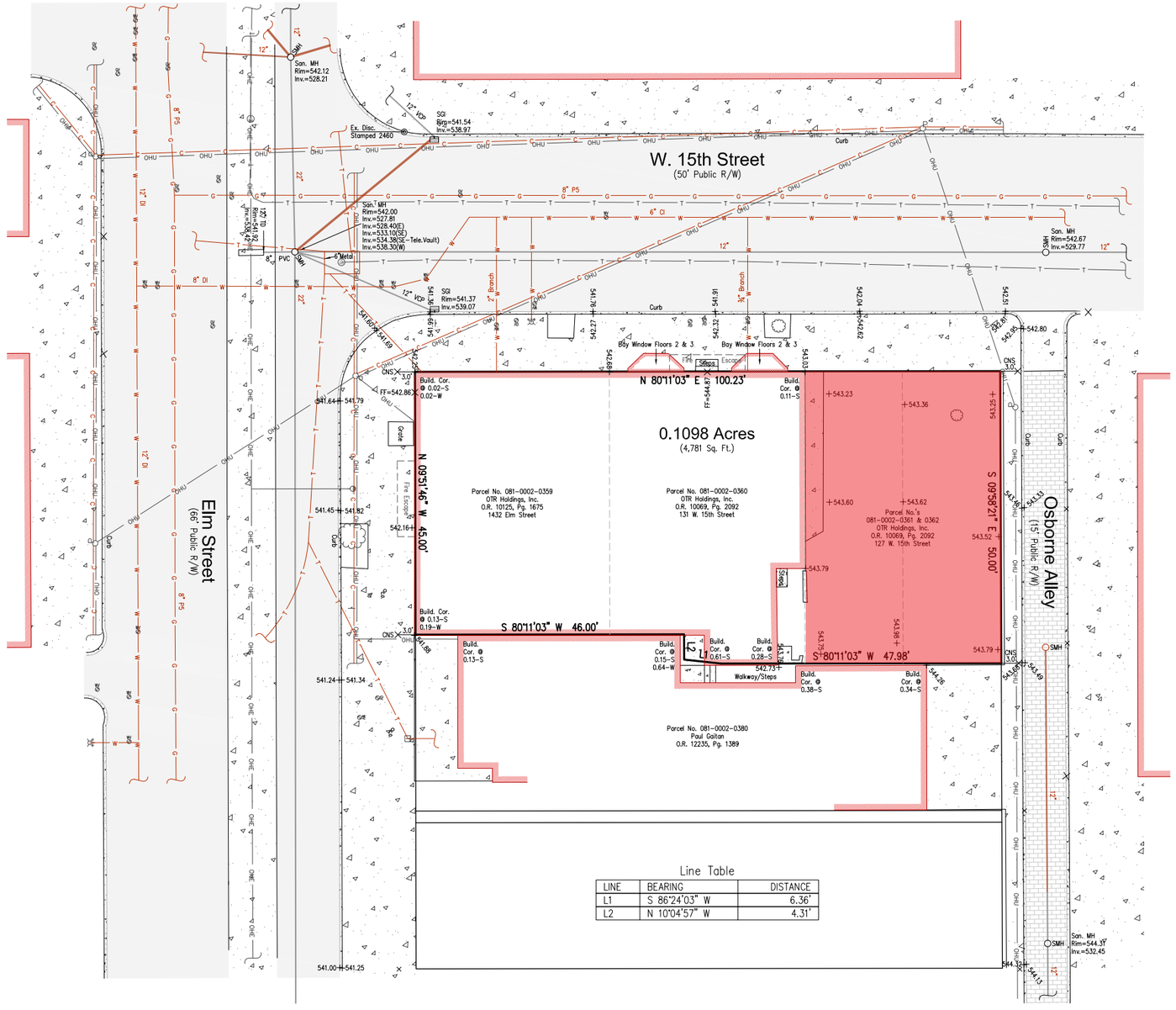
127 W. 15th St. - AREA CONTEXT MAP

12 APRIL 2017

Basis of Bearings:
Bearings Based on State Plane Coordinate System Ohio South Zone (NAD83).
Vertical Datum is Based on Hamilton County NAVD29

Vicinity Map N.T.S.



LEGEND

- SIGN
- CLEANOUT
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE BOX
- TELEPHONE MANHOLE/VAULT–VAULT SHOWN PER RECORD
- SINGLE GRATE INLET
- SANITARY MANHOLE
- CATENARY POLE
- UTILITY POLE
- FF=542.86 FINISH FLOOR ELEVATION
- TREE – DECIDUOUS
- ORIGIN OR OUTLET UNDETERMINED
- BUILDING
- BRICK PAVERS
- CONCRETE
- ASPHALT
- OHU OVERHEAD UTILITY LINE
- OHE OVERHEAD ELECTRIC LINE
- C OVERHEAD CATV–APPROXIMATE LOCATION SHOWN PER RECORD
- T UNDERGROUND TELEPHONE LINE–APPROXIMATE LOCATION SHOWN PER RECORD
- T UNDERGROUND TELEPHONE LINE
- 8" DI W WATER LINE/SIZE/TYPE–APPROXIMATE LOCATION SHOWN PER RECORD
- 8" P5 G GAS LINE/SIZE/TYPE–APPROXIMATE LOCATION SHOWN PER RECORD
- 12" SANITARY LINE/SIZE/TYPE–APPROXIMATE LOCATION SHOWN PER RECORD
- 12" SANITARY LINE–SIZE SHOWN PER RECORD
- STORM LINE–APPROXIMATE LOCATION SHOWN PER RECORD
- 12" VCP STORM LINE/SIZE/TYPE

Line Table

LINE	BEARING	DISTANCE
L1	S 86°24'03" W	6.36'
L2	N 10°04'57" W	4.31'

Survey References:
* Survey by Dettmer Engineering & Surveying, dated 4-3-2012, O.R. 12014, Pg. 722
* Survey by MSP, Inc., dated 1-18-2011, P.B. 429, Pg.'s 37 & 38.

* Deeds of record as shown hereon.

CNS
- Indicates set Cross Notch
- Indicates existing Cross Notch

Monument Legend

10 0 5 10 20 40
1 inch = 10 feet

Revisions

Legal Description per Old Republic National Title Insurance Company Title Commitment No. 70200.108, having an effective date of April 11, 2016 at 7:59 a.m..

Situated in the City of Cincinnati, Hamilton County and State of Ohio, and being part of Lots 1 and 2 of Jones Subdivision of Out Lot Number 48, at the Southeast corner of Elm and Fifteenth Streets; and running thence southwardly along Elm Street, forty-five (45) feet; and thence eastwardly parallel with said Fifteenth Street, thirty-three (33) feet and three (3) inches; thence northwardly parallel with said Elm Street, forty-five (45) feet to the south line of Fifteenth Street; thence westwardly to the place of beginning.

Commonly referred to as 1432-1434 Elm Street, Cincinnati, Ohio.
Parcel Number: 081-0002-0359-00

Parcel I:

Being a part of Lot Numbers One (1) and Two (2) of George W. Jones Subdivision of Outlot No. Forty-Eight (48), a plat of which subdivision is recorded in Deed Book 72, Page 475, in the Office of the Recorder of Hamilton County, Ohio, more particularly described as follows:
Beginning at a point in the south line of Fifteenth Street thirty-three and 28/100 (33.28) feet eastwardly from the southeast corner of Fifteenth Street and Elm Street, thence in the south line of Fifteenth Street North seventy-four degrees sixteen minutes (74° 16') East thirty-three and 41/100 (33.41) feet to a point; thence South sixteen degrees (16°) East fifty and 10/100 (50.10) feet to a point, thence South seventy-four degrees sixteen minutes (74° 16') West fourteen and 36/100 (14.36) feet to a point; thence South eighty degrees twenty-nine minutes (80° 29') West six and 36/100 (6.36) feet to a point; thence South seventy-four degrees sixteen minutes (74° 16') West twelve and 72/100 (12.72) feet to a point; thence North sixteen degrees (16°) West forty-five and 10/100 (45.10) feet to the place of beginning. All as shown on plat of survey recorded in Plat Book 29, Page 438, in the Office of the County Surveyor of Hamilton County, Ohio.

Parcel No. 081-0002-0360
131 West 15th Street, Cincinnati, OH

Parcel II:

Tract I:
All that certain lot, piece or parcel of ground situated in the City of Cincinnati and known and described as follows: Commencing on the south line of Fifteenth Street between Race Street and Elm Street at a point sixteen feet and six inches west from the west line of Pine Alley, also known as Osborne Alley, at the northwest corner of a lot deeded to John Meury; thence south along Meury's west line parallel with Elm Street fifty (50) feet; thence west on a line parallel with Fifteenth Street; sixteen feet six inches; thence northwardly on a line parallel with Elm Street fifty (50) feet to the south line of Fifteenth Street; thence east along the south line of Fifteenth Street sixteen feet six inches to the place of beginning being one fourth (1/4) part of the lot bounded on the east by Pine Alley and on the west by the lot of John H. Schnitger, and being part of Lots #One and #Two in the subdivision made by George W. Jones of Block #48 as recorded in Book 72, Page 472 of Hamilton County, State of Ohio.

Tract II:
Situate in the City of Cincinnati, Hamilton County, Ohio, being in G.W. Jones Subdivision in Block #48 and beginning at the southwest corner of Fifteenth Street and Pine Alley also known as Osborne Alley, extending thence south along the west line of Pine Alley fifty (50) feet, thence west on a line parallel with Fifteenth Street, sixteen and one-half (16 1/2) feet; thence north on a line parallel with Pine Alley fifty (50) feet to Fifteenth Street; thence east along the south line of Fifteenth Street, sixteen and one-half (16 1/2) feet to the place of beginning.

Parcel No. 081-0002-0361 & 362 cons.
127 West 15th Street, Cincinnati, OH

Schedule B, Section II per Old Republic National Title Insurance Company Title Commitment No. 70200.108, having an effective date of April 11, 2016 at 7:59 a.m..

No Items Addressed.

Survey Notes:
1. The subject property has no observed parking spaces.

To Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 11 and 14 of Table A thereof. The field work was completed on April 25, 2016.

Gerard J. Berding, P.S. 6880
berding@berdingsurveying.com

Date

Easements and matters of record addressed in preparing this survey were provided in Old Republic National Title Insurance Company Title Commitment No. 70200.108, having an effective date of April 11, 2016 at 7:59 a.m..

ALTA/NSPS Land Title Survey		
Survey Type		
3CDC W. 15th Street & Elm Street		
Job Name		
City of Cincinnati Hamilton County, Ohio		
Site Location		
MML	GJB	1" = 10'
Drawn By	*Checked By*	*Drawing Scale*
05/09/2016	16047	
Issue Date	*Project Number*	

Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.831.6761 fax | 513.831.5505 tel
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OH 45202

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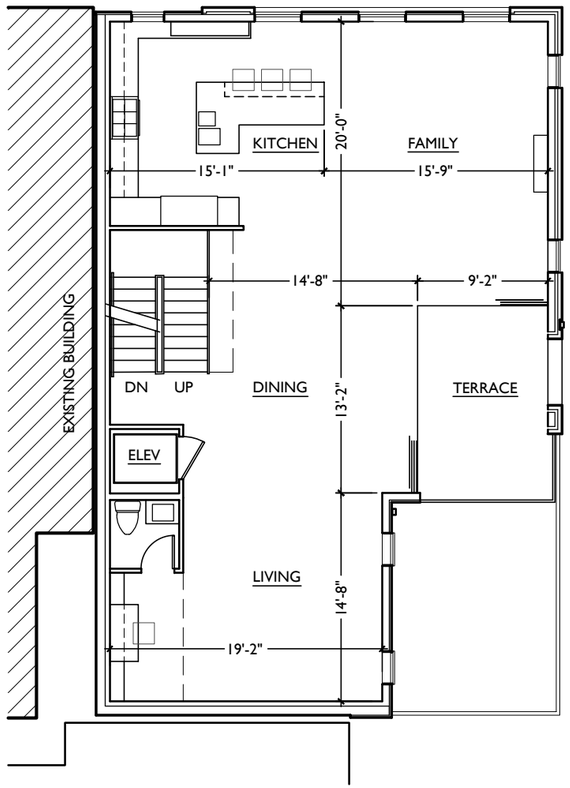
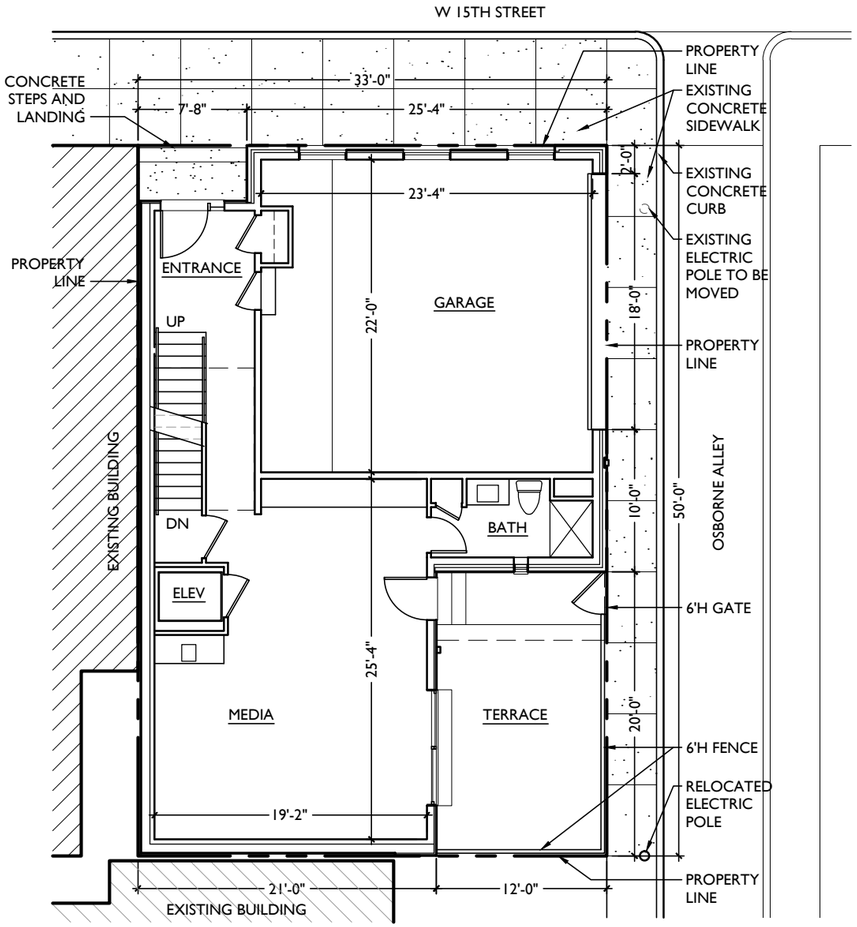
127 W. 15th St. - EXTERIOR VIEWS

12 APRIL 2017



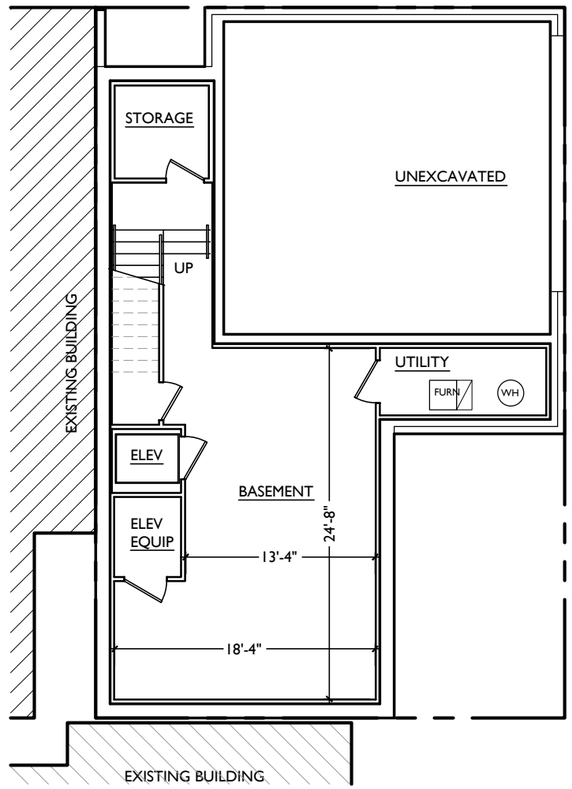
SECOND FLOOR

3/32" = 1'-0"



FIRST FLOOR / SITE

3/32" = 1'-0"



BASEMENT

3/32" = 1'-0"

0 10' 20'

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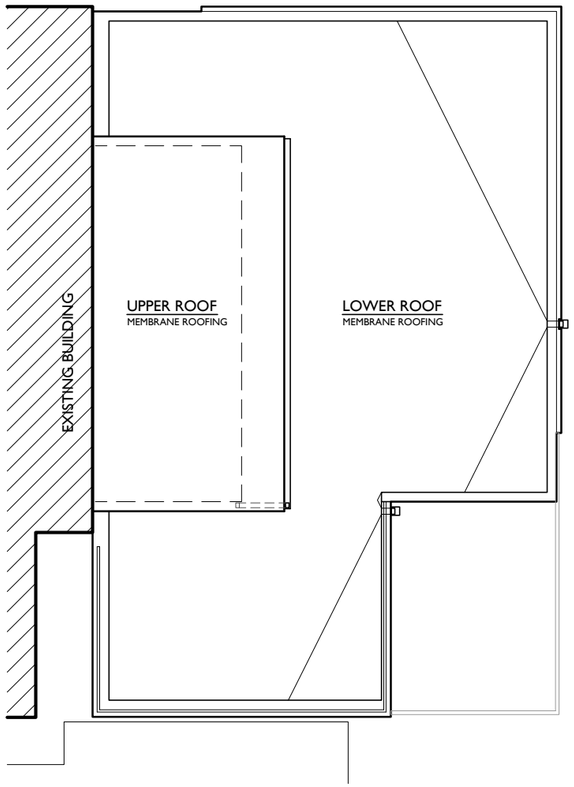
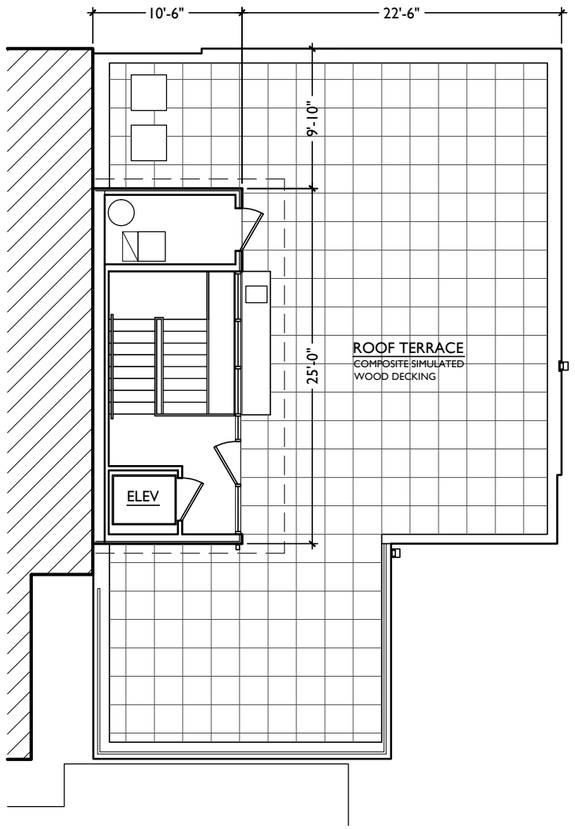
127 W. 15th St. - PLANS

12 APRIL 2017



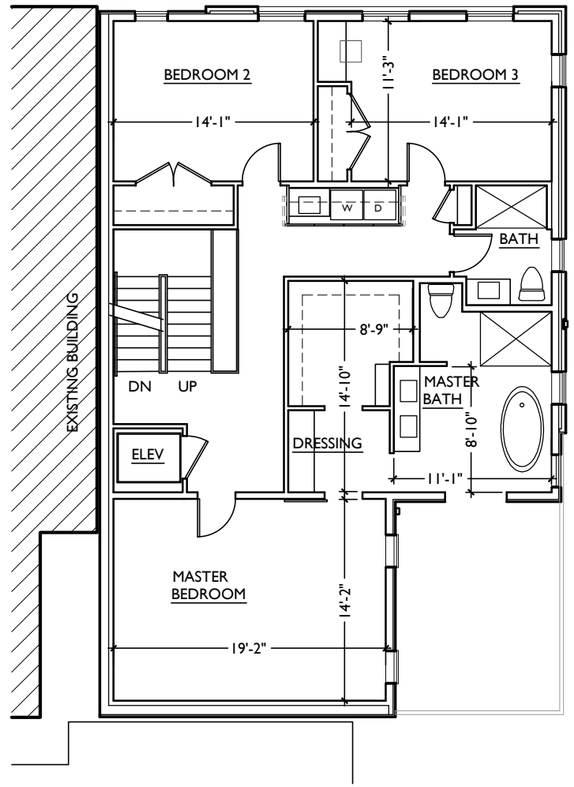
ROOF

3/32" = 1'-0"



PENTHOUSE / ROOF TERRACE

3/32" = 1'-0"



THIRD FLOOR

3/32" = 1'-0"

0 10' 20'

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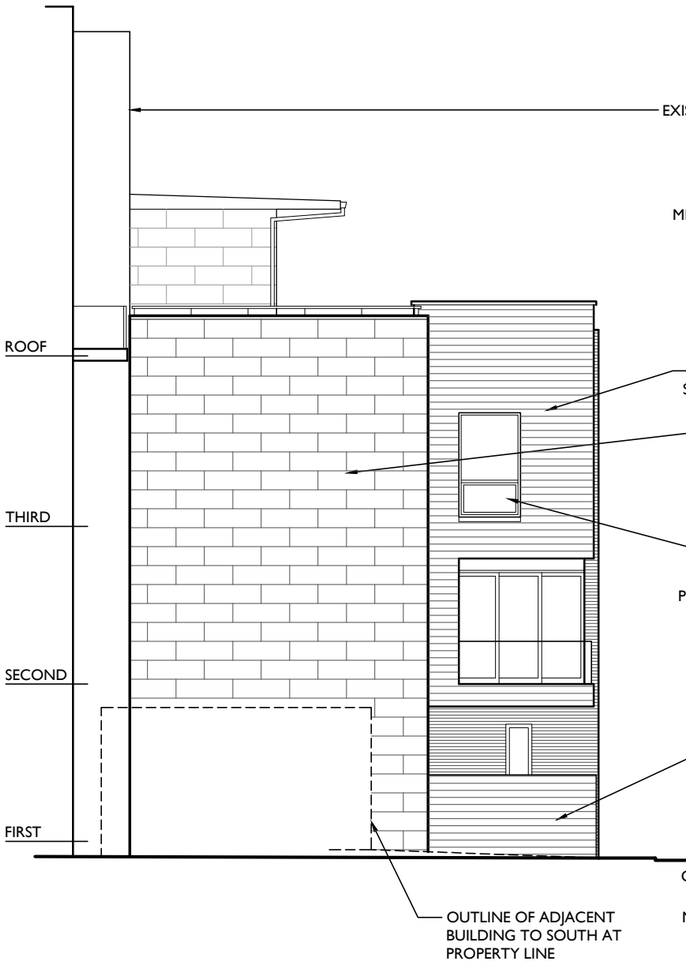
12 APRIL 2017



REAR ELEVATION

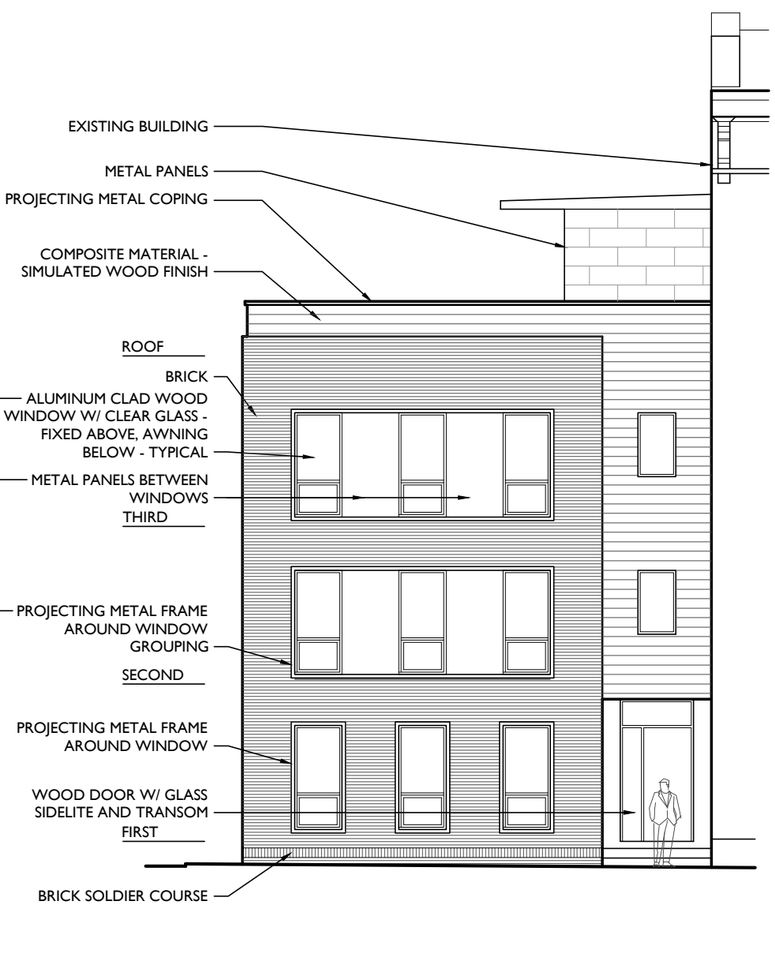
SOUTH ELEVATION

3/32" = 1'-0"

OSBORNE ALLEY - SIDE / SECONDARY ELEVATION

EAST ELEVATION .

3/32" = 1'-0"



W 15TH STREET - FRONT / PRINCIPAL ELEVATION

NORTH ELEVATION .

3/32" = 1'-0"

0 10' 20'

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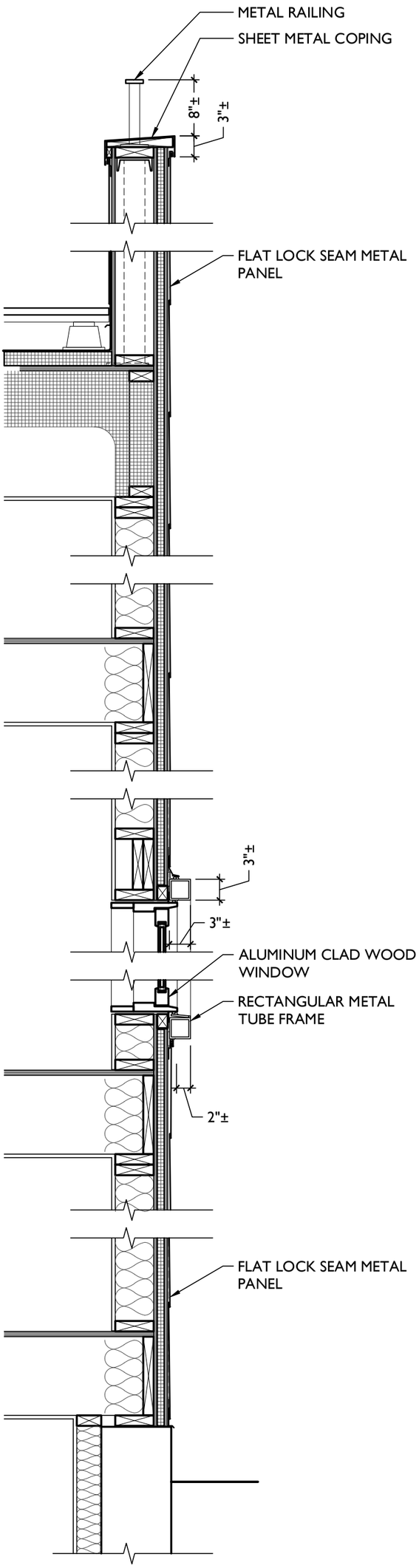
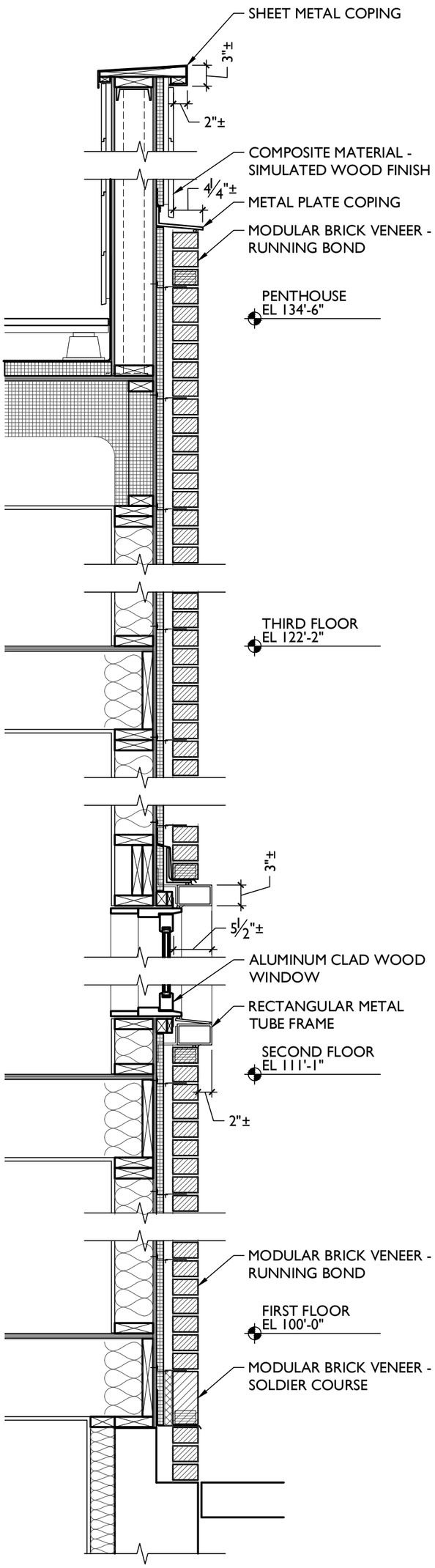


METAL PANEL

TYPICAL WALL SECTION

3/4" = 1'-0"



BRICK VENEER

TYPICAL WALL SECTION

3/4" = 1'-0"

0 6" 1' 2' 5'

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127 W. 15th St. - EXTERIOR VIEWS

12 APRIL 2017

Thermacore® COLLECTION

Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.

OVERHEAD DOOR®

Cover image: Model 199 7′ high, V5 panel, Walnut finish, Stockbridge windows, decorative hardware

Image above: Model 194 8′ high, Standard panel, White finish, Stockton 1 windows

The Thermacore® Collection keeps design in mind and adds comfort to your home by providing protection from air infiltration and temperature changes.

Model 495 7′ high, Flush panel, Terra Bronze finish, vertical Clear Long windows

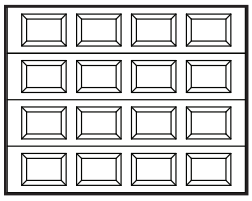
Thermacore® Collection

Door Designs

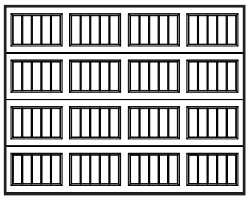
Select your door panel style and color

1 Choose a panel style:

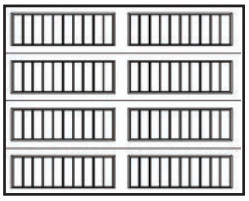
Model 297, 194, 494
Standard (S)



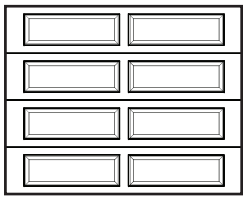
Model 296, 199, 497
V5



Model 192
V10



Model 295, 198, 496
Long (L)



Model 298, 195, 495
Flush (F)

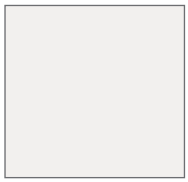
Doors shown above are 7' tall. The number of sections on 8' doors may vary.

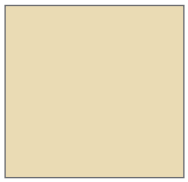
Models	295(L) 296(V5) 297(S) 298(F)	192(V10) 194(S) 195(F) 198(L) 199(V5)	494(S) 495(F) 496(L) 497(V5)
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing[V]	•	•	•
Warranty	20-year limited	Limited lifetime	Limited lifetime

*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

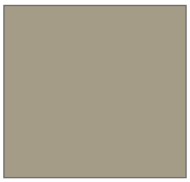
2 Choose a color:

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching. To custom paint your door see instructions in the owner's manual.


White


Almond

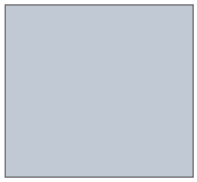
Desert Tan


Sandstone

Terra Bronze*

Brown**

Hunter Green*


Gray*

Black**

Textured wood grain finishes
Available in 192, 194, 198 and 199 models only.

Golden Oak

Walnut

Mission Oak

*Available in 190 series only.
**Available in 190 and 490 series only.

Thermacore® Collection

Decorative Accents

Customize your door with color and windows

3 Choose a window style:

Available on Standard, Flush and V5 panels

Clear Short

Ashton 1

Cascade 1

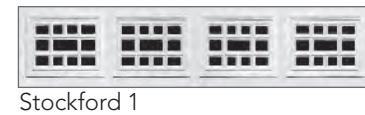
Cathedral 1

Madison 1

Prairie 1

Ruston 1

Sherwood 1


Stockford 1

Stockton 1

Waterton 1

Williamsburg 1 (4pc)

Winston 1

Williamsburg 1 (8pc)

Available on Long, Flush, V10 and V5 panels

Clear Long

Ashton 2

Cathedral 2

Cascade 2

Prairie 2

Ruston 2

Sherwood 2

Somerton 2

Stockbridge 2 3-Lite

Stockbridge 2 4-Lite

Stockford 2

Stockton 2 4-Lite

Stockton 2 6-Lite

Stockton 2 8-Lite

Stockton 2 8-Lite Arch

Stockton 2 12-Lite

Waterton 2

Williamsburg 2

Wyndbridge 2

Williamsburg 2 (4 pc)

Thermacore® Collection

Decorative Accents

Customize your door with windows

Carriage style window trim. Available on models 194 and 195 only

Stockbridge

Stockton

Stockton Arch

Somerton

Wyndbridge Arch

Optional window placement:

Vertical window column

Double row of windows

Image above: Model 195 panel, Flush, double car, Gray finish, Clear Long windows

Windows may be arranged vertically or horizontally on the models found in the 190 and 490 series. Up to 50% (two rows) of the door can include windows. Windows placed in the bottom section of a door must have DSB 1/8", or tempered, or 1/2" insulated glass.

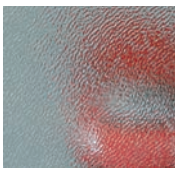
Choose a glass type:

All decorative trim windows come standard with double strength glass.
In addition, the Thermacore® Collection offers an array of choices, including:

- Insulated glass – thermal efficiency*
- Tempered glass – enhanced safety
- Clear Lexan® – shatter resistent
- High velocity impact glass – security option
- Obscure glass – light infiltration with privacy
- Solar bronze – UV protection
- 1/2" insulated obscure glass for 190/490 series

* Not available on 290 series.

Clear


Obscure

Thermacore® Collection

Decorative Accents

Customize your door with ornamental hardware

4 Choose your hardware:

Large Bean Handle

Large Spear Handle

Small Spear Handle

Spear Hinge (16" & 18")

Bean Hinge (16" only)

Model 199 8' high, V5 panel, Golden Oak finish with Clear Short windows

5 Choose your opener:

Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

The Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort to your home, even in extreme climates.

Built better from the inside out

Model 198 7′ high, Long panel, Black finish

Thermacore® construction
Provides a continuous layer of foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel, for maximum thermal efficiency.

Embossed wood-grain texture
Adds beauty, sophistication and durability

In-between section thermal seals
With an air infiltration rating of up to 0.08 cfm, seals provide superior resistance to the elements.

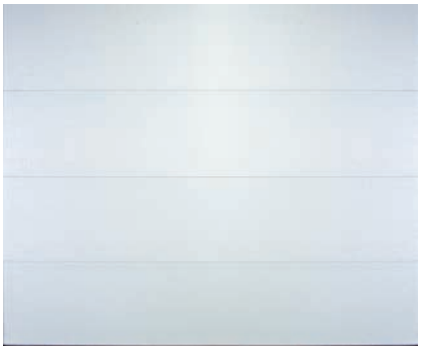
Backing
Interior-side steel backing, standard on Thermacore® products, provides strength and a finished, clean appearance.

Our WindStorm™ wind load rated system
Available on select products to meet regulations for a variety of wind speeds, including hurricane-force winds, and meet the most stringent local building codes.

Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.

Bulb-type bottom weatherseal
Guards against wind and rain while providing a cushion when closing.

Delivering comfort and efficiency. Living spaces in your home are typically located above or beside the garage. Having a door with proper insulation for extreme cold and hot climates will increase the thermal efficiency and comfort of your home.



Transform Your Home with the DoorView® visualization tool.

Go to **overheaddoor.com** to try our on-line interactive software tool that lets you visualize what your home would look like with a garage door from Overhead Door. Contact your local Overhead Door Distributor for more information and to receive a quote.

Limited Warranty.

Thermacore® Collection garage doors are backed by up to a limited lifetime non-transferable warranty.*

* Warranties vary by model, and are available upon request. See full text of warranty for details.

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry—we've created them. Overhead Door created the first upward-acting door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
www.OverheadDoor.com

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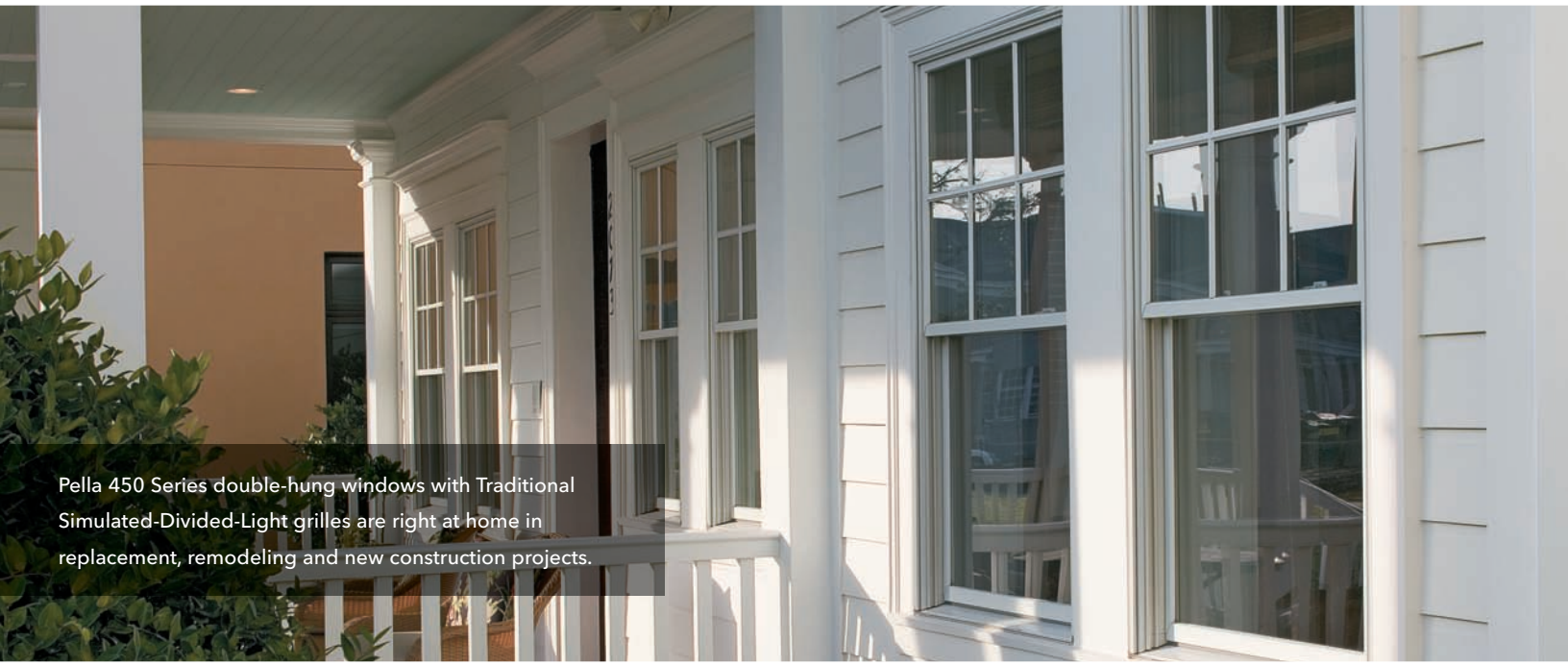
Pella® 450 Series

Wood Windows and Patio Doors

Come on in and explore windows and patio doors offering beautiful wood craftsmanship, exceptional energy efficiency and Pella's most popular choices – all at a competitive price.

Pella® 450 Series casement and fixed window combinations create a custom look without the custom price tag.



Pella 450 Series double-hung windows with Traditional Simulated-Divided-Light grilles are right at home in replacement, remodeling and new construction projects.

The Pine interiors of a Pella 450 Series sliding patio door surrounded by awning and fixed windows create a room that's as naturally beautiful as the view outside.

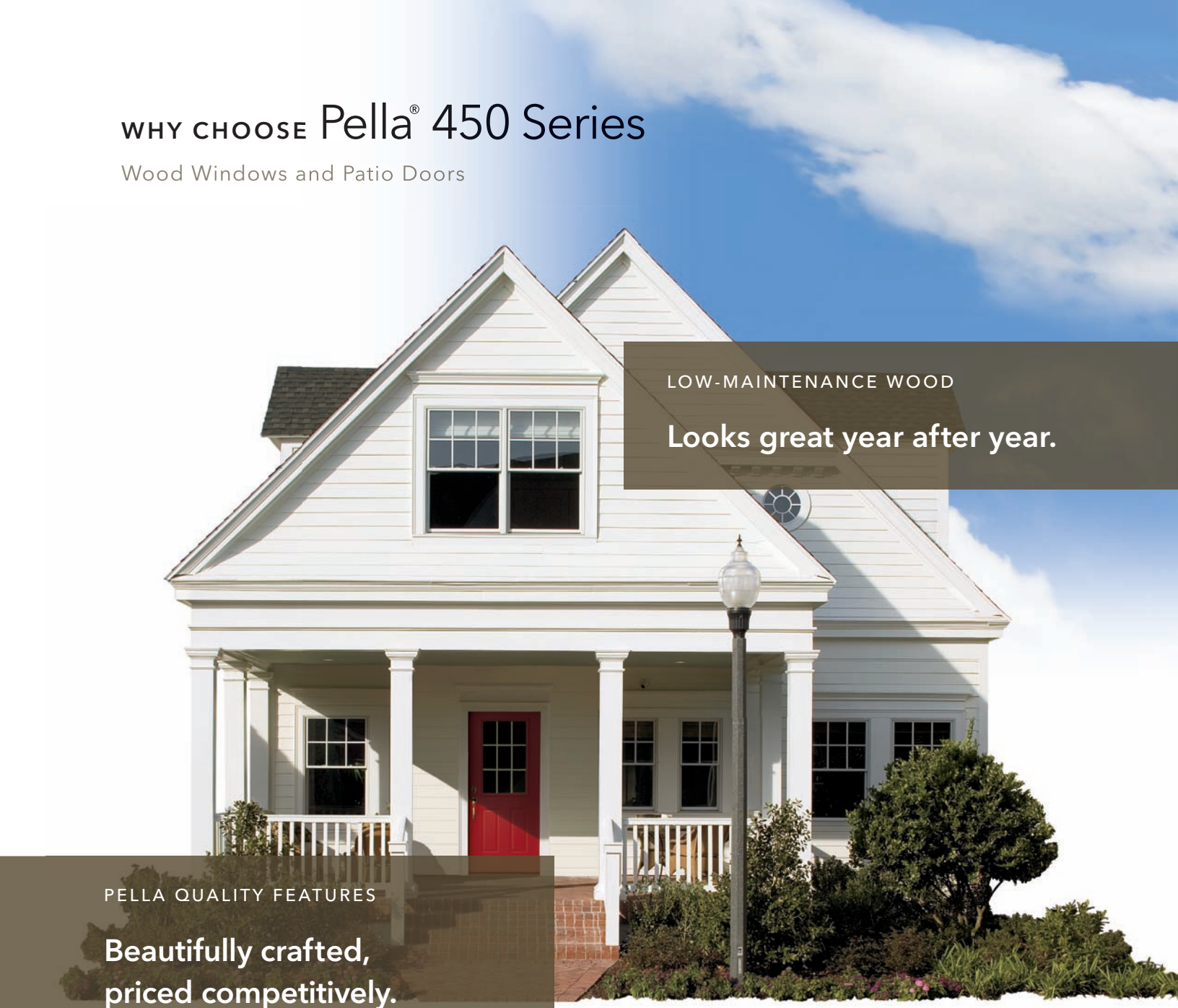
The beauty of wood at a competitive price.

Pella® 450 Series products offer you our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. So start here for windows and patio doors that give your home more style and better energy efficiency – and make your life easier every day.

Visit the Pella 450 Series windows and patio doors page for more ideas and inspiration at **pella.com/pella-450-series**.

WHY CHOOSE Pella® 450 Series

Wood Windows and Patio Doors



LOW-MAINTENANCE WOOD

Looks great year after year.

PELLA QUALITY FEATURES

Beautifully crafted, priced competitively.

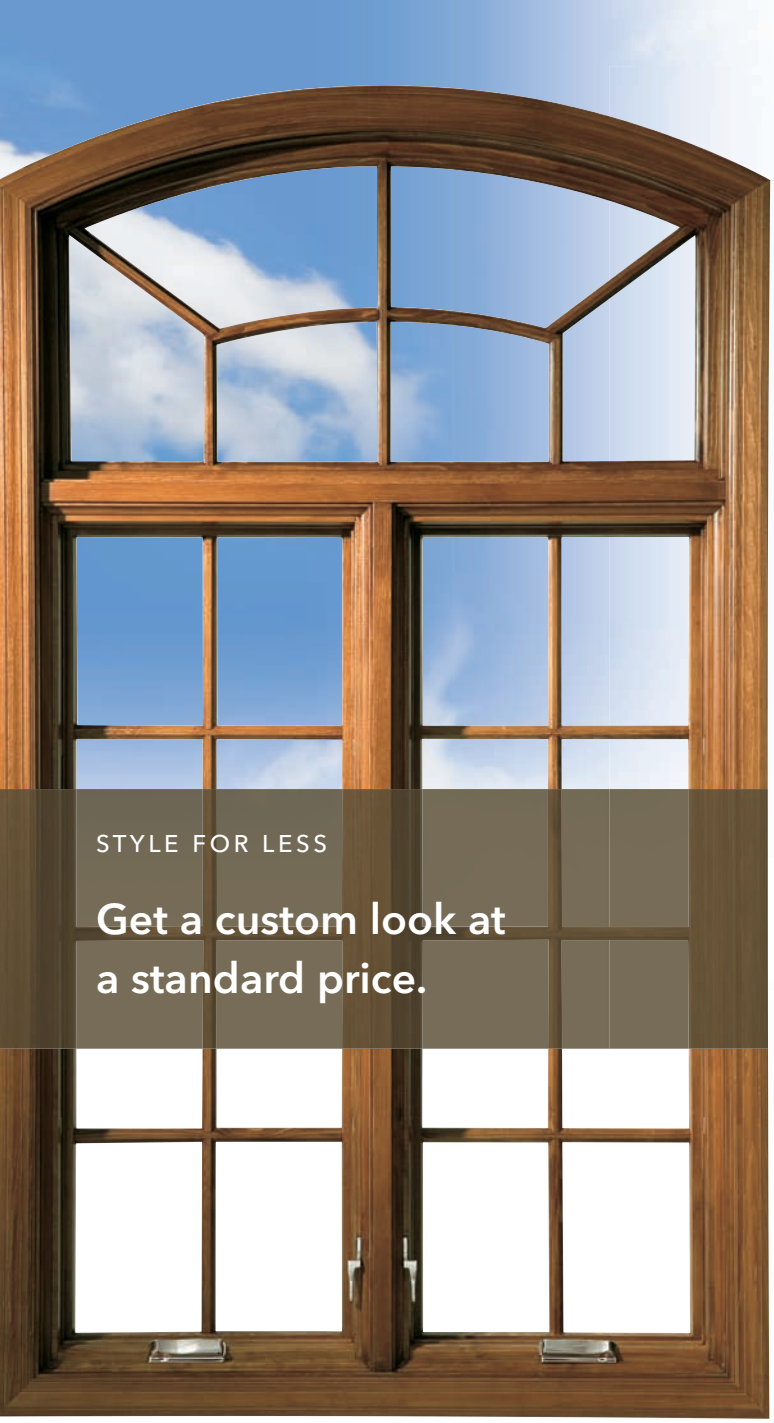
Pella 450 Series products offer many of the features found on our premium wood lines and cost less. You get beautiful wood interiors. Low-maintenance EnduraClad® exteriors. Fold-away casement window handles. A wide range of standard and special sizes, shapes and styles. And a choice of eight exterior cladding colors.

Our most popular options. Pella can stain, paint or prime the wood interiors of your Pella products for you. If you want the look of individual windowpanes, you can choose from several grille types and patterns.

Beautiful, low-maintenance exteriors.
Our strong wood frames with aluminum-clad exteriors arrive with the added protection of our durable EnduraClad finish in the color of your choice.

Exceptional wood protection. Pella EnduraGuard® wood protection provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EnduraGuard® Wood Protection



STYLE FOR LESS

Get a custom look at a standard price.

The look of individual windowpanes to fit your home's style. You have the choice of three distinctive grille types in a variety of patterns and finishes, including Simulated-Divided-Light grilles bonded to the interior and exterior glass, removable roomside wood grilles or permanent grilles-between-the-glass.

They'll think you hired an architect.

Special Shape windows and factory-assembled combinations of windows can make a unique design statement for less than the cost of a custom window.

EXCEPTIONAL ENERGY EFFICIENCY

Lower your heating and cooling costs.

WE SELL ENERGY STAR

ENERGY STAR® performance.

Pella® 450 Series windows and doors offer you the energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.* You'll enjoy lower heating and cooling costs and a more comfortable home year round.

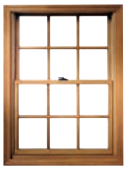
The right glass choice for your climate.

Pella's InsulShield® Low-E Glass Collection – featuring Pella's most innovative and energy-saving choices – is designed to fit a variety of specific needs.

* Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

PELLA® 450 SERIES WOOD WINDOWS

Our most popular styles are as beautiful as they are functional.



Double-Hung Windows

Double-hung windows offer efficient ventilation – both upper and lower sashes open.

Years of smooth, effortless operation. Our Advanced Balance System helps ensure your window will open and close easily.

A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping. Goodbye, drafts!

Easier cleaning. Both sashes tilt in – making it easy to clean the exterior glass from inside your home. (Just another popular feature invented by Pella.)

Casement and Awning Windows

Coveted for their clean, uncluttered views and effortless operation – they glide open and shut with the turn of one easy-to-operate handle.

Years of smooth openings and closings. Steel operating arms and hinges resist rust and corrosion.

More convenient handle design. Fold-away handle won't get in the way of roomside window treatments.

Simple to operate. Unison Lock System secures the window in two places with one easy-to-reach handle.

Easier cleaning. Sash moves toward the center, leaving room to clean the exterior glass from inside your home.

Bay or Bow Windows

More than just windows, they're combinations of windows that reach out into the world and expand your living space and your view.

The right fit for your home. Pella offers bay or bow windows in a variety of standard and custom sizes and angles.*

Extra comfort and charm. Pella® 450 Series bay or bow windows are available with beautiful wood headboards and cozy insulated seatboards.

Easier installation. Many Pella bay or bow windows come ready to be installed – so no extra time is needed for assembly.

Combination, Fixed and Special Shape Windows and Doors

Window and door combinations are two or more windows or doors joined together to add character to your home's design.

Mix and match. Start with any Pella 450 Series window or patio door, then add more Pella 450 Series products next to, above or below it to create a combination that reflects your personal style.

Create a custom look. Assembling a variety of standard window styles makes a design statement for less than the cost of a custom window.

Virtually endless design possibilities. Special Shape windows are available in curves and angles to add architectural interest and natural light.

* See your local Pella sales representative for details.

PELLA® 450 SERIES WOOD PATIO DOORS

There's one to fit your home's style. And your lifestyle.

Sliding Patio Doors

Since they don't swing, sliding patio doors require less floor space. From the dining room to the bedroom, they're the right fit because you can place furniture nearby.

Easy operation. Convenient thumblock allows you to open and close the door with one hand.

Better draft protection. Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

Extra convenience. The optional footbolt can hold the door open about 3" for ventilation.

More light and a clearer view. Optional top-hung sliding screen door is made from Pella's high-transparency InView™ screen*.

Hinged Patio Doors

Hinged patio doors swing open and closed to make coming and going easy.

Stunning design and functional passages. Choose one movable and one fixed door that can hinge from the center or a single door for simple elegance.

Added security and peace of mind. Advanced multipoint locking system secures the door at the top, middle and bottom for more peace of mind.

More fresh air. Optional hinged screen* doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

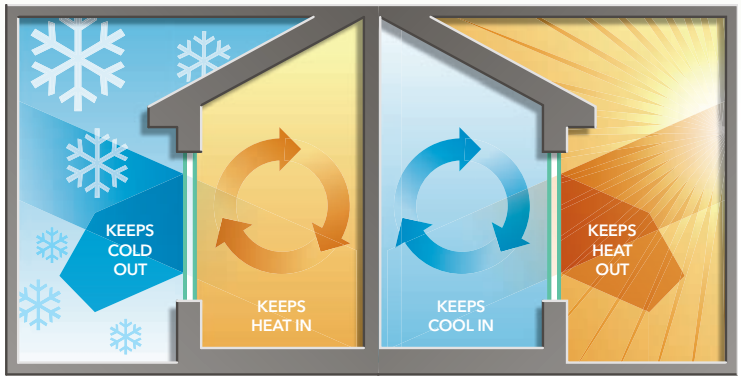
PELLA HAS THE RIGHT GLASS FOR YOUR HOME

Increases your comfort. And helps reduce your heating and cooling costs.

InsulShield

Low-E Glass Collection[1]

Energy performance. Pella's InsulShield® Low-E Glass Collection offers our most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, we make it easy to choose the glass that's just right for you.



NaturalSun Low-E Insulating Glass with Argon[2]	**AdvancedComfort** Low-E Insulating Glass with Argon[2]	**Advanced** Low-E Insulating Glass with Argon[2]	**SunDefense™** Low-E Insulating Glass with Argon[2]
EXTREME COLD			EXTREME HEAT
BEST USE: Extremely cold climates. Provides excellent insulation to help keep the most extreme cold out, while allowing the sun's heat to flow in and warm your home.	**BEST USE: Northern U.S. climates. Unique Low-E technology delivers balanced insulation from colder winters and moderate summers.**	**BEST USE: Most climates. A popular choice because it insulates well from the cold and heat.**	**BEST USE: Hot, sunny climates. Allows in more visible light and provides a clear view, while helping to block the heat of the sun.**
• Two panes of glass with Low-E thermal protection and argon[2] between the panes. Blocks 69% of the sun's ultraviolet rays.	• Two panes of glass with AdvancedComfort Low-E protection and insulating argon[2] between the panes. Blocks 85% of the sun's ultraviolet rays.	• Two panes of glass with multiple layers of Low-E protection and argon[2] between the panes. Blocks 84% of the sun's ultraviolet rays.	• Two panes of glass, multiple layers of Low-E solar protection and argon[2] between the panes. Blocks 94% of the sun's ultraviolet rays.

ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS[1] FOR YOUR SPECIFIC NEEDS

Privacy	**Obscure insulating glass** is ideal for intimate spaces such as the bathroom or bedroom. The textured surface lets the sun shine in while obscuring the view.
Glare	**Gray-, Green- or Bronze-tinted Advanced Low-E and Gray Low-E insulating glass** with argon[2] provides effective glare control without the discomfort of heat-absorbing glass or the visual disruptions of highly reflective glass.
Safety	**Tempered glass** is four times stronger than regular glass, and if the glass fractures, it will break into very small particles, not sharp pieces.

Pella® 450 Series products offer the energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.[3]

WE SELL ENERGY STAR

[1] Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

[2] Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

[3] Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

FEATURES AND OPTIONS

Personalize your windows and doors with our most requested design choices.

Visit pella.com/pella-450-series to see the complete list of features and options available on Pella® 450 Series products.

ENDURACLAD® ALUMINUM EXTERIOR FINISHES

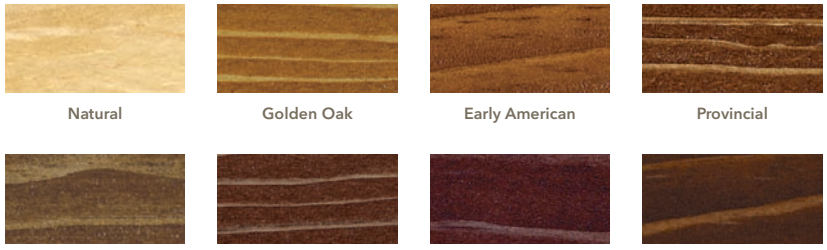
Standard

White | Tan | Brown

Feature

Poplar White | Putty | Hartford Green | Brick Red | Black

PREFINISHED PINE INTERIORS



Natural | Golden Oak | Early American | Provincial

Special Walnut | Cherry | Red Mahogany | Dark Mahogany

White | Bright White

Linen White | Primed

SCREENS[1]

Vivid View screens allow in 29% more light and 21% more airflow.[2] InView screens let in 14% more light and 8% more airflow[2] – plus, they're the standard option on all Pella 450 Series wood windows and patio doors.

HARDWARE

Double-Hung Window Sash Lift

Double-Hung Window Cam-Action Sash Lock

Casement and Awning Fold-Away Window Crank

Sliding Patio Door Handle

Hinged Patio Door Handle

Hardware Finishes

Champagne | White | Brown | Bright Brass[3]

Satin Nickel[3] | Oil-Rubbed Bronze[4] | Antique Brass (hinged patio doors only) | Chrome (hinged patio doors only)

Hinged patio door hardware not available in Champagne and White.

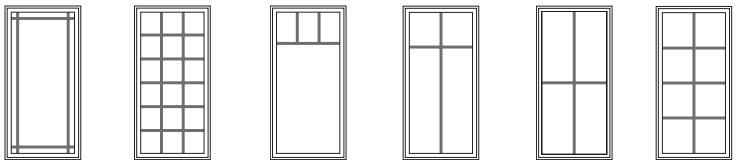
[1] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

[2] Screen cloth airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

[3] On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.

[4] Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

GRILLE PATTERNS



9-Lite Prairie | Traditional | Top Row | Cross | Custom (equally divided)

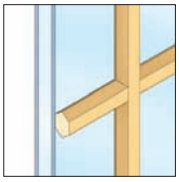
GRILLE TYPES

Permanent

7/8" Simulated-Divided-Light Grilles

3/4" Aluminum Grilles-Between-the-Glass

Removable



3/4" Roomside Wood Grilles

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS[5]

White | Tan[6] | Brown[6]

Ivory | Harvest | Cordovan | Brickstone

[5] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[6] Only available with same colors on interior and exterior.

Pella® 450 Series Features and Options

GLASS	
InsulShield® Low-E Glass Collection	
Advanced Low-E insulating glass with argon*	O
AdvancedComfort double-pane glass with argon*	O
SunDefense™ Low-E insulating glass with argon*	O
NaturalSun Low-E insulating glass with argon*	O
Additional Energy-Efficient Glass Options	
Clear insulating glass with argon*	O
Gray-, Bronze- or Green-tinted glass with argon**	O
Obscure glass*	O

* Optional high-altitude InsulShield Low-E insulating glass does not contain argon.
** Not available with blinds-between-the-glass on sliding patio doors.

EXTERIOR/INTERIOR FINISHES	
EnduraClad® aluminum exterior	S
Unfinished Pine interior	S
Prefinished paint or primed interior	O
Prefinished stain (Pine)	O
ENDURACLAD EXTERIOR COLORS	
Standard colors (White, Tan or Brown)	S
Feature colors	O*

* Available in Poplar White, Putty, Hartford Green, Brick Red or Black only.

HARDWARE FINISHES	
Windows and sliding patio doors	
Champagne, White or Brown	S
Bright Brass*, Satin Nickel* or Oil-Rubbed Bronze**	O
Exterior handle matches EnduraClad exterior finish color (patio doors)	S
Hinged patio doors	
Bright Brass*	S
Brown, Satin Nickel*, Oil-Rubbed Bronze**, Antique Brass or Chrome	O

* Endura Hardware Collection on hinged patio doors offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
** Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

SASH LOCKS/SASH LIFTS	
Surelock® System with Unison Lock System* (casement and awning windows)	S
Cam-action locks (double-hung windows)	S
Sash lifts (sold separately for double-hung windows)	O

* Unison Lock System is standard on casement and awning windows over 29" tall or wide, respectively. Dual sash locks and lifts are standard on large windows.

EASY-CLEAN FEATURES	
Clean exterior glass from inside (casement, awning and double-hung windows)	S
Both sashes tilt at the bottom (double-hung windows)	S
HINGES	
Match handle finish color (in-swing doors)	O
LOCKING SYSTEM	
Hinged patio door multipoint locking system	S
Sliding patio door single-point locking system	S
PERMANENT GRILLES*	
7/8" Simulated-Divided-Light grilles (wood roomside and EnduraClad exterior)	O
3/4" aluminum grilles-between-the-glass**	O

* Grille patterns offered may vary per product. See your local Pella sales representative for availability.
** Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

REMOVABLE GRILLES*	
3/4" grilles (wood roomside only, no exterior)	O

* Grille patterns offered may vary per product. See your local Pella sales representative for availability.

SCREENS*	
Window	
InView™ flat screen	S
Vivid View® high-transparency flat screen	O
Hinged patio door	
Exterior InView flat screen door (matches exterior color)	O
Sliding patio door	
Top-hung InView flat screen door	O

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

(S) Standard (O) Optional

A commitment to care for our world.

When we're making our energy-efficient windows and doors – and even when we're not – Pella is protecting our environment in communities across the country through forest stewardship, pollution prevention, waste management and other important green initiatives. Not only because it's good for business. But because it's the right thing to do. And, frankly, it's just part of the way we've always done things at Pella. When you choose Pella® windows and doors, you're making an environmentally responsible purchase you can feel good about.

Want to learn more about Pella windows and doors? Call us at **866-209-4260** or visit **pella.com**.

PELLA LIMITED WARRANTY

Always read the Pella warranties before purchasing or installing Pella products. See written warranties for complete details, including specific labor and component warranty periods, at pella.com/warranty.

ENERGY STAR PARTNER

Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

NARI NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY

NAHB NAHB Remodelers

Find more Pella literature at:

Available on the App Store

Connect with Pella:

houzz

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PLATTE
architecture + design

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

March 6, 2017

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Zoning Relief for New Single Family Residence at 127 W. 15th Street

Dear Beth:

Per your letter of February 22, 2017, we are requesting relief in the form of variances for a proposed new single family residence at 127 W. 15th Street.

The proposed residence will be located on the existing vacant lot at the southwest corner of W. 15th Street and Osborne Alley. It includes three stories of enclosed living space above grade plus a rooftop terrace with enclosed access structure and a basement fully below grade, approximately 4,500 square feet of enclosed space in total. A two-car garage entering from Osborne Alley is also provided. Please refer to the drawings included with this submittal.

Per Section 1445-13 of the Cincinnati Municipal Code the proposed project is in the public interest for several reasons including:

- The project conforms to established guidelines of the Over-the-Rhine Historic District. Please refer to the Certificate of Appropriateness Application dated March 6, 2017.
- The project will not adversely affect access by public services, access to light and air by other properties, traffic conditions, or the value of neighboring land and buildings.
- The project is compatible with the neighborhood prevailing land use, building structure and patterns.
- The project will eliminate the potential blight of a vacant lot.
- The project will create additional real estate tax revenue.
- The project will benefit the neighborhood by contributing to the restoration of the urban fabric with the construction of a building compatible with existing neighboring buildings on a currently vacant lot.

Per Section 1445-15 of the Cincinnati Municipal Code a variance for the following items is necessary for the preservation and enjoyment of a substantial property right of the owner

possessed by owners of other properties in the neighborhood. Items are listed by section number of the Cincinnati Municipal Code.

- 1405-07 Lot Area: The lot is substandard by approximately 16% of the area required. It is not possible to increase the lot size as the property is bordered on two sides by public rights of way and on the other two sides by built construction owned by others. There are existing buildings on substandard size lots in the area. Disapproval of this variance would result in an unbuildable vacant lot.
- 1405-07 Front yard setback: The required setback of 20' is counter to the existing built environment. Most buildings in the area have zero front yard setback. Disapproval of this variance would result in an unbuildable vacant lot or a very small building that is oddly set back from the street.
- 1405-07 Rear yard setback: The required setback of 20' is atypical among existing buildings in the area, many of which have zero rear yard setback.
- 1405-07 Side yard setback: The proposed zero side yard setback is common in the area.
- 1405-07 Building height: Many buildings in the area are taller than the 35 feet allowable maximum height including the building on the abutting property to the west which is approximately 15 feet taller than the front façade of this proposed project.

On behalf of our client, we respectfully request the above variances. Please contact me if additional information or explanation is required.

Sincerely,

James Knappenberger

Platte Architecture + Design

PLATTE
architecture + design

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

April 12, 2017

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Certificate of Appropriateness Application for New Residence at 127 W. 15th Street

Dear Beth:

Per your letter of February 22, 2017, following is a narrative describing the proposed project and how it addresses each of the nine Specific Guidelines for New Construction as listed in Exhibit C of the Revised Over-the-Rhine Historic Conservation Guidelines.

General

The proposed single family residence is located on the existing vacant lot at the southwest corner of W. 15th Street and Osborne Alley. It is built to the property line for the entire length along the north and west sides and for a significant portion of both the east and south sides with the southwest corner open for a small fenced-in rear yard.

The building includes three stories of enclosed living space above grade plus a rooftop terrace with enclosed access structure and a basement fully below grade, approximately 4,200 square feet of enclosed space in total. A two-car garage entering from Osborne Alley is also provided.

The design is contemporary with simple forms and minimal decorative detailing. In keeping with the neighborhood context, the primary exterior material is brick, with metal panels and composite simulated wood (referred to as wood) as secondary materials. Windows are aluminum clad wood, vertically proportioned. Folding and sliding glass doors have aluminum frames. Glazing is clear.

Specific Guidelines

1. Composition: The principal façade is the north on 15th Street and is built to the property line for the entire width of the lot. The secondary façade is the east on Osborne Alley and is built to the property line for a significant portion of the length of the lot. Both present a three-story face to the street with the fourth floor roof access structure set back approximately ten feet from the north and twenty feet from the east. The principal façade is primarily brick and of vertical proportion with

window openings of vertical proportion and vertically aligned. A wood cornice element, slightly recessed from the brick, tops the principal façade and continues downward at the west end of the façade above the front entrance. Atop the wood cornice element is a metal coping that projects horizontally outward to provide a shadow line detail.

The guidelines state that new buildings should have a base, middle and top. Most historic buildings fronting on the main streets of the district have or did have a commercial function at the street level and a distinct base expression. However, a distinctive base rarely exists on the smaller, entirely residential historic buildings fronting on secondary streets of the district. It is our position that this project is similar to these smaller residential buildings in size, use and location, and that a distinctive expression of base is unnecessary. It is therefore not a part of the design. This project can be considered to have the middle and the top without the base, or simply a three-story body with a top. There is a brick soldier course at the base of the north and east facades in reference to the exposed foundation / water table that occurs in many of the historic residential buildings.

2. Roofs: The proposed project has a flat roof. While this may not be the predominate roof form of historic buildings in the district, it does occur. Many of the historic buildings have a flat roof appearance from the street as the front-to-back sloped roofs are shallow and can't be seen from a street level viewing angle.

3. Window Openings: Per the guidelines windows on the principal façade are individual, vertically proportioned, vertically aligned, and occupy approximately 23% of the total façade area. The glass is clear. Windows will be set back slightly from the face of brick. In keeping with the contemporary design, the are no muntins, divided lites, or decorative moldings. Most windows have a horizontal mullion between the operable and fixed portions of the windows. At brick and metal panel wall areas individual windows and window groupings are encompassed with a projecting rectangular metal frame providing shadow detail to the elevations.

4. Storefronts: There is no storefront.

5. Setback: In keeping with similar buildings in the area, the principal façade is built to the property line at 15th Street. The secondary façade is built to the property line at Osborne Alley for approximately 60% of the lot depth with the southeast corner of the lot open for a small fenced-in rear yard.

6. Rhythm: The rhythm of existing buildings in the immediate area is irregular. Buildings facing 15th Street range from very small to quite large on varying size lots and present both principal and secondary facades to the street. The principal façade of this building is proportioned to be similar to other buildings of similar size and use in the broader context of the neighborhood. It is divided into primary and secondary areas. The primary area is brick approximately 26 feet wide and three stories high with punched vertical openings. The composition is similar to that of other existing buildings in the area. The secondary area is a cornice-like wood band across the top, turning downward at the right above the front entrance. This allows the primary

brick area to be appropriately proportioned. Brick across the entire width of the building would result in an oddly composed principal façade.

7. Emphasis: The primary area of the principal façade and associated window openings have a vertical emphasis and proportion similar to other buildings in the broader context mentioned above.
8. Height: As mentioned above, this block of 15th Street has a collection of varying size buildings. This building falls in the middle of the height range. It is one story shorter than the existing building immediately to the west and one store taller than the existing building across Osborne Alley to the east.
9. Materials: The project uses appropriate materials. The primary material is modular brick in a running bond pattern with secondary materials of wood and metal panels. Materials samples will be provided.

On behalf of our client, we respectfully seek a Certificate of Appropriateness for this project. Please refer to the drawings included in the submittal package and contact me if additional information or explanation is required or recommended.

Sincerely,

James Knappenberger

Platte Architecture + Design

city of CINCINNATI LAW

ZONING HEARING EXAMINER

Application for Zoning Relief

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 127 W. 15th Street COMMUNITY Over-the-Rhine

PARCEL ID(S) 081-0002-0361 & 0362

BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) OTR Historic District

☐ **Non-Residential Project** ☒ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Jim Knappenberger

ADDRESS 202 W. Elder Street, 4th Floor CITY Cincinnati STATE Ohio ZIP 45202

EMAIL jim@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect

TELEPHONE 513-871-1850 X 1020

Section 3. OWNER

NAME Mike Hoeting CONTACT PERSON (if legal entity)

ADDRESS 17 Mercer Street CITY Cincinnati STATE Ohio ZIP 45202

EMAIL mhoeting@gmail.com RELATIONSHIP TO OWNER (if not owner)

TELEPHONE

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☒ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use

☐ Expansion or Substitution of Non Conforming Use ☐ Hillside Overlay District Permission

☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*

New single family residence on existing vacant lot including 3 stories above grade plus rooftop terrace with fourth floor access structure and basement fully below grade, approximately 4,500 square feet of enclosed space.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Jim Knappenberger Signature Jim Knappenberger Date 03 / 06 / 2017

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

☐	**Submit three copies and one digital copy of the documents listed below.**
☐	**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**
☐	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☐	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☐	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - $700; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - $300; Non-residential Projects (Non-RCO) - $400.**

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

Date: 2-22-2017
Location: 127 W 15th Street
Request: Infill Residential Building
Zoning District: RM 1.2- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Platte Architecture
Address: 202 W Elder Street

Dear: Jim Knappenberger,

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet must be submitted as well.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

- 1405-07: Lot area required is 2000sf. The lot area (50 x 33.41) is 1670.5 sf is a substandard lot and will require a variance of 329.5sf to construct a building on the lot.
- 1409-07: Front yard setback required 20 feet. Proposed setback 0, 20 foot variance required.
- 1409-07: Rear yard setback required 20 feet. Proposed setback 0, 20 foot variance required.
- 1409-07: Side yard setback required 0/5 feet. Proposed setback 0, 5 foot variance required.
- 1409-07: Maximum height is 35 feet. Proposed height is 39'4" to cornice height and 46'4" to the penthouse roof, variance of 11'4" required.

If you choose to move forward with your proposed project as **planned** you will need to obtain zoning relief from the Historic Conservation Board. Attached to this letter is a copy of the **Zoning Hearing Application** for your review. Please submit 3 copies of the following items regarding the relief that is required of you.

1. For **Variances, Special Exceptions, Conditional Uses, Use Permits and Non-Conforming Use request** please include;
    - Completed Application for Zoning Relief
    - A letter indicating what you are doing and why
    - Site Plan (*to scale*)

- General floor plans (*for new construction or building additions*)
- And any other documents (*i.e. purchase agreements or consent letters from property owners*)

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at http://www.cincinnati-oh.gov/buildings/zoning-administration/.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards - select Zoning Hearing Examiner.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,

Beth Johnson
Urban Conservator
(p): 513-352-4848
(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Certificate of Appropriateness- Documents Required for Review

Historic Conservation Board Review- Application Requirements 3 complete hard copies and a digital copy provided on CD or emailed to beth.johnson@cincinnati-oh.gov

- ☒ Adjudication Letter from Historic Conservation Office.
- ☒ COA Application form
- ☒ A letter/narrative statement of intent and how the project meets the applicable guidelines
- ☐ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from the owner if a tenant applicant
- ☒ Hard copies of supporting documents at the time of the application. Drawings format of 11x17 or 12x18 is preferred.
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☒ 8 business days before the hearing date 10 hard copies and a new digital copy in pdf or jpeg (if changes occurred to the initial submission) for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.

Staff Review- Application Requirements

- ☐ COA Application form
- ☐ The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
- ☐ A letter of permission to do alterations if a tenant applicant
- ☐ Any applicable drawings or materials

Required for all New Construction, Major Alterations and Additions (including decks)

Site plans, elevations and/or perspectives, drawn at a scale with detail to show the location of improvements on the site and the architectural design and exterior appearance of buildings and structures on the site. These drawings and submission must include the following information (unless waived by the Urban Conservator):

- ☒ An index of drawings located on the first sheet
- ☒ A scale (graphic required)
- ☒ North arrows and Elevations labeled with NSEW, front side and rear labels
- ☒ Context Map showing the building and context
- ☒ Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled
- ☒ All properties and their structures immediately adjacent to the site must also be included in the site plan; a site section and/or site elevations, including any adjacent properties, may be required for new construction.
- ☒ Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
- ☐ Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
- ☒ Driveways, sidewalks, walkways, terraces, and other paved surfaces;
- ☐ Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- ☐ Existing and proposed landscape areas and materials, if proposed to be altered;

- ☒ Proposed materials, textures, and colors. If the material is not a common material the applicant may be required to include samples of materials or color samples.
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☒ Site line drawings for any roof additions and show drainage
- ☒ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project- Consult with the Urban Conservator on what will be required for your project

- ☐ Historic Sanborn Maps of the site
- ☒ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☒ Garage door brochures
- ☒ Sample materials upon request
- ☒ Fence drawings of style, fence brochures or photo of a sample fence
- ☐ Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- ☐ Mature tree removal requires a letter from an arborist stating its poor health
- ☐ All written correspondence submitted by the applicant and other affected persons
- ☐ Tentative project schedule
- ☐ Number of residential units and /or square feet of commercial space

Demolition (full or partial)

- ☐ Demolition Case Sheet unless otherwise not required by the Urban Conservator

Variance/Condition Use/Special Exemption

- ☒ Zoning Relief Application
- ☒ Written statement explaining how your project meets the standards for all relief requested.
- ☒ All required documents listed in the Zoning Relief Application

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

** Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.*

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am—4 pm
(513) 352-4848
Beth.Johnson@Cincinnati-OH.gov

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 127 West 15th Street
Hamilton Co. Parcel ID No.: 081-0002-0361 & 0362 Zoning District: RM-1.2
Historic District: Over-the-Rhine Overlay District: Over-the-Rhine Historic Conservation Overlay Zone

APPLICANT INFO ☐ PROPERTY OWNER ☑ OTHER Architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Platte Architecture + Design
Contact Person (if legal entity): _____
Address: 202 West Elder Street, 4th Floor
City: Cincinnati State: Ohio Zip Code: 45202
Phone: 513-871-1850 E-mail: jim@plattedesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Mike Hoeting
Contact Person (if legal entity): _____
Address: 17 Mercer Street
City: Cincinnati State: Ohio Zip Code: 45202
Phone: _____ E-mail: mhoeting@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
New single family residence on vacant lot.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
Lot area, yard setbacks, and building height. Refer to adjudication letter and Zoning Relief Request Written Statement dated March 6, 2017.

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: _____ Date: 03/06/2017

ZONING HEARING EXAMINER
Application for Zoning Relief

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY
ADDRESS _____ COMMUNITY _____
PARCEL ID(S) _____
BASE ZONING CLASSIFICATION _____ ZONING OVERLAY (if applicable) _____
□ **Non-Residential Project** □ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 3. OWNER
NAME _____ CONTACT PERSON (if legal entity) _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
□ Variance □ Use Variance □ Special Exception □ Conditional Use
□ Expansion or Substitution of Non Conforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*

_____
_____
_____
_____

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.
You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name _____ Signature _____ Date ____/____/_____

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

☐	**Submit three copies and one digital copy of the documents listed below.**
☐	**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**
☐	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☐	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☐	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - $700; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - $300; Non-residential Projects (Non-RCO) - $400.**

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:

   a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**

   b. how the project meets either of the following conditions:

      i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**

      ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE VARIANCE

Applicants requesting a use variance must demonstrate through "CLEAR AND CONVINCING EVIDENCE" in the form of credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-16. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a use variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-16, an applicant must show that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required. An applicant can show this by providing **clear and convincing evidence** demonstrating **all** of the following criteria are met:

   a. the property cannot be put to any economically viable use under any of the permitted uses in the zoning district;

   b. the variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;

   c. the hardship condition is not created by actions of the applicant;

   d. the granting of the variance will not adversely affect the rights of adjacent property owners or residents;

   e. the granting of the variance will not adversely affect the community character, public health, safety or general welfare;

   f. the variance will be consistent with the general spirit and intent of the zoning code; and

   g. The variance sought is the minimum that will afford relief to the applicant.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A SPECIAL EXCEPTION

Applicants requesting a special exception must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-19. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a special exception:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-19, an applicant must demonstrate **all** of the following:

   a. the zoning code allows for a special exception in the district in which the property is located;

   b. the proposed project meets any special standards for the specific special exception requested; **and**

   c. the proposed project will meet **all** of the following standards:

      i. be consistent with the purposes of the zoning code and the district where the use is located.

      ii. not substantially diminish or impair the value of property within the neighborhood in which it is located.

      iii. not have an adverse effect on the character of the area or the public health, safety and general welfare, and be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.

      iv. comply with all other standards imposed on it by this zoning code.

INSTRUCTIONS FOR APPLICATIONS REQUESTING AN EXPANSION OR SUBSTITUTION OF A NONCONFORMING USE

Applicants requesting an expansion or substitution of a nonconforming use must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1447-17. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for an expansion or substitution of a nonconforming use:

1. To meet the standard outlined in Cincinnati Municipal Code 1447-17, an applicant must demonstrate how the proposed project relates to **one or more** of the following standards:

    a. consistency with the general purposes and intent of the zoning code;

    b. promotion of the safe and efficient use of land;

    c. compatibility with other adjacent land uses and buildings existing in the surrounding area;

    d. consistency with the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property; or

    e. location in a building that is specially equipped or structurally designed for that use.

INSTRUCTIONS FOR APPLICATIONS REQUESTING DEVELOPMENT PERMISSION IN A HILLSIDE OVERLAY DISTRICT

Applicants requesting development permission in a Hillside Overlay District must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1433-19 AND Cincinnati Municipal Code 1433-23. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for development permission in a Hillside Overlay District:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-119, an applicant must demonstrate whether the proposed project complies will all base development requirements for a Hillside Overlay District. The list of base development requirements is found in Cincinnati Municipal Code 1433-19.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1433-19, an applicant must demonstrate how the proposed project complies will all base development requirements for a Hillside Overlay District. The list of base development requirements is found in Cincinnati Municipal Code 1433-19.

   AND

3. To meet the standard outlined in Cincinnati Municipal Code 1433-23, an applicant must demonstrate the proposed project is in harmony with adjacent buildings and the hillside environment. A list of standards considered by the Zoning Hearing Examiner to determine whether the proposed project the proposed project is in harmony with adjacent buildings and the hillside environment is found in Cincinnati Municipal Code 1433-23.

*****Please note that applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.**

INSTRUCTIONS FOR APPLICATIONS REQUESTING DEVELOPMENT PERMISSION IN AN URBAN DESIGN OVERLAY DISTRICT

Applicants requesting development permission in an Urban Design Overlay District must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1437-09. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for development permission in an Urban Design Overlay District:

1. To meet the standard outlined in Cincinnati Municipal Code 1437-09, an applicant must demonstrate how the proposed project complies will the standards found in Cincinnati Municipal Code 1437-09 that apply to the particular district in which the proposed project will be located.

INSTRUCTIONS FOR APPLICATIONS REQUESTING APPROVAL FOR A DD DISTRICT PHASED DEVELOPMENT

Applicants requesting approval for a DD District Phased Development must provide all information required by Cincinnati Municipal Code 1411-45.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for approval of a DD District Phased Development:

1. For projects that intend to phase development by first erecting a building and then enlarging that building or erecting one or more additional buildings or both, the applicant must:

    a. provide a site master plan to the Zoning Hearing Examiner. The site master plan must be a schematic of the intended development of the entire site showing the locations, uses, heights and gross floor areas of every building. The master plan must contain such other information as necessary to determine whether the intended development conforms to the requirements of this zoning code. The master plan may be amended from time to time, provided any amended master plan be filed with the Zoning Hearing Examiner; **and**

    a. comply with all other applicable requirements set forth in Cincinnati Municipal Code 1411-45.

INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL

Applicants requesting approval a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a conditional use approval:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the conditional use is specifically listed in the applicable zoning district use regulations;

   b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**

   c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

INSTRUCTIONS FOR APPLICATIONS REQUESTING A USE PERMIT

Applicants requesting approval Use Permit must demonstrate through credible testimony, documentary evidence, or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applicants that are not supported by testimony, documentary evidence, or written statements may be denied.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards a Use Permit:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

   a. the Use Permit is specifically listed in the applicable transect zone use table;

   b. the project meets any limitations specifically listed in the applicable transect zone regulations; **and**

   c. the project's location, design, configuration, and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

ITEM 8 April 24, 2017

APPLICATION FOR
CONDITIONAL USE AND CERTIFICATE OF APPROPRIATENESS
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #:	ZH20170034/COA2017010
APPLICANT:	Drawing Department
OWNER:	Rhinegeist Properties
ADDRESS:	**1910 Elm Street**
PARCELS:	096-0006-0042
ZONING:	UM
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	April 12, 2017
HEARING DATE:	April 24, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a DJ stand and a pergola at the roof deck and a Conditional Use for outdoor entertainment.

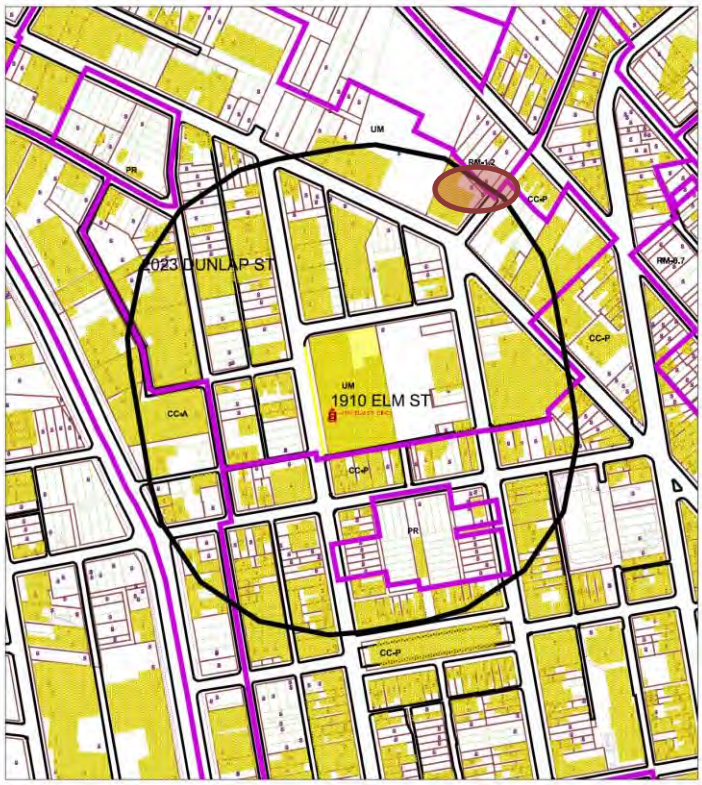
UPDATED/ADDITIONAL INFORMATION: At the Historic Conservation Board March 27, 2017 meeting, the applicants were asked to do a more thorough and professional sound testing with a certified sound technicians from Sectra Tech Ltd. The applicants have performed the required tests in compliance with the requirements outlined in Cincinnati Municipal Ordinance Section 909: Community Noise.

- 6 minutes A-scale average sound level at receiving property lines.
- They used three locations. Patio, Location A: One block away, Location B: Near the residential zone within 500 feet of the property.

The conclusions from the sound testing is that the music being played at both normal typical volume and even at its highest setting did not have an impact on the base background noise levels at either location A or location B. The noise spikes noted in the testing are from passing traffic and pedestrian voices and the music was not audible at either location. The test was conducted in the evening at 8:45 PM.

Details of Zoning Relief Required:

1. **Section 1419-2 (e)– Conditional Use –** Entertainment within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval is obtained. The property is within 500 feet of a RM1.2 Zoning District.



Map of 500 foot boundary for 1910 Elm Street. The Red circle shows where the RM1.2 zone is within the 500 foot boundary

Existing Conditions

The existing building is a three story complex with two brick buildings that makes up the Rhinegeist Brewery. It is within an Urban Mix (UM) zoning district. A portion of the existing structure is being used as a craft brewery with a tasting room at the northwest area of the building. There are two connected brick buildings onsite. The existing brewery is within the Old Moerlein Bottling plant which was built circa 1895 and expanded in 1899. The current roof deck was added in 2016.

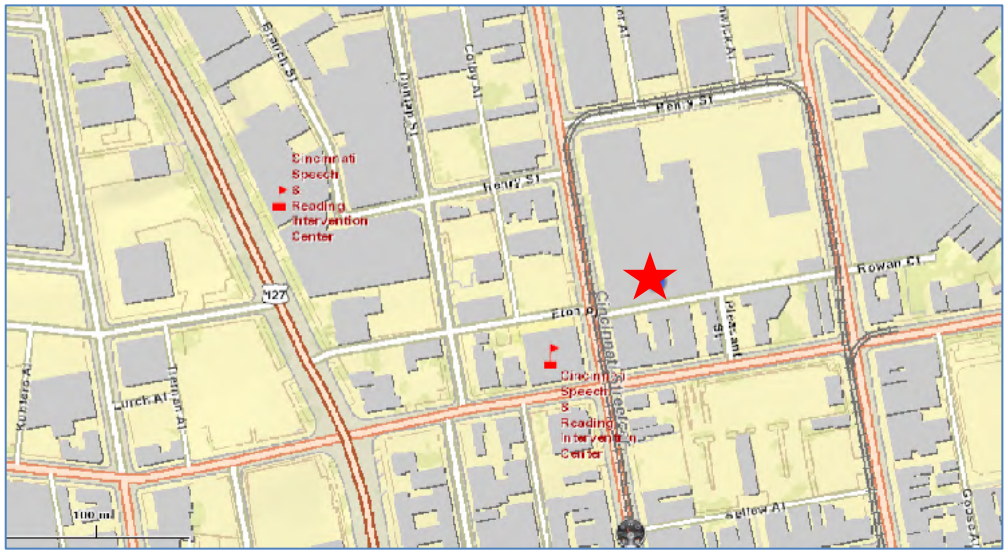


Figure 1: 1910 Elm Street. Map from CAGIS Maps.

Previous Reviews: October 20, 2014: Conditional Use and Variance Hearing- Approved
June 9, 2015: Certificate of Appropriateness for a roof deck - Approved
December 5, 2016: Certificate of Appropriateness for an elevator and stairway addition- Approved
March 27, 2017: Conditional Use Permit- tabled

Applicable Zoning Code Sections:

Zoning District:	Section 1410	UM
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The applicant is requesting a Conditional Use Approval to have outdoor entertainment on the roof deck. As the property is within 500 feet of a residential zone a Conditional Use Variance is required. **With the additional professional sound testing that has been performed, staff feels that the applicants have shown with confidence that at night, that the patio amplified music will not be notably audible or adversely affect surrounding properties.**

a. **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is UM. The current and proposed use of the subject property is compliant, in particular the rooftop Outdoor Area with the underlying zoning and was beyond 100 feet from any residential district. As the property is within 500 feet of a residential district the use of Outdoor Entertainment is required to get a conditional use approval.

b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed use conforms to the guidelines for the district, subject to conditional use approval.

c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

Traffic will not be impacted by the conditional use as the Outdoor Area and its capacity are already approved and not being increased.

h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

1910 Elm Street is in the Urban Mix District and in an area of Over-the-Rhine which has an industrial past. The building was originally a bottling plant for a brewery. The neighborhood has transitioned away from a heavy industrial area to a mixed use area with commercial, light industrial, and residential. The primary uses expected within this district are non-residential.

j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

Noise is a sensitive subject, especially for those that live next door to an entertainment facility. 1910 Elm Street, Rhinegeist, is presenting a unique situation with outdoor entertainment on the roof. The Conditional Use is required due to one property that is zoned RM 1.2 being within 500 feet of the property. At the pre-hearing there were a couple of residents that came with concerns about noise and other near-by property owners raised concerns via email, however all of the residents and property owners are located in the UM district, primarily non-residential area.

The applicants presented sound studies showing that the impact of the sound even at its highest levels are inaudible and do not affect the properties. The largest sound disruptions were traffic not the sound from the speakers.

Staff and residents did raise concern about the outdoor entertainment being on a roof with less barriers and buffers that a typical outdoor entertainment that is at the ground level and has walls and fences as buffers. The applicants are taking steps to reduce the impact of sound being at the roof through making sure that the speakers are aimed away from the north (where the residential district is located). Also the roof deck is set down below the roof deck wall, which will provide a slight buffer. Additional buffers cannot be added easily, as their visibility would likely be too visible from the streets, and likely not meet the guidelines of the OTR Historic District.

p. **Public Benefits.** The public peace, health, safety or general welfare.

With the proposed restrictions on hours, staff feels that there is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances and Conditional Uses per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset; or

The proposed Conditional Use is not necessary for the roof deck and building to be used, but it is an added amenity to a building that has had a successful adaptive reuse.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Denial of the requested Conditional Use Approval will not result in a deprivation of all economically viable uses of the property as the facility is already provided ample areas to provide entertainment INSIDE the facility.

Certificate of Appropriateness Review:

A COA is required for the additions to the roof deck only.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Both proposed structures were built without any permits. The photos provided show the structures and show their visibility from the street. If the HCB does not permit them, they will be required to be dismantled. If the HCB does permit them, they will be charged an investigation fee, which is double the building permit fees.

Site Improvements

4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The additions to the roof deck are minimal and are set back from the edge of the roof deck. The pergola is not visible from the street and is made of wood. The DJ

stand is an elevated stand built from wood. It is set towards the middle of the roof and is lower than the existing elevator core which is not visible from the street.

Other Considerations: N/A

Prehearing Results: A prehearing was held on March 8, 2017. The applicant and two neighbors were present. The neighbors had concerns about the noise from the proposed DJ stand.

Comments Provided to Staff: A couple of emails with concerns about the project were submitted to staff and are attached.

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff will not be conditioning any hours for the amplified music other than what is required per the Noise Ordinance and Zoning code 1419-21 (g) as their sound testing showed that the music playing does not reach the max decibels outlined in Municipal Ordinance 909: Loud Noises. Staff recommends the Historic Conservation Board take the following actions:

I. CONDITIONAL USE

A. Section 1419-2 (e) – Conditional Use – APPROVE Outdoor Entertainment within 500 feet of a residential district boundary line.

1. Amplified Noise shall be in compliant with Zoning Code Section 1419-21 (g).
2. The Outdoor Area shall be subject to Sec. 1101-44 – Periodic Property Inspection Program.

B. FINDING: The Board makes this determination that per Section 1435-05-4:

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. The restriction of hours offers a clearly evident means of demonstrating compliance.

II. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1910 Elm Street for additions to the roof deck per plans submitted by Drawing Department dated February 10, 2017 with the following conditions.

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
2. Use of the "DJ stand/deck expansion" shall not occur prior to Building Inspection final approval.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. That the pergola and DJ stand will not be visible from the street and are set back from the edge of the roof.

SPECTRA TECH LTD
Cincinnati, OH • 513.419.9169 • service@SpectraTechLtd.com
6432 GRACELY DRIVE, CINCINNATI, OHIO, 45233

March 30, 2017

Mr. Jon Colasurd
Rhinegeist Brewery
1910 Elm Street
Cincinnati, OH 45202

PROJECT: Rooftop patio sound
Neighborhood sound level tests

Dear Mr. Colasurd:

We are writing to provide the results of sound level testing conducted at your facility and around your property boundary on March 29, 2017.

Purpose of testing

Spectra Tech Ltd was retained to conduct testing to determine the sound level of music emitted by a sound system installed on the rooftop patio at the Rhinegeist Brewery located at 1910 Elm Street, in downtown Cincinnati, Ohio. Testing was conducted in accordance with sound level testing compliance requirements mandated by the City of Cincinnati Municipal Ordinance Section 909, entitled Community Noise. These requirements include measuring the sound level to determine the 6-minute A-scale average sound level (LAeq) at receiving property lines. The Rhinegeist Brewery desires to demonstrate that its rooftop sound system emissions are in compliance with the sound level limitations contained in Sec. 909, and presented in Tables 1, 2, and 3 below.

Table 1. Sunday through Wednesday

Receiving or Affected Property Zoning District	7 a.m. to 7 p.m. Sunday through Wednesday	7 p.m. to 2 a.m. Sunday through Wednesday	2 a.m. to 7 a.m. Sunday through Thursday
Single Family (SF), Residential (RFR, RM or RMX), or Institutional (IR)	60	55	55
Commercial (CC, CG, CN or RFC), Downtown Development (DD), Urban Mix (UM) or Office (OL or OG)	70	65	65
Manufacturing (MA, ML, MG, ME or RF-M)	75	70	70

Table 2. Thursday

Receiving or Affected Property Zoning District	7 a.m. to 7 p.m. Thursday	7 p.m. to Midnight Thursday	Midnight. to 7 a.m. Friday
Single Family (SF), Residential (RM or RMX), or Institutional (IR)	60	55	55
Commercial (CC or CN) Downtown District (DD) or Office (OL or OG)	70	75	65
Manufacturing (ML, MG, ME or RF-M)	75	70	70

Table 3. Friday through Saturday

Receiving or Affected Property Zoning District	7 a.m. to 7 p.m. Friday through Saturday	7 p.m. to 2 a.m. Friday through Saturday	2 a.m. to 7 a.m. Saturday through Sunday
Single Family (SF), Residential (RM or RMX), or Institutional (IR)	65	60	60
Commercial (CC or CN) Downtown District (DD) or Office (OL or OG)	75	75	70
Manufacturing (ML, MG, ME or RF-M)	75	70	70

While there is currently no specific requirements listed for Development Districts in the City of Cincinnati, it is assumed that the Rhinegeist Brewery would be required to limit sound emissions reaching nearby properties to the same levels specified in the Tables, and it is the intention of the Rhinegeist Brewery to comply with regulations.

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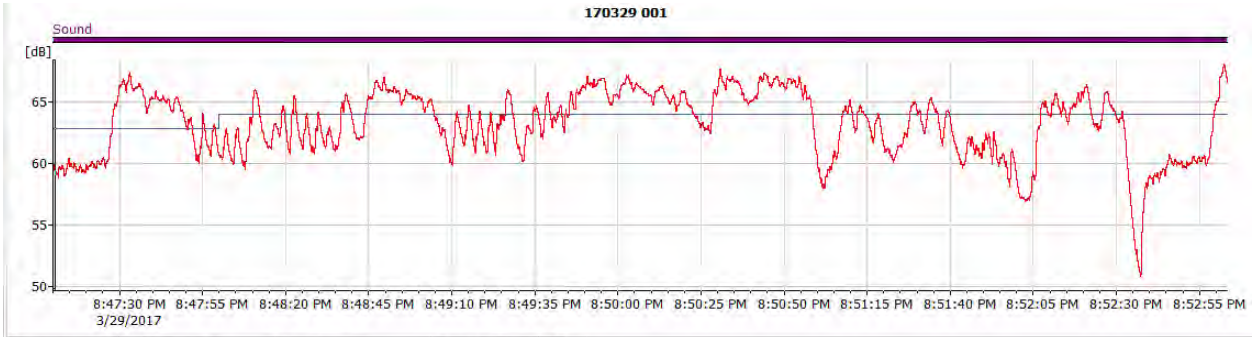
Sound level testing on the rooftop patio

On the evening of March 29, 2017, the writer with your assistance, conducted sound level testing at the Rhinegeist rooftop patio, and at two locations near residential use zones. See Page 6 for a summary of sound test equipment used to conduct the testing. The results of those tests are presented below.

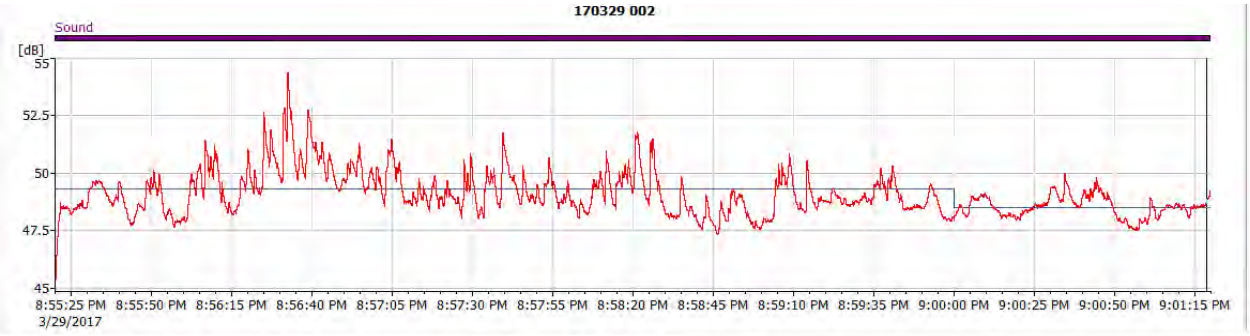
At approximately 8:45 PM, we arranged for music to be played on the patio sound system. We requested that music be played at a typical level, as is utilized when patrons are present. Per your direction, the level was set just above the typical level, in order to assure a fair assessment of the sound level. Sound levels were recorded for several minutes. The 6-minute LAeq A-scale (dBA) sound level was subsequently used as a basis of reference for subsequent testing. The results of the test on the patio are presented below, and identified as test #170329-001.



Measurement	Start Time	Stop Time	Elapsed Time	LAeq [dB]
Total	3/29/2017 8:46:49 PM	3/29/2017 8:53:41 PM	00:06:52	63.81

The graph shows the average LA sound level in 0.1 second intervals. **The 6-minute LAeq sound emission level of the sound system on the rooftop patio was determined to be 63.81 dBA**.

A second test was conducted on the patio to determine the sound level when no music or patrons were present. The results are presented below as test #170329-002.



Measurement	Start Time	Stop Time	Elapsed Time	LAFmin [dB]	LAeq [dB]	LAFmax [dB]
Total	3/29/2017 8:55:20 PM	3/29/2017 9:01:55 PM	00:06:35	46.67	49.10	59.31

The graph shows the average LA sound level in 0.1 second intervals. The 6-minute LAeg average background noise level (defined as having no identifiable sound sources) was determined to be 49.1 dBA.

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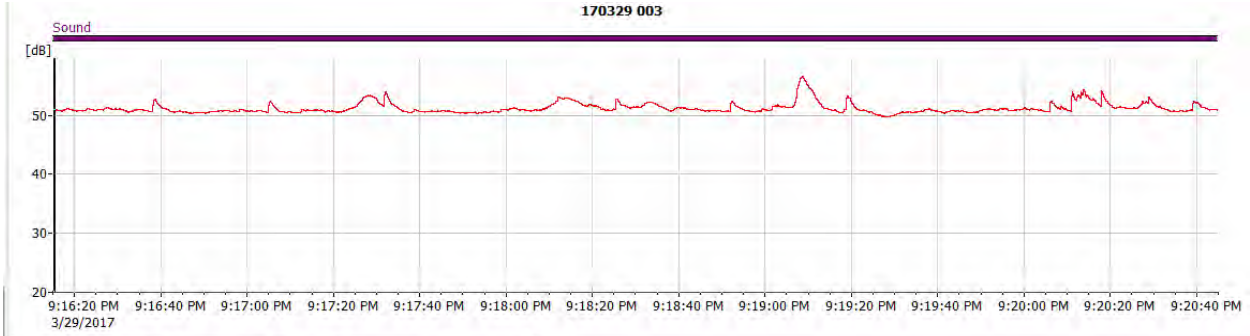
Sound testing at Location B – Colby Alley

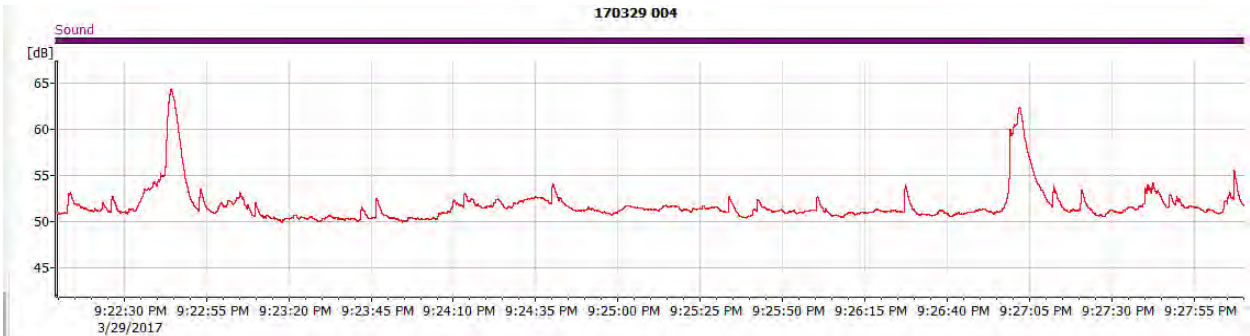
Immediately following the rooftop sound tests, we walked to a second location (Location B - see satellite photo on Page 6), where additional testing was conducted. The initial test at Location B was conducted to determine the 6-minute LAeq average background noise level. The results of this test are presented below as test #170329-003.



Measurement	Start Time	Stop Time	Elapsed Time	LAeq [dB]
Total	3/29/2017 9:15:55 PM	3/29/2017 9:20:45 PM	00:04:50	52.01

The graph shows the average LA sound level in 0.1 second intervals. The 6-minute LAeq background sound level at Location B was determined to be 52.01 dBA.

A second test was conducted at Location B to determine the sound level emitted by the patio sound system and heard at that location. The results of this test are presented below as test #170329-004.



Measurement	Start Time	Stop Time	Elapsed Time	LAeq [dB]
Total	3/29/2017 9:21:55 PM	3/29/2017 9:28:30 PM	00:06:35	52.43

The graph shows the average LA sound level in 0.1 second intervals. **The 6-minute LAeq sound level at this location with the sound system operating was determined to be 52.43 dBA.**

The rooftop patio was visible at this location during testing. It was noted by those present that sound from the patio sound system was not audible at this location during testing. Noise sources at this location were identified as nearby passing traffic (2 high sound level peaks), building exhaust fans, and pedestrians talking nearby.

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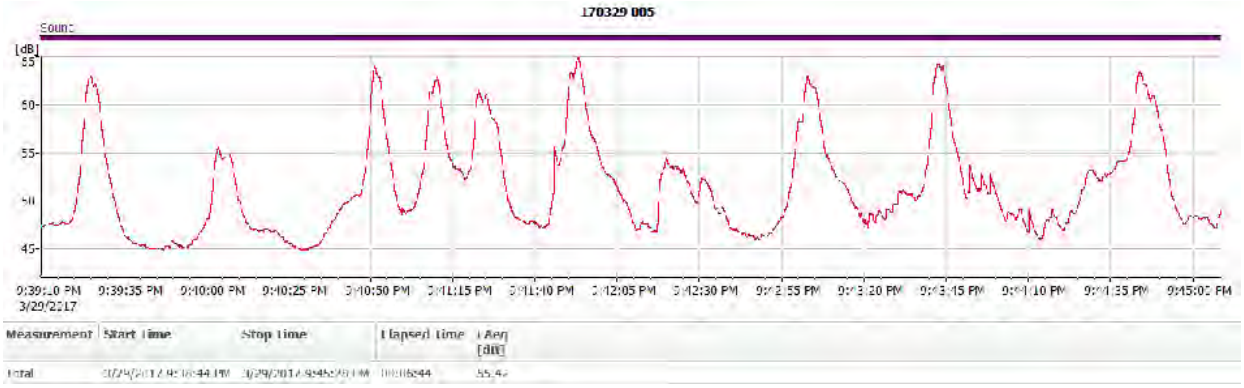
Sound testing at Location C – Parking Lot near 106 W. McMicken

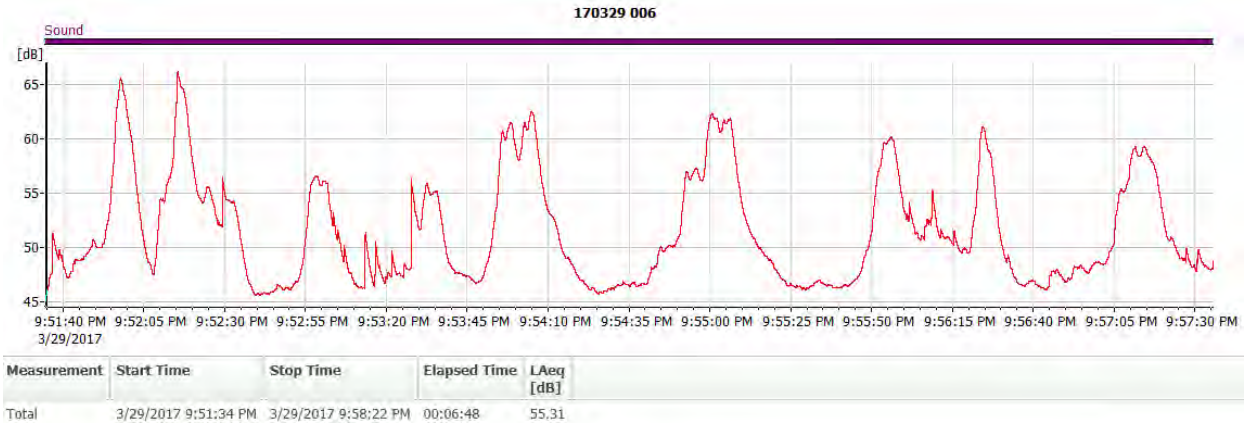
Immediately following the sound tests at Location B, we walked to a third location (Location C - see satellite photo on Page 6), where additional testing was conducted. At this location, the first test was conducted to determine the average 6-minute LAeq sound level of music originating on the rooftop patio. The results of this test are presented below as test #170329-005.



The graph shows the average LA sound level in 0.1 second intervals. **The 6-minute LAeq sound level at Location C was determined to be 55.42 dBA, with the patio sound system operating at its typical level.**

It was noted by those present that sound from the patio sound system was not audible at this location, while the sound system produced it typical sound level. **The sound system was turned up to full volume and it was still not audible to those present.** Noise sources at this location were identified as nearby passing traffic (all high sound level peaks seen on graph), and pedestrians talking nearby.

A second test was conducted at Location C to determine the average background sound level at that location, while the rooftop sound system was turned off. The results of this test are presented below as test #170329-006.



The graph shows the LA average sound level in 0.1 second intervals. The 6-minute LAeq background noise level at Location C was determined to be 55.31 dBA.

Noise sources at this location were once again identified as nearby passing traffic (all high sound level peaks seen on graph), and pedestrians talking nearby.

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Conclusions

Test results indicate that sounds emitted by the Rhinegeist Brewery rooftop patio sound system at Locations B & C are inaudible, and are below the LAeq ambient background noise levels. The audible sound at Locations B &C consists entirely of noise emitted by nearby passing traffic, building exhaust fans, and pedestrians talking nearby.

It is the writer's expert opinion that the rooftop patio sound emission levels recorded at representative Locations B & C are in compliance with the most stringent "residential" zone receiving noise level regulations found in City of Cincinnati Municipal Ordinance Section 909.

At your service,

SPECTRA TECH LTD

Richard J. Lemker
President / Lead Consultant

Google Satellite View of Brewery District
showing locations of sound tests conducted on 3/29/17

Bruel & Kjaer Model 2270, Type 1 Precision Sound Level Analyzer, with a Type 4189 microphone, windscreen, and tripod. The meter's calibration was certified on October 18, 2016, and calibration was checked immediately prior to the test. The instrument recorded data and real-time audio, allowing for review and verification of results by Spectra Tech staff following the tests.

Description of Sound Testing Equipment
Used for sound tests conducted on 3/29/17

city of CINCINNATI

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am—4 pm
(513) 352-4848
Beth.Johnson@Cincinnati-OH.gov

Office Use Only
Application #:
Date Accepted:
☐ Staff Review ☐ Board Review
☐ Paid:
Date Perfected:
Hearing Date:

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1910 ELM STREET CINCI OH 45202
Hamilton Co. Parcel ID No.: 0096 0006 0042 Zoning District: UM
Historic District: OVER THE RHINE Overlay District: NONE

APPLICANT INFO ☐ PROPERTY OWNER ☒ OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)
Name: DRAWING DEPT
Contact Person (if legal entity): KEVIN KLUENDER
Address: 3217 MADISON
City: CINCINNATI State: OH Zip Code: 45209
Phone: 513 272 8099 E-mail: KEVIN@DRAWINGDEPT.COM

PROPERTY OWNER INFO ☐ SAME AS ABOVE
Name: RHINEGEIST PROPERTIES, LLC
Contact Person (if legal entity): BOB BONDER
Address: 1910 ELM ST
City: CINCINNATI State: OH Zip Code: 45202
Phone: E-mail:

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☐ Demolition

Provide a very brief summary of the project:
SMALL ROOFTOP ALTERATION, NO NEW HABITABLE / ENCLOSED / CONDITIONED SPACE. PROPOSED PERGOLA + DJ STAND.

ZONING RELIEF ☐ Yes ☒ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: Date: Feb 8, 2017

Dusty Rhodes, Hamilton County Auditor

generated on 2/8/2017 8:53:54 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
096-0006-0042-00	1910 ELM ST	Parcel Number	2016 Payable 2017

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
330 - MEDIUM MANUFACTURING

Owner Name and Address
RHINEGEIST PROPERTIES LLC
1910 ELM ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
RHINEGEIST PROPERTIES LLC
1910 ELM ST
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
510,570

Effective Tax Rate
95.401744

Total Tax
$48,869.74

Property Description
ES ELM ST 1.433 ACS R2 T2 S13

Appraisal/Sales Summary

Year Built	1899
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	11/26/2014
Last Sale Amount	$4,200,000
Conveyance Number	78179
Deed Type	WD - Warranty Deed (Conv)
Deed Number	332000
# of Parcels Sold	1
Acreage	1.432
Front Footage	820.00

Tax/Credit/Value Summary

Board of Revision	YES(02)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	122,050
CAUV Value	0
Market Improvement Value	1,336,710
Market Total Value	1,458,760
TIF Value	1,277,710
Abated Value	0
Exempt Value	0
Taxes Paid	$24,515.11
Tax as % of Total Value	0.000%

Notes

1) 9/24/15 - correct plat for TY 2015 1) 12/29/98 BOR 97-15717 DECREASE- APPR GY. 2) 8/29/02 BOR 01-40451 DECREASE 355,000. 1) 3-26-2013 SPLIT CREATING/139 FOR 2013-SPLIT BLDG W/NEW PARCEL #139 1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

city of CINCINNATI
BUILDINGS & INSPECTIONS

Date: 02-08-2017
Location: 1910 Elm Street
Request: Roof top deck structures
Zoning District: UM- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Drawing Department
Address:

Dear: Kevin Kluender

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone and all roof top additions; including pergolas, additional decking, and shade structures are required to be heard by the Board. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet and the HCB Application and Review fee of $603 must be submitted as well.

Your proposal conforms to all zoning regulations and does not expand useable space and is compliant with previously granted zoning relief.

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at http://www.cincinnati-oh.gov/buildings/zoning-administration/.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards - select Zoning Hearing Examiner.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,

Beth Johnson
Urban Conservator
(p): 513-352-4848
(e): beth.johnson@cincinnati-oh.gov

SHEET INDEX	
SHEET	**CONTENTS**
1	COVER
2	SITE / CONTEXT PLAN w/ PHOTO TAGS
3	EXISTING ROOF DECK PLAN
4	PROPOSED ROOF DECK PLAN
5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS w/ SITE SECTION
7	PROPOSED ENLARGED ELEVATIONS
8	PHOTOS

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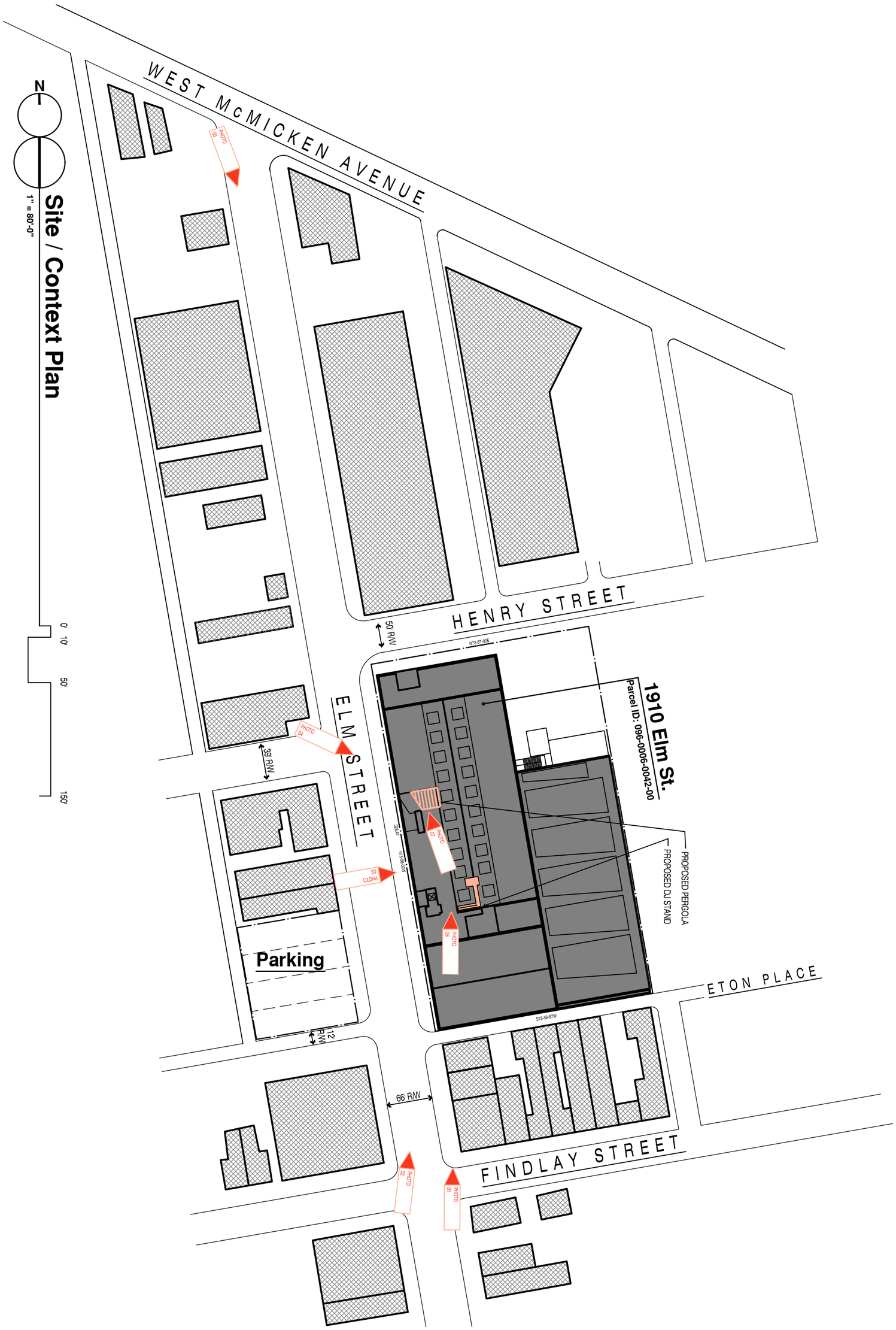
PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

RHINEGEIST ROOF DECK
1910 ELM STREET
CINCINNATI, OHIO 45202

1

FEBRUARY 10 2017 - HISTORIC SUBMISSION



2

FEBRUARY 10 2017 - HISTORIC SUBMISSION

RHINEGEIST ROOF DECK

1910 ELM STREET
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ELM STREET

DRAINAGE NOTE:
ALL ROOF SLOPES AND DRAINS OCCUR UNDER EXISTING WOOD DECKING

NORTH

Existing Enlarged Roof Deck Plan

1" = 10'-0"

0' 3' 15' 40'

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3 FEBRUARY 10 2017 - HISTORIC SUBMISSION

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RHINEGEIST ROOF DECK
1910 ELM STREET
CINCINNATI, OHIO 45202

PROPOSED PERGOLA
EXISTING STAIR
PROPOSED STAIR AND DJ STAND
EXISTING ELEVATOR AND STAIR
DN
UP
R.D.

ELM STREET

NORTH

Proposed Enlarged Roof Deck Plan
1" = 20'-0"

0' 3' 15' 40'

4 FEBRUARY 10 2017 - HISTORIC SUBMISSION

Existing Elm Street (West) Elevation

1" = 20'-0"

0' 3' 15' 40'

Existing Henry Street (North) Elevation

1" = 20'-0"

0' 3' 15' 40'

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RHINEGEIST ROOF DECK

1910 ELM STREET
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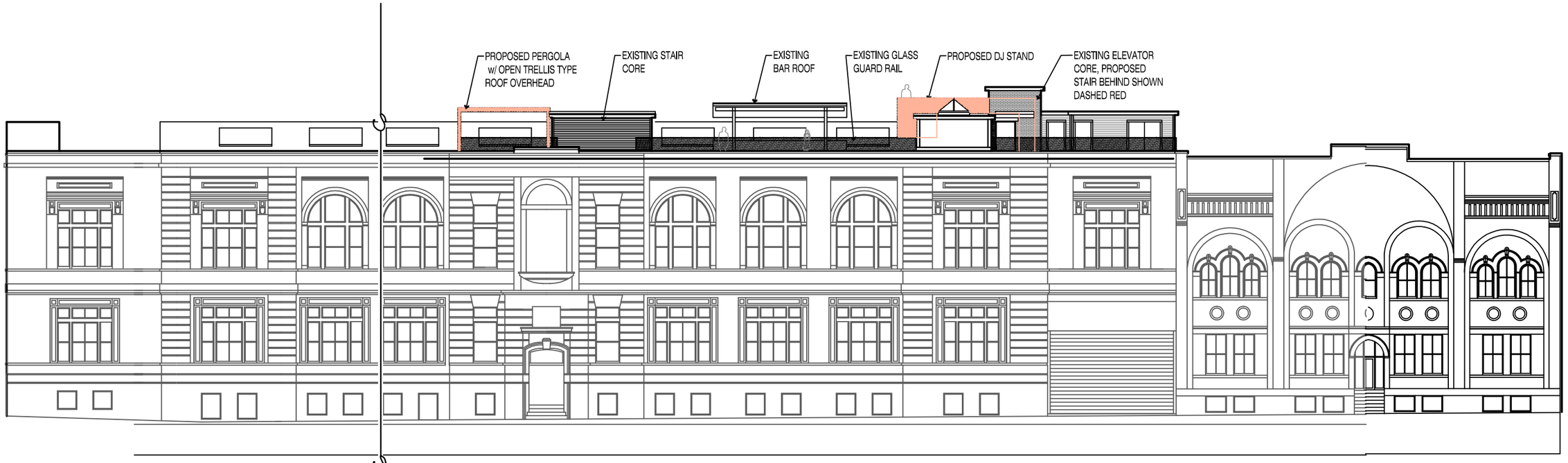
FEBRUARY 10 2017 - HISTORIC SUBMISSION



Proposed Elm Street (West) Elevation

1" = 20'-0"

Proposed Henry Street (North) Elevation

1" = 20'-0"

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RHINEGEIST ROOF DECK

1910 ELM STREET
CINCINNATI, OHIO 45202

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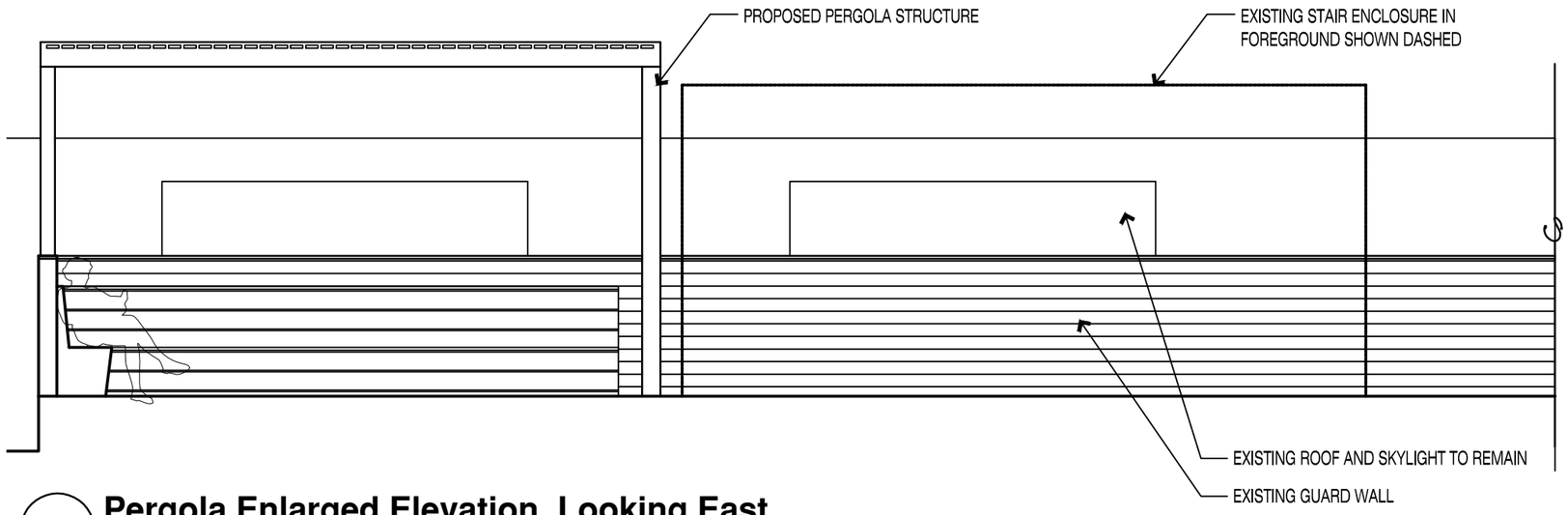
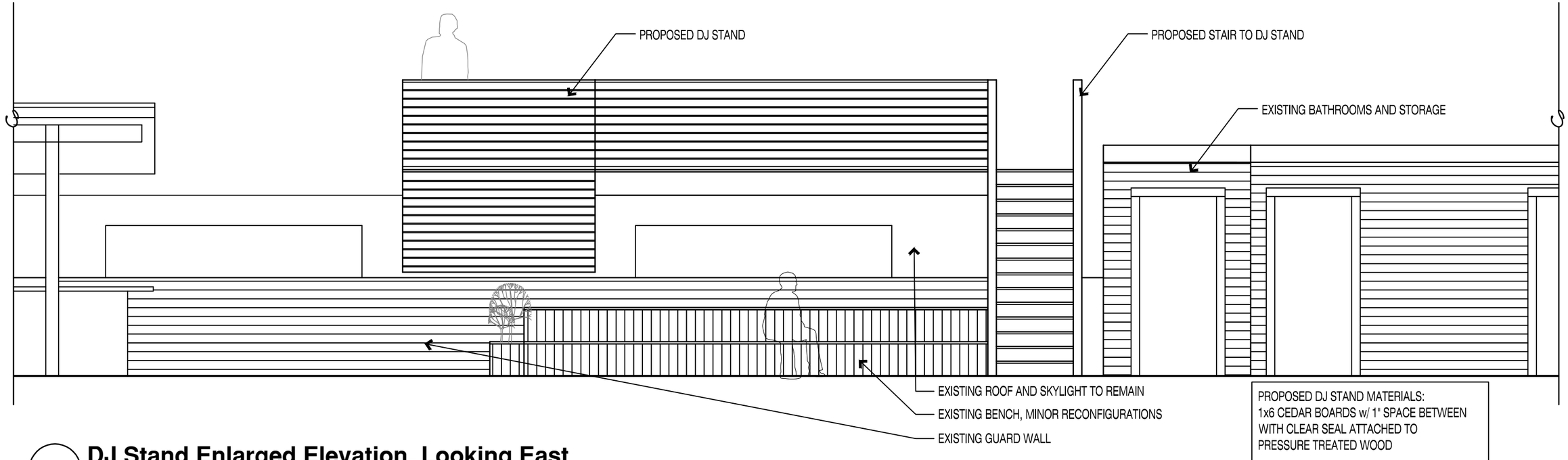
FEBRUARY 10 2017 - HISTORIC SUBMISSION



PROPOSED PERGOLA MATERIALS:
4x4 PRESSURE TREATED WOOD COLUMNS
2x8 PRESSURE TREATED BEAMS
1x6 WOOD LATTICE ON TOP
ALL CLEAR SEALED

Pergola Enlarged Elevation, Looking East

1/4" = 1'-0"



PROPOSED DJ STAND MATERIALS:
1x6 CEDAR BOARDS w/ 1" SPACE BETWEEN
WITH CLEAR SEAL ATTACHED TO
PRESSURE TREATED WOOD

DJ Stand Enlarged Elevation, Looking East

1/4" = 1'-0"

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RHINEGEIST ROOF DECK

1910 ELM STREET
CINCINNATI, OHIO 45202

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FEBRUARY 10 2017 - HISTORIC SUBMISSION

04 View from curb opposite Rhinegeist -- intersection of Henry Street and Elm Street

03 View from curb opposite Rhinegeist entrance at 1901 Elm Street

01 View from Southeast corner of intersection -- Findlay Street and Elm Street

02 View from the Southwest corner of intersection -- Findlay Street and Elm Street

07 View on Roof Deck from Bar to existing, unpermitted Pergola

06 View on Roof Deck from Bench in front of existing unpermitted DJ stand, flag to be removed

05 View from Northwest corner of intersection -- W. McMicken Avenue and Elm Street

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RHINEGEIST ROOF DECK

1910 ELM STREET
CINCINNATI, OHIO 45202

FEBRUARY 10 2017 - HISTORIC SUBMISSION

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February 9, 2017

City of Cincinnati Historic Conservation Board
805 Central Avenue Suite 500
Two Centennial Plaza
Cincinnati, OH 45202
Attn: Beth Johnson, Urban Conservator

Proposed Roof-Top Adddition at 1910 Elm Street, Rhinegeist Brewery

Over-the-Rhine Historic District

Dear Beth,

The owner of the property at the above address wishes to erect a DJ Booth and Shade Pergola as part of the existing roof top bar area. The current rooftop bar area was approved by Historic Conservation Board review in 2013 (2013P04797) and includes a perimeter glass railing, a bar with roof covering and (2) brick veneer stair and/or elevator penthouses. The proposed project is an addition of a pergola to shade a seating area and an elevated DJ booth with stair.

After three years of use, the tap-room operations team decided that late afternoon sun was too intense for patrons to comfortably enjoy the roof deck. The operations team tried several different varieties of furniture-style umbrellas and tents, each of which proved to have durability and maintenance problems and also impede patron circulation. The decision was made to construct a wooden pergola that would provide a large degree of shade, while not constituting a “roof” in the building code sense of the word. This pergola is constructed of wood that matches the walls and deck of the surrounding, existing roof deck.

Additionally, the decision was made to add a DJ stand. Functionally, the DJ stand supports a single occupant who, at an elevated position, is able to see the crowd and adapt the music to the crowd’s energy and requests. The DJ stand currently exists but has been ruled to be un-occupiable by the fire department until it can be made accessed by a set of stairs. The DJ platform and stairs will include a guardrail clad in wood siding similar to the existing walls and benches currently in place on the roof.

These two items are set well behind any of the existing building faces and are thus not visible from the public rights-of-way, which, due to the fact that they are currently in place, is easily confirmed in person as well in photographs. The design of these items is definitely not imitative of the historic building to which they are a part, but is consistent with other contemporary additions both inside and outside the building, aesthetically differentiating the historic and contemporary elements.

In conclusion, we feel that the addition of the proposed shade trellis and DJ booth are in accordance with the Historic Conservation Guidelines for the Over-the-Rhine District. We hope that this application meets your approval.

Respectfully Submitted,

Kevin Kluender
Architect

ITEM 9 April 24, 2017

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #:	COA2017024
APPLICANT:	Drawing Department
OWNER:	Rhinegeist Properties
ADDRESS:	**1910 Elm Street**
PARCELS:	096-0006-0042
ZONING:	UM
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	April 12, 2017
HEARING DATE:	April 24, 2017
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for permanent shade structures on the roof deck. These shade structures would be in the form of tents and an umbrella that are anchored to the patio floor.

Existing Conditions
The existing building is a three story complex with two brick buildings that makes up the Rhinegeist Brewery. It is within an Urban Mix (UM) zoning district. A portion of the existing structure is being used as a craft brewery with a tasting room at the northwest area of the building. There are two connected brick buildings onsite. The existing brewery is within the Old Moerlein Bottling plant which was built circa 1895 and expanded in 1899. The current roof deck was added in 2016.

Figure 1:1910 Elm Street. Map from CAGIS Maps.

Previous Reviews: October 20, 2014: Conditional Use and Variance Hearing- Approved
June 9, 2015: Certificate of Appropriateness for a roof deck - Approved
December 5, 2016: Certificate of Appropriateness for an elevator and stairway addition- Approved
March 27, 2017: Conditional Use Permit- tabled
April 24, 2017: Conditional Use and Roof Deck applications

Applicable Zoning Code Sections:

Zoning District:	Section 1410	UM
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

The applicant is not requesting any additional zoning relief in this application.

Certificate of Appropriateness Review:

A COA is required for the additions to the roof deck including three permanent shade structures.

Comments on Applicable Guidelines

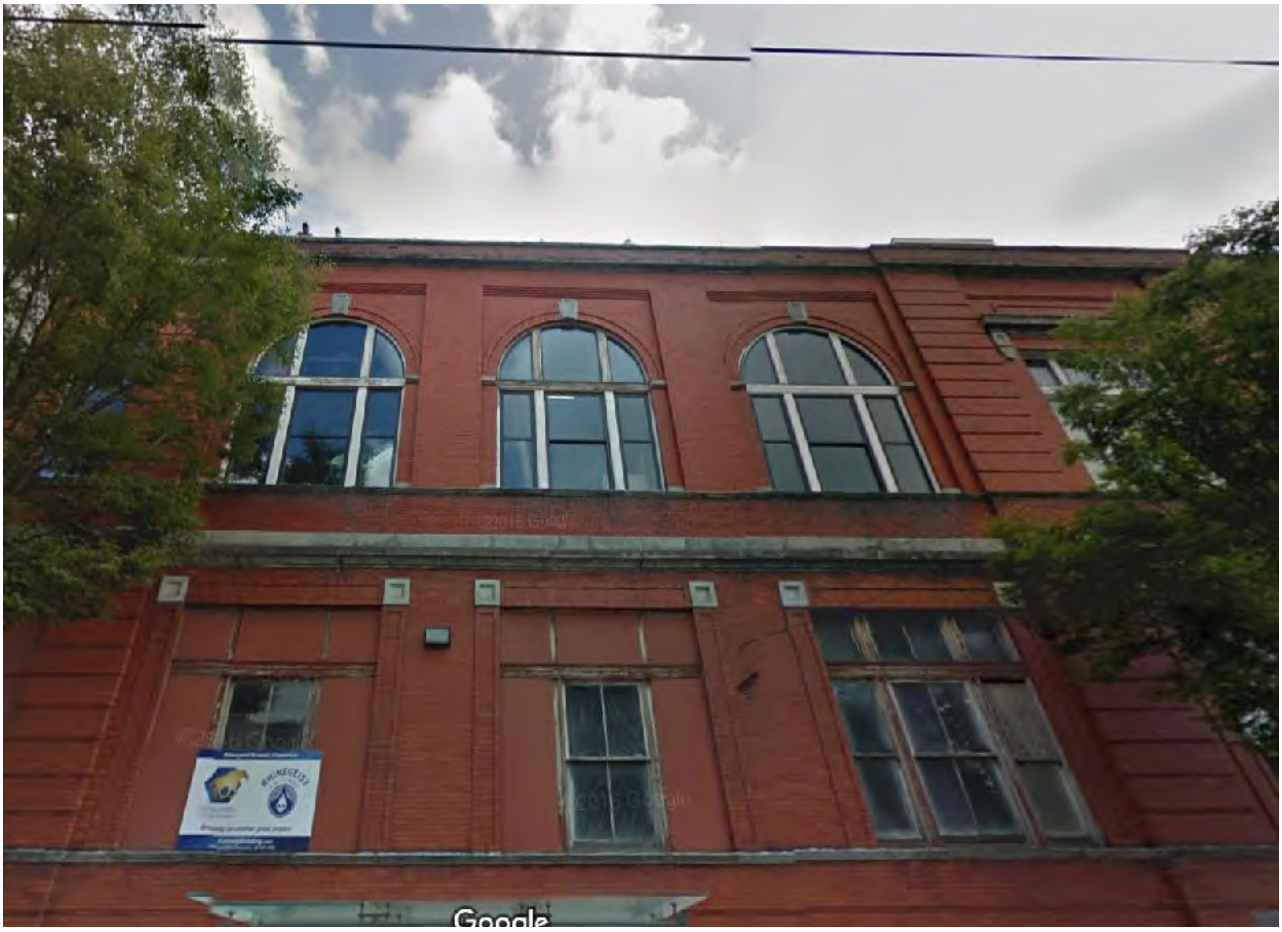
Staff does not believe the shade structures are in compliance with the Over-the-Rhine Historic Conservation Design Guidelines. While staff is sympathetic to the issue of sun exposure on the roof and the desire for shade, the OTR Historic Design Guidelines are very clear that additions on the roof need to be minimal and not visible from the street. The Rhinegeist facility is a large facility and the roof deck is not a required space for them to operate their business.

Site Improvements

4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The two shade structures that are tents are set up against the side of the building and will be highly visible from the primary street façade. The picture below from google images shows that people at the edge of the building are clearly visible from the street and adding a tent next to this railing will be highly visible. The pictures provided by the applicant on page 9 also show that as the railing is visible from north and south of the building on Elm Street the tents will also be visible. The sight line drawings provided by the applicant also show the tents and the umbrella will be visible from across the street.

As Over-the-Rhine is a neighborhood that is in a basin with hills directly adjacent to the neighborhood and specifically this sight, attention needs to be placed on how the roofs are developed. The City understands the desire to utilize existing roof spaces and even to create roof patios in order to take in the views of the city and to have outdoor space, but there comes a point when too much is being developed and built on roofs and too much is being cut into roofs that take way from the views and from city's historic rooflines. The development on roofs needs to minimal and take a back seat to the form of the buildings and roofs. Staff feels that these shade structures have gone beyond that point and are not appropriate.



Other Considerations: N/A

Prehearing Results: A prehearing was held on April 5, 2017. The applicant was present for the meeting.

Comments Provided to Staff: no comments have been provided to staff

Consistency with *Plan Cincinnati (2012)*:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:

I. CERTIFICATE OF APPROPRIATENESS

A. **DENY** a Certificate of Appropriateness for 1910 Elm Street for additions to the roof deck per plans submitted by Drawing Department dated March 10, 2017.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. That the proposed shade structures including two tents and an umbrella will be highly visible from the Elm Street.
3. The shade structures are not required for the patio to be used or for the business to operate.
4. Development on roofs needs to be as minimal as possible.

SHEET INDEX	
SHEET	**CONTENTS**
1	COVER
2	SITE / CONTEXT PLAN w/ PHOTO TAGS
3	EXISTING ROOF DECK PLAN
4	PROPOSED ROOF DECK PLAN
5	EXISTING ELEVATIONS
6	PROPOSED ELEVATIONS w/ SITE SECTION
7	PROPOSED ENLARGED ELEVATIONS
8	SHADING DIAGRAM
9	PHOTOS

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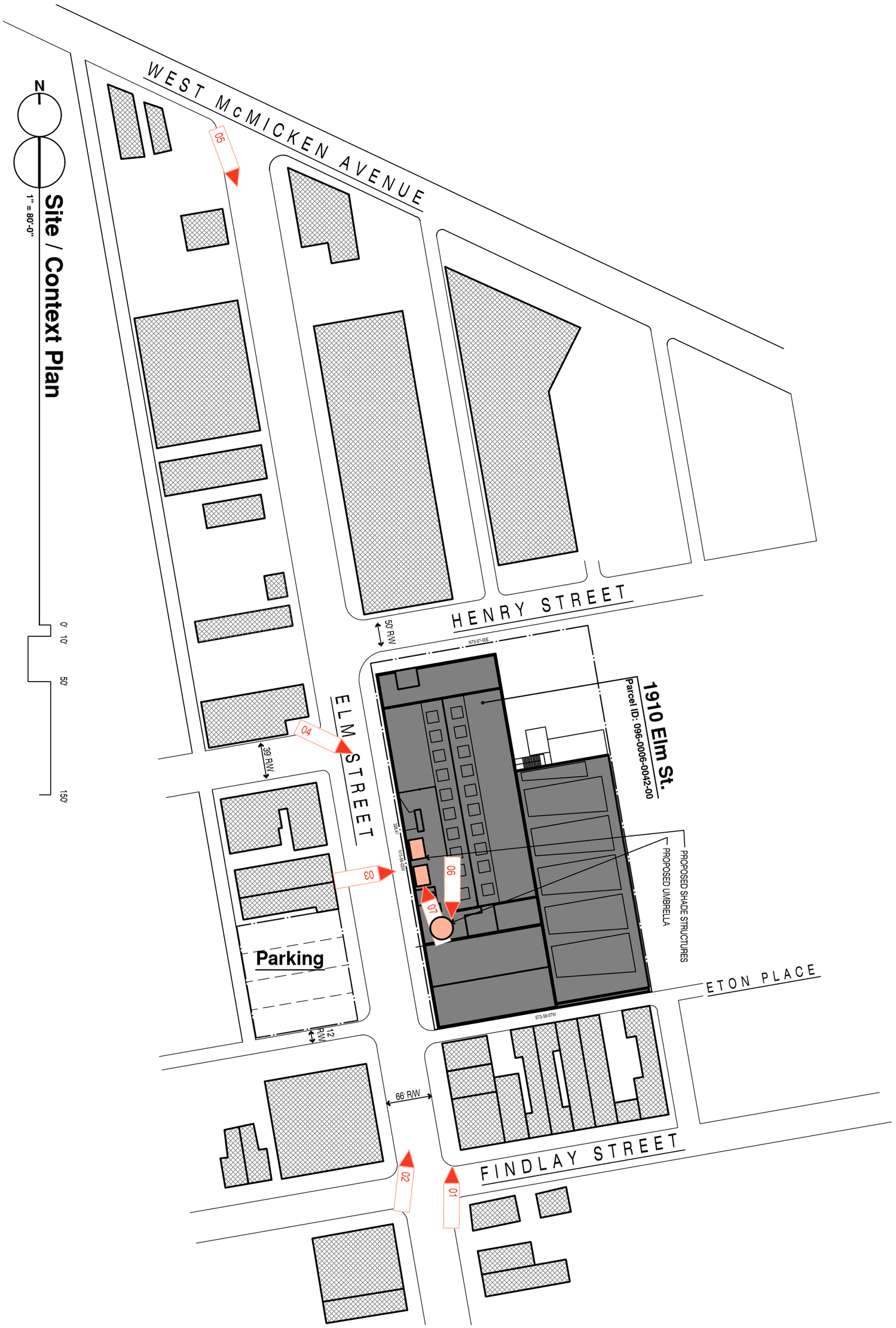
RHINEGEIST ROOF DECK SHADING

1910 ELM STREET
CINCINNATI, OHIO 45202

1

APRIL 10 2017 - HISTORIC RE-SUBMISSION



2 RHINEGEIST ROOF DECK SHADING

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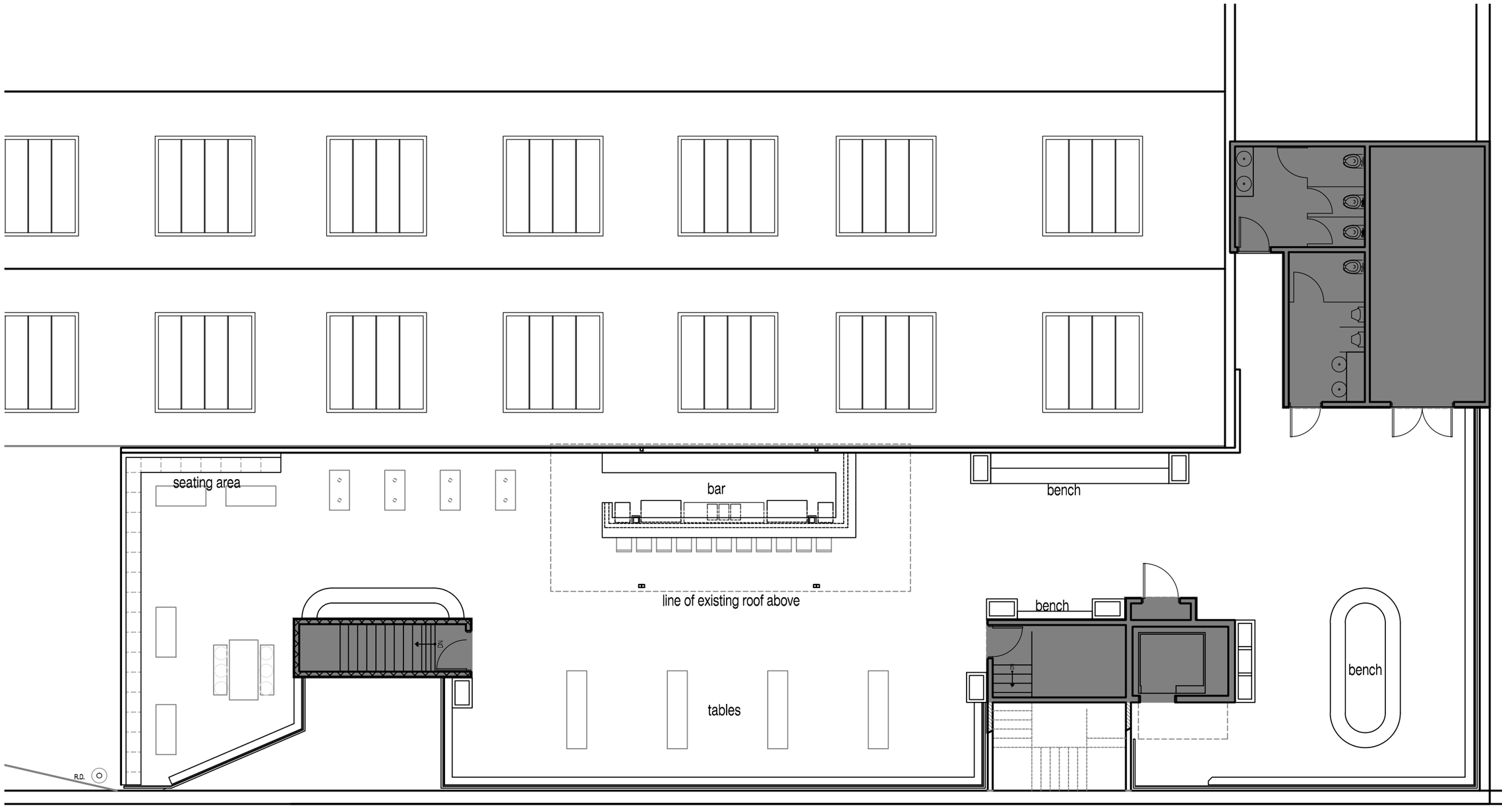

ELM STREET

DRAINAGE NOTE:
ALL ROOF SLOPES AND DRAINS OCCUR UNDER EXISTING WOOD DECKING

NORTH

Existing Enlarged Roof Deck Plan

1" = 10'-0"

0' 3' 15' 40'

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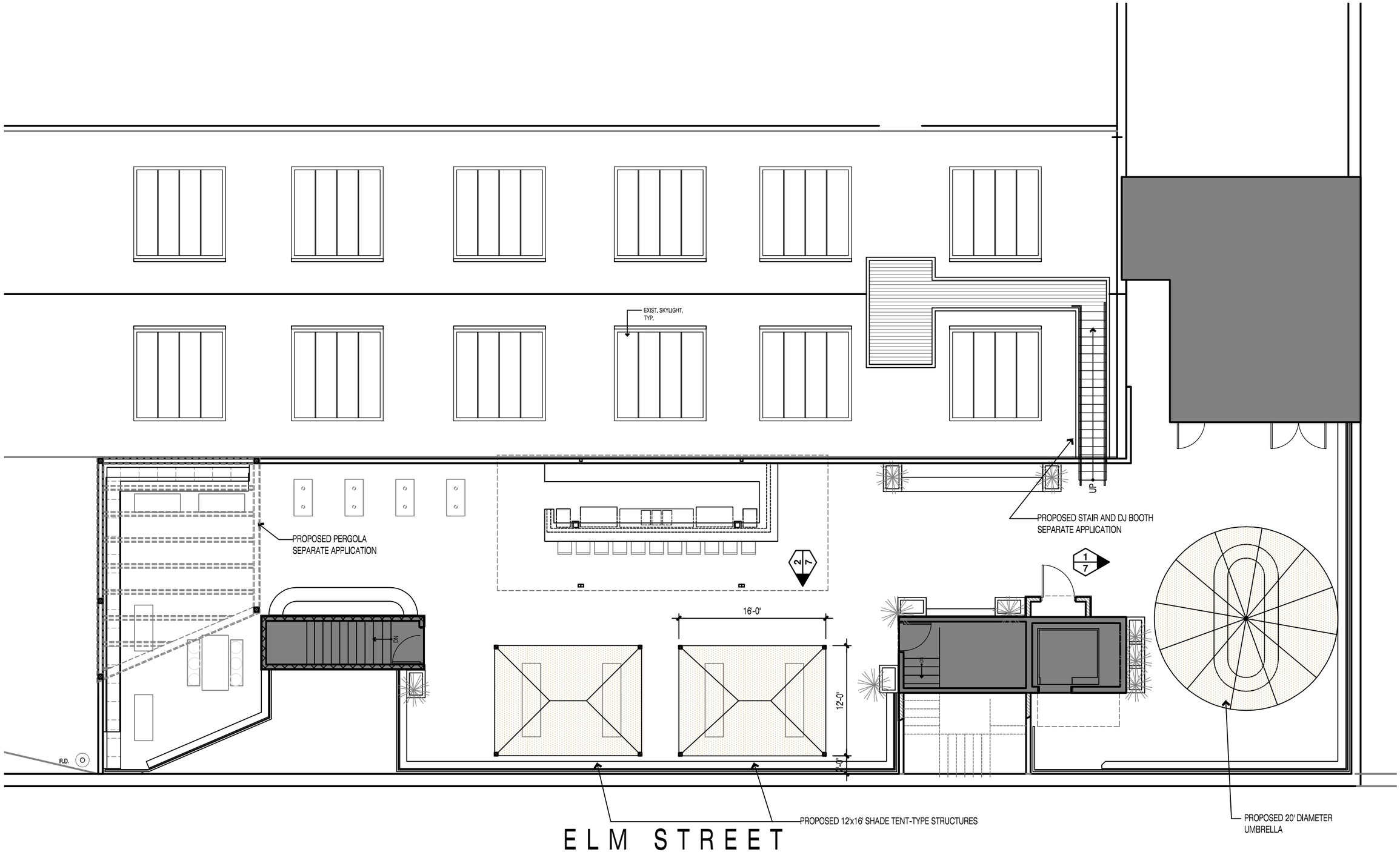

NORTH

Proposed Enlarged Roof Deck Plan

1" = 10'-0"

0' 3' 15' 40'

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Existing Elm Street (West) Elevation

1" = 20'-0"

0' 3' 15' 40'

Existing Henry Street (North) Elevation

1" = 20'-0"

0' 3' 15' 40'

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RHINEGEIST ROOF

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APRIL 10 2017 - HISTORIC RE-SUBMISSION

Proposed Elm Street (West) Elevation

1" = 20'-0"

0' 3' 15' 40'

Proposed Henry Street (North) Elevation

1" = 20'-0"

0' 3' 15' 40'

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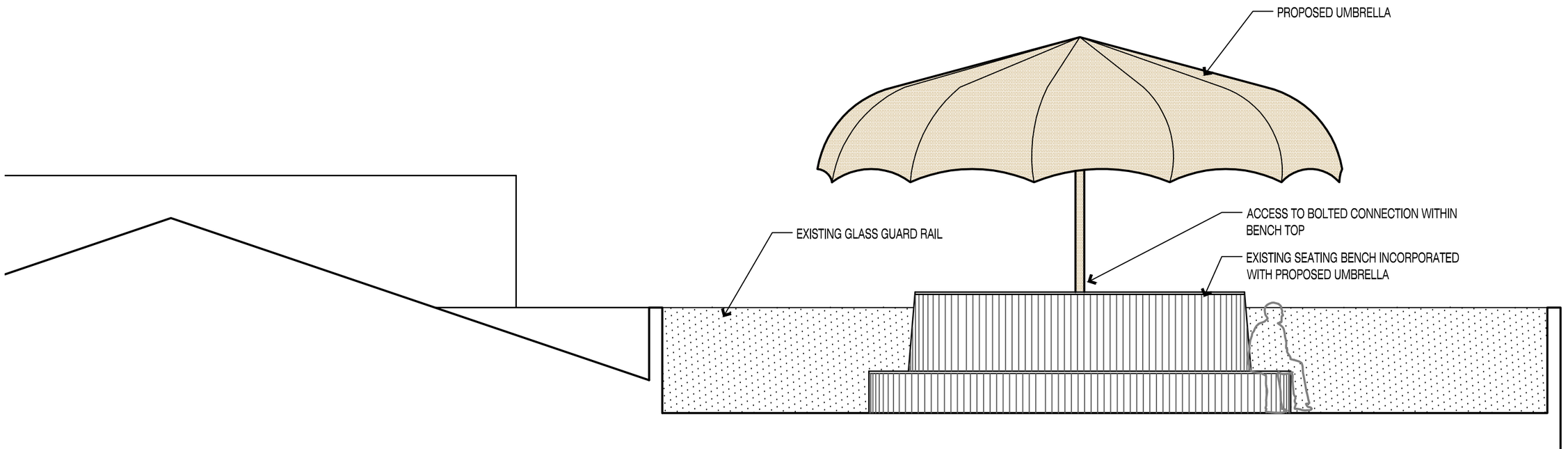
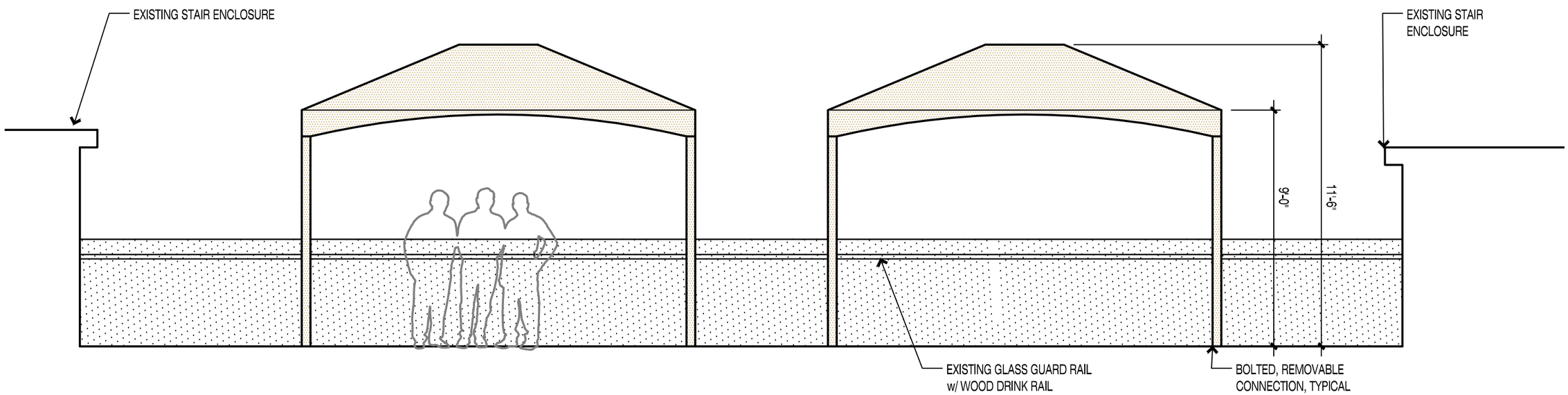


1 Proposed Umbrella Enlarged Elevation, Looking South

1/4" = 1'-0"



2 Proposed Umbrella Enlarged Elevation, Looking South

1/4" = 1'-0"

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RHINEGEIST ROOF DEC

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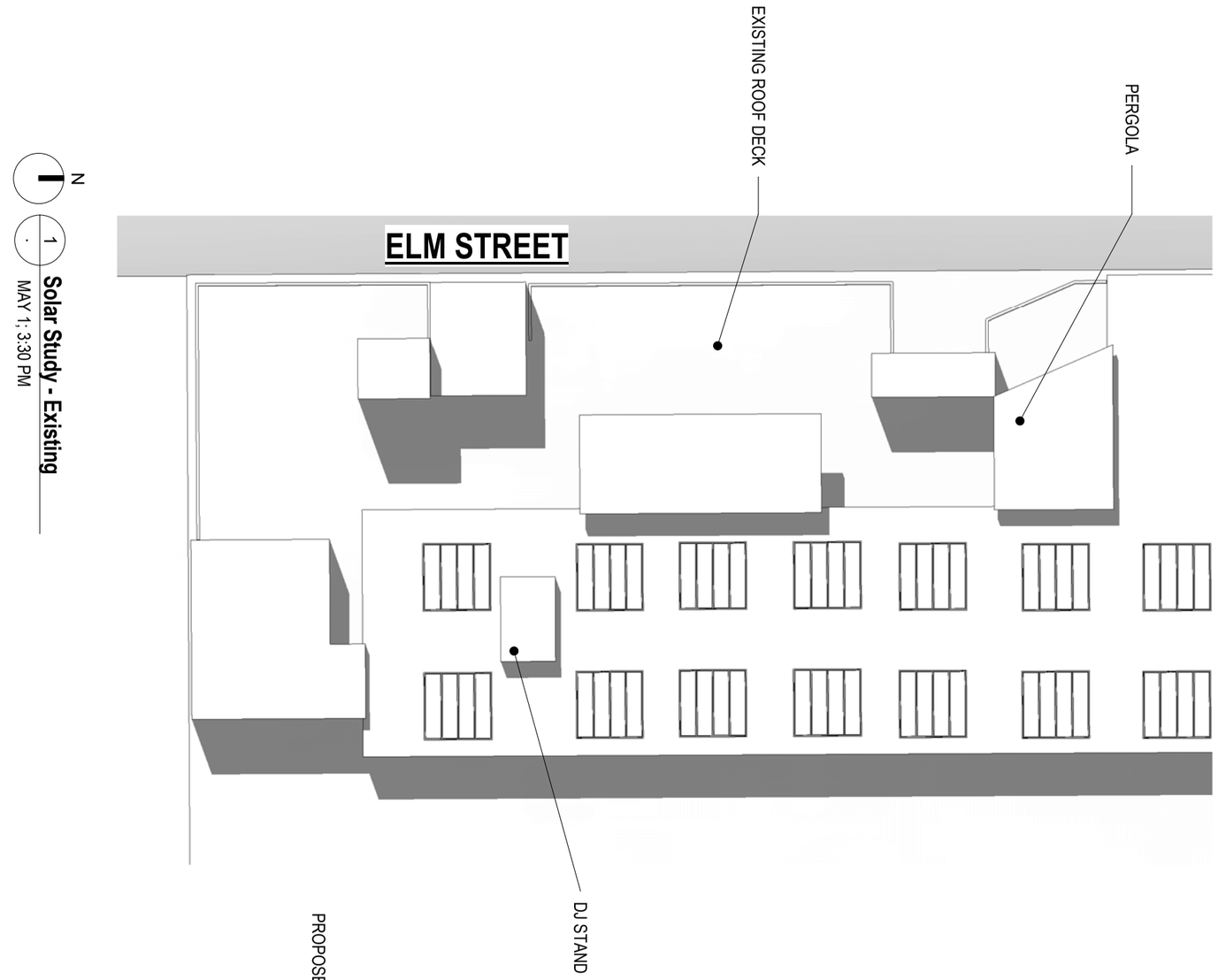

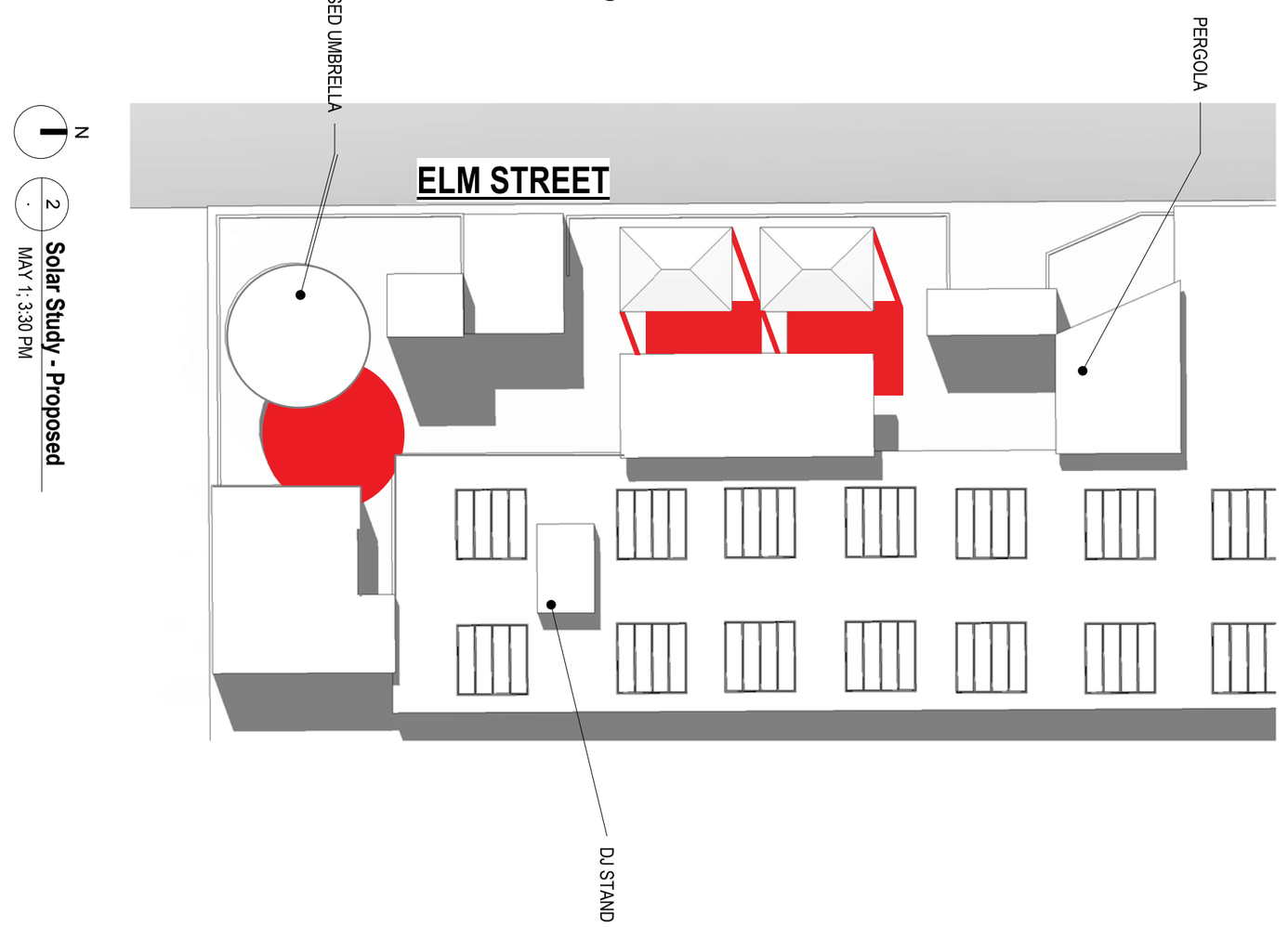

sheet 8

Sun Studies
03/06/2017 -

Rhinegeist Roof
Over-the-Rhine
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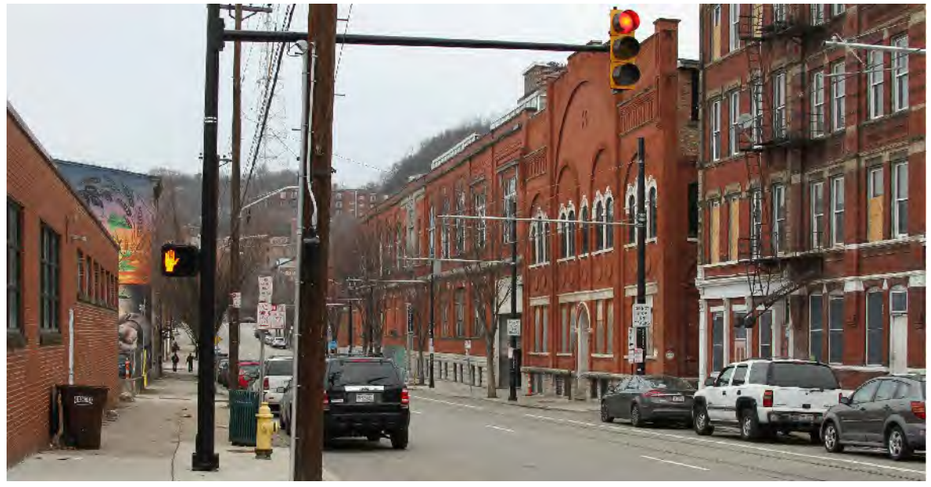
04 View from curb opposite Rhinegeist -- intersection of Henry Street and Elm Street

03 View from curb opposite Rhinegeist entrance at 1901 Elm Street

01 View from Southeast corner of intersection -- Findlay Street and Elm Street



02 View from the Southwest corner of intersection -- Findlay Street and Elm Street

07 VIEW NORTH AT EXISTING TABLES TO BE COVERED w/ SHADE STRUCTURE

06 VIEW SOUTH INCLUDING BENCH AT PROPOSED UMBRELLA LOCATION

05 View from Northwest corner of intersection -- W. McMicken Avenue and Elm Street

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