

*****AGENDA*****
HISTORIC CONSERVATION BOARD
Monday, February 8, 2016 – 3:00 pm
PUBLIC CONFERENCE ROOM
II CENTENNIAL PLAZA – 5TH FLOOR
805 CENTRAL AVENUE

CALL TO ORDER

DISCUSSION ITEMS:

CERTIFICATES OF APPROPRIATENESS

- | | |
|-------------------|---|
| 1. 24 W. Elder | Certificate Of Appropriateness For Rehabilitation in the Over the Rhine Historic District |
| 2. 26-28 W. Elder | Certificate of Appropriateness for Rehabilitation in the Over the Rhine Historic District |
| 3. 1800-1802 Race | Certificate of Appropriateness for Rehabilitation with Addition in the Over the Rhine Historic District |
| 4. 1804-1806 Race | Certificate of Appropriateness for Rehabilitation with Addition in the Over the Rhine Historic District |

CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF

- | | |
|--|---|
| 5. 1425-1437 Vine and 5 W. 15 th Street | Certificate of Appropriateness for Rehabilitation of Four Existing Structures, Partial Demolition and Zoning Variance for parking requirements in Over-the-Rhine Historic District. |
|--|---|

OTHER BUSINESS

ADJOURN

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

APPLICATION #: N/A
APPLICANT: Kurt Platte and Ryan O'Malley, Platte Architecture and Design
OWNER: Market Square Condominium
ADDRESS: **24 W. Elder Street, Cincinnati OH 45202**
PARCELS: 094-0008-0384-00
ZONING: Commercial Community (CC-P)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: December 28, 2015
HEARING DATE: Prehearing January 5, 2016 at 2:30 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing vacant 3-story plus attic building to support two residential condominium units on the second and third floor with the first floor consisting commercial storefront.

Existing Conditions:

This vacant building is located at the northeast corner of W. Elder Street and Goose Alley. It is an existing masonry building; three stories plus attic fronting W. Elder Street.

Proposed Conditions:

The proposal is to rehabilitate the existing structure into a two unit residential with a first floor commercial space. Rehabilitation includes a recessed balcony on the 2nd and 3rd floors along Goose Alley. The proposal also includes (4) new masonry openings for single car garage doors with access to Goose Alley. (1) Existing garage door will be replaced on Goose Alley.

There are both interior and exterior scopes of work. The proposal also includes new roof top mechanical units at the rear of the property, not visible from the W. Elder Street right of way.

The renovation of the building will feature the following:

1. Refurbished wood storefront along W. Elder and replacement glazing.
2. New full lite wood door.
3. Replacement windows in existing openings; double hung 1/1 in bronze finish (Lincoln Fit)
4. Rooftop mechanical platform and units near the north (rear) end of the building
5. New roof shingles; fiberglass
6. Proposed balconies on the west alley wall where original porch & stairs were located. Second and third floors; vertical metal picket railings on balconies.
7. Below balconies at alley grade, proposal is for three new single car garage door

openings for vehicular access from Goose Alley. Infill new wall construction has cement fiber board siding. There is a slight recess of these garage doors and the columns above continue to grade.

8. New single car garage door on the alley façade in existing masonry wall with windows.
9. Existing single car garage door replacement on the far north end of the alley façade wall.
10. Repair and tuck-pointing of existing masonry walls and exterior stone as needed.
11. Painting of previously painted masonry.
12. Interior renovation for tenant finish.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial District Multi-family Dwelling – Permitted Use Commercial – Limited Permitted Use
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
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: The applicant is not seeking zoning relief for commercial uses at this time. Should the proposed future use need a use variance, the applicant and/or owner/tenant shall return to the board for review and approval.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District. The work involves appropriate window installations, restoration, and reintroduces first floor commercial as it was originally constructed.

While there is no current commercial tenant, the future commercial use of the structure will be limited by the current zoning code and any deviation from that allowable usage will require a zoning variance to be returned to the board.

The greatest concern for staff is the 5 single car garage doors (4 new; 1 existing) off Goose Alley in the proposal which removes existing masonry wall where windows currently exist. The proposal exceeds the code requirement of one space per unit but the applicant intends to allow the garages to be used by the adjacent tenants. The applicant is also seeking the use of the alley for five new garage door openings at 26-28 W. Elder and 1806 Race.

Goose Alley is wider than a typical alley with approximately 11 feet roadway width and 20 feet of right of way. DOTE has approved the use of the alley in concept pending more information from the applicant. The use of the alley for vehicular movement and

back loaded garages is an appropriate use for typical urban alleys. Unfortunately, the project location does not reasonably allow this quantity of back loaded garages but rather side loaded on a façade that partially visible from Elder Street. Staff understands parking is a premium in OTR and these proposed 4 new single car garage door openings, while not optimal, are an acceptable alternative to providing no parking. To reduce visibility of three doors from Elder Street, the applicant recessed the new openings into the building approximately 1'-0".

Other Considerations:

Prehearing Results

January 5, 2016 - Only the architects were in attendance.

Comments Provided to Staff: Support letters submitted to staff by the applicant.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation of 24 W. Elder Street per drawings submitted by Platte Architecture and Design dated 1/11/2016 including any revisions submitted for permit subject to the following conditions:
 1. The first floor commercial use in the future will be subject to board approval if the proposed use is not permitted under the current zoning code.
 2. The applicant must get Department of Transportation and Engineering approval for proposed garage access and curb cuts from Goose Alley.
- b) **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 garage doors are granted as they front on an alley, reduces on street parking demand and because 3 of the doors are within a previously unenclosed area under the balconies.



APPLICATION

HCB HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

APPLICATION
BUILDING ADDRESS: 24 W. Elder St.
DISTRICT NAME: Over-the-Rhine
(if applicable)
OWNER NAME: YMG Investment Group
ADDRESS: 2170 Gilbert Ave. #100, Cincinnati, 45206 PHONE NO: 513.559.0048
EMAIL: jchamlee@modelgroup.net
CONTRACTOR NAME: Model Construction
ADDRESS: 2170 Gilbert Ave. #100, Cincinnati, 45206 PHONE NO: 513.559.0048
EMAIL: jchamlee@modelgroup.net
ARCHITECT NAME: Platt Architecture PHONE NO: 513.871.1850
ADDRESS: 202 W. Elder St.
EMAIL: ryan@plattdesign.com

HCB USE ONLY	
DATE RECEIVED BY HCB:	_____
PERMIT/APD NO:	_____
APP. COMPLETION DATE:	_____

PLEASE NOTE: THE FOLLOWING FEES ARE DUE TO PROCESS YOUR APPLICATION.

Certificate of Appropriateness (without Board review)... \$50.00
Historic Conservation Board Review\$500.00

HCB USE ONLY	
Fee Received: \$	_____
Date Received:	_____

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

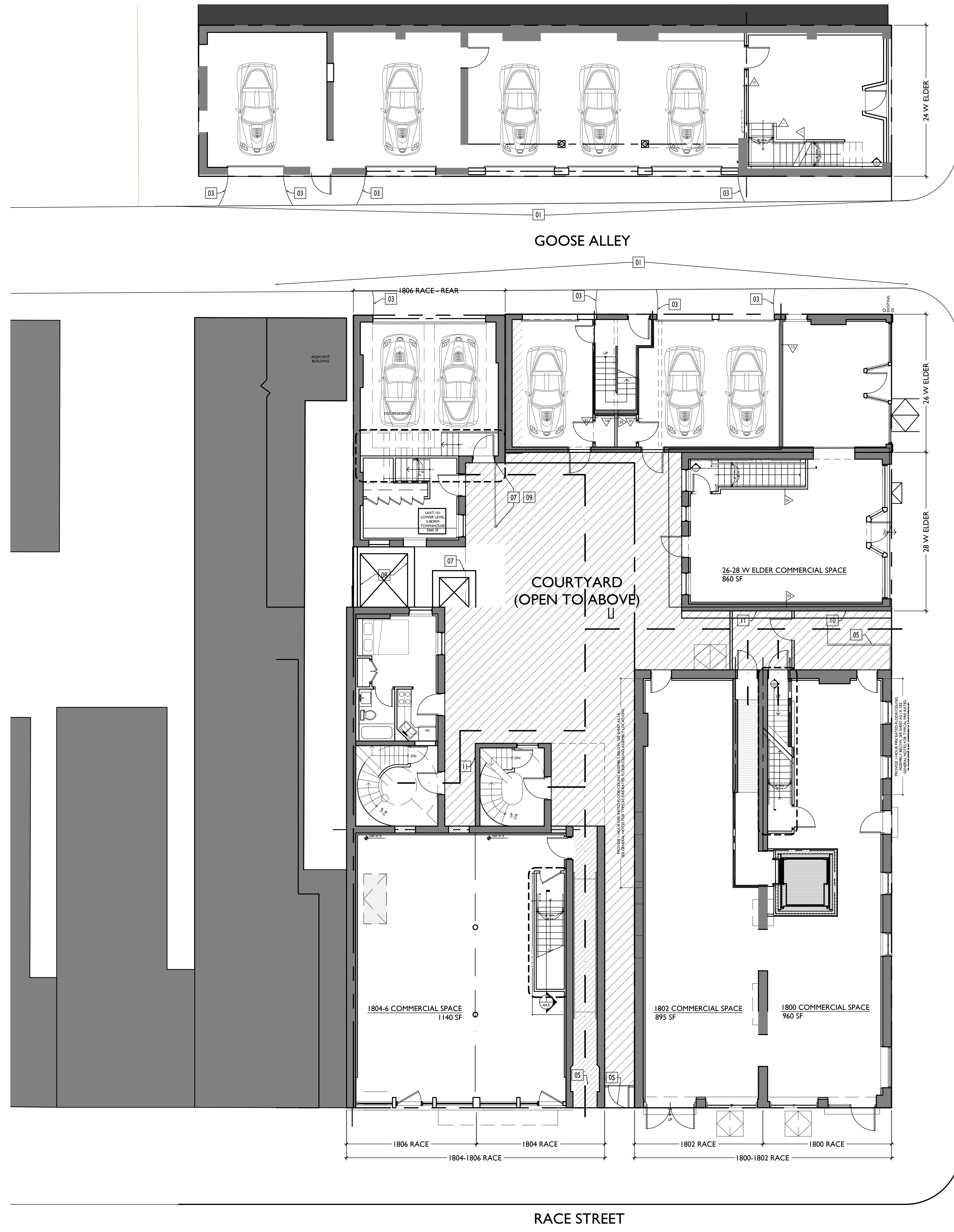
HCB USE ONLY	
<input type="checkbox"/>	MINOR ALTERATION
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	ADDITION
<input type="checkbox"/>	DEMOLITION
<input type="checkbox"/>	REHABILITATION
<input type="checkbox"/>	OTHER _____

Renovation of existing 3-story historic brick building to be expanded garage area at first floor: (2) residential condo units above. Existing exterior stair at rear Alley to be replaced with exterior balconies at floors 2-3. Existing storefront to be repaired & improved with new glass. Previously painted facade to be repainted. Touchpointing & minor brick repair as required. Two condensing units of new rooftop mechanical platform toward rear of building. New shingles.

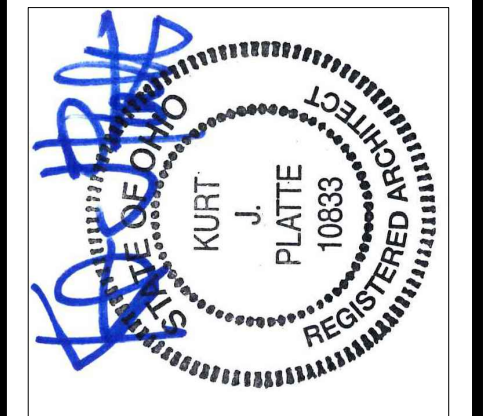
IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

Site plan, floor plans

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.



SITE PLAN GENERAL NOTES	
01	PROVIDE ALL NEW CONCRETE AT WALKWAYS, BREEZEWAYS, & COURTYARDS TO THE SIDE & REAR OF 1800-1806 RACE & 26-28 ELDER. PROVIDE NEW SIDEWALKS AS INDICATED W/ KEYNOTE.
SITE PLAN KEYED NOTES	
01	PROVIDE NEW CONCRETE SIDEWALK. INCORPORATE NEW CURB CUTS AS INDICATED.
02	NEW 6'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE SHT. AS.3.
03	NEW CONCRETE CURB CUTS. SEE CIVIL DWGS.
04	N/A.
05	NEW STEEL GATE. SEE DETAILS. SHT. AS.3
06	NEW HANDRAIL. SEE NEW PLANS.
07	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
08	PROVIDE NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT. SEE NEW PLANS & STRUCTURAL DWGS.
09	NEW CONCRETE STAIR & LANDING. SEE NEW PLANS & STRUCTURAL DWGS.
10	NEW INTERCOM PANEL.
11	NEW MAILBOXES.
SITE PLAN LEGEND	
	NEW WALL
	EXISTING WALLS
	PROPERTY BOUNDARY
	ADA ACCESSIBLE ROUTE
	EGRESS PATH



KURT PLATTE 10833
EXP DATE 12.31.15

Progress Dates
10.02.15 BLDG PERMIT

Revisions

Design Team: KJP, ASL, JWP, TSS, RAO
Drawn by: ASL, JRL, LMM, MMR, POLO, MKS, CL, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

PLATTE

architecture + design

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

December 31, 2015

Re: Certificate of Appropriateness

24 W. Elder St.

Permit No. 2015P08284

Dear Members of the Historic Conservation Board,

Thank you in advance for reviewing our project. The proposed project at 24 West Elder Street is the rehabilitation of an existing 3-story plus attic masonry building. This letter, along with the attached additional information, will show that the proposed design meets the historic guidelines for the Over-The-Rhine neighborhood.

Existing Building

The existing building is located at the corner of West Elder Street and Goose Alley, facing south. The primary south façade is typical Italianate style: historic storefront at grade, punched window openings at the 2nd and 3rd floors, and a bracketed wood cornice supporting the box gutter. The secondary west façade is more utilitarian, with simple punched window and door openings throughout. The building footprint is recessed along a portion of the west elevation to originally accommodate an exterior stair and second and third floor balcony entry. These balconies will be replaced; the non-historic stair will be removed. Directly above the third floor balcony is the attic, framed in wood and clad in wood siding. Both exterior masonry and wood cladding are painted, and will be repainted upon completion of the project. A historic storefront at the south corner appears to have been filled in with brick at some point. There is no bracketed cornice beneath the box gutter. There is an existing fire escape at the third floor that will be removed.

Storefront

The existing historic wood storefront framing is in decent condition, and will be refurbished. New clear insulated glass will be mounted to the existing framing at both the display and transom openings, and be held in place with new wood stops. The

existing door will be replaced with a new, full-light wood door. The bulkhead will receive new wood trim paneling, to be painted. It is our intention to restore the look and feel of the original wood storefront.

Windows

All existing windows will be removed back to the historic wood frames. New custom factory finished bronze aluminum-clad wood one-over-one sash with clear insulated glass will be installed throughout. The new sash—Lincoln Fit with concealed jamb liners—will be installed at the historic depth of the original windows and will fit the existing framed opening without modification. **See attached for product information.**

Rooftop Mechanical Units

Condensing units for the new HVAC systems will be located on steel service platforms two-thirds of the way back from south side of the primary facade to minimize views from West Elder Street and Findlay Playground. The basis for design is the Goodman GSZ13 Heat Pump. They have a minimal appearance, are painted dark gray, and are each no larger than 36" wide x 36" deep x 40" tall. **See attached for product information.**

Roofing Materials:

The existing building has a low-slope membrane roof. The existing roof framing and sheathing will be repaired and maintained, but the existing membrane will be replaced. The final color will be black.

West Balconies:

The west balconies are to be located in the original porch/stair location. They will have simple wood fascia board trim, painted, with dark steel guardrails. The volume below the second floor balcony will be set back approximately 8" from the face of the balcony fascia to emphasize the presence of the balcony. This new enclosure will be wood-framed and clad with cement fiber board siding to match the scale and style of the existing wood siding above. These new balconies have been designed to blend in with the historic fabric of the neighborhood.

At the second floor balcony, there are two existing window openings that will be expanded to create doorways, and there is one existing doorway that will be partially bricked in (with keyed-in masonry to match adjacent mortar and brick) to create a window.

Garages:

There is an existing garage to the north of the west elevation. Four additional single-car garage door openings are proposed on this secondary façade, each 10' wide by 8' tall. Three of these openings are through the new wood framed wall below the historic porch.

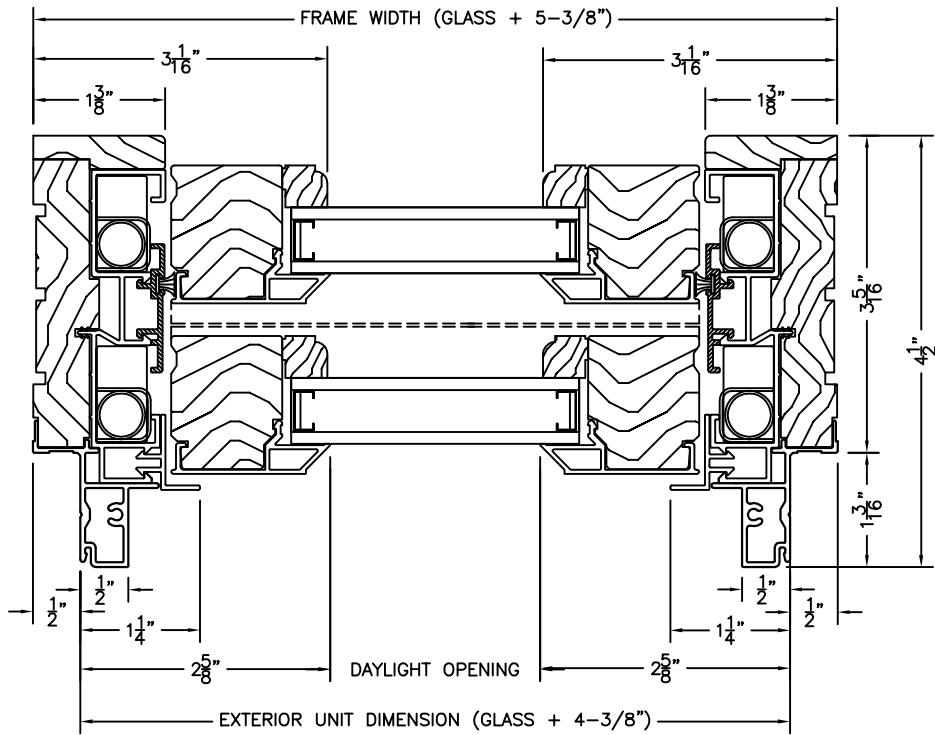
The new garage doors are to be of durable quality, with an anti-graffiti coating on the surface to maintain a clean appearance. The lintel height for the new exterior masonry opening (just south of the existing garage opening) will align with the lintel of the adjacent doorway. The new lintel will be cast stone and painted to match the building's historic lintels. The design for the garage doors (and openings) seeks to complement the original openings along the alley and convey a tidy, consistent appearance.

The new garage openings are located on a secondary façade and are set back from the primary façade to minimize their visibility. (In this neighborhood, vehicle access from the alley is generally preferred over access from the street.) These parking spaces are required to meet the programmatic needs of the residents for safe and secure parking.

Please refer to plans, elevations, and sightline images that show the proposed design of the project, and its relationship to the existing adjacent buildings.

Sincerely,

Ryan O'Malley
Project Manager



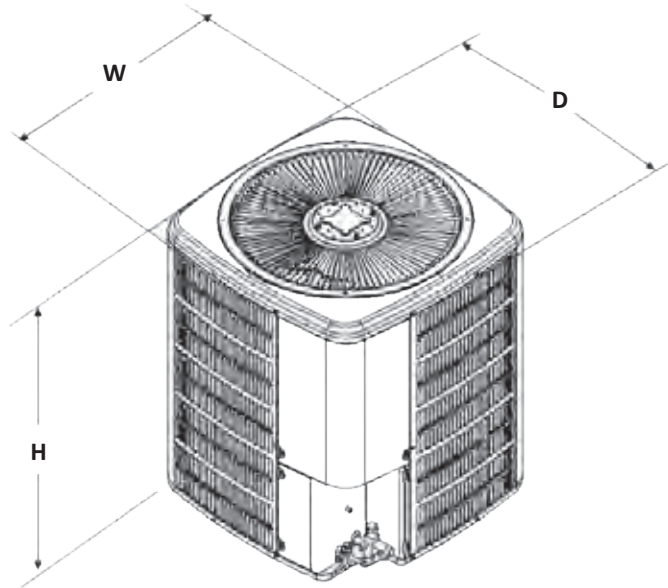
**LINCOLN FIT DOUBLE HUNG - HORIZONTAL SECTION
CONCEALED JAMBLINER**

SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ130181**	26	26	32½
GSZ130241**	26	26	32½
GSZ130301**	26	26	32½
GSZ130361**	29	29	32½
GSZ130421**	29	29	38½
GSZ130481**	29	29	34½
GSZ130601**	35½	35½	34½

ACCESSORIES

MODEL #	DESCRIPTION	GSZ13 018	GSZ13 024	GSZ13 030	GSZ13 036	GSZ13 042	GSZ13 048	GSZ13 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit ⁰	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

⁰ Contains 20 brackets; four brackets needed to anchor unit to pad

¹ Installed on indoor coil

² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.



South Facade



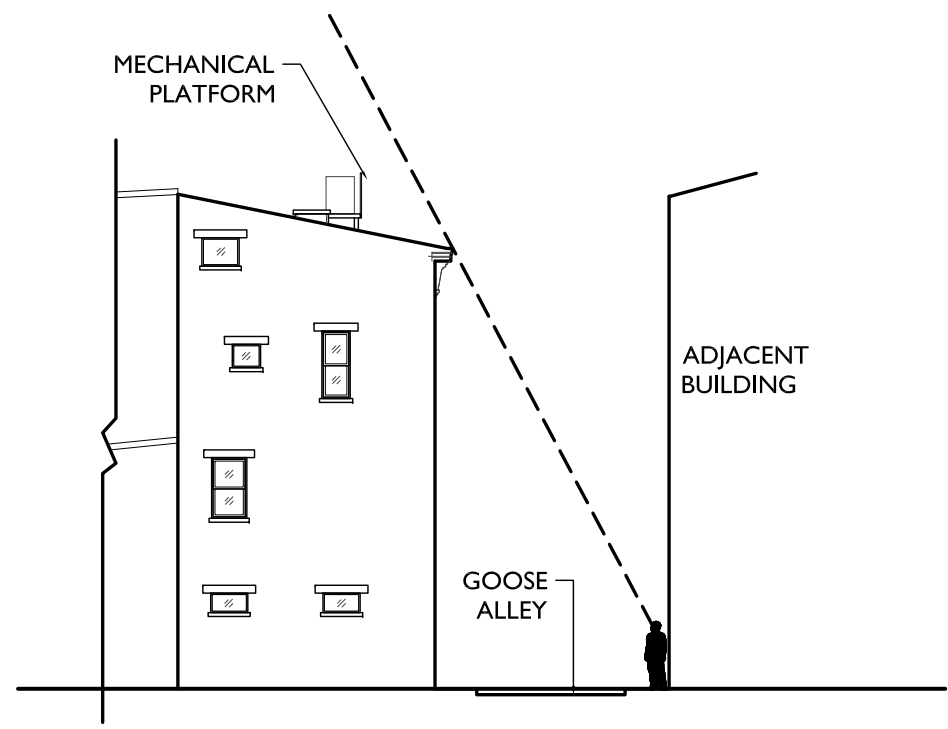
North Facade



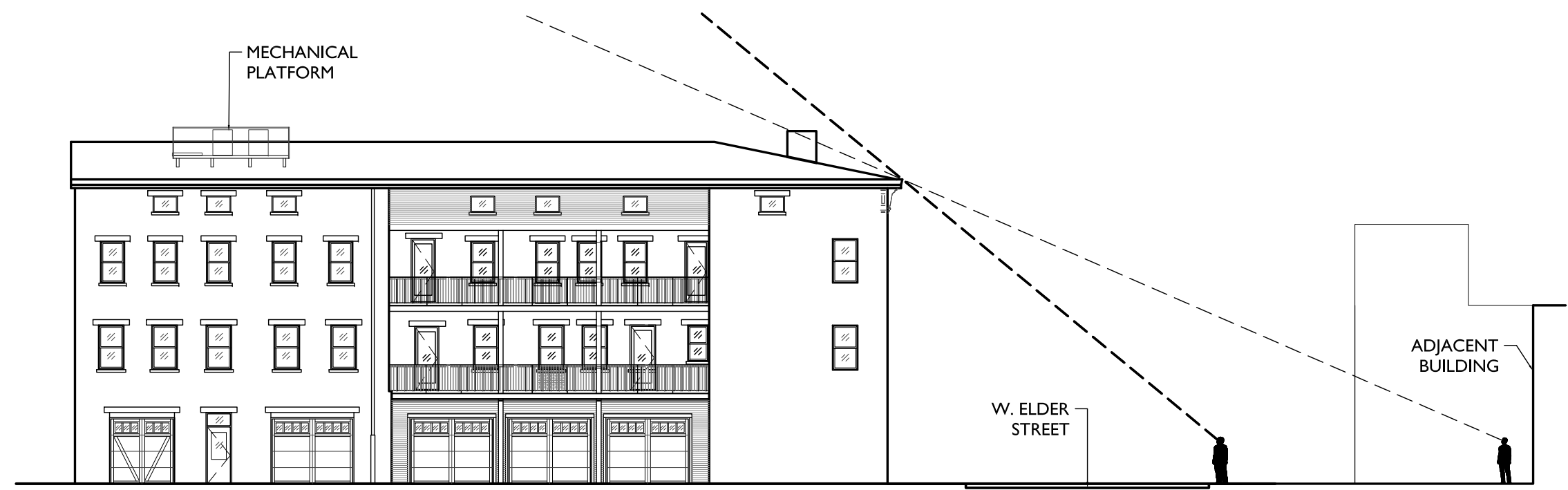
West Facade - SE view



West Facade - NE View



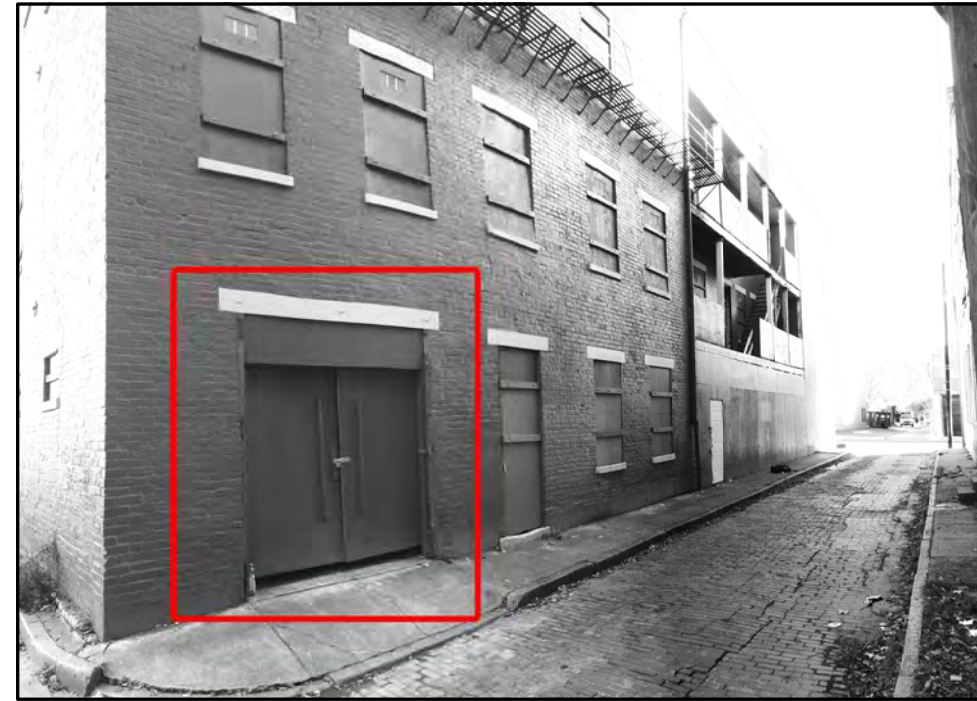
SIGHTLINE 1 - Along Goose Alley



SIGHTLINE 2 - Along West Elder Steet



1830-1832 Race St.



24 Elder St.



SITE DIAGRAM - Existing Goose Alley Garages



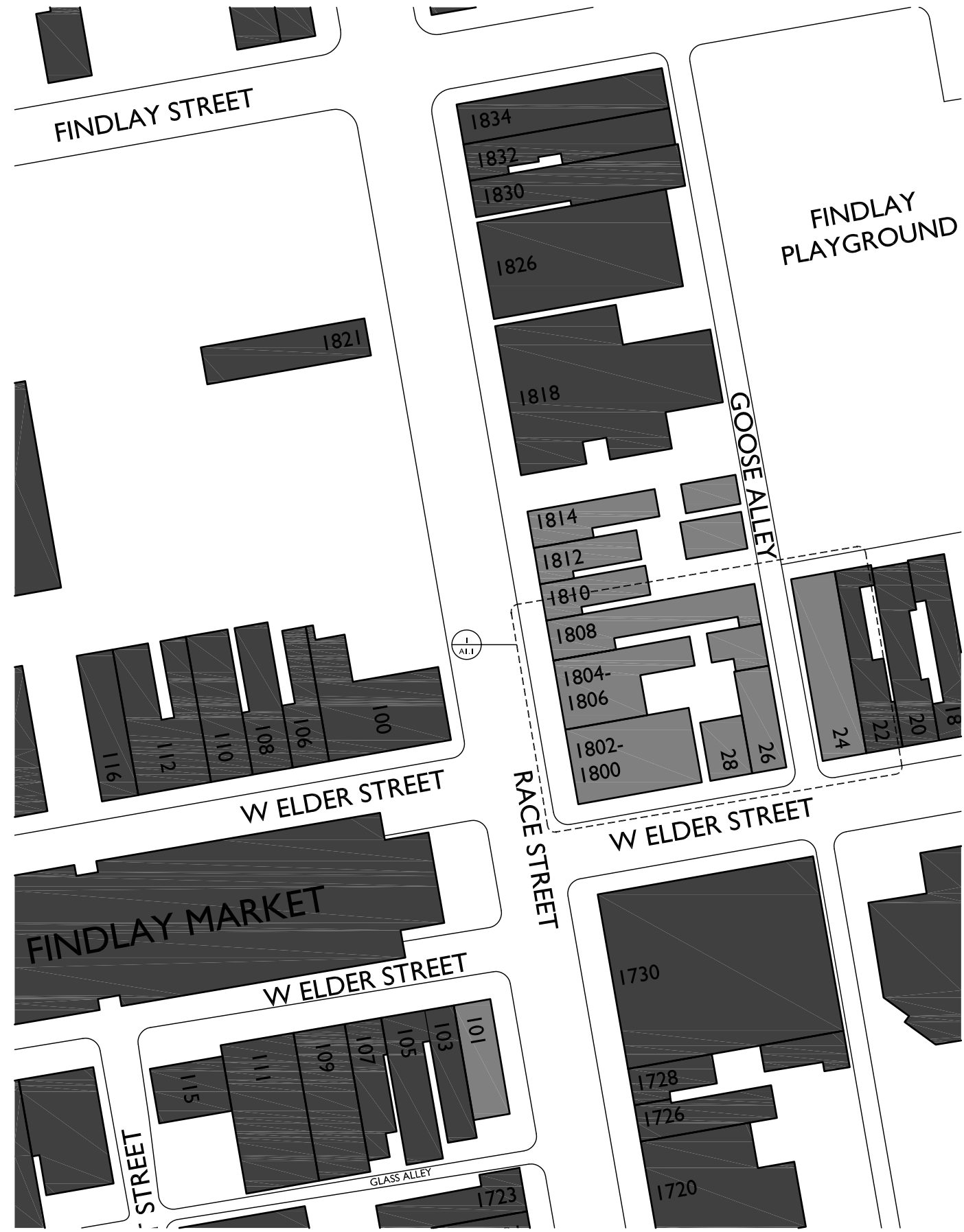
WEST ELEVATION at Goose Alley*

*See A3 drawings for more information.

RENOVATIONS AND ADDITIONS FOR:
24 ELDER STREET
 CERTIFICATE OF APPROPRIATENESS
 01-11-2016

PLATTE
 architecture + design

1404 RACE STREET SUITE 300 CINCINNATI, OH 45202
 WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829





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

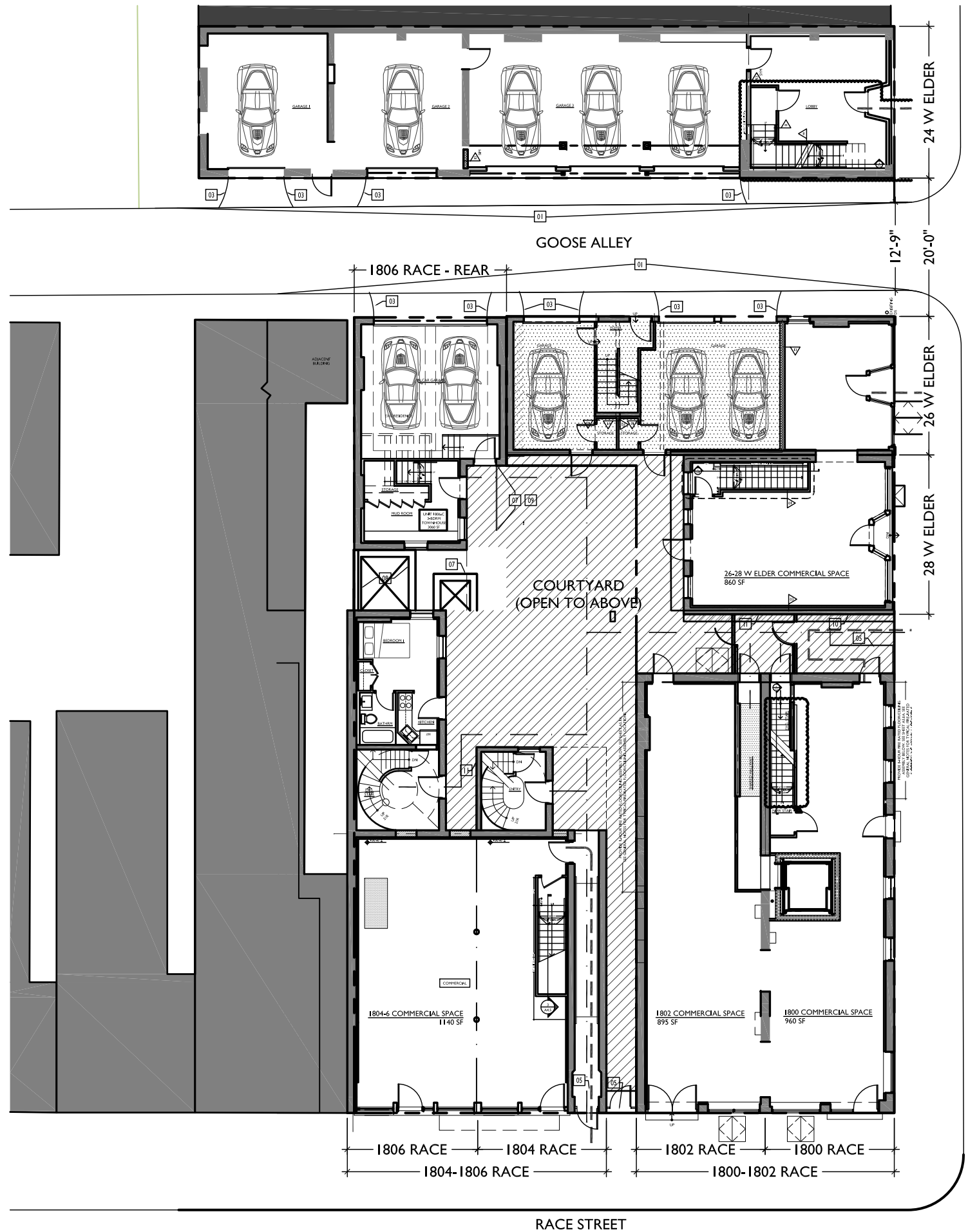
NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

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

Design Team: KJP, JWP, JRL, TSS,
 ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL,
 LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
 CINCINNATI, OHIO 45202

AI.0



SITE PLAN GENERAL NOTES	
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02	NEW 6'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE SHT. AS.3.
03	NEW CONCRETE CURB CUTS. SEE CIVIL DWGS.
04	N/A.
05	NEW STEEL GATE. SEE DETAILS. SHT. AS.3
06	NEW HANDRAIL. SEE NEW PLANS.
07	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
08	PROVIDE NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT. SEE NEW PLANS & STRUCTURAL DWGS.
09	NEW CONCRETE STAIR & LANDING. SEE NEW PLANS & STRUCTURAL DWGS.
10	NEW INTERCOM PANEL.
11	NEW MAILBOXES.
SITE PLAN LEGEND	
	NEW WALL
	EXISTING WALLS
	PROPERTY BOUNDARY
	ADA ACCESSIBLE ROUTE
	EGRESS PATH

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

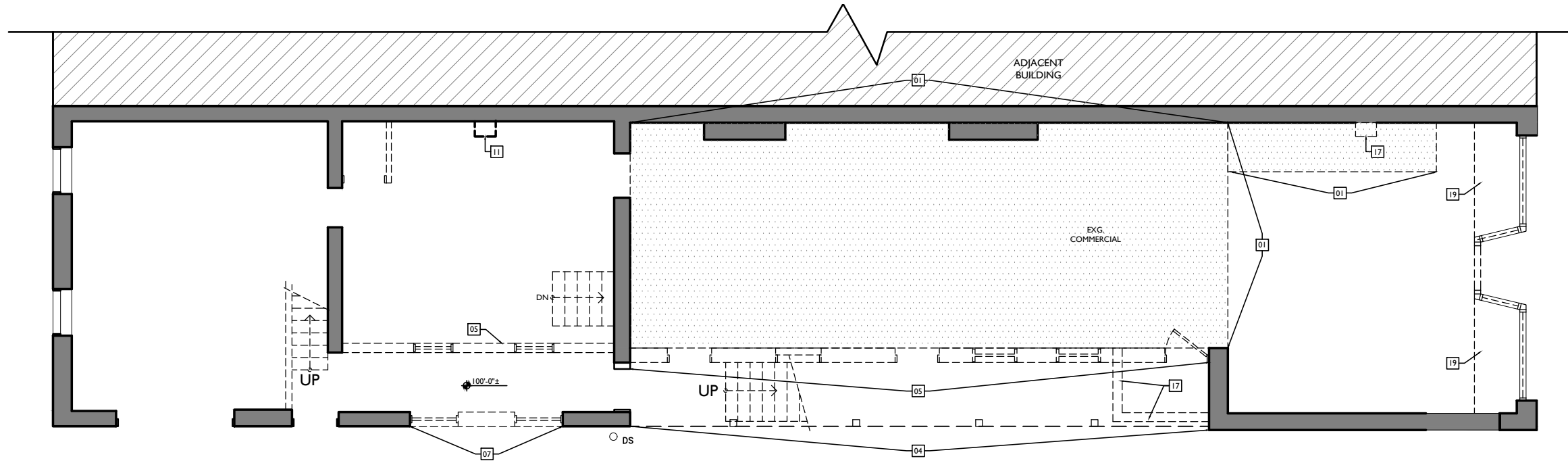
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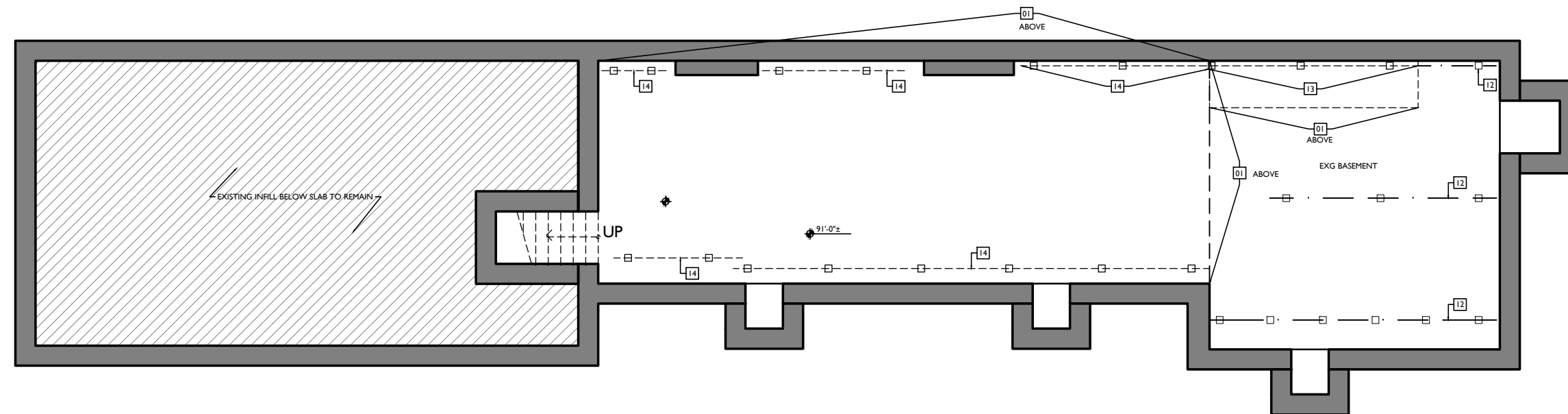
RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

A.I.I.



GOOSE ALLEY

2 DEMO/EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 DEMO/EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASING AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN EXG. FIRE ESCAPES UNLESS HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. STRIP EXG. PAINT, WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	REMOVE EXG. EXTERIOR STAIRLANDINGS; SUPPORTIVE STRUCTURE.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. DEMO TOP OF FOUNDATION WALL PER STRUCTURAL DRAWINGS.
06	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL AND BELOW EXG. WINDOW TO PROVIDE DOORWAY AND NEW CAST STONE SILL. KEY IN BRICK TO MARK AT JAMBS. SEE NEW PLANS & ELEVATIONS.
07	NEW GARAGE OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	WIDEN EXG. DOOR/WINDOW OPENING; NEW M.O. = 3'-4" WIDE.
09	EXG. CHIMNEY TO BE REMOVED.
10	REMOVE EXG. FIRE ESCAPE.
11	LINE OF CORBELLED CHIMNEY ABOVE.
12	EXG. SHORING. SEE STRUCTURAL DWGS TO DETERMINE IF TO BE DEMOLISHED & REPLACED.
13	EXG. SHORING TO BE REMOVED. SEE STRUCTURAL DWGS.
14	EXG. SHORING TO BE REMOVED AS REQUIRED PRIOR TO INFILL OR AREA WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
15	EXG. ROOF HATCH. DEMO CURB AND PREPARE TO BE FRAMED IN AND ROOFED OVER.
16	EXG. 2x STUD FRAMING SHORING TO REMAIN.
17	CORBELLED CHIMNEY ABOVE TO BE REMOVED.
18	EXG. CONC. SLAB TO REMAIN. REPAIR AS REQ'D.
19	DEMO STOREFRONT DISPLAY PLATFORM AND STRUCTURE DOWN TO EXG. FLOOR.
20	REMOVE WALL AND FOUNDATION WALL TO 12" BELOW FINISH FLOOR.
21	EXG. PLANK WALL TO REMAIN.
22	NEW ATTIC ACCESS OR ROOF ACCESS OPENING IN FLOOR/ROOF FRAMING. SEE NEW CONSTRUCTION PLANS.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

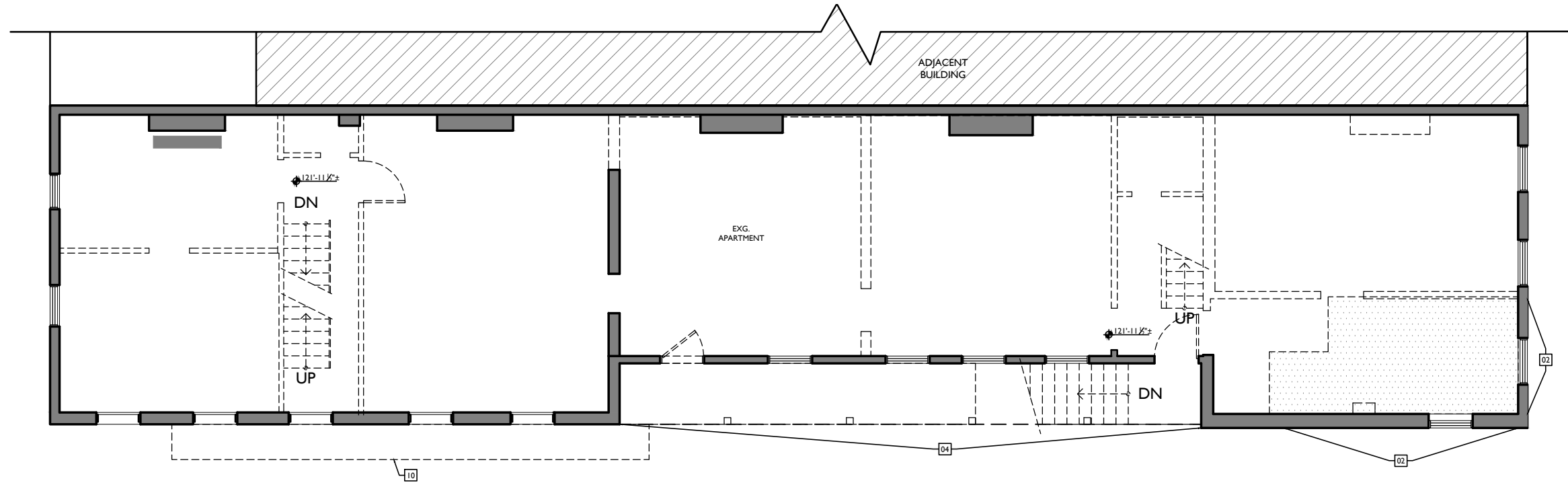
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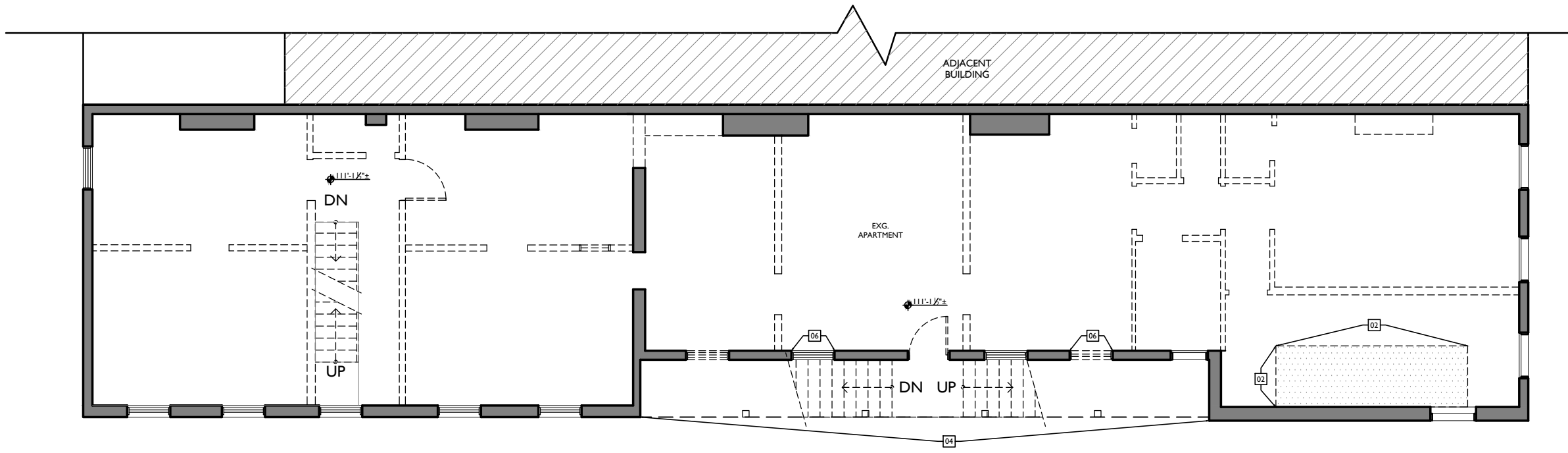
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.1



2 DEMO/EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 DEMO/EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNLESS HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. STRIP EXG. PAINT, WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP. REMOVE EXG. EXTERIOR STAIRLANDINGS; SUPPORTIVE STRUCTURE.
04	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. DEMO TOP OF FOUNDATION WALL PER STRUCTURAL DRAWINGS.
05	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL AND BELOW EXG. WINDOW TO PROVIDE DOORWAY AND NEW CAST STONE SILL. KEY IN BRICK TO MARK AT JAMBS. SEE NEW PLANS & ELEVATIONS.
06	NEW GARAGE OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
07	WIDEN EXG. DOOR/WIN OPENING; NEW M.O. = 3'-4" WIDE. EXG. CHIMNEY TO BE REMOVED.
08	REMOVE EXG. FIRE ESCAPE.
09	LINE OF CORBELLED CHIMNEY ABOVE.
10	EXG. SHORING. SEE STRUCTURAL DWGS TO DETERMINE IF TO BE DEMOLISHED & REPLACED.
11	EXG. SHORING TO BE REMOVED. SEE STRUCTURAL DWGS.
12	EXG. SHORING TO BE REMOVED AS REQUIRED PRIOR TO INFILL OR AREA WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
13	EXG. ROOF HATCH. DEMO CURB AND PREPARE TO BE FRAMED IN AND ROOFED OVER.
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15	CORBELLED CHIMNEY ABOVE TO BE REMOVED.
16	EXG. CONC. SLAB TO REMAIN. REPAIR AS REQ'D.
17	DEMO STOREFRONT DISPLAY PLATFORM AND STRUCTURE DOWN TO EXG. FLOOR.
18	REMOVE WALL AND FOUNDATION WALL TO 12" BELOW FINISH FLOOR.
19	EXG. PLANK WALL TO REMAIN.
20	NEW ATTIC ACCESS OR ROOF ACCESS OPENING IN FLOOR/ROOF FRAMING. SEE NEW CONSTRUCTION PLANS.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

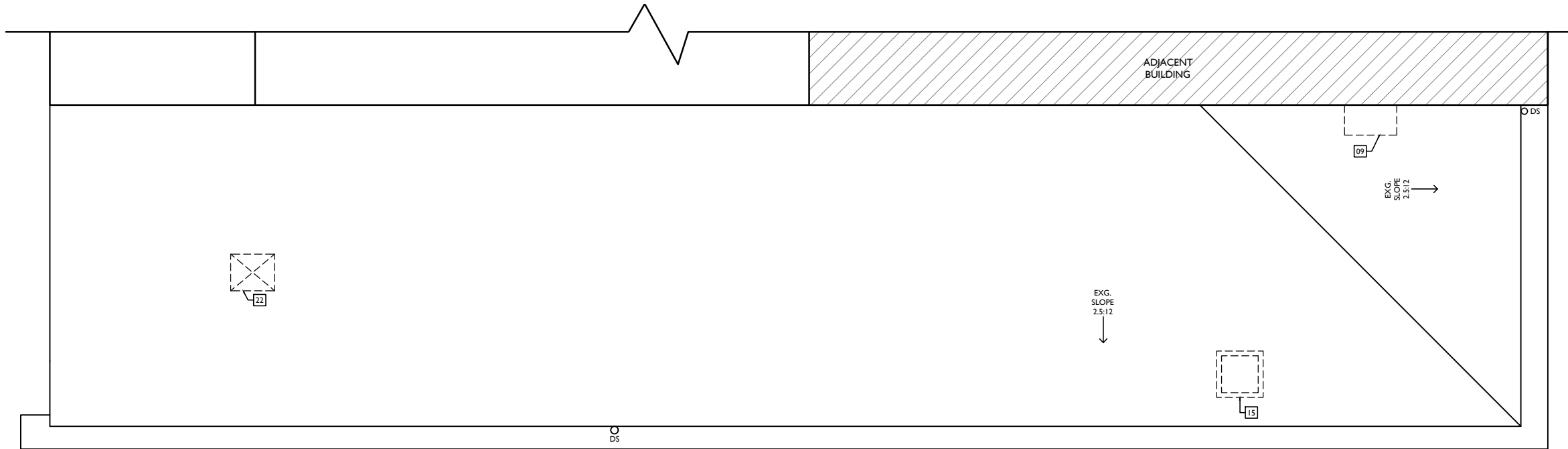
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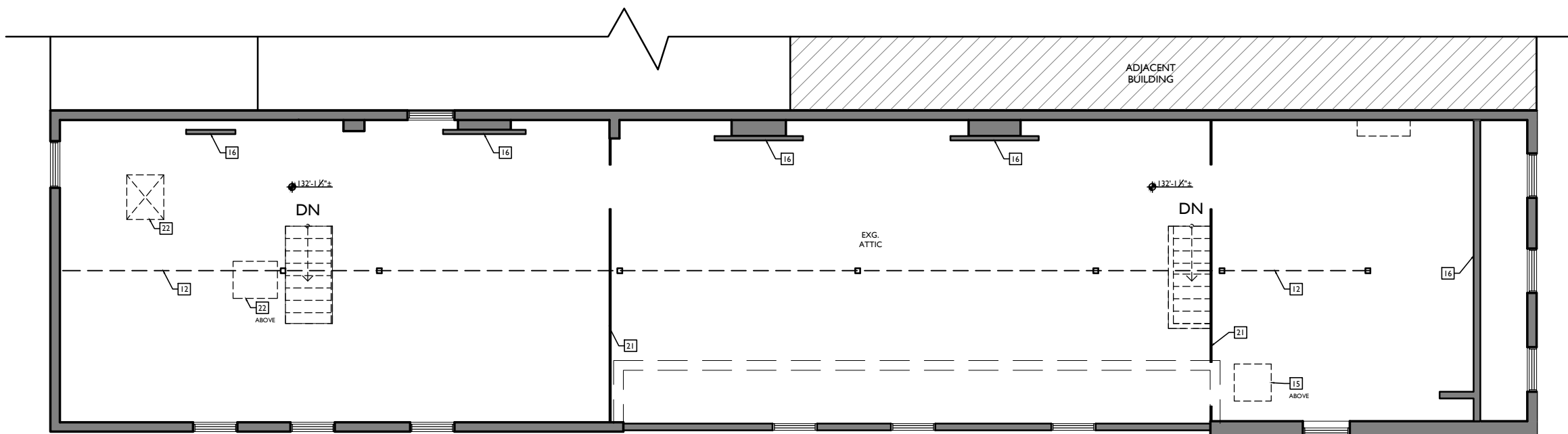
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.2



2 DEMO/EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1 DEMO/EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
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C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
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EXISTING & DEMO PLANS KEYED NOTES	
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03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	REMOVE EXG. EXTERIOR STAIRLANDINGS; SUPPORTIVE STRUCTURE.
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06	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL AND BELOW EXG. WINDOW TO PROVIDE DOORWAY AND NEW CAST STONE SILL. KEY IN BRICK TO MARK AT JAMBS. SEE NEW PLANS & ELEVATIONS.
07	NEW GARAGE OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	WIDEN EXG. DOOR/WIN OPENING; NEW M.O. = 3'-4" WIDE.
09	EXG. CHIMNEY TO BE REMOVED.
10	REMOVE EXG. FIRE ESCAPE.
11	LINE OF CORBELLED CHIMNEY ABOVE.
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13	EXG. SHORING TO BE REMOVED. SEE STRUCTURAL DWGS.
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16	EXG. 2x STUD FRAMING SHORING TO REMAIN.
17	CORBELLED CHIMNEY ABOVE TO BE REMOVED.
18	EXG. CONC. SLAB TO REMAIN. REPAIR AS REQ'D.
19	DEMO STOREFRONT DISPLAY PLATFORM AND STRUCTURE DOWN TO EXG. FLOOR.
20	REMOVE WALL AND FOUNDATION WALL TO 12" BELOW FINISH FLOOR.
21	EXG. PLANK WALL TO REMAIN.
22	NEW ATTIC ACCESS OR ROOF ACCESS OPENING IN FLOOR/ROOF FRAMING. SEE NEW CONSTRUCTION PLANS.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

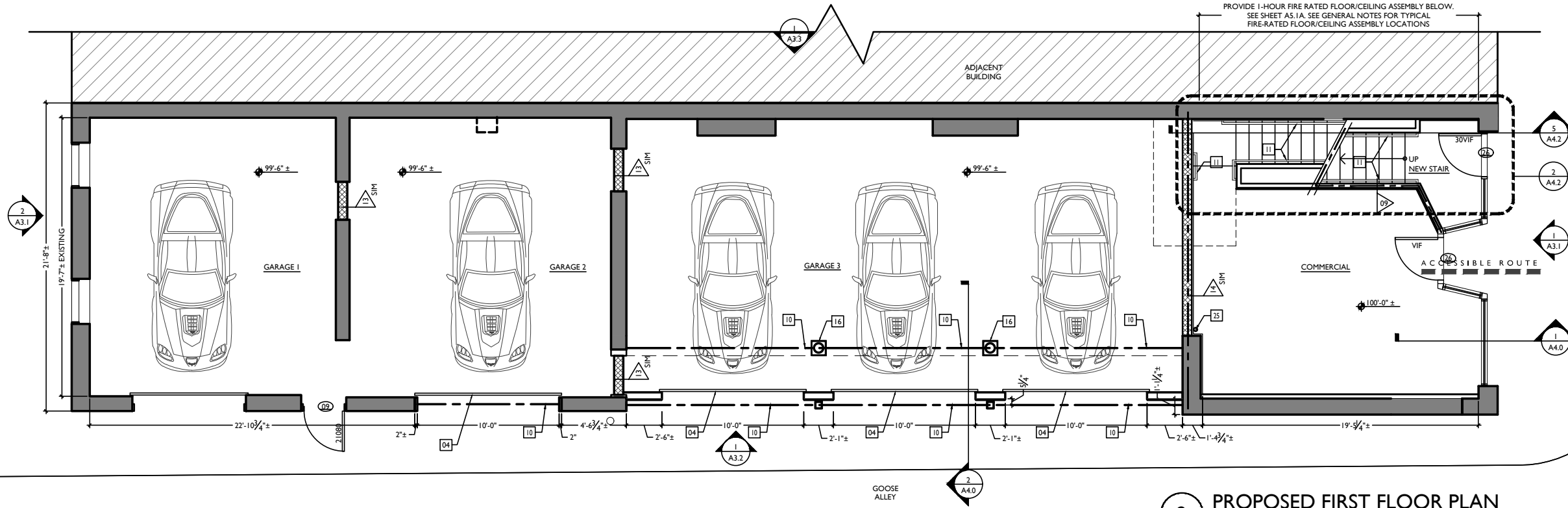
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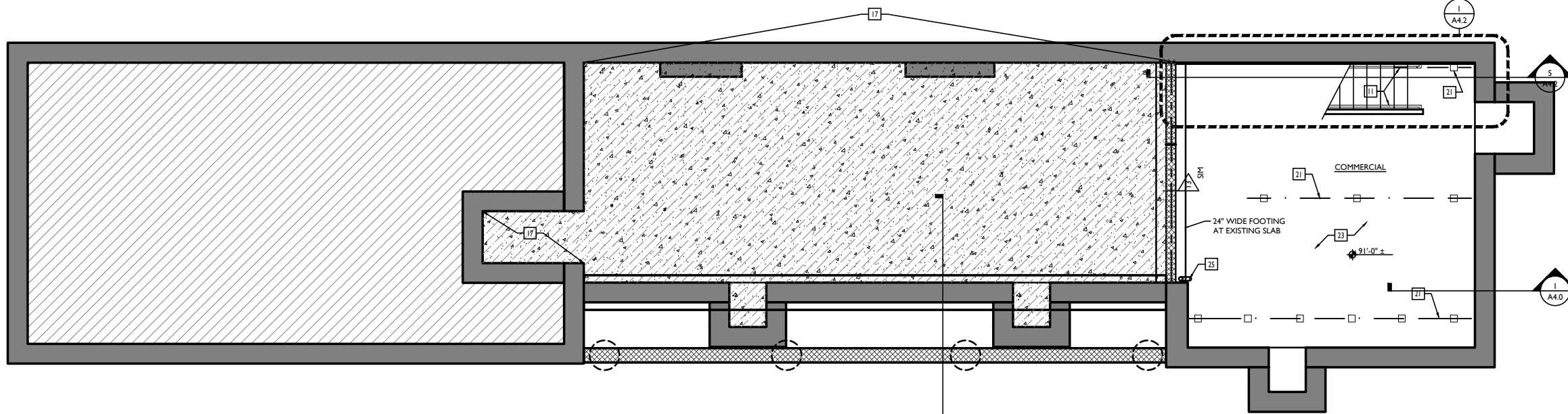
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.3



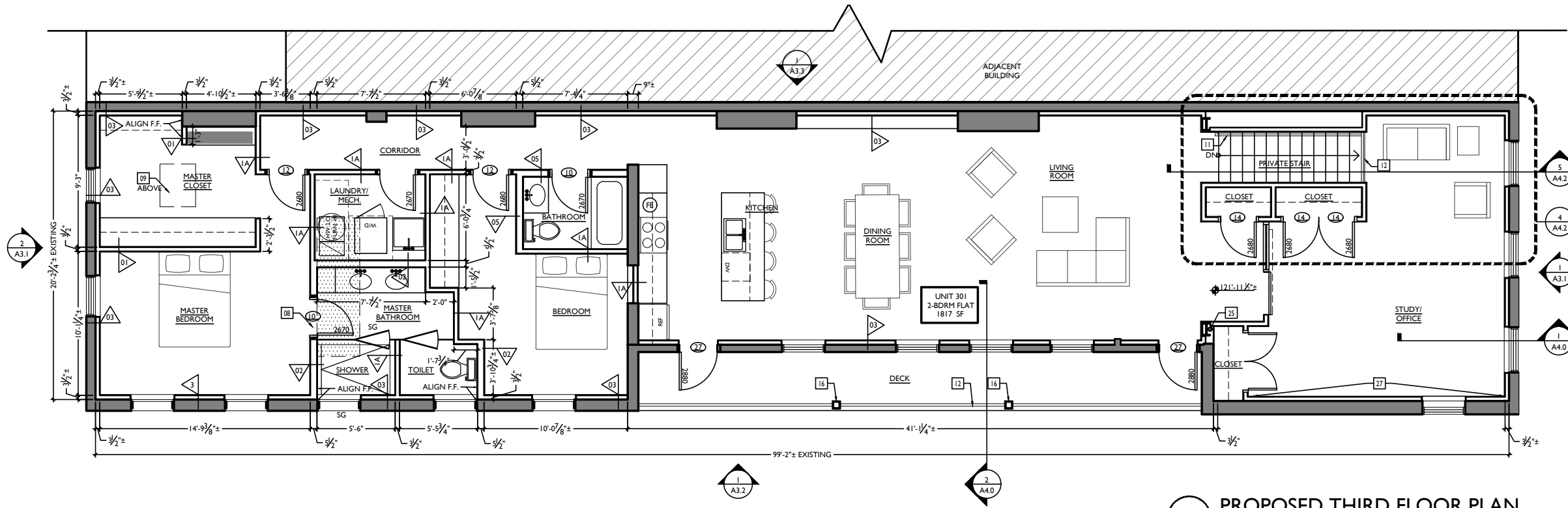
2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



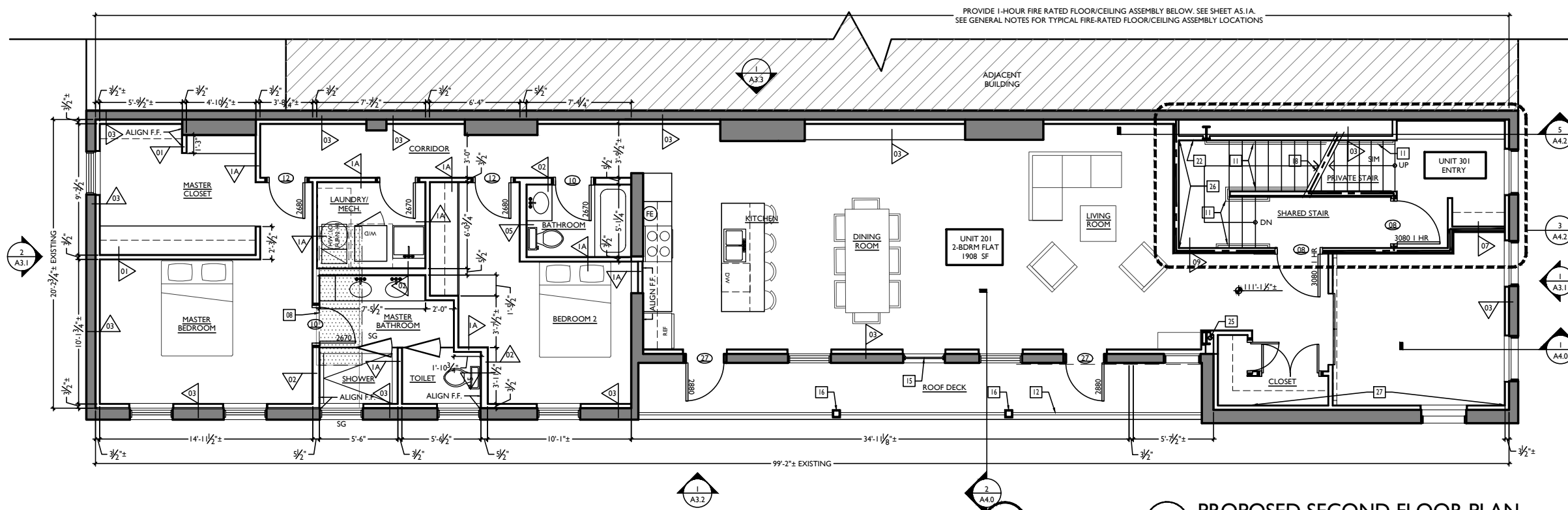
1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS	
GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
D.	EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE -HR RATED TYPE "C" U.N.O. SEE AS.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
M.	REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
O.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
P.	PROVIDE RADON MITIGATION SYSTEM.
PROPOSED PLANS	
KEYED NOTES	
01	NEW DOOR AT EXG WINDOW OPENING. KEY IN BRICK TO MATCH EXG AT JAMBS. PROVIDE NEW CAST STONE SILL.
02	NOT USED
03	NOT USED
04	NEW 10'-0" x 8'-0" GARAGE DOOR IN NEW OPENING.
05	NEW 8'-0" x 8'-0" GARAGE DOOR IN EXG OPENING.
06	PROVIDE NEW FOUNDATION WALL; FOOTING. SEE STRUCTURAL DWGS.
07	NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2.
08	NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
09	NEW ATTIC HATCH: 30" x 36"
10	NEW BEAM OR HEADER - SEE STRUCTURAL DWGS
11	NEW STEEL HANDRAIL AT 36" ABOVE FINISHED FLOOR.
12	NEW STEEL GUARDRAIL AT 42" ABOVE FINISHED FLOOR.
13	(NOT USED)
14	EXG CHIMNEY TO REMAIN.
15	CHANGE EXG. DOORWAY TO WINDOW OPENING. NEW CAST STONE SILL & BRICK INFILL BELOW TO MATCH ADJACENT.
16	NEW COLUMN-PROVIDE 2-HR FIRE RATING. SEE STRUCTURAL DWGS.
17	FILL EXG BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). SEE STRUCTURAL DRAWINGS.
18	PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF NEW STAIR. SEE ASSEMBLY B, SHT. AS.1a.
19	NEW ROOF HATCH.
20	EXG 2x STUD FRAMING SHORING TO REMAIN.
21	SHORING. SEE STRUCTURAL DWGS TO DETERMINE IF NEW OR EXG.
22	FINISH FACE TO ALIGN WITH FINISH FACE OF FURRING COMING UP STAIR FROM FLOOR BELOW.
23	EXG CONC SLAB TO REMAIN. REPAIR AS REQ'D.
24	ALIGN NEW WALL WITH FACE OF MASONRY WALL BELOW.
25	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
26	ACCENT WALLCOVERING IN PUBLIC CORRIDOR-WC-1.
27	ACCENT WALLCOVERING IN DINING ROOM-WC-2.
PROPOSED PLANS	
LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION- SEE SHEET A6.1
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE: SEE SHEET A6.1
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG HISTORIC OPENING-FIELD VERIFY DIMS, TYP.
	DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
	WIDTH & HEIGHT OF WINDOW (V.I.F.) (E.G. 3256 = 3'-2" x 5'-6")
	SG SAFETY GLAZING

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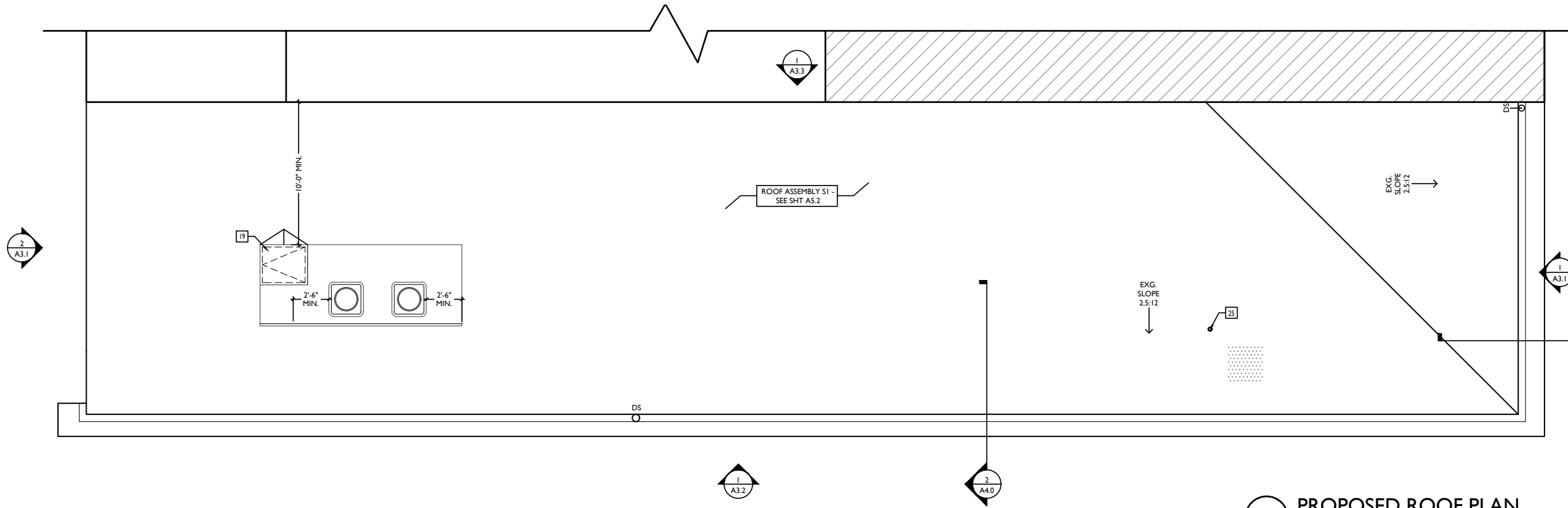
2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



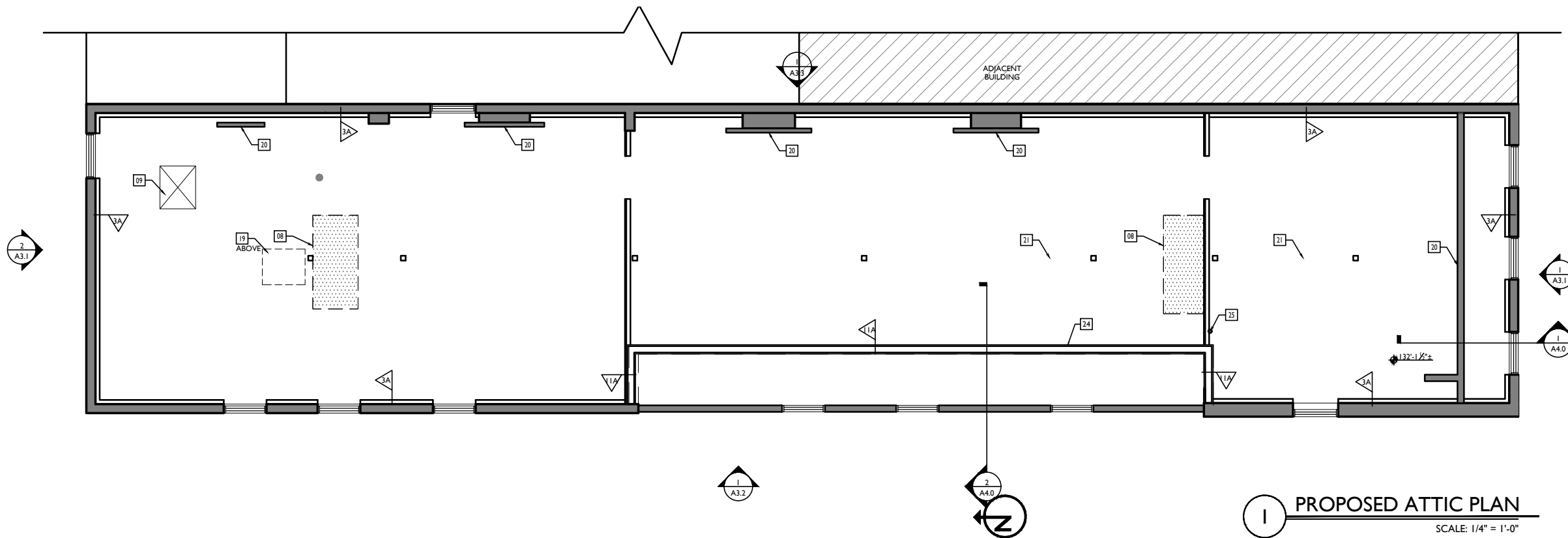
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
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I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE AS.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
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P.	PROVIDE RADON MITIGATION SYSTEM.
PROPOSED PLANS KEYED NOTES	
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17	FILL EXG BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). SEE STRUCTURAL DRAWINGS.
18	PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF NEW STAIR. SEE ASSEMBLY B. SHT. AS.1a.
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22	FINISH FACE TO ALIGN WITH FINISH FACE OF FURRING COMING UP STAIR FROM FLOOR BELOW.
23	EXG CONC. SLAB TO REMAIN. REPAIR AS REQ'D.
24	ALIGN NEW WALL WITH FACE OF MASONRY WALL BELOW.
25	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
26	ACCENT WALLCOVERING IN PUBLIC CORRIDOR-WC-1.
27	ACCENT WALLCOVERING IN DINING ROOM-WC-2.
PROPOSED PLANS LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION- SEE SHEET A6.1
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE: SEE SHEET A6.1
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG HISTORIC OPENING- FIELD VERIFY DIMS, TYP.
	DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
	WIDTH & HEIGHT OF WINDOW (V.L.F.) (E.G. 3256 = 3'-2" x 5'-4")
	SG SAFETY GLAZING

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8". MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
D.	EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O., SEE A5.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O., SEE A5.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
M.	REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
O.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
P.	PROVIDE RADON MITIGATION SYSTEM.

PROPOSED PLANS KEYED NOTES	
01	NEW DOOR AT EXG WINDOW OPENING. KEY IN BRICK TO MATCH EXG AT JAMBS. PROVIDE NEW CAST STONE SILL.
02	NOT USED
03	NOT USED
04	NEW 10'-0" x 8'-0" GARAGE DOOR IN NEW OPENING.
05	NEW 8'-0" x 8'-0" GARAGE DOOR IN EXG OPENING.
06	PROVIDE NEW FOUNDATION WALL FOOTING. SEE STRUCTURAL DWGS.
07	NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON A5.2.
08	NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
09	NEW ATTIC HATCH: 30" x 36"
10	NEW BEAM OR HEADER - SEE STRUCTURAL DWGS
11	NEW STEEL HANDRAIL AT 36" ABOVE FINISHED FLOOR.
12	NEW STEEL GUARDRAIL AT 42" ABOVE FINISHED FLOOR.
13	(NOT USED)
14	EXG CHIMNEY TO REMAIN.
15	CHANGE EXG. DOORWAY TO WINDOW OPENING. NEW CAST STONE SILL & BRICK INFILL BELOW TO MATCH ADJACENT.
16	NEW COLUMN-PROVIDE 2-HR FIRE RATING. SEE STRUCTURAL DWGS.
17	FILL EXG BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). SEE STRUCTURAL DRAWINGS.
18	PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF NEW STAIR. SEE ASSEMBLY B, SHT. A5.1a.
19	NEW W ROOF HATCH.
20	EXG 2x STUD FRAMING SHORING TO REMAIN.
21	SHORING. SEE STRUCTURAL DWGS TO DETERMINE IF NEW OR EXG.
22	FINISH FACE TO ALIGN WITH FINISH FACE OF FURRING COMING UP STAIR FROM FLOOR BELOW.
23	EXG CONC. SLAB TO REMAIN. REPAIR AS REQ'D.
24	ALIGN NEW WALL WITH FACE OF MASONRY WALL BELOW.
25	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
26	ACCENT WALLCOVERING IN PUBLIC CORRIDOR- WC-1.
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	EXISTING WALLS
	NEW INT. PARTITION- SEE SHEET A6.1
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE: SEE SHEET A6.1
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG HISTORIC OPENING- FIELD VERIFY DIMS, TYP.
	DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
	WIDTH & HEIGHT OF WINDOW (V.I.F.) (E.G. 3256 = 3'-2" x 5'-6")
	SG SAFETY GLAZING

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

GENERAL ELEVATION NOTES:

- A. CLEAN ALL EXG. BRICK & STONE.
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS

KEYED NOTES

- 01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. WI 6'-0" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HUNG METAL GUTTER. SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER. CORNICE TO REMAIN. REPAIR AS REQUIRED. RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR. VERTICALS SPACED 4'-0" O.C.; GALVANIZED & PAINTED.
- 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.

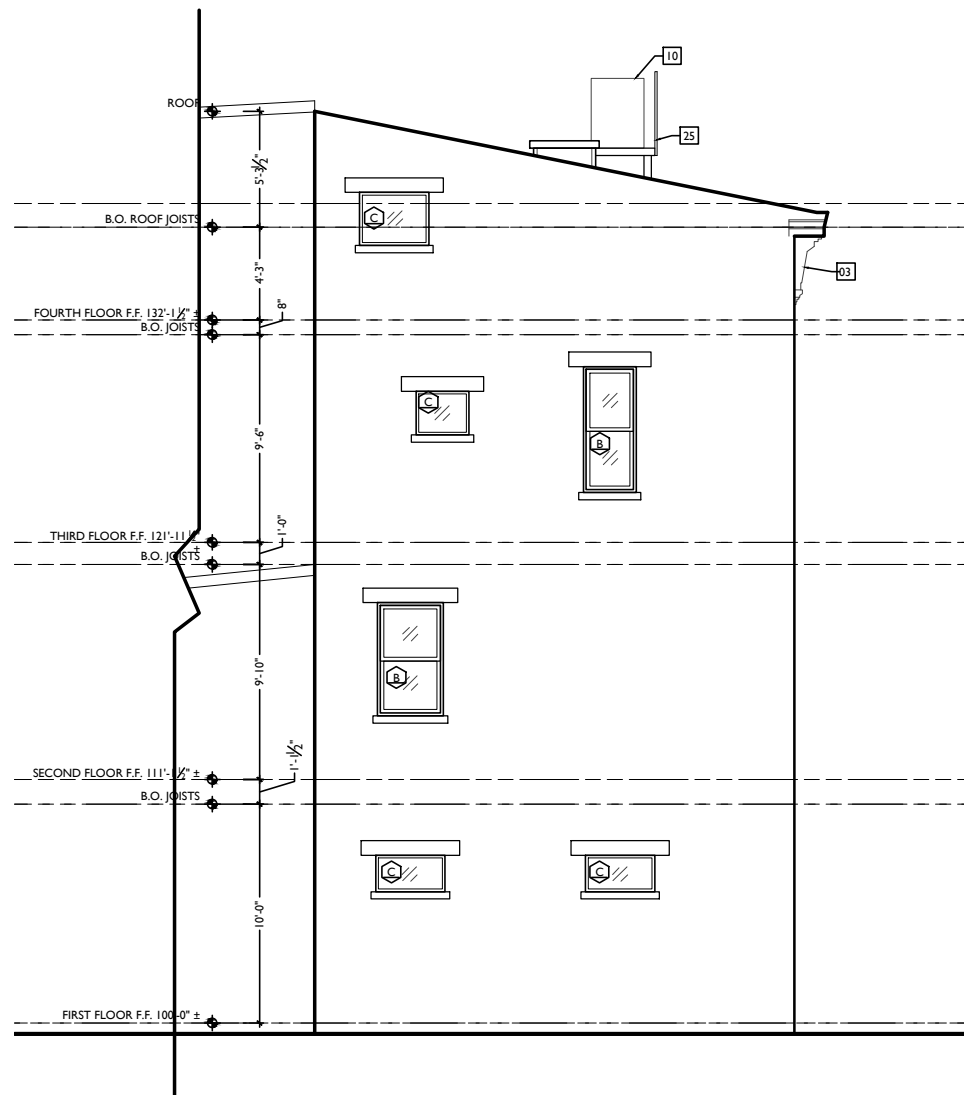
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.

- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
- 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RTA EYEBROW)".
- 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".

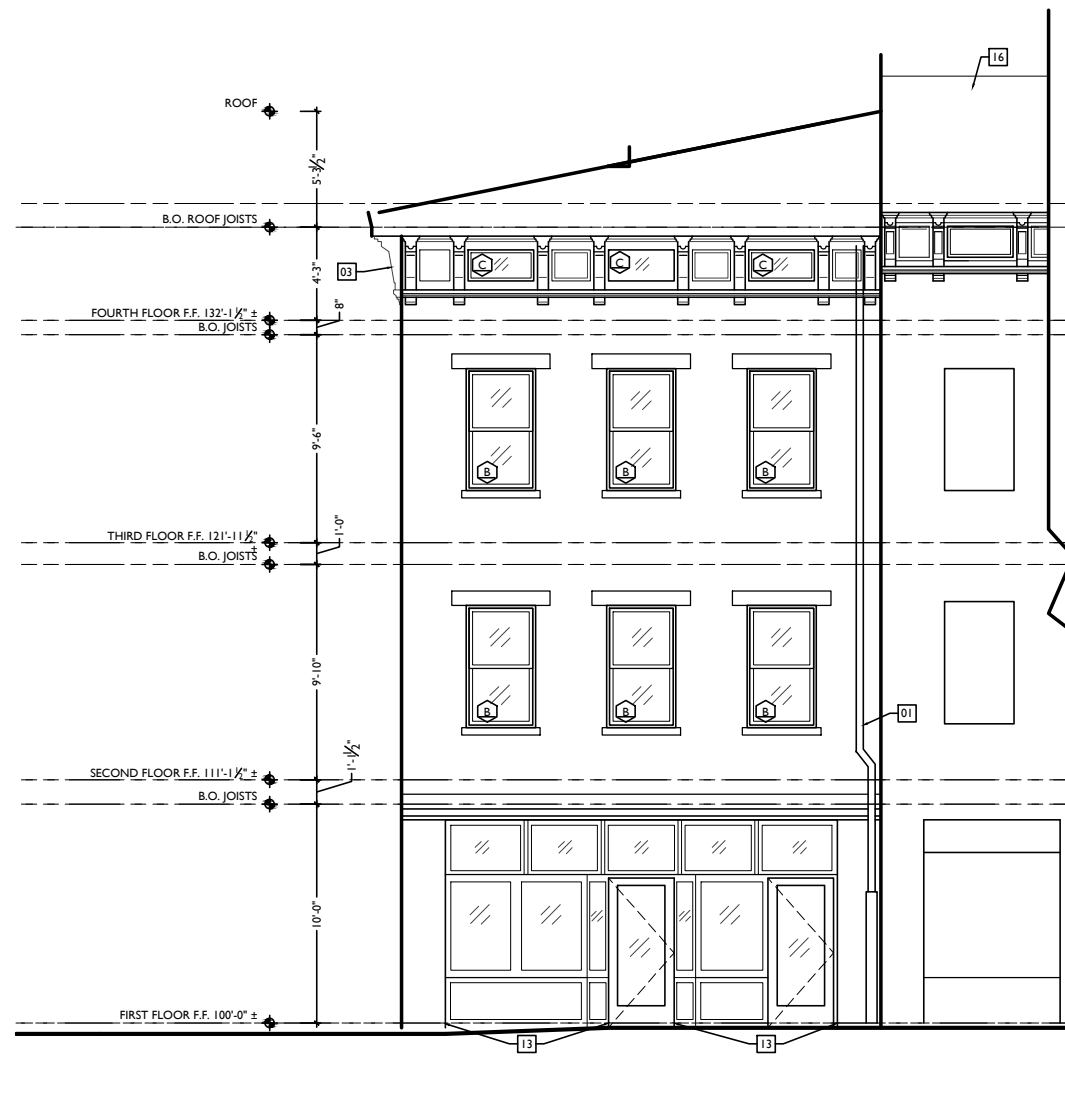
- 32 NEW 2X6 FRAMED ADDITION WITH RAINSCREEN CLADDING. SEE STRUCTURAL DWGS. CLADDING TO BE RESYSTA HORIZONTAL SLATS ATOP 1/2" P.T. FURRING STRIPS WITH EPDM RUBBER STRIPS, ATOP WEATHER BARRIER.
- 33 NEW CPU ELEVATOR TOWER WITH RAINSCREEN CLADDING. CLADDING TO BE RESYSTA HORIZONTAL SLATS MOUNTED TO KNIGHTWALL VERTICAL "CI-GIRTS", ATOP WEATHER BARRIER, ATOP 2" POLYISO INSULATION.
- 34 NEW COPING.
- 35 OPEN-JOINT CEMENT FIBER BOARD PANELS. SEE PLANS AND SECTIONS.
- 36 NEW FRAMED WALL. SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BOARD SIDING. EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.

NEW ELEVATION SYMBOLS

- WC WATER CURTAIN
- SG SAFETY GLAZING
- EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

RENOVATIONS AND ADDITION FOR:

24 W. ELDER STREET
CINCINNATI, OHIO 45202

A3.1

GENERAL ELEVATION NOTES	KEYED NOTES			NEW ELEVATION SYMBOLS
<p>A. CLEAN ALL EXG. BRICK & STONE</p> <p>B. TUCKPOINT EXG. BRICK WHERE REQ.</p> <p>C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE</p> <p>D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT</p> <p>E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS</p> <p>F. ROOF:</p> <p>1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.</p> <p>2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.</p> <p>H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS</p>	<p>01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. W/ 6'-0" TALL PVC PIPE, INSERT AT GRADE</p> <p>02 NEW ALUMINUM HUNG METAL GUTTER. SLOPED TO DRAIN.</p> <p>03 EXG HISTORIC BOX GUTTER. CORNICE TO REMAIN. REPAIR AS REQUIRED. RELINE GUTTER.</p> <p>04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR. VERTICALS SPACED <4" O.C.; GALVANIZED & PAINTED.</p> <p>05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO.</p> <p>06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.</p> <p>07 EXG CHIMNEY TO REMAIN.</p> <p>08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.</p>	<p>09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.</p> <p>10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.</p> <p>11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.</p> <p>12 STEEL LOUVER, GALVANIZE & PAINTED.</p> <p>13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.</p> <p>14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.</p> <p>15 NEW RAKE TRIM.</p> <p>16 ADJACENT BUILDING.</p> <p>17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.</p> <p>18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.</p> <p>19 EXG BALCONY TO REMAIN.</p> <p>20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.</p>	<p>21 NEW ROOF TERRACE. SEE NEW PLANS.</p> <p>22 NEW BALCONY. SEE NEW PLANS.</p> <p>23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.</p> <p>24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.</p> <p>25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS.</p> <p>26 NEW CONCRETE STAIR & ENTRY LANDING.</p> <p>27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.</p> <p>28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.</p> <p>29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.</p> <p>30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RTA EYEBROW)".</p> <p>31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".</p>	<p>NEW ELEVATION SYMBOLS</p> <p>WC WATER CURTAIN</p> <p>SG SAFETY GLAZING</p> <p>EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE</p> <p>EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE</p> <p>EXTERIOR DECORATIVE LIGHTING</p> <p>NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT</p> <p>NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.</p>



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

GENERAL ELEVATION NOTES

- A. CLEAN ALL EXG. BRICK & STONE
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT AS REQUIRED. RELINE GUTTER.
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS

KEYED NOTES

- 01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. WI 6'-0" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HUNG METAL GUTTER. SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER (CORNICE TO REMAIN. REPAIR AS REQUIRED. RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR. VERTICALS SPACED 4'-0" O.C., GALVANIZED & PAINTED.
- 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.

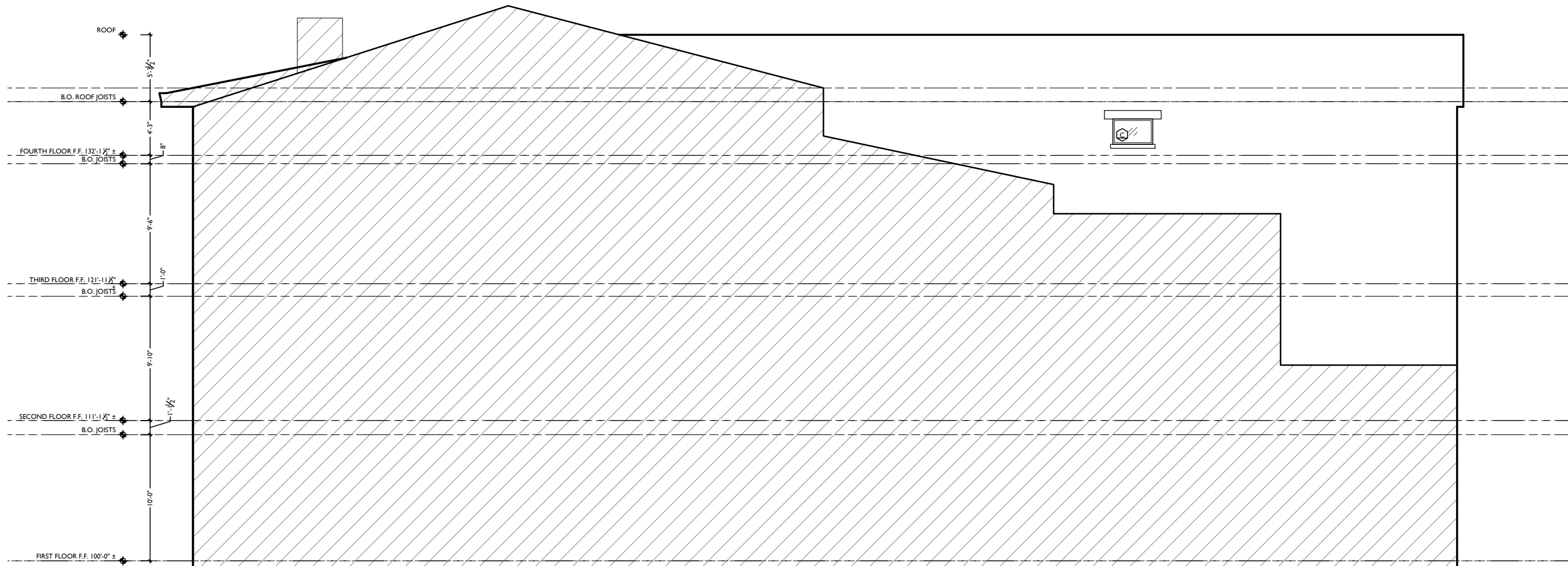
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
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- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
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- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.

- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
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- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
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NEW ELEVATION SYMBOLS

- WC WATER CURTAIN
- SG SAFETY GLAZING
- SEE EGRESS EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- SEE EGRESS EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- ED EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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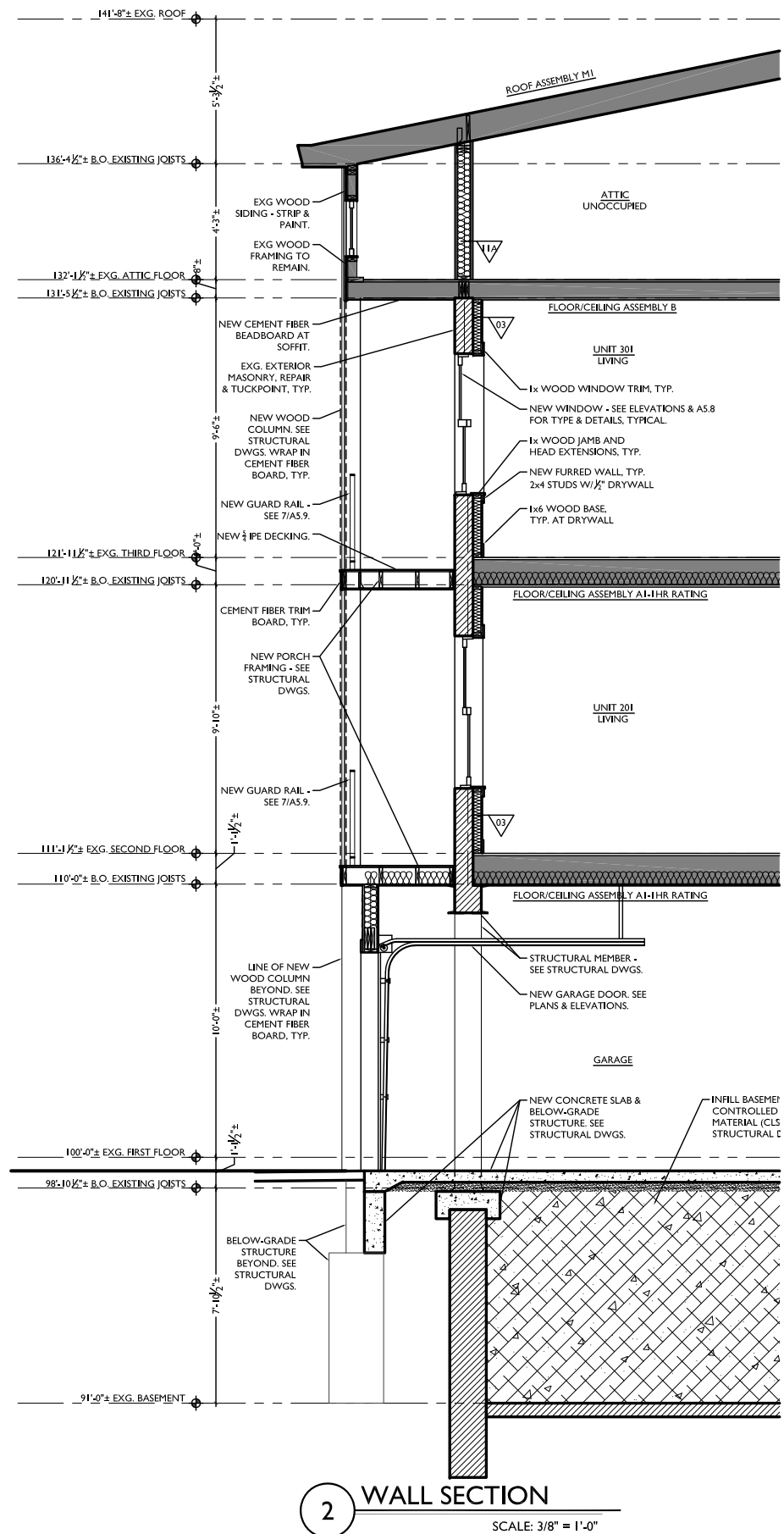
RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

A3.3

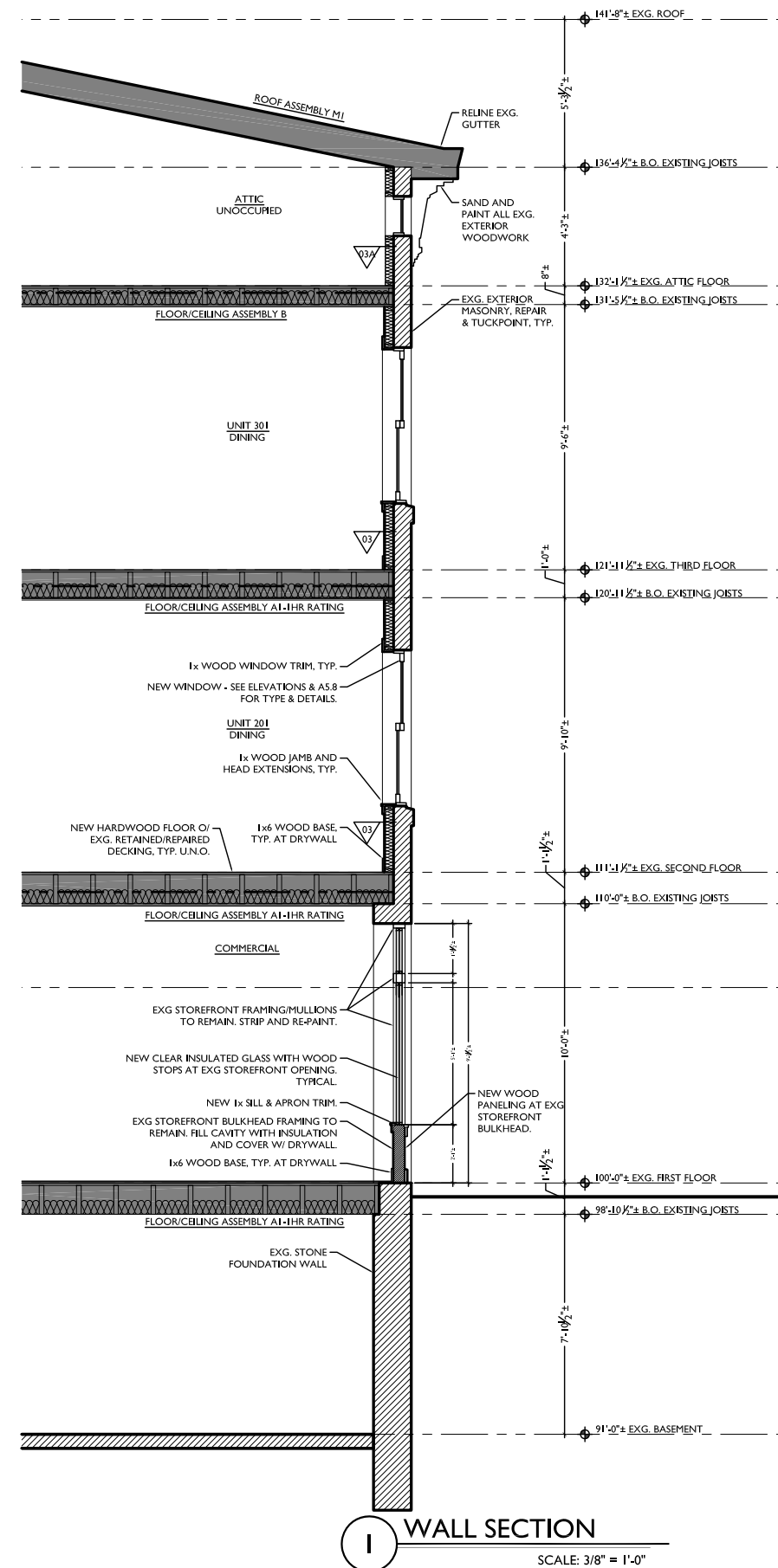
PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.471.1850 | F: 513.471.1851

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO



2 WALL SECTION
SCALE: 3/8" = 1'-0"



1 WALL SECTION
SCALE: 3/8" = 1'-0"

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KURT PLATTE 10833
EXP DATE 10.02.15
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Progress Dates
10.02.15 BLDG PERMIT
12.04.15 BID SET
Design Team: KJP, JWP, JRL, TSS,
ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL,
LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

A4.0

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

APPLICATION #: N/A
APPLICANT: Kurt Platte and Ryan O'Malley, Platte Architecture and Design
OWNER: Market Square Condominium
ADDRESS: **26-28 W. Elder Street, Cincinnati OH 45202**
PARCELS: 094-0008-0383-00
ZONING: Commercial Community (CC-P)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: December 28, 2015
HEARING DATE: Prehearing January 5, 2016 at 2:30 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing vacant 1-story building to the west (28 W. Elder) and a vacant 3-story building to the east (26 W. Elder) to support residential condominiums units on the upper floors of 26 W. Elder with the first floor of both buildings consisting of commercial storefront.

Existing Conditions:

These vacant 1-story and 3-story masonry buildings are located at the northwest corner of W. Elder Street and Goose Alley. Frontage is along W. Elder Street.

Proposed Conditions:

The proposal is to rehabilitate the existing single story structure at 28 W. Elder into a first floor commercial space. The single story roof of this structure is proposed to be used as a roof top terrace for the adjacent 24 W. Elder residential units. Access to the roof is only through the adjacent building. Given the recent Board discussions of such patios, Staff believes limited such use is appropriate.

The rehabilitation of the existing three story structure at 24 W. Elder includes one residential unit on the second and third floors with access from an existing stair with a new door on the Goose Alley façade. On the first floor, the proposal is for a small commercial space along the Elder Street frontage with the remainder of the first floor being a three car garage space with access from Goose Alley. Three new garage doors are proposed in existing masonry walls where five windows exist currently.

The proposal also includes new roof top mechanical units at the rear of 24 W. Elder, not visible from the W. Elder Street right of way.

The renovation of the buildings will feature the following:

1. Refurbished wood storefront along W. Elder and replacement glazing.

2. New full lite wood door.
3. 28 W. Elder existing floor will be raised approximately 5 3/8 inches to align with 26 W. Elder so a new sloped entry and riser at the door will be installed.
4. Basement access door replacement per DOTE standards.
5. Replacement windows in existing openings; double hung 1/1 in bronze finish (Lincoln Fit)
6. 26 W. Elder roof modifications for roof terrace on the front of the building that will sit down to utilize the existing façade wall as the railing. A new window wall will be installed at the terrace.
7. 28 W. Elder roof modifications on existing low slope roof for roof terrace. New perimeter metal guardrail with vertical pickets to be installed approximately 10 feet from the primary façade to reduce visibility on this one story building.
8. Rooftop mechanical platform and units near the north (rear) end of 26 W. Elder.
9. New roof shingles on 26 W. Elder; fiberglass
10. Three new single car garage doors on the alley façade in existing masonry wall with windows. The proposed door lintel height will be at 8 feet tall; brick infill to match in existing window openings.
11. Painting of previously painted masonry.
12. Interior renovation for tenant finish.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial District Multi-family Dwelling – Permitted Use Commercial – Limited Permitted Use
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
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: The applicant is not seeking zoning relief for commercial uses at this time. Should the proposed future use need a use variance, the applicant and/or owner/tenant shall return to the board for review and approval.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District. The work involves appropriate window installations, restoration, and reintroduces first floor commercial as it was originally constructed.

While there is no current commercial tenant, the future commercial use of the structure will be limited by the current zoning code and any deviation from that allowable usage will require a zoning variance to be returned to the board.

The greatest concern for staff is the proposed new 3 single car garage doors off Goose Alley in the proposal which removes existing masonry wall where windows currently exist. The proposal exceeds the code requirement of one space per unit but the applicant intends to allow the garages to be used by the adjacent tenants. The applicant is also seeking the use of the alley for five garage door openings at 24 W. Elder and two garage doors at 1806 Race Street.

Goose Alley is wider than a typical alley with approximately 11 feet roadway width and 20 feet of right of way. DOTE has approved the use of the alley in concept pending more information from the applicant. The use of the alley for vehicular movement and back loaded garages is an appropriate use for typical urban alleys. Unfortunately, the project location does not reasonably allow this quantity of back loaded garages but rather side loaded on a façade that is partially visible from Elder Street. Staff understands parking is a premium in OTR and these proposed 3 new single car garage door openings, while not optimal, are an acceptable alternative to providing no parking.

Staff feels the roof top terrace on the single story 28 W. Elder has an appropriate 10 foot setback from the primary façade to reduce its visibility. The access is only from the adjacent residence not the commercial space on the first floor.

Other Considerations:

Prehearing Results

January 5, 2016 - Only the architects were in attendance.

Comments Provided to Staff: Support letters submitted to staff by the applicant.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation of 26-28 W. Elder Street per drawings submitted by Platte Architecture and Design dated 1/11/2016 including any revisions submitted for permit subject to the following conditions:
 1. The first floor commercial use in the future will be subject to board approval if the proposed use is not permitted under the current zoning code.
 2. The applicant must get Department of Transportation and Engineering approval for proposed garage access and curb cuts from Goose Alley.
 3. The proposed patio on 26 Elder shall be for residential uses only and shall not be incorporated into any future commercial use below.
- b) **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 garage doors are granted as they front on an alley, reduces on street parking demand.

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December 31st, 2015

Re: Certificate of Appropriateness

26-28 W. Elder St.

Permit No. 2015P08286

Dear Members of the Historic Conservation Board,

Thank you in advance for reviewing our project. The proposed project at 26-28 West Elder Street is the rehabilitation of an existing 1-story and 3-story masonry building. This letter, along with the attached additional information, shows that the proposed design meets the historic guidelines for the Over-The-Rhine neighborhood.

Existing Building – 26 W. Elder St.

The existing building is located at the southwest corner of West Elder Street and Goose Alley, facing south. The primary south façade is of typical Italianate style: historic storefront at grade, punched window openings at the 2nd floor, and a bracketed wood cornice supporting the box gutter above. The secondary east façade has vertically-aligned punched window and door openings throughout. There are two chimneys at this façade—all existing chimneys are to remain. The secondary west façade has a handful of window openings set back from West Elder Street. One of these will be transformed into a door to serve the roof terrace above 28 West Elder Street.

The primary south façade is fully painted. The north and south secondary facades are partially painted. All three elevations will be repainted, in a color scheme that is compatible with the neighborhood and adjacent buildings.

Existing Building – 28 W. Elder St.

The existing single-story building abuts 26 West Elder Street to the west. The style is more typical of small commercial buildings from the turn of the century. There is an unassuming storefront with bulkhead, display windows, and transom windows. Virtually everything else on the front façade is a dark, unpainted brick, including the dentilated cornice. There are three windows and one door to the rear façade, which

are to remain. The roof and floor structures are severely damaged and will have to be replaced.

The north and west elevations are partially painted, and will be fully repainted in a color scheme that is compatible with the neighborhood and adjacent buildings.

Storefront – 26-28 W. Elder St.

The existing historic wood storefront framing is in decent condition, and will be refurbished. New clear insulated glass will be mounted to the existing framing at both the display and transom openings, and be held in place with new wood stops. The existing door will be replaced with a new full-light wood door. Because the floor at 28 West Elder Street is being raised to align with 26 West Elder Street, the new door will be slightly shorter than the existing, and a new concrete stoop is proposed at the exterior entryway. The existing non-historic tile at the bulkhead will be replaced with new wood trim paneling, to be painted. It is our intention to restore the look and feel of the original wood storefront.

Windows – 26-28 W. Elder St.

All existing windows will be removed back to the historic wood frames. New custom factory-finished bronze aluminum-clad wood one-over-one sash with clear insulated glass will be installed throughout. The new sash—Lincoln Fit with concealed jamb liners—will be installed at the historic depth of the original windows and will fit the existing framed opening without modification. **See attached for product information.**

Roof deck – 26 W. Elder St.

A new roof deck is proposed for the front of the 3rd floor, facing West Elder Street. A portion of the existing roof will be removed to accommodate this. A wall of dark-toned full-height fiberglass windows and swing door will face the roof deck. The existing cornice and box gutter are to remain—due to their height, a guardrail to protect the occupants of the roof deck will not be required. The wood inserts currently covering the original window openings within the cornice will be replaced with dark, steel mesh to articulate the original use and provide visibility for the occupants. No new construction is proposed that would rise above the roofline.

Roof deck – 28 W. Elder St.

A new roof deck is proposed for the roof of 28 West Elder Street. This would be served by a private second story door from the residence at 26 West Elder Street.

The new doorway is created from an expanded existing window opening. The perimeter of the deck is set back 10' from the front façade to minimize street views of the guard rail. The guardrail is to be steel, painted dark grey/black.

Rooftop Mechanical Units – 26 W. Elder St.

Condensing units for the new HVAC systems will be located on steel service platforms to the rear (north) of the building to minimize visibility from West Elder Street. The basis for design is the Goodman GSZ13 Heat Pump. They have a minimal appearance, are painted dark gray, and are each no larger than 36" wide x 36" deep x 40" tall. **See attached for product information.**

Roofing Materials:

The existing building has a sloped metal roof. The existing roof framing and sheathing will be repaired and maintained, but the existing metal roof will be removed and replaced with new fiberglass shingles (Certainteed or equal). The final color will be black or grey. **See attached for product information.**

Garages:

Three new single-car garage doors are proposed on the east elevation facing Goose Alley, each 10' wide by 8' tall. Four existing windows, lintels, and sills will be removed and infilled with keyed-in masonry to match adjacent mortar and brick. New cast stone lintels to match existing stone lintels will be keyed in at 8' above grade.

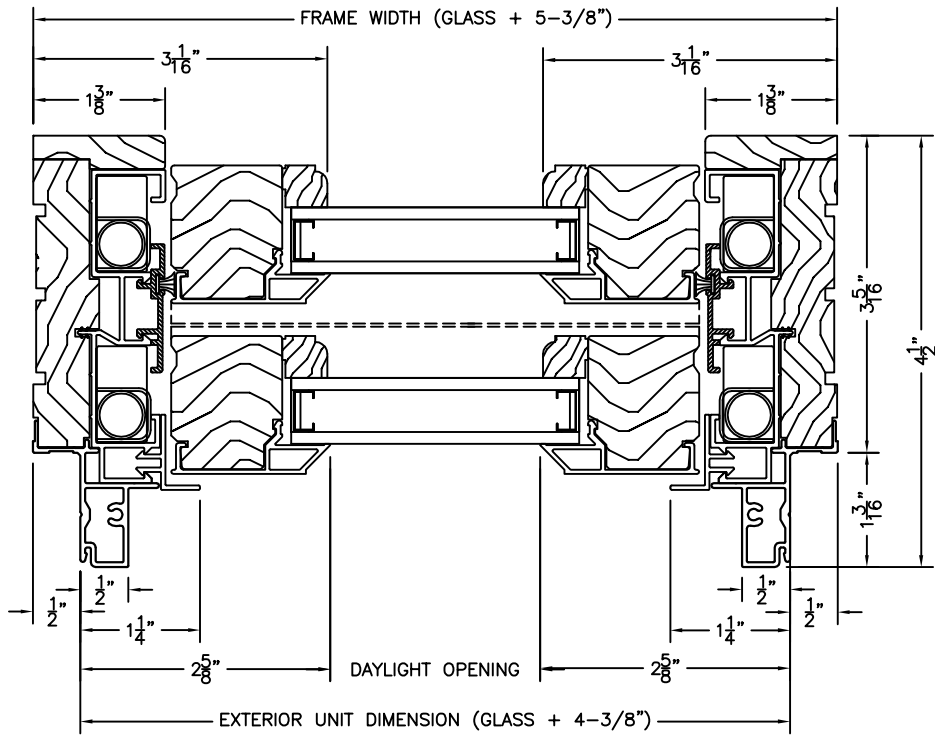
The garage doors are to be of durable grade, with an anti-graffiti coating on the surface to maintain a clean appearance. The design for the garage doors (and openings) seeks to complement the original openings along the alley and convey a tidy, consistent appearance.

The new garage openings are located on a secondary façade and are set back from the primary façade to minimize their visibility. (In this neighborhood, vehicle access from the alley is generally preferred over access from the main road.) These parking spaces are embedded within the perimeter of the proposed multi-building condominium to meet the programmatic needs of the residents for safe and secure parking.

Please refer to plans, elevations, and sight line images that show the proposed design of the project, and its relationship to the existing adjacent buildings.

Sincerely,

Ryan O'Malley
Project Manager



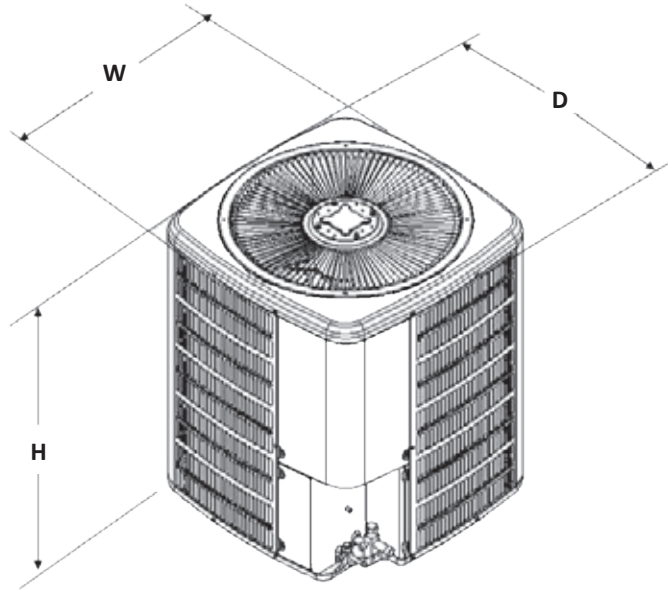
**LINCOLN FIT DOUBLE HUNG - HORIZONTAL SECTION
CONCEALED JAMBLINER**

SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ130181**	26	26	32½
GSZ130241**	26	26	32½
GSZ130301**	26	26	32½
GSZ130361**	29	29	32½
GSZ130421**	29	29	38½
GSZ130481**	29	29	34½
GSZ130601**	35½	35½	34½

ACCESSORIES

MODEL #	DESCRIPTION	GSZ13 018	GSZ13 024	GSZ13 030	GSZ13 036	GSZ13 042	GSZ13 048	GSZ13 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit ⁰	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

⁰ Contains 20 brackets; four brackets needed to anchor unit to pad

¹ Installed on indoor coil

² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.

LANDMARK[®] with STREAKFighter[®]

"Best Buy"

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR[®] rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter[®] algae-resistance warranty
- 10-year SureStart[™] protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK[®] color palette



Silver Birch



Cobblestone Gray



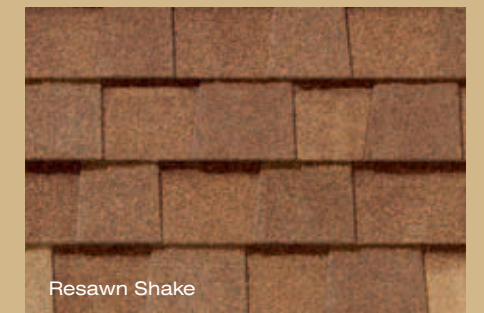
Georgetown Gray



Weathered Wood



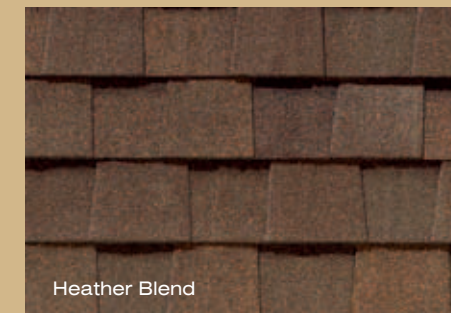
Colonial Slate



Resawn Shake



Driftwood



Heather Blend



Pewter



Atlantic Blue



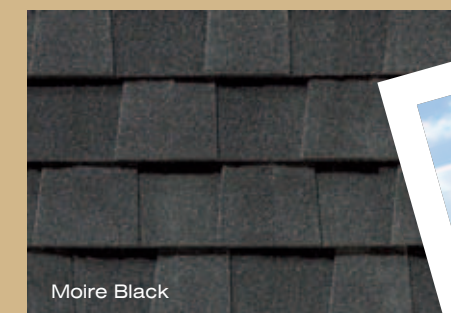
Hunter Green



Burnt Sienna



Cottage Red



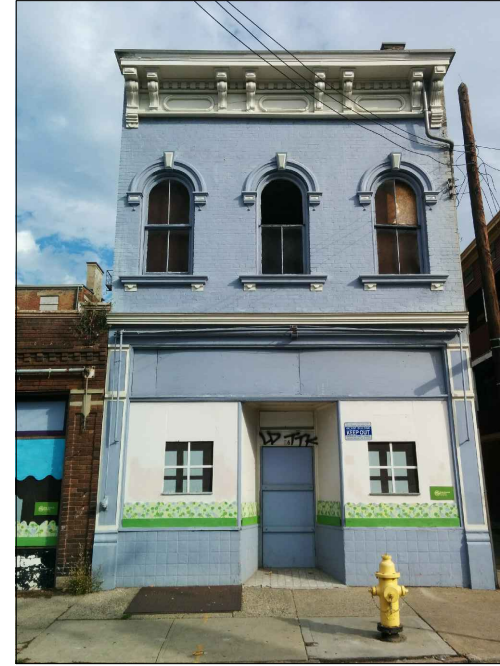
Moire Black



Shown in Weathered Wood



NORTH FACADE



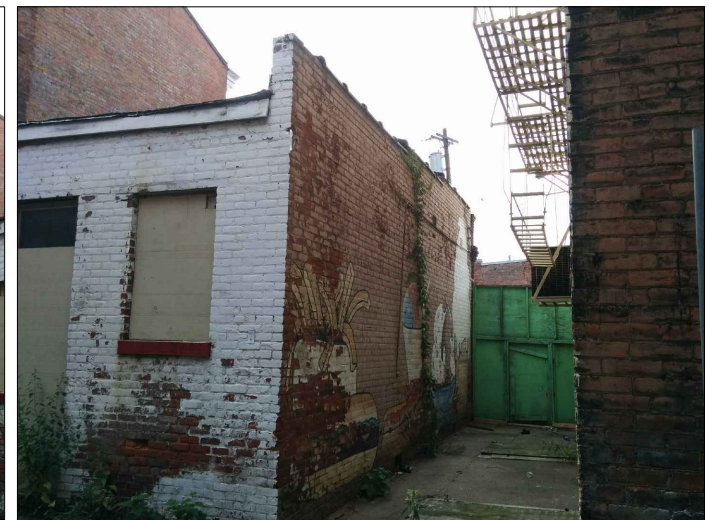
SOUTH FACADE



EAST FACADE



WEST FACADE



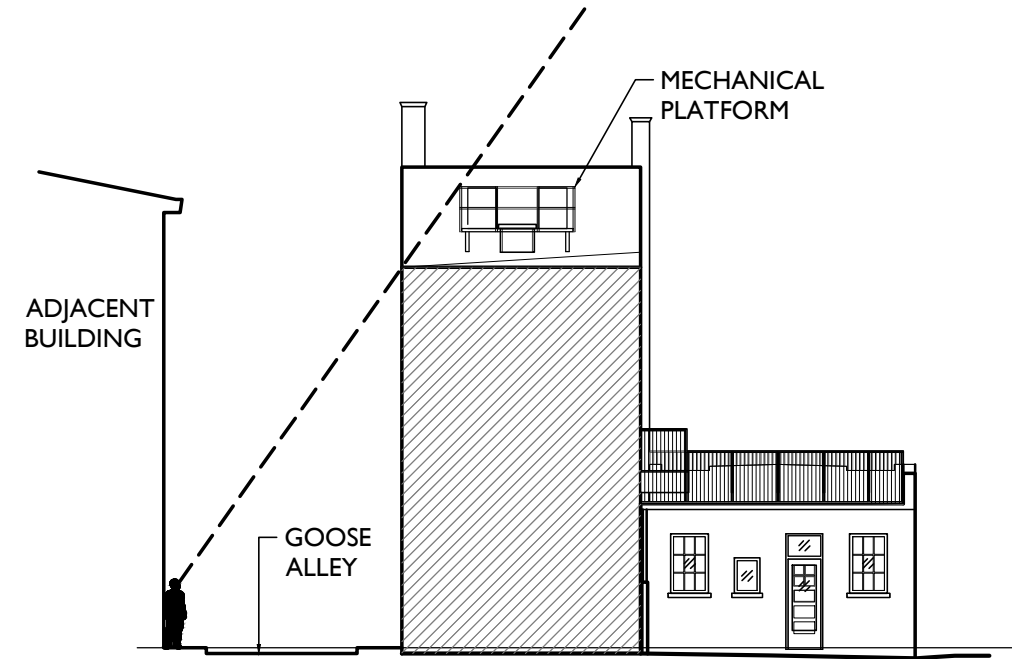
RENOVATIONS AND ADDITIONS FOR:
26-28 ELDER STREET
CERTIFICATE OF APPROPRIATENESS
01-11-2016

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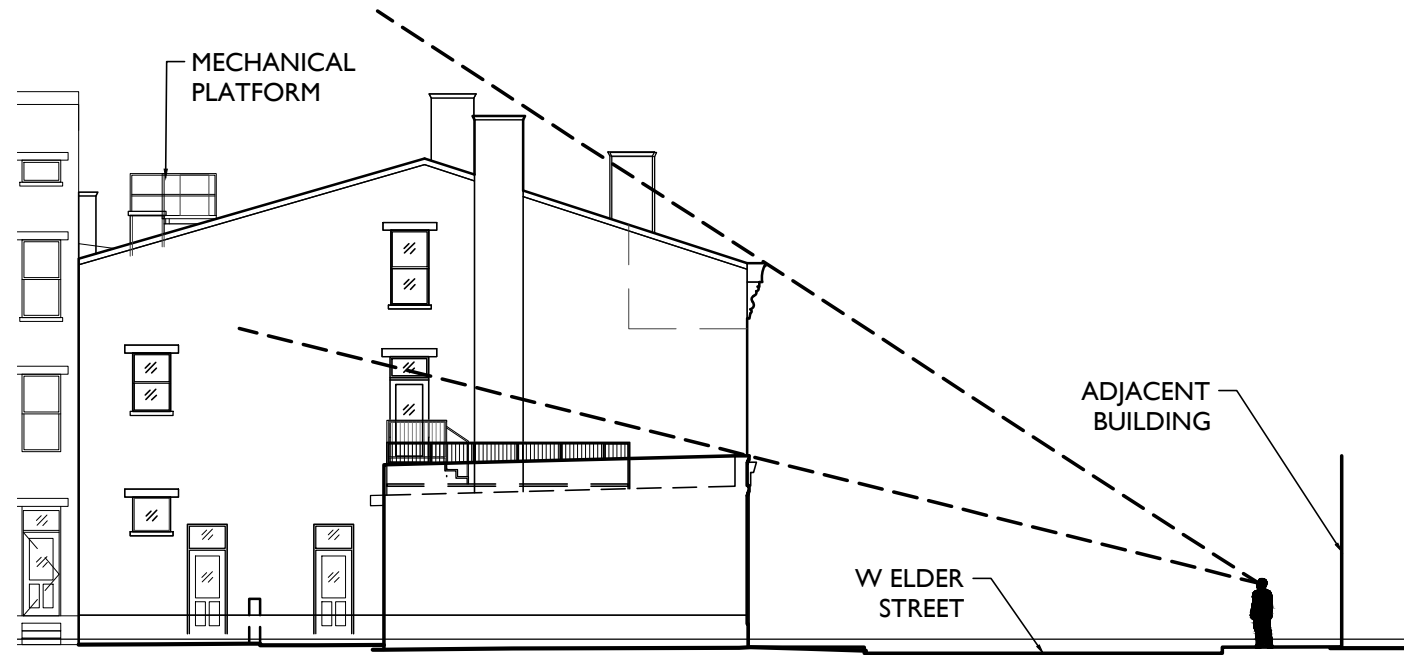
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REFERENCE VIEW - W Elder St.



SIGHTLINE 2 - Along Goose Alley



SIGHTLINE 1 - Along W Elder St.



1830-1832 Race St.



24 Elder St.



SITE DIAGRAM - Existing Goose Alley Garages

RENOVATIONS AND ADDITIONS FOR:
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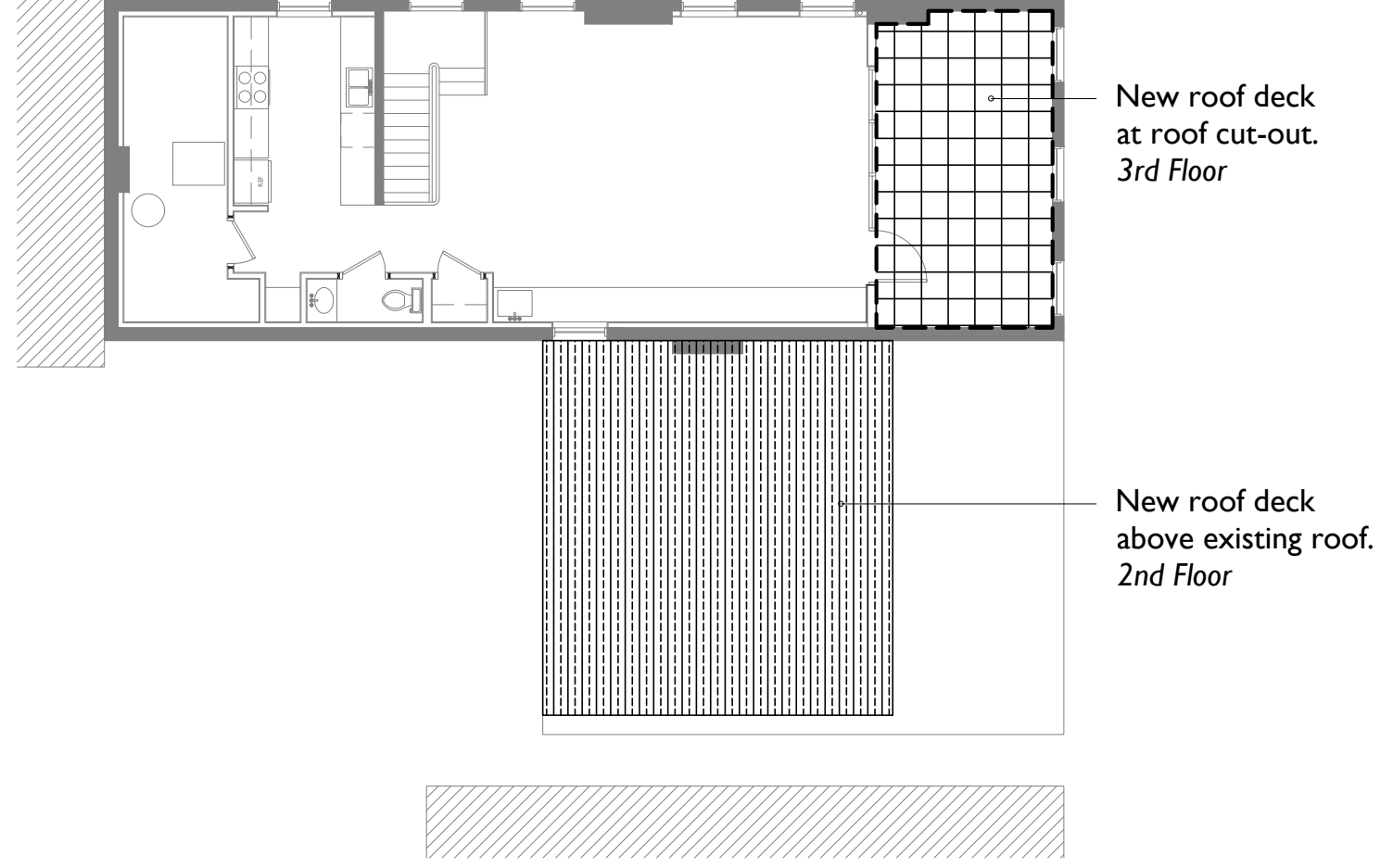
EAST ELEVATION at Goose Alley*

*See A3 drawings for more information.

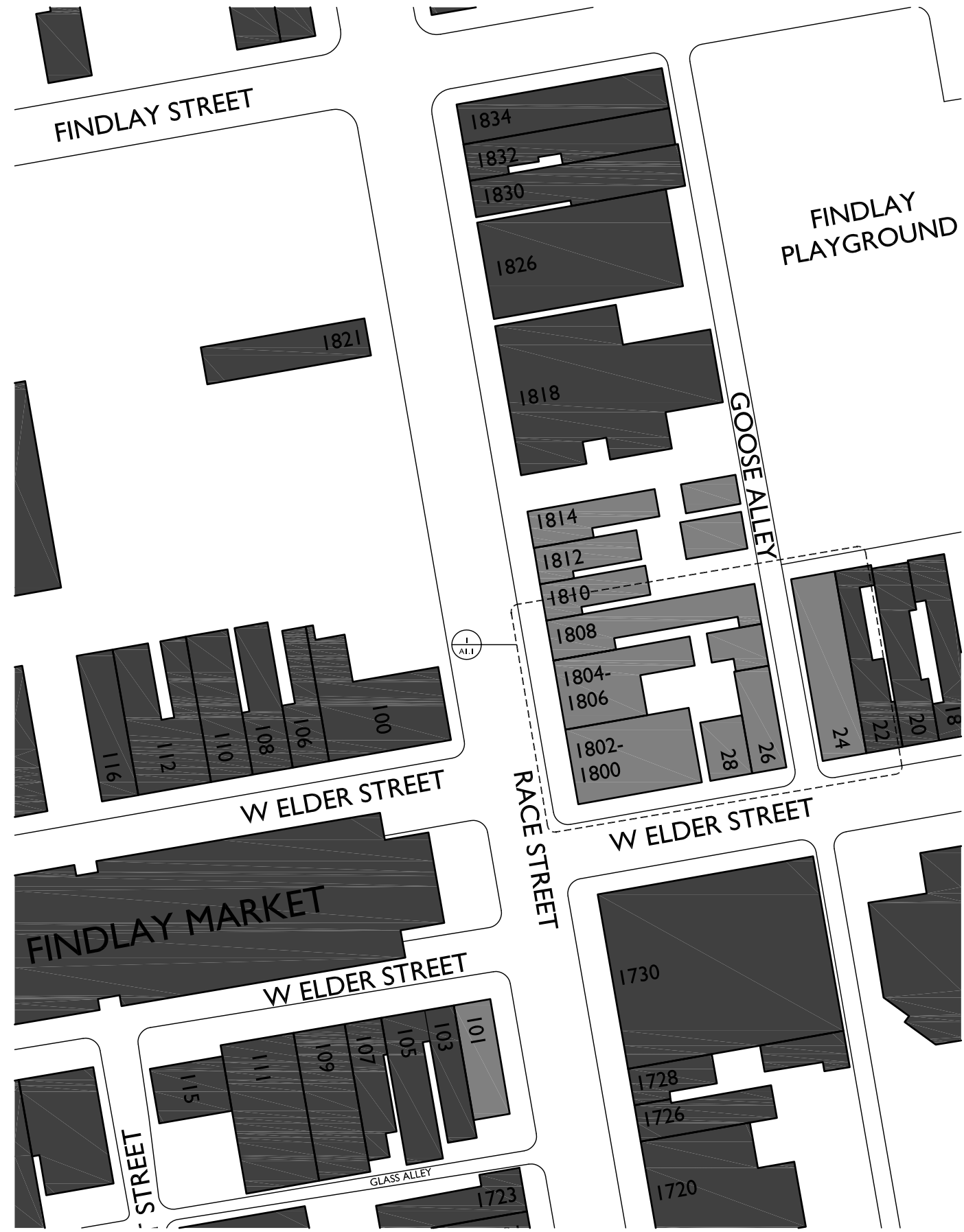
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↻ New Roof Deck Diagram



KEY PLAN

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

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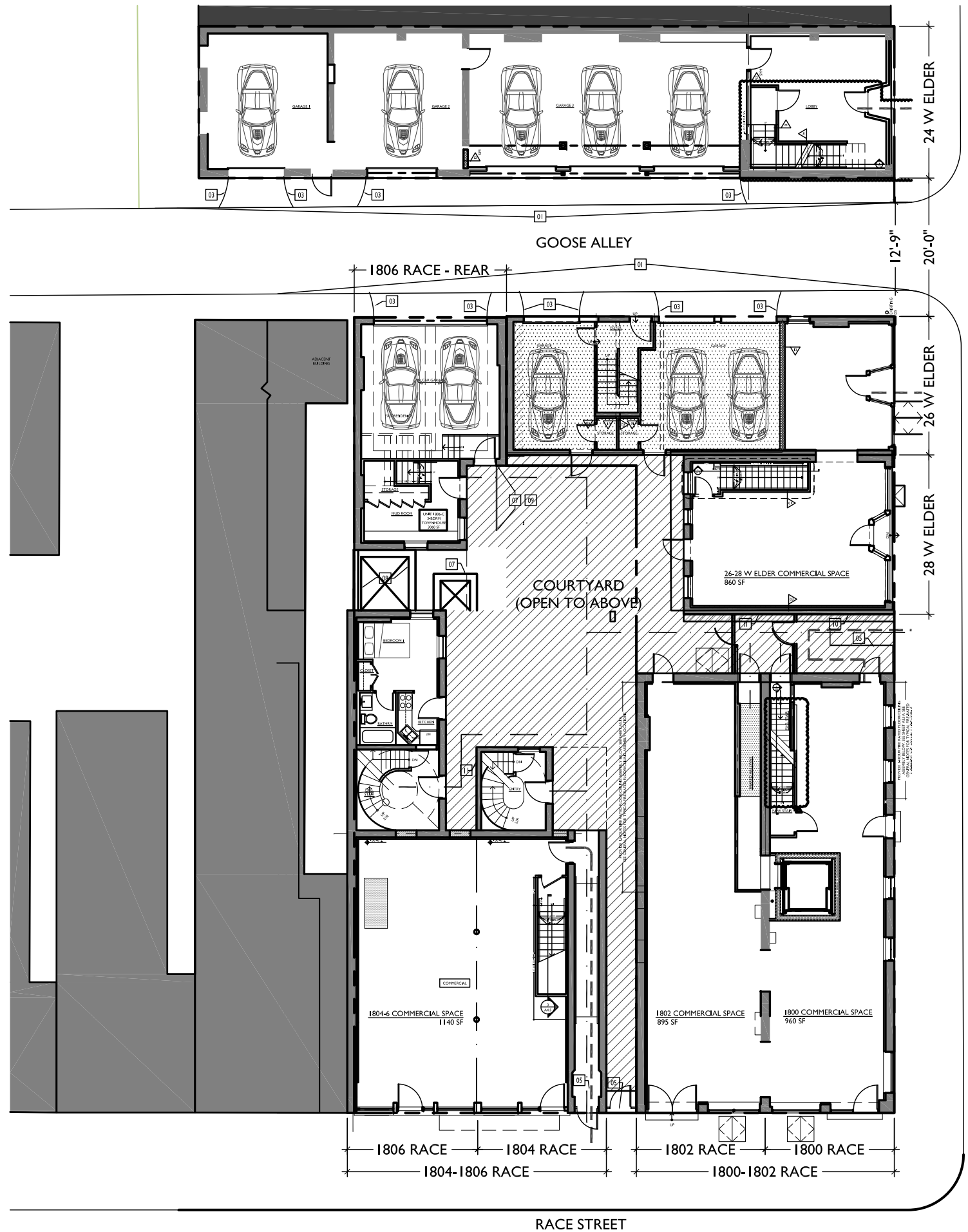
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Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

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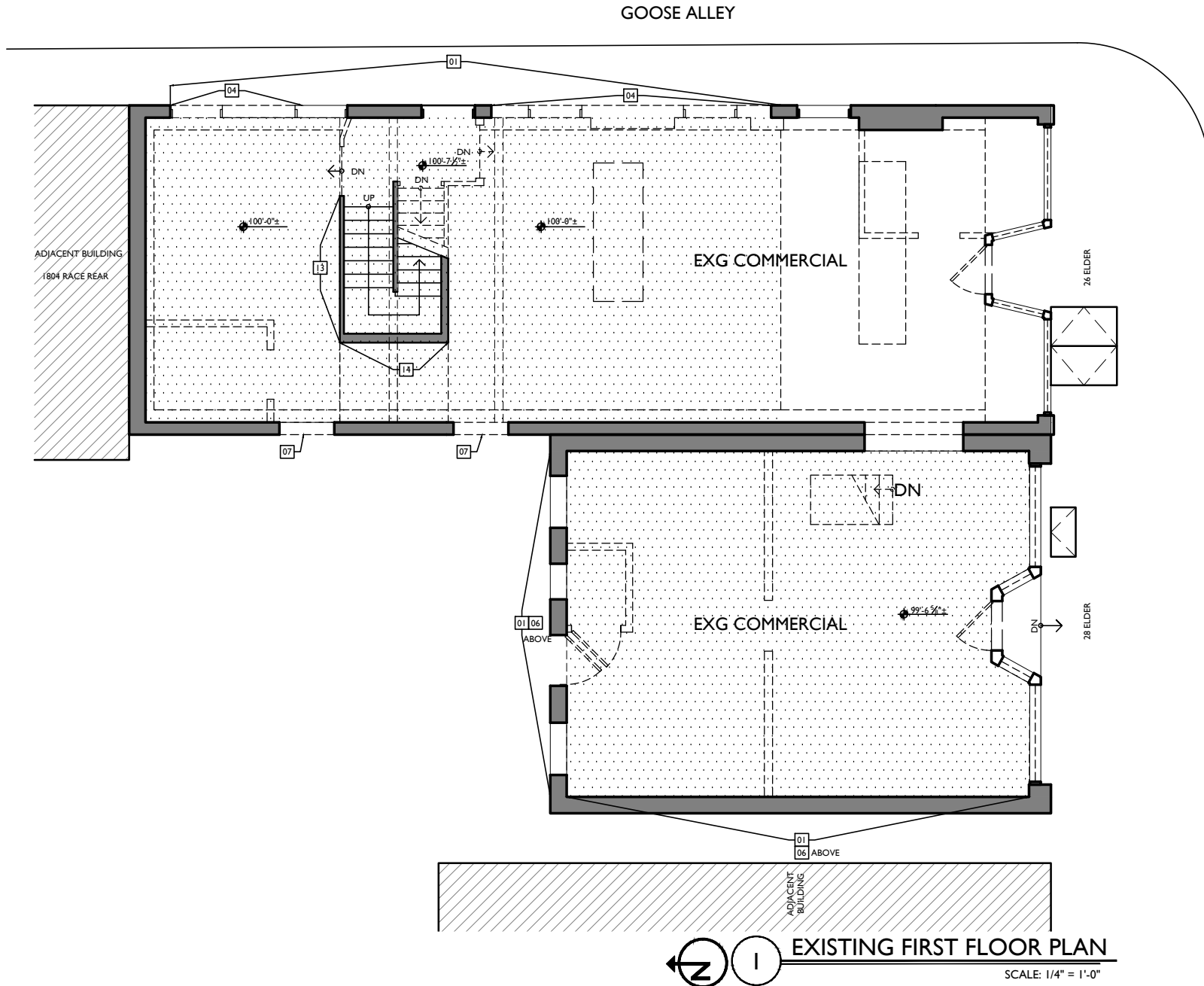
SITE PLAN GENERAL NOTES	
01	PROVIDE ALL NEW CONCRETE AT WALKWAYS, BREEZEWAYS, & COURTYARDS TO THE SIDE & REAR OF 1800-1806 RACE & 26-28 ELDER. PROVIDE NEW SIDEWALKS AS INDICATED BY KEYNOTE.
SITE PLAN KEYED NOTES	
01	PROVIDE NEW CONCRETE SIDEWALK. INCORPORATE NEW CURB CUTS AS INDICATED.
02	NEW 6'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE SHT. AS.3.
03	NEW CONCRETE CURB CUTS. SEE CIVIL DWGS.
04	N/A.
05	NEW STEEL GATE. SEE DETAILS. SHT. AS.3
06	NEW HANDRAIL. SEE NEW PLANS.
07	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
08	PROVIDE NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT. SEE NEW PLANS & STRUCTURAL DWGS.
09	NEW CONCRETE STAIR & LANDING. SEE NEW PLANS & STRUCTURAL DWGS.
10	NEW INTERCOM PANEL.
11	NEW MAILBOXES.
SITE PLAN LEGEND	
	NEW WALL
	EXISTING WALLS
	PROPERTY BOUNDARY
	ADA ACCESSIBLE ROUTE
	EGRESS PATH

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

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNL.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	NEW GARAGE DOOR OPENING. SEE NEW PLANS & ELEVATIONS FOR LOCATIONS & SIZES.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE EXG. ROOF & ROOF FRAMING. PROVIDE TEMPORARY SHORING & RAIN PROTECTION AS REQ'D.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
09	DEMO EXG. WALL TO CREATE PARTIAL HEIGHT WALL @ 4' ABOVE FINISHED FLOOR.
10	EXG CHIMNEY TO REMAIN.
11	EXG DIRT FLOOR.
12	EXG CONCRETE SLAB.
13	EXG STAIRWELL TO REMAIN. IF PORTIONS OF STAIRWELL REQUIRE DEMOLITION DUE TO INFILL OF BASEMENT WITH FLOWABLE FILL, NEW STAIRWELL TO REPLICATE EXG.
14	12" CRAWL SPACE TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

ELDER ST

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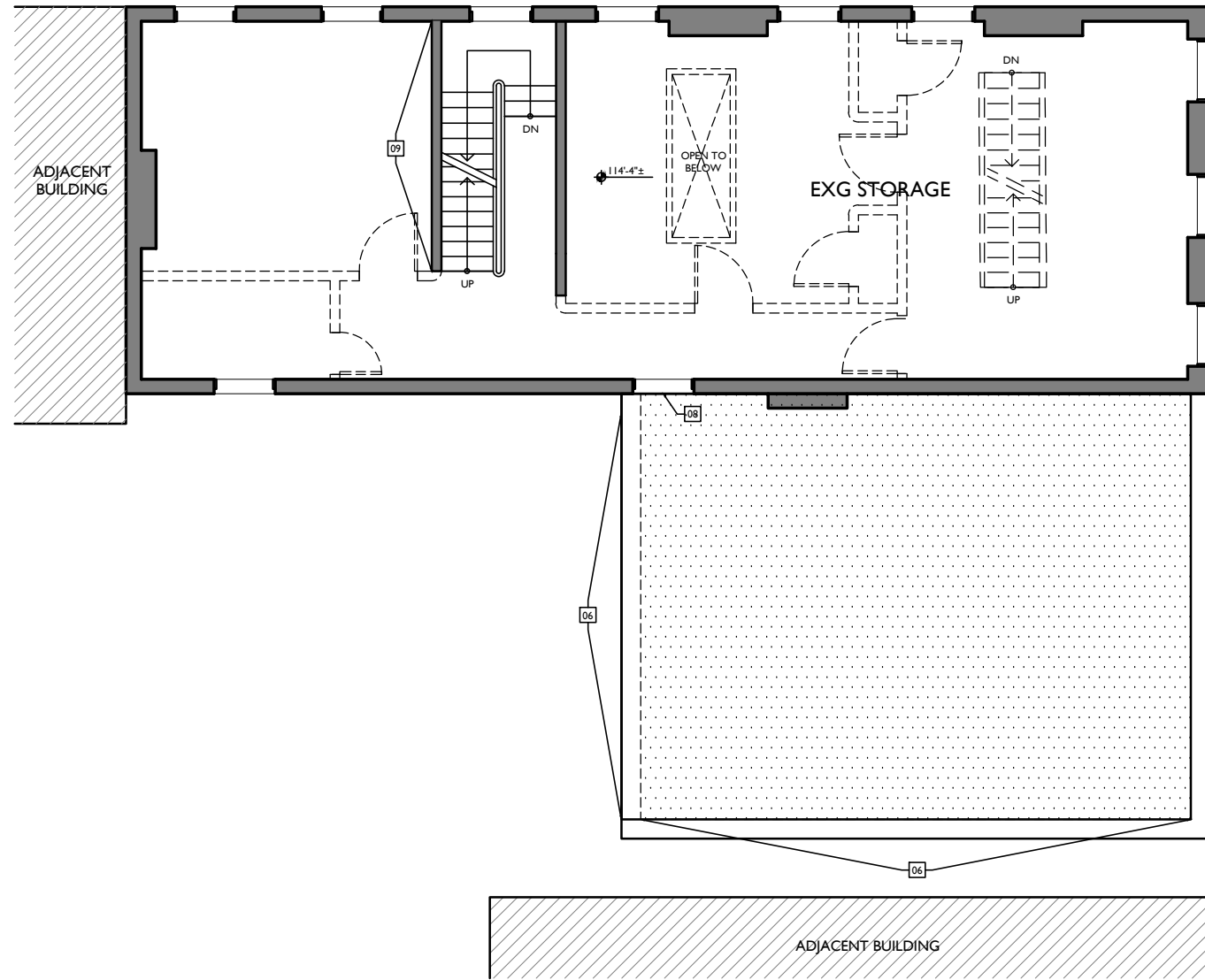
Progress Dates

Revisions

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.2



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASING AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNL.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	NEW GARAGE DOOR OPENING. SEE NEW PLANS & ELEVATIONS FOR LOCATIONS & SIZES.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE EXG. ROOF & ROOF FRAMING. PROVIDE TEMPORARY SHORING & RAIN PROTECTION AS REQ'D. NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
09	DEMO EXG. WALL TO CREATE PARTIAL HEIGHT WALL @ 4' ABOVE FINISHED FLOOR.
10	EXG CHIMNEY TO REMAIN.
11	EXG DIRT FLOOR.
12	EXG CONCRETE SLAB.
13	EXG STAIRWELL TO REMAIN. IF PORTIONS OF STAIRWELL REQUIRE DEMOLITION DUE TO INFILL OF BASEMENT WITH FLOWABLE FILL, NEW STAIRWELL TO REPLICATE EXG.
14	12" CRAWL SPACE TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

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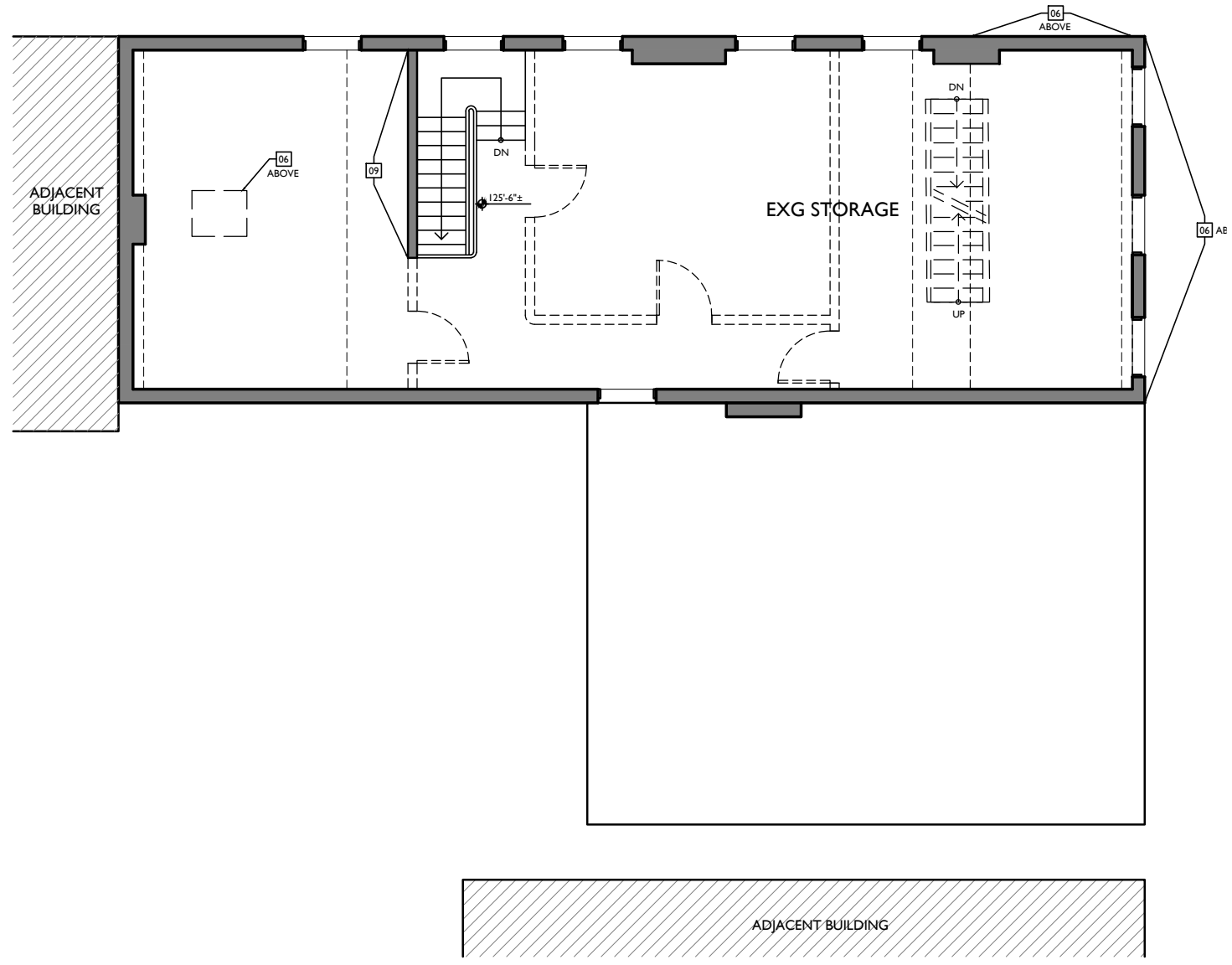
Progress Dates

Revisions

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.3



EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASING AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNL.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	NEW GARAGE DOOR OPENING. SEE NEW PLANS & ELEVATIONS FOR LOCATIONS & SIZES.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE EXG. ROOF & ROOF FRAMING. PROVIDE TEMPORARY SHORING & RAIN PROTECTION AS REQ'D.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
09	DEMO EXG. WALL TO CREATE PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR.
10	EXG CHIMNEY TO REMAIN.
11	EXG DIRT FLOOR.
12	EXG CONCRETE SLAB.
13	EXG STAIRWELL TO REMAIN. IF PORTIONS OF STAIRWELL REQUIRE DEMOLITION DUE TO INFILL OF BASEMENT WITH FLOWABLE FILL, NEW STAIRWELL TO REPLICATE EXG.
14	12" CRAWL SPACE TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

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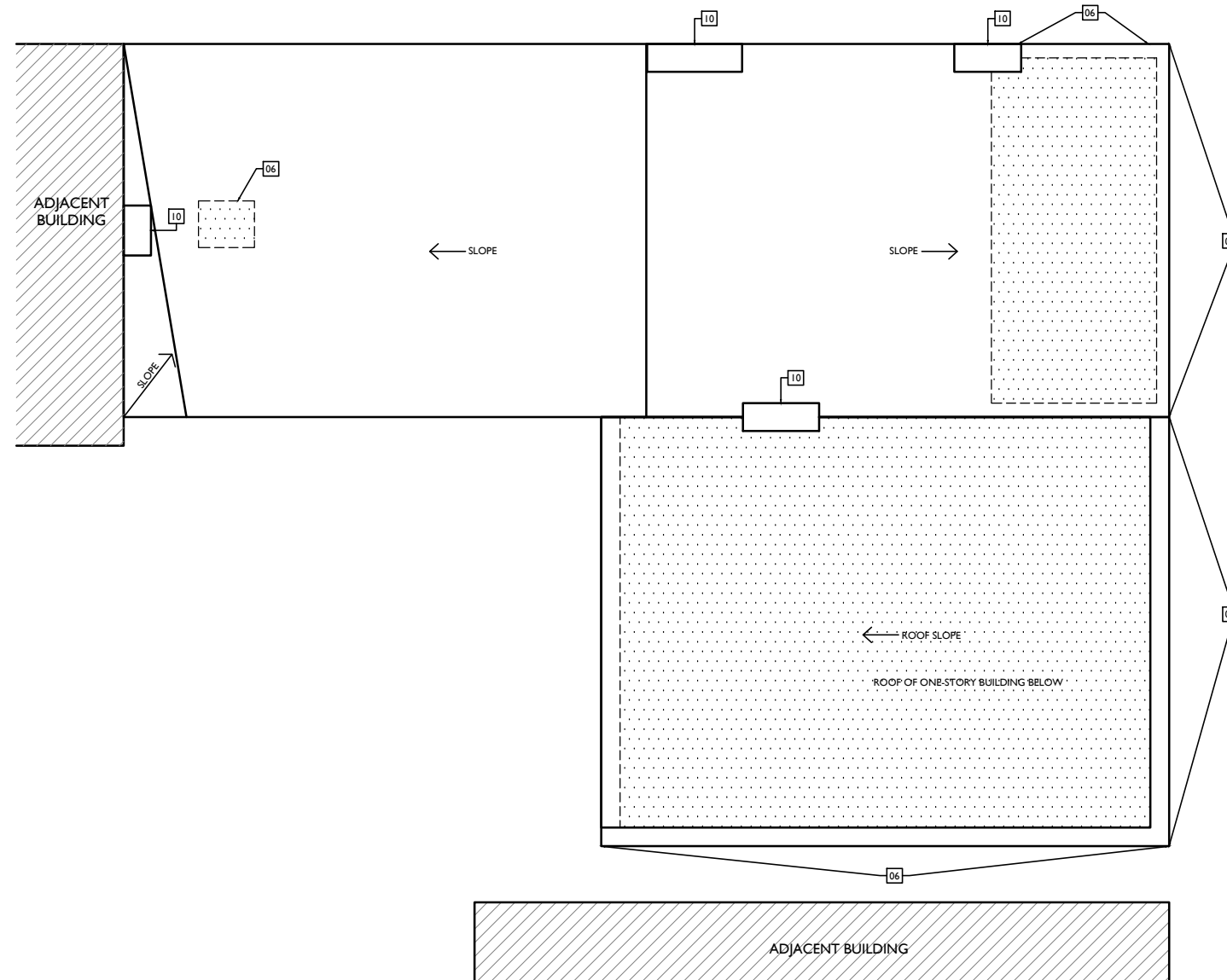
Progress Dates

Revisions

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
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CINCINNATI, OHIO 45202

X2.4



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASING AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNL.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	NEW GARAGE DOOR OPENING. SEE NEW PLANS & ELEVATIONS FOR LOCATIONS & SIZES.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE EXG. ROOF & ROOF FRAMING. PROVIDE TEMPORARY SHORING & RAIN PROTECTION AS REQ'D. NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	NEW DOOR AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
09	DEMO EXG. WALL TO CREATE PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR.
10	EXG CHIMNEY TO REMAIN.
11	EXG DIRT FLOOR.
12	EXG CONCRETE SLAB.
13	EXG STAIRWELL TO REMAIN. IF PORTIONS OF STAIRWELL REQUIRE DEMOLITION DUE TO INFILL OF BASEMENT WITH FLOWABLE FILL, NEW STAIRWELL TO REPLICATE EXG.
14	12" CRAWL SPACE TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

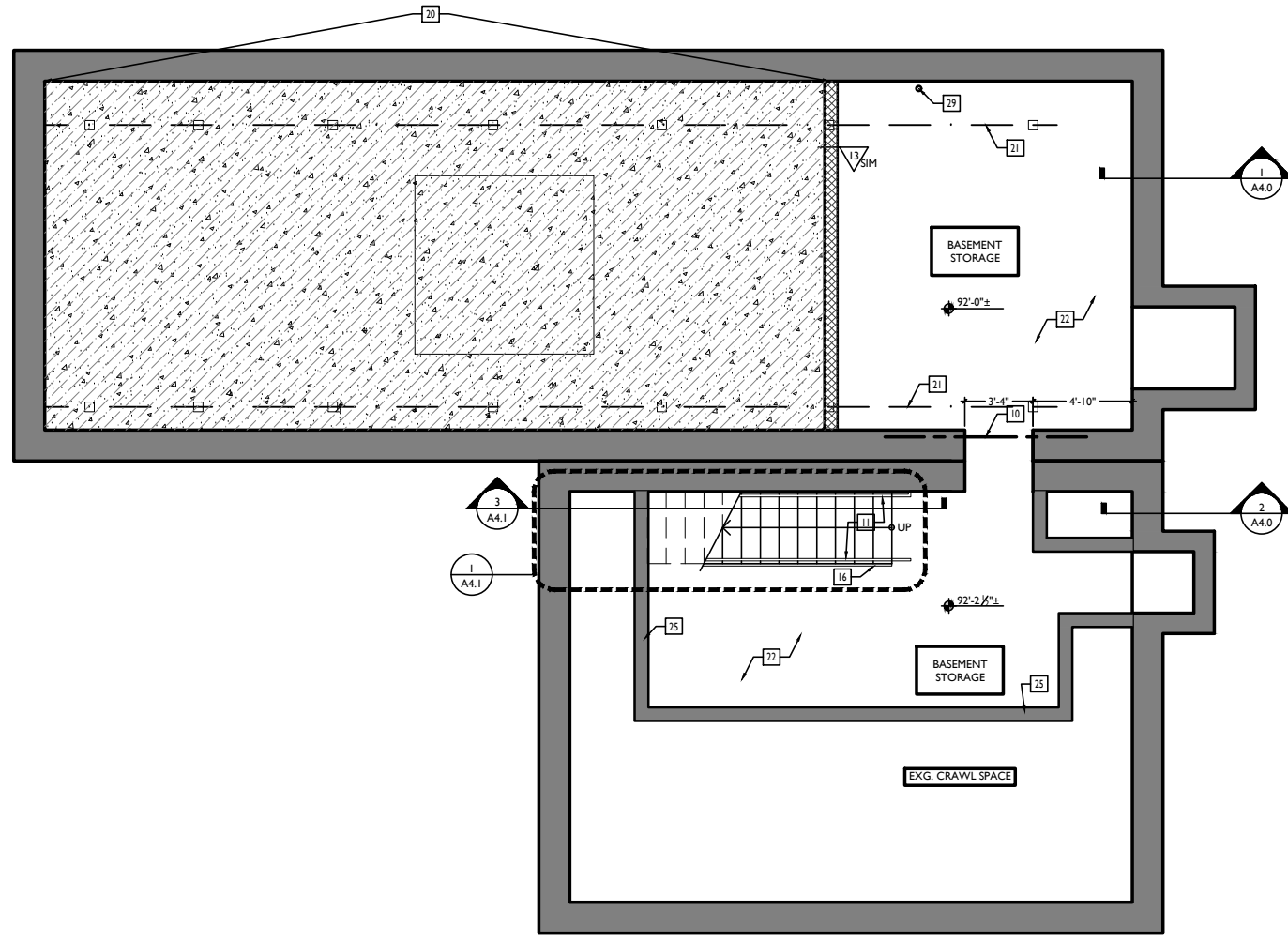
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Progress Dates
Revisions
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

X2.5

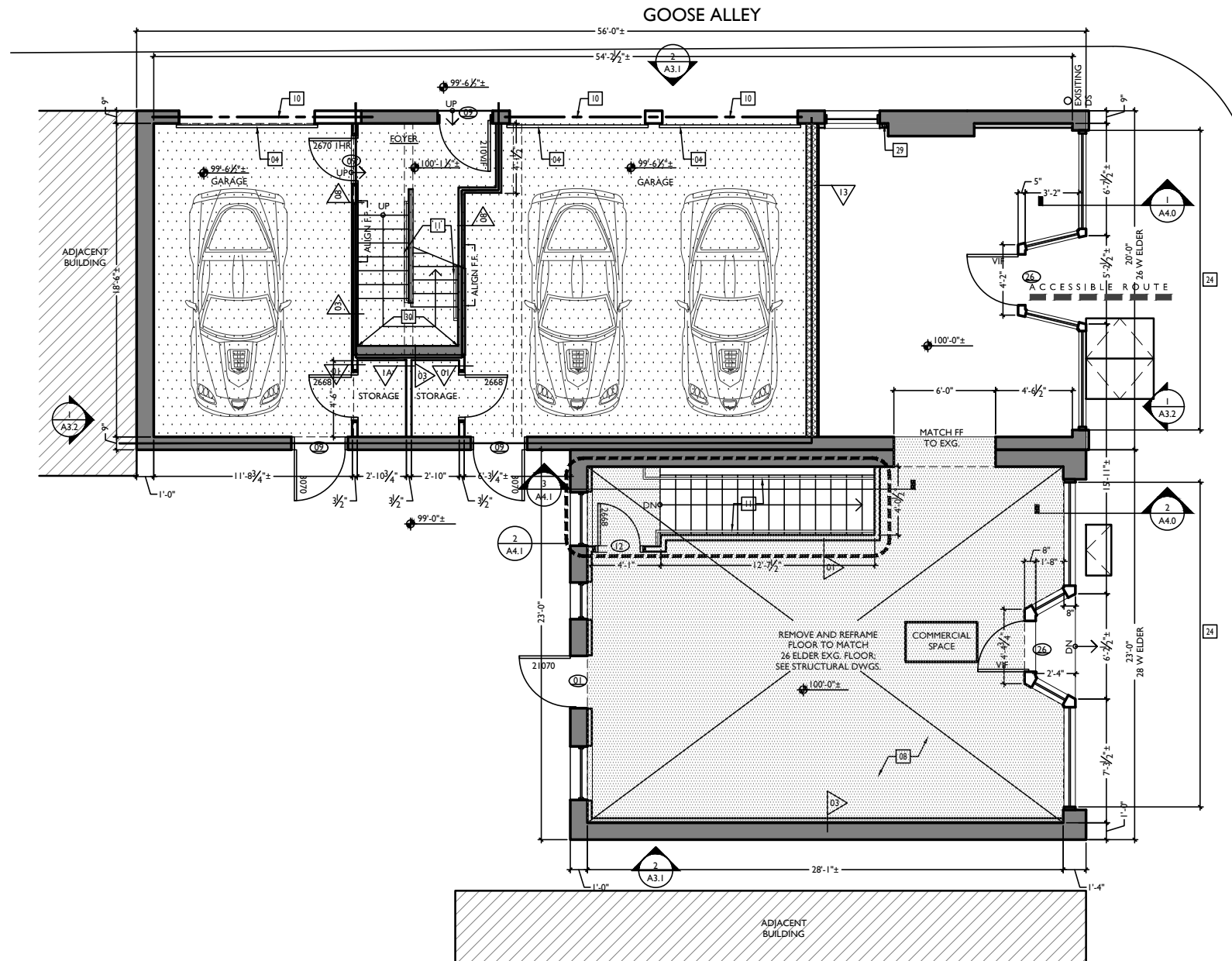


PROPOSED BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
<p>A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>D. EXG. INT. MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.</p> <p>F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.</p> <p>G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.</p> <p>H. ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.</p> <p>I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O., SEE AS.1</p> <p>J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O., SEE AS.1</p> <p>K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.</p> <p>L. TYPICAL FINISHES: -ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. -ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. -ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). -ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.</p> <p>M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).</p> <p>N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.</p> <p>O. PROVIDE MITIGATION SYSTEM.</p> <p>P. IF NO DOOR TAG PROVIDED, USE DOOR TYPE '11', TYP.</p>	
PROPOSED PLANS KEYED NOTES	
<p>01 NEW WINDOW IN NEW OPENING.</p> <p>02 NEW WINDOW IN RESTORED ORIGINAL OPENING.</p> <p>03 NEW REPLACEMENT WINDOW IN EXISTING OPENING.</p> <p>04 NEW 8'-0" x 8'-0" GARAGE DOOR IN NEW OPENING.</p> <p>05 CHASE FOR INTERNAL DRAIN LINE. COORDINATE EXACT LOCATION WITH PLUMBING.</p> <p>06 NEW ROOF FRAMING & ROOF.</p> <p>07 NEW HUNG ALUMINUM GLITTER.</p> <p>08 NEW FLOOR FRAMING & FLOOR: SEE STRUCTURAL DWGS.</p> <p>09 NEW WOOD-FRAMING PLATFORM & STEPS.</p> <p>10 NEW BEAM OR HEADER - SEE STRUCT DWGS.</p> <p>11 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.</p> <p>12 NEW CAST STONE ROOF PAPER SYSTEM.</p> <p>13 NEW DOWNSPOUT.</p> <p>14 (NOT USED)</p> <p>15 PARTIAL HEIGHT WALL 42" ABOVE FINISHED FLOOR.</p> <p>16 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR AND/OR ADJACENT STAIR NOSING.</p> <p>17 STEEL MESH PANEL @ HISTORIC CORNICE WINDOW OPENING.</p> <p>18 EXG. CHIMNEY TO REMAIN.</p> <p>19 NEW LEADER HEAD AND DOWNSPOUT.</p> <p>20 FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).</p> <p>21 SHORING: SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.</p> <p>22 NEW CONCRETE SLAB ABOVE GRAVEL BASE.</p> <p>23 NEW ROOF CRICKETS.</p> <p>24 PROVIDE DOUBLE-PANE GLASS INSERTS AT REFRUBISHED WOOD STOREFRONT. SEAL AS REQ'D.</p> <p>25 PROVIDE NEW ACCESS PANEL TO EXISTING CRAWLSPACE.</p> <p>26 NEW ROOFTOP MECHANICAL PLATFORM. SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>27 ROOF HATCH: 30" X 36".</p> <p>28 EXG. ROOF CRICKET TO REMAIN.</p> <p>29 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.</p> <p>30 ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.</p>	
PROPOSED PLANS LEGEND	
<p>EXISTING WALLS</p> <p>NEW INT. PARTITION- SEE SHEET AS.1</p> <p>FE = WALL MOUNTED FIRE EXTINGUISHER</p> <p>PARTITION TYPE: SEE SHEET AS.1</p> <p>ACCESS TO FIRE ESCAPE</p> <p>RATED PARTITION BETWEEN UNITS & STAIRWELLS</p> <p>WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") *EX* - SIGNIFIES DOOR IN EXG. HISTORIC OPENING- FIELD VERIFY DIMS, TYP.</p> <p>DOOR DESIGNATION: SEE SHEET A4.92 FOR SCHED.</p> <p>SG SAFETY GLAZING</p>	

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Progress Dates
Revisions
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO



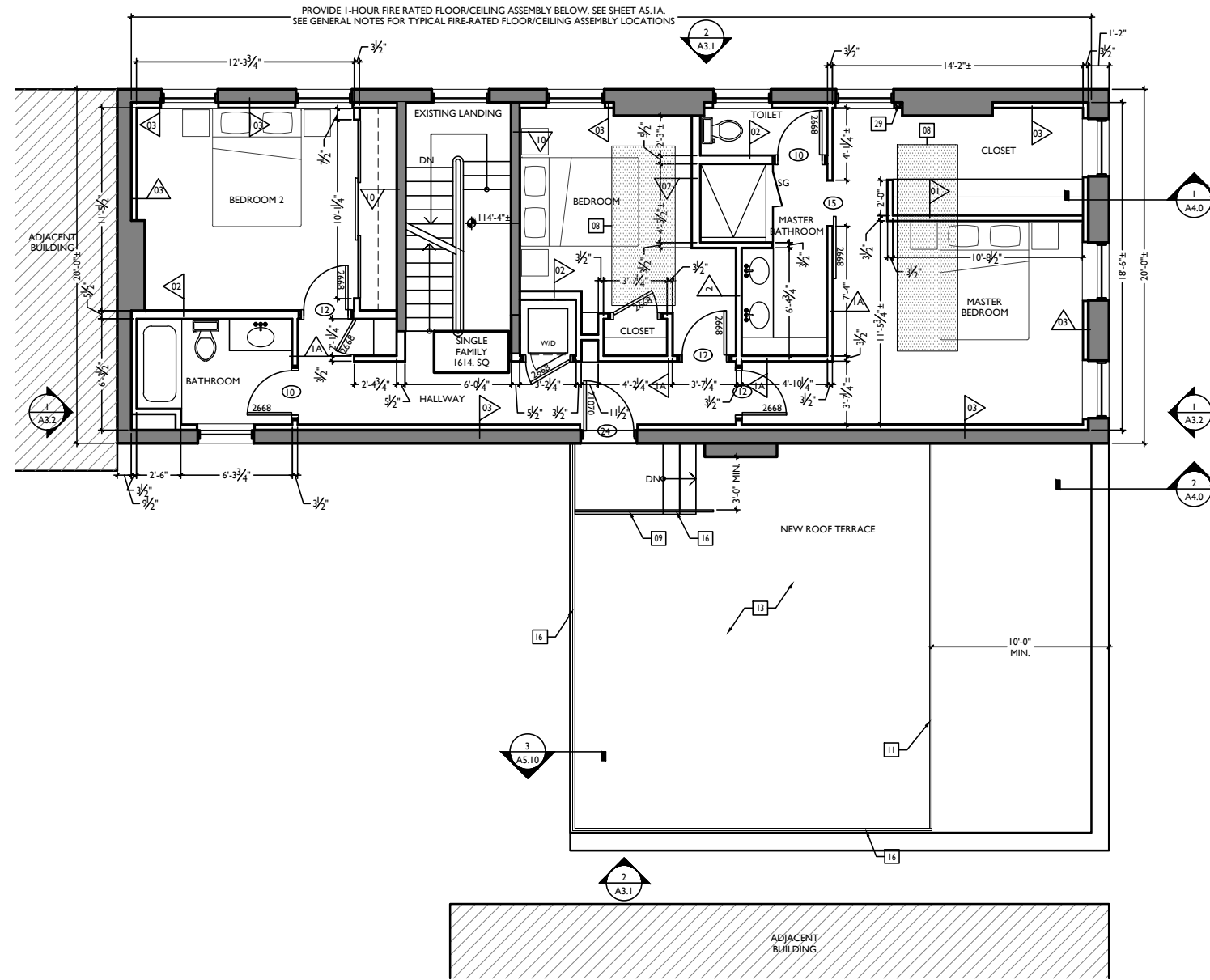
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
<p>A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>D. EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.</p> <p>F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.</p> <p>G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.</p> <p>H. ALL DOORS TO BE DOOR TYPE 1 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.</p> <p>I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1</p> <p>J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE AS.1</p> <p>K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.</p> <p>L. TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILING TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.</p> <p>M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).</p> <p>N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH. PROVIDE MITIGATION SYSTEM.</p> <p>O. IF NO DOOR TAG PROVIDED, USE DOOR TYPE "1", TYP.</p>	
PROPOSED PLANS KEYED NOTES	
<p>01 NEW WINDOW IN NEW OPENING.</p> <p>02 NEW WINDOW IN RESTORED ORIGINAL OPENING.</p> <p>03 NEW REPLACEMENT WINDOW IN EXISTING OPENING.</p> <p>04 NEW 8'-0" x 8'-0" GARAGE DOOR IN NEW OPENING.</p> <p>05 CHASE FOR INTERNAL DRAIN LINE. COORDINATE EXACT LOCATION WITH PLUMBING.</p> <p>06 NEW ROOF FRAMING & ROOF.</p> <p>07 NEW HUNG ALUMINUM GLITTER.</p> <p>08 NEW FLOOR FRAMING & FLOOR: SEE STRUCTURAL DWGS.</p> <p>09 NEW WOOD-FRAMING PLATFORM & STEPS.</p> <p>10 NEW BEAM OR HEADER - SEE STRUCT DWGS.</p> <p>11 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.</p> <p>12 NEW CAST STONE ROOF PAPER SYSTEM.</p> <p>13 NEW DOWNSPOUT.</p> <p>14 (NOT USED)</p> <p>15 PARTIAL HEIGHT WALL 42" ABOVE FINISHED FLOOR.</p> <p>16 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR AND/OR ADJACENT STAIR NOSING.</p> <p>17 STEEL MESH PANEL @ HISTORIC CORNICE WINDOW OPENING.</p> <p>18 EXG. CHIMNEY TO REMAIN.</p> <p>19 NEW LEADER HEAD AND DOWNSPOUT.</p> <p>20 FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).</p> <p>21 SHORING: SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.</p> <p>22 NEW CONCRETE SLAB ABOVE GRAVEL BASE.</p> <p>23 NEW ROOF CRICKETS.</p> <p>24 PROVIDE DOUBLE-PANE GLASS INSERTS AT REFRUBISHED WOOD STOREFRONT. SEAL AS REQ'D.</p> <p>25 PROVIDE NEW ACCESS PANEL TO EXISTING CRAWLSPACE.</p> <p>26 NEW ROOFTOP MECHANICAL PLATFORM. SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>27 ROOF HATCH: 30" X 36".</p> <p>28 EXG. ROOF CRICKET TO REMAIN.</p> <p>29 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.</p> <p>30 ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.</p>	
PROPOSED PLANS LEGEND	
<p>EXISTING WALLS</p> <p>NEW INT. PARTITION- SEE SHEET AS.1</p> <p>FE = WALL MOUNTED FIRE EXTINGUISHER</p> <p>PARTITION TYPE: SEE SHEET AS.1</p> <p>ACCESS TO FIRE ESCAPE</p> <p>RATED PARTITION BETWEEN UNITS & STAIRWELLS</p> <p>WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG. HISTORIC OPENING- FIELD VERIFY DIMS, TYP.</p> <p>DOOR DESIGNATION: SEE SHEET A4.92 FOR SCHED.</p> <p>SG SAFETY GLAZING</p>	

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Progress Dates
Revisions
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

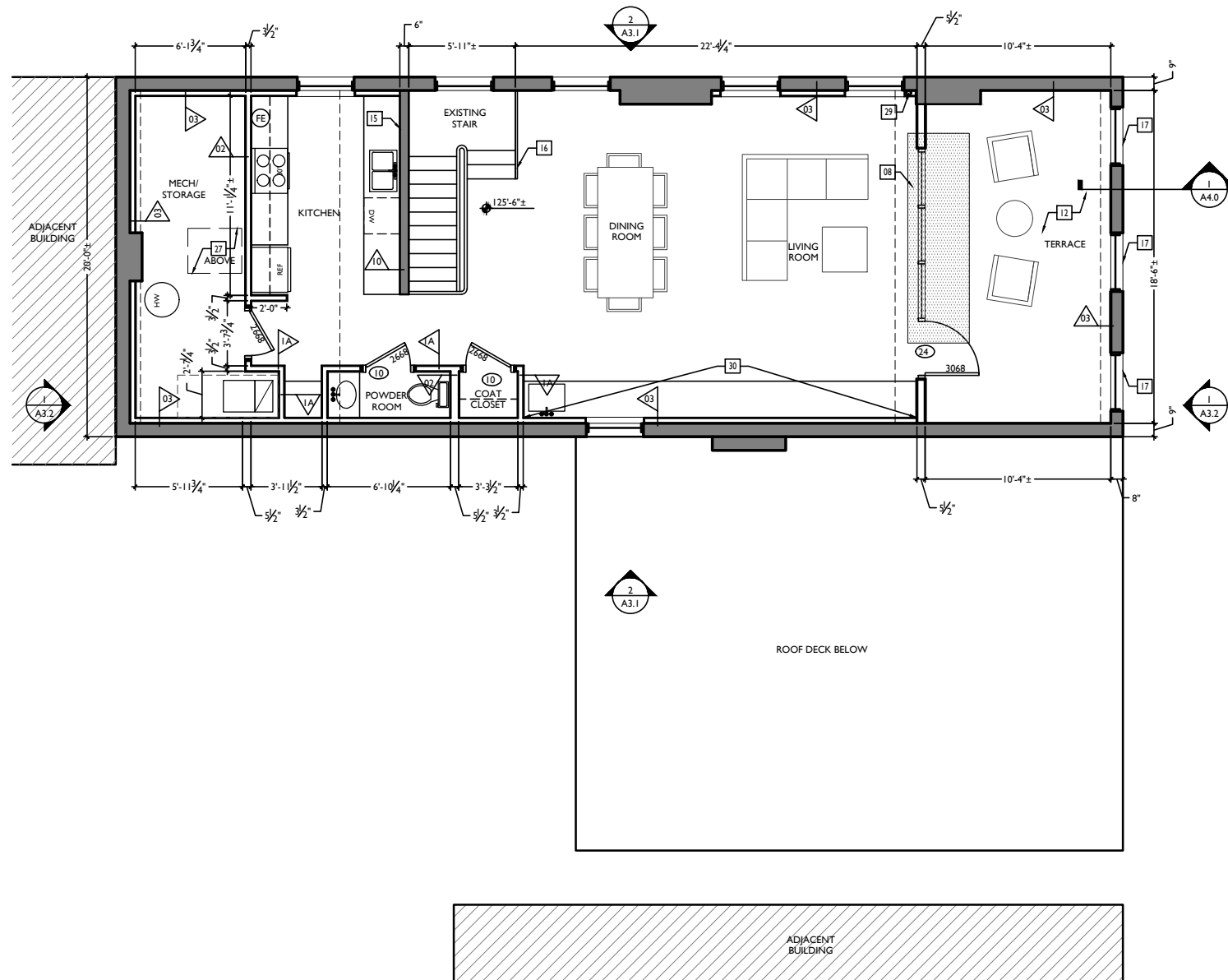


PROPOSED PLANS GENERAL NOTES	
<p>A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>D. EXG. INT. MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.</p> <p>F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.</p> <p>G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.</p> <p>H. ALL DOORS TO BE DOOR TYPE 1 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.</p> <p>I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1</p> <p>J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE AS.1</p> <p>K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.</p> <p>L. TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.</p> <p>M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).</p> <p>N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH.</p> <p>O. PROVIDE MITIGATION SYSTEM.</p> <p>P. IF NO DOOR TAG PROVIDED, USE DOOR TYPE "1 ", TYP.</p>	
<p>PROPOSED PLANS KEYED NOTES</p>	
<p>01 NEW WINDOW IN NEW OPENING.</p> <p>02 NEW WINDOW IN RESTORED ORIGINAL OPENING.</p> <p>03 NEW REPLACEMENT WINDOW IN EXISTING OPENING.</p> <p>04 NEW 8'-0" x 8'-0" GARAGE DOOR IN NEW OPENING.</p> <p>05 CHASE FOR INTERNAL DRAIN LINE. COORDINATE EXACT LOCATION WITH PLUMBING.</p> <p>06 NEW ROOF FRAMING & ROOF.</p> <p>07 NEW HUNG ALUMINUM GLITTER.</p> <p>08 NEW FLOOR FRAMING & FLOOR. SEE STRUCTURAL DWGS.</p> <p>09 NEW WOOD FRAMING PLATFORM & STEPS.</p> <p>10 NEW BEAM OR HEADER. SEE STRUCT DWGS.</p> <p>11 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.</p> <p>12 NEW CAST STONE ROOF PAPER SYSTEM.</p> <p>13 NEW DOWNSPOUT.</p> <p>14 (NOT USED)</p> <p>15 PARTIAL HEIGHT WALL 42" ABOVE FINISHED FLOOR.</p> <p>16 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR AND/OR ADJACENT STAIR NOSING.</p> <p>17 STEEL MESH PANEL @ HISTORIC CORNICE WINDOW OPENING.</p> <p>18 EXG. CHIMNEY TO REMAIN.</p> <p>19 NEW LEADER HEAD AND DOWNSPOUT.</p> <p>20 FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).</p> <p>21 SHORING. SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.</p> <p>22 NEW CONCRETE SLAB ABOVE GRAVEL BASE.</p> <p>23 NEW ROOF CRICKETS.</p> <p>24 PROVIDE DOUBLE-PANE GLASS INSERTS AT REFURBISHED WOOD STOREFRONT. SEAL AS REQ'D.</p> <p>25 PROVIDE NEW ACCESS PANEL TO EXISTING CRAWLSPACE.</p> <p>26 NEW ROOFTOP MECHANICAL PLATFORM. SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>27 ROOF HATCH, 30" X 36".</p> <p>28 EXG. ROOF CRICKET TO REMAIN.</p> <p>29 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.</p> <p>30 ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.</p>	
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<p>EXISTING WALLS</p> <p>NEW INT. PARTITION- SEE SHEET AS.1</p> <p>FE = WALL MOUNTED FIRE EXTINGUISHER</p> <p>PARTITION TYPE. SEE SHEET AS.1</p> <p>ACCESS TO FIRE ESCAPE</p> <p>RATED PARTITION BETWEEN UNITS & STAIRWELLS</p> <p>WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG. HISTORIC OPENING- FIELD VERIFY DIMS, TYP.</p> <p>DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHEM.</p> <p>SG SAFETY GLAZING</p>	

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Progress Dates
Revisions
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
<p>A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>D. EXG. INT. MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.</p> <p>F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.</p> <p>G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.</p> <p>H. ALL DOORS TO BE DOOR TYPE 1 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.</p> <p>I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O., SEE AS.1</p> <p>J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O., SEE AS.1</p> <p>K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.</p> <p>L. TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.</p> <p>M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).</p> <p>N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH. PROVIDE MITIGATION SYSTEM.</p> <p>O. IF NO DOOR TAG PROVIDED, USE DOOR TYPE 1 , TYP.</p>	
PROPOSED PLANS KEYED NOTES	
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PROPOSED PLANS LEGEND	
<p>EXISTING WALLS</p> <p>NEW INT. PARTITION- SEE SHEET AS.1</p> <p>FE = WALL MOUNTED FIRE EXTINGUISHER</p> <p>PARTITION TYPE. SEE SHEET AS.1</p> <p>ACCESS TO FIRE ESCAPE</p> <p>RATED PARTITION BETWEEN UNITS & STAIRWELLS</p> <p>WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0") "EX" - SIGNIFIES DOOR IN EXG. HISTORIC OPENING. FIELD VERIFY DIMS, TYP.</p> <p>DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.</p> <p>SG SAFETY GLAZING</p>	

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PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1851

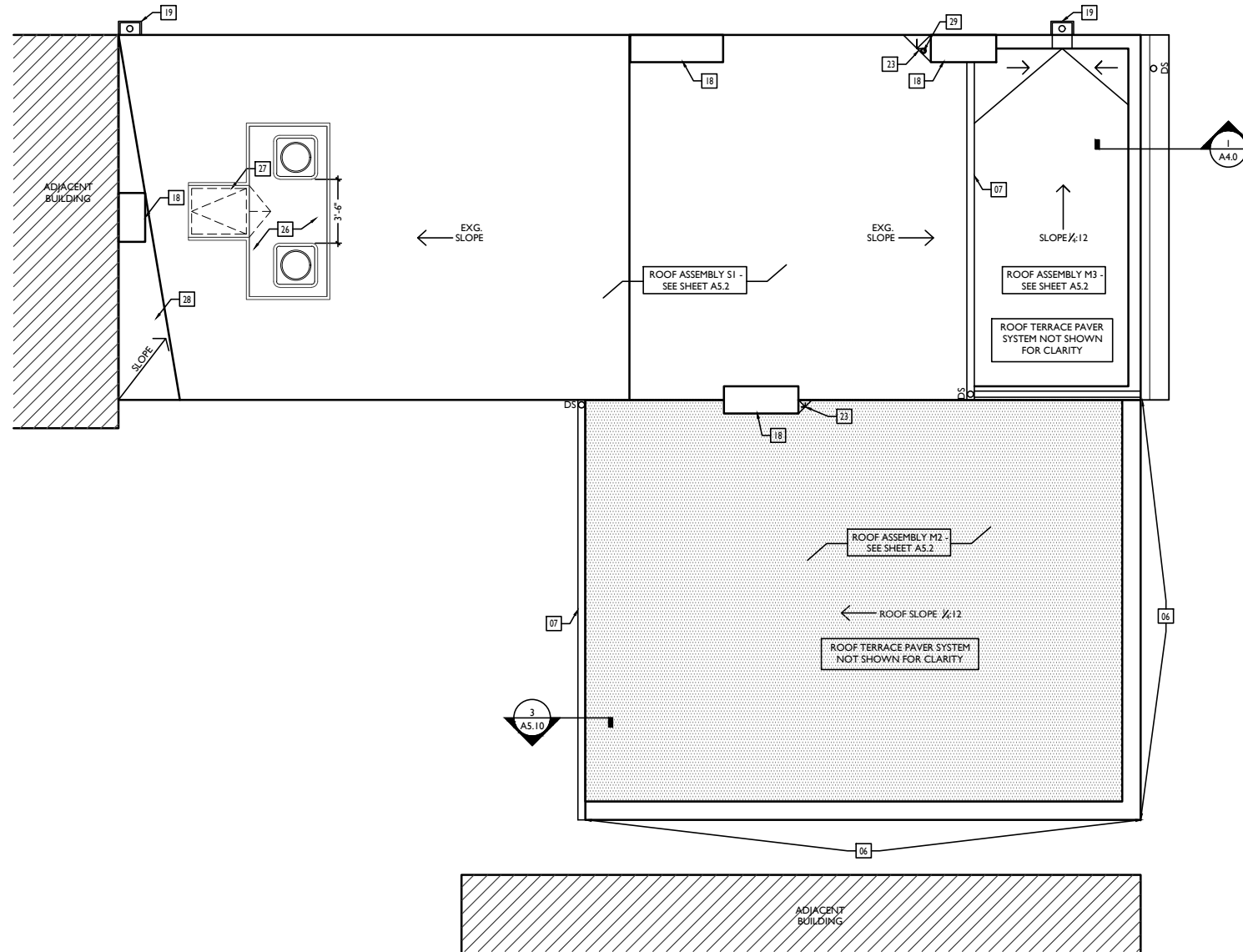
Progress Dates

Revisions

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

A2.4







PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
<p>A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.</p> <p>B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.</p> <p>C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>D. EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).</p> <p>E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.</p> <p>F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.</p> <p>G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.</p> <p>H. ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.</p> <p>I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1</p> <p>J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE AS.1</p> <p>K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.</p> <p>L. TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.</p> <p>M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).</p> <p>N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB TO MATCH. PROVIDE MITIGATION SYSTEM.</p> <p>O. PROVIDE MITIGATION SYSTEM.</p> <p>P. IF NO DOOR TAG PROVIDED, USE DOOR TYPE '11', TYP.</p>	
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26 & 28 W. ELDER STREET
CINCINNATI, OHIO 45202

<p>GENERAL ELEVATION NOTES:</p> <p>A. CLEAN ALL EXG. BRICK & STONE. B. TUCKPOINT EXG. BRICK WHERE REQ. C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE. D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT AS REQUIRED. RELINE GUTTER. E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS F. ROOF: 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF. 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF. H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS</p>	<p>KEYED NOTES</p> <p>01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. W/ 6'-0" TALL PVC PIPE, INSERT AT GRADE. 02 NEW ALUMINUM HUNG METAL GUTTER. SLOPED TO DRAIN. 03 EXG HISTORIC BOX GUTTER (CORNICHE TO REMAIN. REPAIR AS REQUIRED. RELINE GUTTER. 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR. VERTICALS SPACED <4" O.C., GALVANIZED & PAINTED. 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO. 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING. 07 EXG CHIMNEY TO REMAIN. 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.</p>	<p>09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT. 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS. 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL. 12 STEEL LOUVER, GALVANIZE & PAINTED. 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS. 14 PERMEABLE METAL GRATE AT HISTORIC CORNICHE WINDOW OPENING. 15 NEW RAKE TRIM. 16 ADJACENT BUILDING. 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS. 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS. 19 EXG BALCONY TO REMAIN. 20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.</p>	<p>21 NEW ROOF TERRACE. SEE NEW PLANS. 22 NEW BALCONY. SEE NEW PLANS. 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS. 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR. 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS. 26 NEW CONCRETE STAIR & ENTRY LANDING. 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS. 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN. 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS. 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RTA EYEBROW)". 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".</p>	<p>32 NEW 2X6 FRAMED ADDITION WITH RAINSCREEN CLADDING. SEE STRUCTURAL DWGS. CLADDING TO BE RESYSTA HORIZONTAL SLATS ATOP 2" P.T. FURRING STRIPS WITH EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. 33 NEW CPU ELEVATOR TOWER WITH RAINSCREEN CLADDING. CLADDING TO BE RESYSTA HORIZONTAL SLATS MOUNTED TO KNIGHTWALL VERTICAL "CG-GIRTS", ATOP WEATHER BARRIER, ATOP 2" POLYISO INSULATION. 34 NEW COPING. 35 OPEN-JOINT CEMENT FIBER BOARD PANELS. SEE PLANS AND SECTIONS. 36 NEW FRAMED WALL - SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BOARD SIDING. EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.</p>	<p>NEW ELEVATION SYMBOLS</p> <p>WC WATER CURTAIN SG SAFETY GLAZING  EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE  EXTERIOR DECORATIVE LIGHTING  NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT  NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.</p>
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2 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

1 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

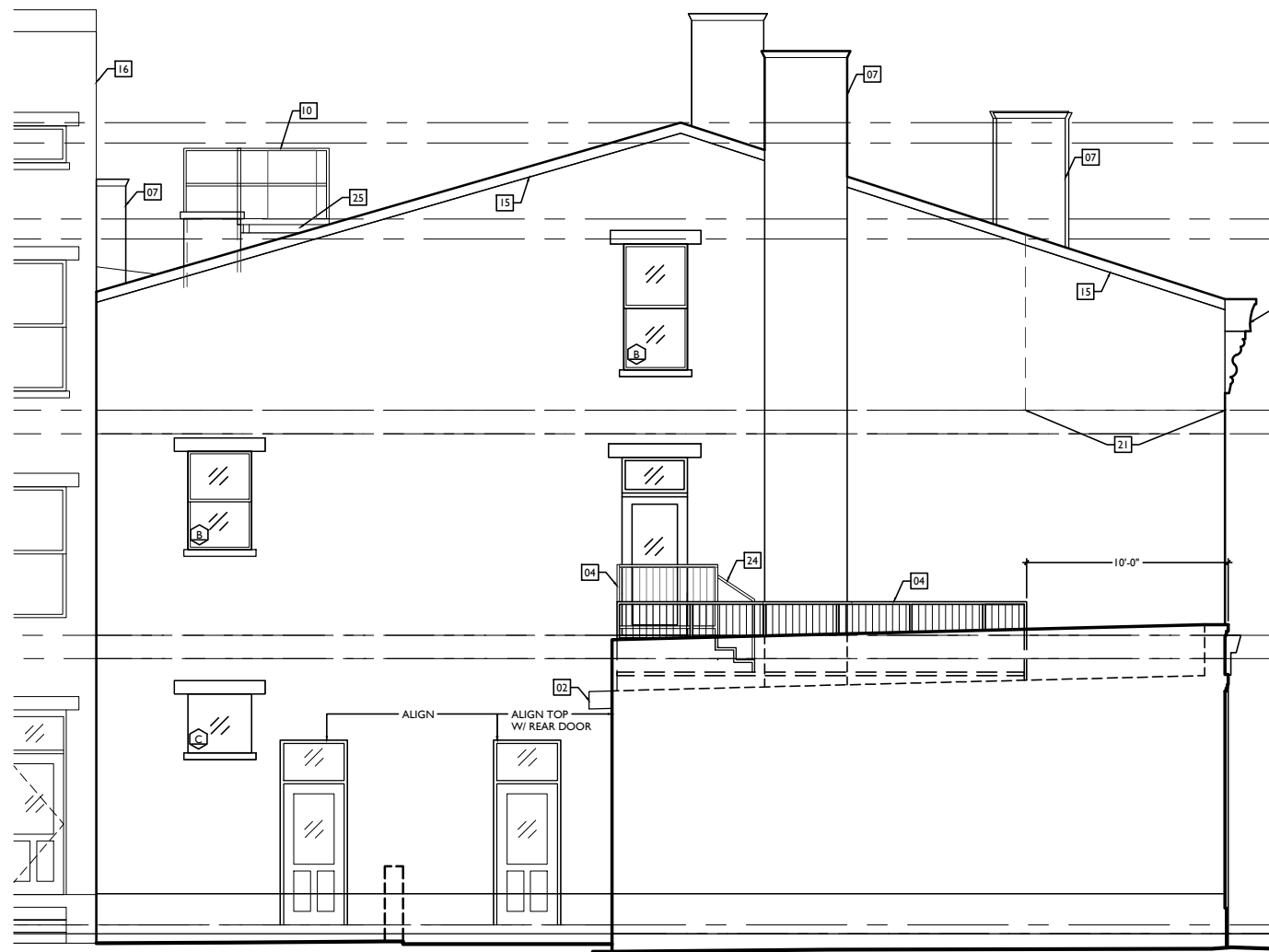
NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Progress Dates	
Revisions	
Design Team:	KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by:	JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

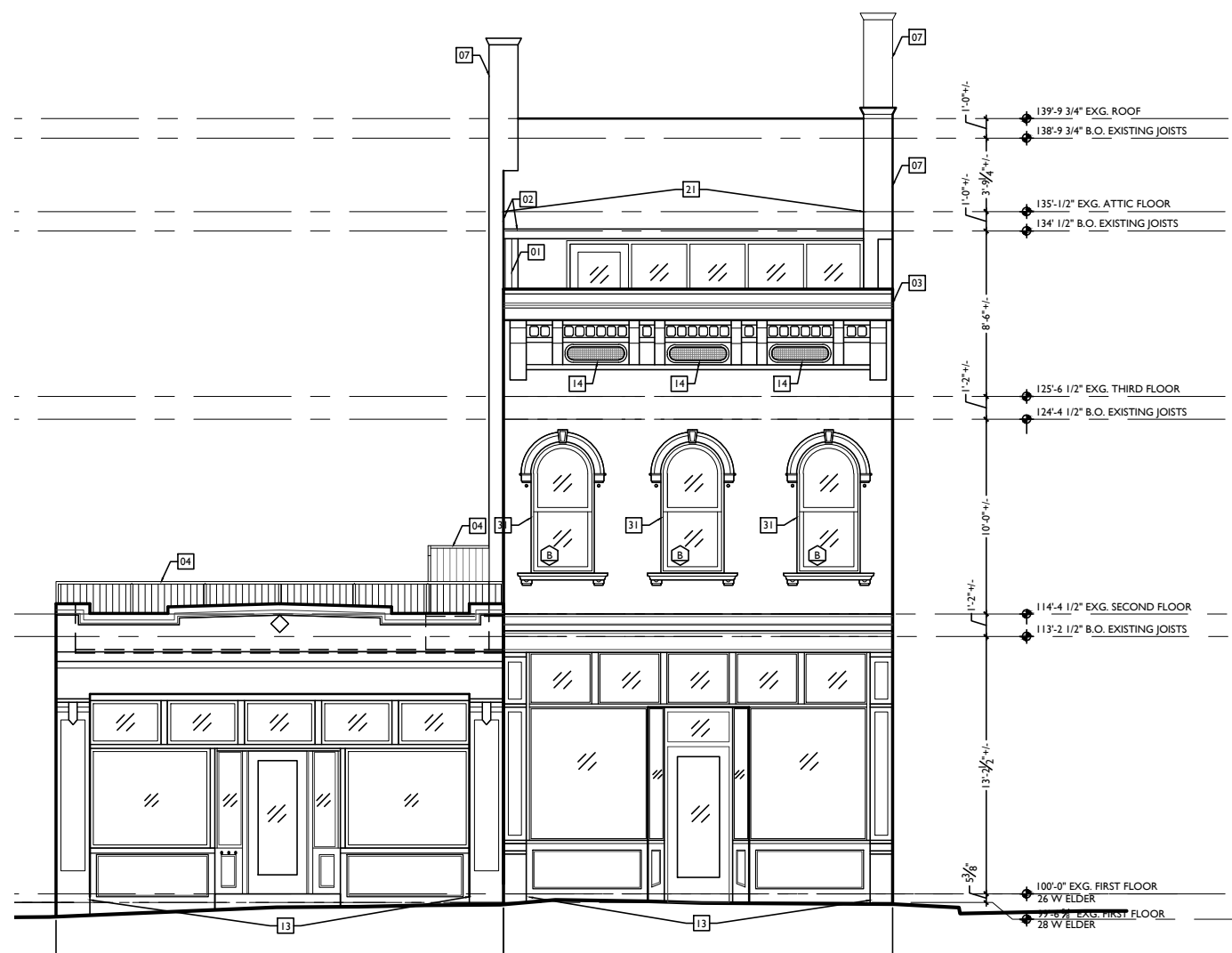
RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
 CINCINNATI, OHIO 45202

A3.2

GENERAL ELEVATION NOTES	KEYED NOTES				NEW ELEVATION SYMBOLS
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2 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



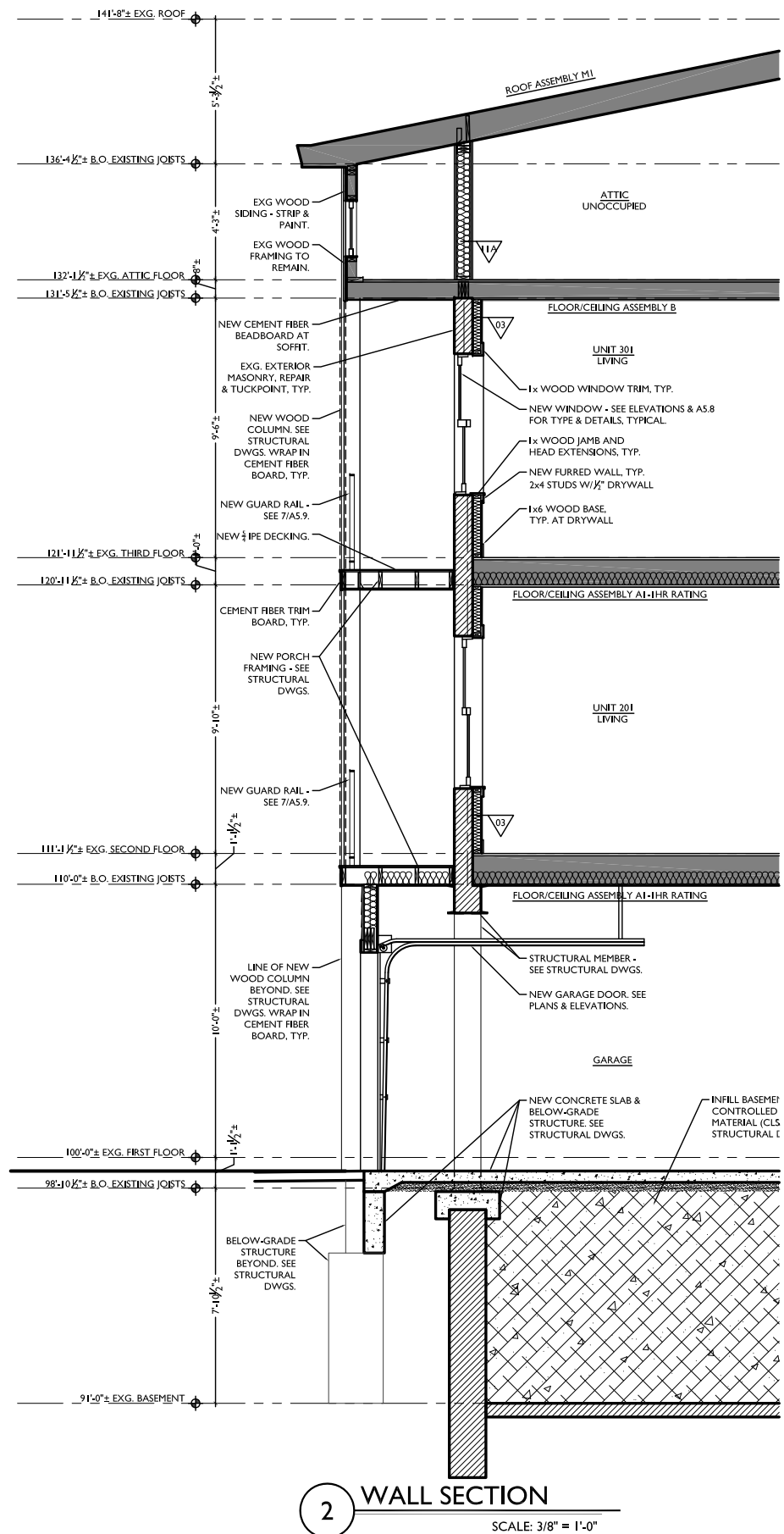
1 PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

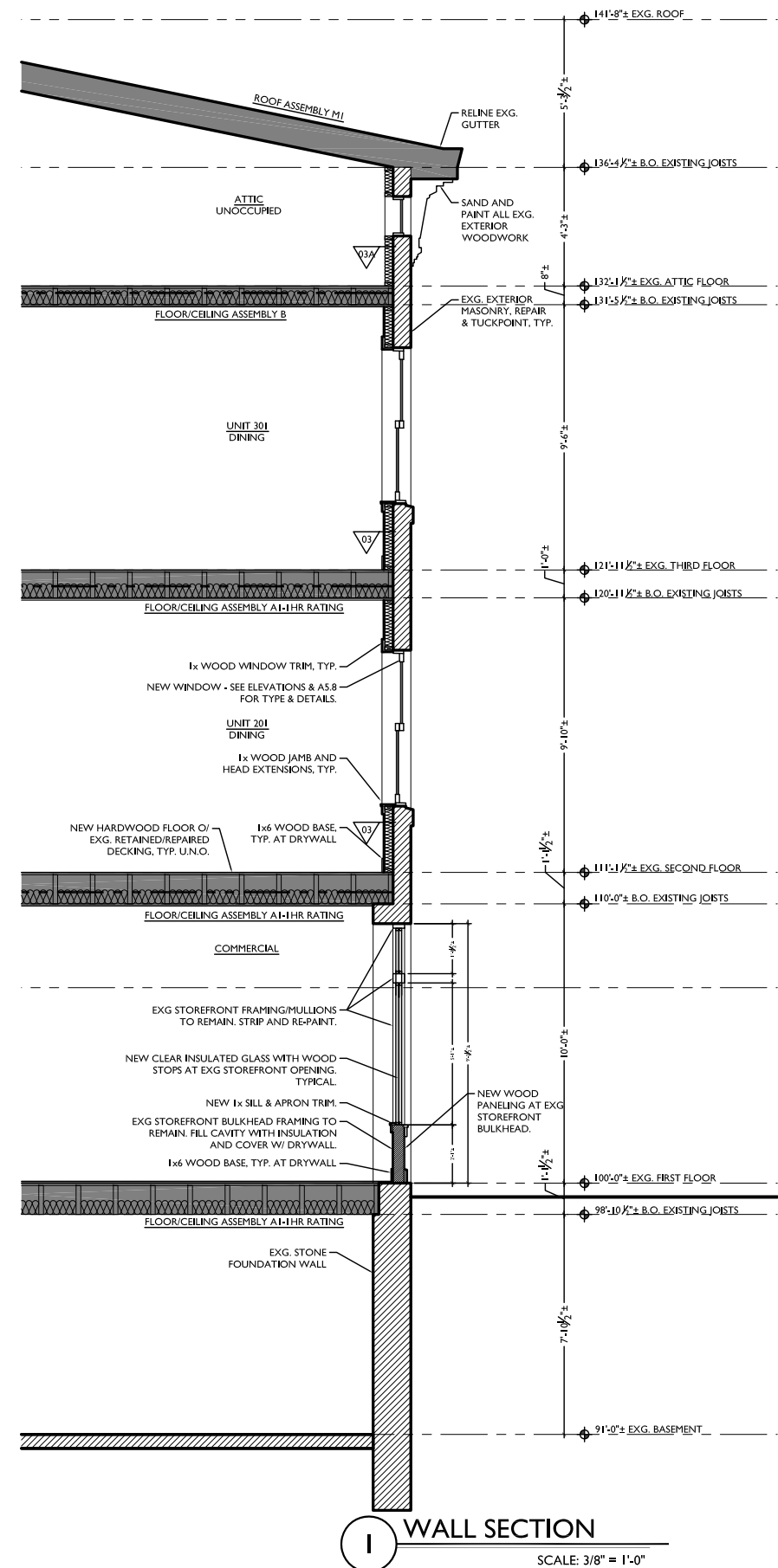
Progress Dates
Revisions
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
26 & 28 W. ELDER STREET
 CINCINNATI, OHIO 45202

A3.1



2 WALL SECTION
SCALE: 3/8" = 1'-0"



1 WALL SECTION
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
24 W. ELDER STREET
CINCINNATI, OHIO 45202

A4.0

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

APPLICATION #: N/A
APPLICANT: Kurt Platte and Ryan O'Malley, Platte Architecture and Design
OWNER: Market Square Condominium
ADDRESS: **1800-1802 Race Street, Cincinnati OH 45202**
PARCELS: 094-0008-0384-00
ZONING: Commercial Community (CC-P)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: January 4, 2016
HEARING DATE: Prehearing January 5, 2016 at 2:30 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing 5-story masonry building to support three residential condominiums units on the upper floors with the first floor consisting of commercial storefront.

Existing Conditions:

The vacant 5-story masonry building is located at the northeast corner of Race Street and W. Elder Street. Frontage is along Race Street. There is a large billboard existing on the roof that will be removed. The building has two addresses but is built and looks like one single building from the exterior.

The parcels for 24 W. Elder, 26-28 W. Elder, 1800-1802 Race Street and 1804-1806 Race Street have been consolidated into one parcel.

Proposed Conditions:

The proposal is to rehabilitate the existing 5-story structure into a first floor commercial space with three residential units on the upper floors. There will be a new stair and centrally located elevator for accessibility. The proposal includes major roof modifications for roof top decks.

The renovation of the buildings will feature the following:

1. New aluminum clad wood storefront in existing openings. 4 bays on the primary west façade and 1 bay on the south façade. Original cast iron columns framing the store will remain. Proposed window sill and lintel heights match existing openings. There are two primary entrances. The south entrance is recessed existing and the proposal is for it to be flush with the façade wall requiring a single stair riser and tread on the sidewalk requiring DOTE approval via an easement.
2. Basement access door replacement per DOTE standards.

3. Replacement windows in existing openings; double hung 1/1 in bronze finish (Lincoln Fit)
4. New centrally located elevator shaft for access to all floors. The elevator shaft is slightly taller than the existing ridge height and will be visible from the Elder Street right of way as that is the low end of the existing roof. Cladding is wood shiplap siding. The proposed wood is ipe, without stain which will weather to a grey color over time.
5. 7 individual mechanical units will hang from the north elevation, adjunct to 1804-1806 Race Street but not visible from either Race or Elder Streets. Unit size is 36" x 36" x 40" tall.
6. Breezeway gate; black metal with in-swing on the north end for access to an interior courtyard.
7. Major roof modifications to accommodate two new roof decks.
 - a. Eastern deck is in the southeast corner of the building (secondary façade) on the fifth floor and will not be visible from Elder Street. New wall is wood shiplap siding with a glass folding wall system.
 - b. A larger western deck proposed is on the fifth floor which will cut the roof ridge beam to allow for an 'L' shaped deck fronting on the primary façade Race Street and the secondary façade Elder Streets. While the deck will not be visible from the right of way directly opposite on either Race or Elder, the openness of Findlay Market on W. Elder Street makes this roof deck visible from Elm Street. The new wall is wood shiplap siding with a glass folding wall system. There is a large overhang on the western roof deck from the new wall.
 - c. Both roof decks will have a low glass railing at the existing coping for guardrail code compliance.
 - d. Existing roof mounted billboard sign to be removed for the roof deck.
 - e. An existing chimney and small dormer on the west façade will be removed for the roof deck.
8. New roof shingles; fiberglass
9. Brick infill of existing openings not visible on the east and north elevations.
10. Painting of previously painted masonry.
11. Interior renovation for tenant finish.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial District Multi-family Dwelling – Permitted Use Commercial – Limited Permitted Use
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
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: The applicant is not seeking zoning relief for commercial uses at this time. Should the proposed future use need a use variance, the applicant and/or owner/tenant shall return to the board for review and approval.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District. The work involves appropriate window installations, restoration, and reintroduces first floor commercial as it was originally constructed.

While there is no current commercial tenant, the future commercial use of the structure will be limited by the current zoning code and any deviation from that allowable usage will require a zoning variance to be returned to the board.

Staff feels the proposed elevator addition is compatible with the original character and does not overpower the building.

The proposed cladding material is wood lap siding. This material has not been approved by the board in recent months however; the specifics of this project are that the siding is on the fifth floor and above at the elevator shaft. The material is visible from the primary facades on Race Street and the secondary façade of Elder Street due to the height of the elevator shaft.

Staff feels the proposed roof top terrace on the primary western façade significantly alters the original roofline and general shape of the original structure. The proposal removes so much of the “hip roof” that the result gives the impression from the west that the building never had a pitched roof. Although the deck is on the fifth floor, it is very visible due to the location of the building; which is opposite Elder Street at Findlay Market making this deck visible from Elm Street (See attached streetview).

The proposed western ‘L’ shaped deck is approximately 730 SF. The proposed eastern deck is approximately 190 SF. Staff recommended the applicant modify the “L” into two smaller roof decks to retain most of the original roof shape and structure but the applicant wishes to proceed as proposed. This proposal is contrary to our guidelines for rehabilitation which state in Specific Guidelines: “Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of the 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.”

The large overhang proposed for this western roof deck is not in character with the district and should be redesigned to respect the current design of the roof. Guidelines state new features in rehabilitation should be compatible with the building in design, color, detailing, texture, size and shape.

Other Considerations:

Prehearing Results

January 5, 2016 - Only the architects were in attendance.

Comments Provided to Staff: Support letters submitted to staff by the applicant.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation of 1800-1802 Race Street per drawings submitted by Platte Architecture and Design dated 1/11/2016 including any revisions submitted for permit subject to the following conditions:
 1. The first floor commercial use in the future will be subject to board approval if the proposed use is not permitted under the current zoning code.
 2. The applicant must get Department of Transportation and Engineering approval and easement for proposed stair stoop in the public right of way on Race Street.
 3. Large 'L' shaped roof deck on the primary western façade shall be reduced to retain the original roof structural beam and general shape of the original roof. Revisions shall be submitted to the Urban Conservator for approval.
 4. Large overhang on the roof deck shall be reduced to match the characteristic of the existing building cornice overhang.
- b) **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.

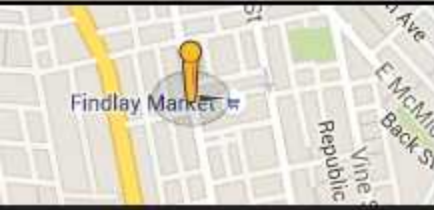
1800-1802 Race



LEADER FURNITURE

FINDLAY MARKET

Elm Street at W. Elder Street
Looking east
1800-1802 Race Street beyond



PLATTE

architecture + design

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

January 15th, 2016

Re: Certificate of Appropriateness

1800 Race St.

Permit No. 2015P08288

Dear Members of the Historic Conservation Board,

Thank you in advance for reviewing our project. The proposed project at 1800 Race Street is the rehabilitation of an existing 5-story masonry building on Race Street. This letter, along with the attached additional information, shows that the proposed design meets the historic guidelines for the Over-The-Rhine neighborhood.

Existing Building

The existing building is located at the northeast corner of Race Street and West Elder Streets. The primary west façade is of typical Italianate style: storefront at grade, vertically aligned punched window openings at floors 2-4, and a shallow wood cornice/box gutter above. There is an existing fire escape that will remain. The primary south façade is similar to the west façade, with an abbreviated storefront opening that extends about 9' in from the west corner. The first floor window openings to the east of the storefront have operable non-historic shutters, to remain. A single historic Juliet balcony resides at a stairwell window on the second floor, and will remain. The roof is hip-shaped with respect to the orientation of the building at the street corner: one portion of the roof slopes to Race Street, and the other slopes to West Elder Street. There is a small dormer near the base of the roof, overshadowed by a large non-historic billboard rising above. There are four existing chimneys.

Storefront

The original cast-iron columns framing the historic storefront will remain. The storefront infill at the northern two bays of the façade—doors, display and transom windows, bulkhead—appear to be original. The storefront infill at the southern two bays is non-historic. In order to achieve a more uniform appearance across the front façade,

all existing storefront infill will be removed. A new aluminum-clad wood storefront with wood-trimmed bulkhead will be installed, informed by the proportion and character of the original storefront. (Basis of design to be Marvin Ultimate Clad Casement Picture Window, and Marvin Clad Commercial 2 1/4" Door.) **See attached for product information.**

Windows

All existing windows will be removed back to the historic wood frames. New custom factory finished bronze aluminum-clad wood one-over-one sash with clear insulated glass will be installed throughout. The new sash—Lincoln Fit with concealed jamb liners—will be installed at the historic depth of the original windows and will fit the existing framed opening without modification. **See attached for product information.**

Mechanical Units

Condensing units for the new HVAC systems will be hung from the north elevation, to minimize their visibility. The basis for design is the Goodman GSZ13 Heat Pump. They have a minimal appearance, are painted dark gray, and are each no larger than 36" wide x 36" deep x 40" tall. **See attached for product information.**

Roofing Materials:

The existing building has a sloped shingle roof. The existing roof framing and sheathing will be repaired and maintained, but the existing shingles will be removed and replaced with new fiberglass shingles (Certainteed or equal). The final color will be black or grey. **See attached for cut sheet.**

Breezeway Gates

A new metal breezeway gate will be installed along Race Street to the north of the building. This will be a custom-fabricated steel gates, which will be painted black. **See attached for details.**

Roof decks

Two new roof decks are proposed for the front building.

- A new roof deck is proposed for the front of the 5th floor at 1800 Race Street. The existing roof will be cut open along the west elevation and along the west

- side of the south elevation, and then flatten for approximately 4' beyond the incision point to provide an overhang above the folding door system. A dark-toned NanaWall folding door system will open up to the roof deck. The small dormer and roof-mounted billboard will be removed, in addition to the westernmost chimney. The chimney to the east will remain, along with the historic box gutter. A guardrail composed of clear glass will rise 10" above the existing parapet. The new opening in the roof will not be visible from across the street—see sightline studies.
- A new roof deck is proposed for the southeast corner of the 5th floor at West Elder Street. A guardrail composed of clear glass will rise 10" above the existing parapet. The roof will be cut open, but the chimney along the east elevation will remain, along with the historic box gutter. The roof will flatten at the doorway to provide access to the roof deck, but this will have only minimal, indirect visibility from the street. See sightline studies.

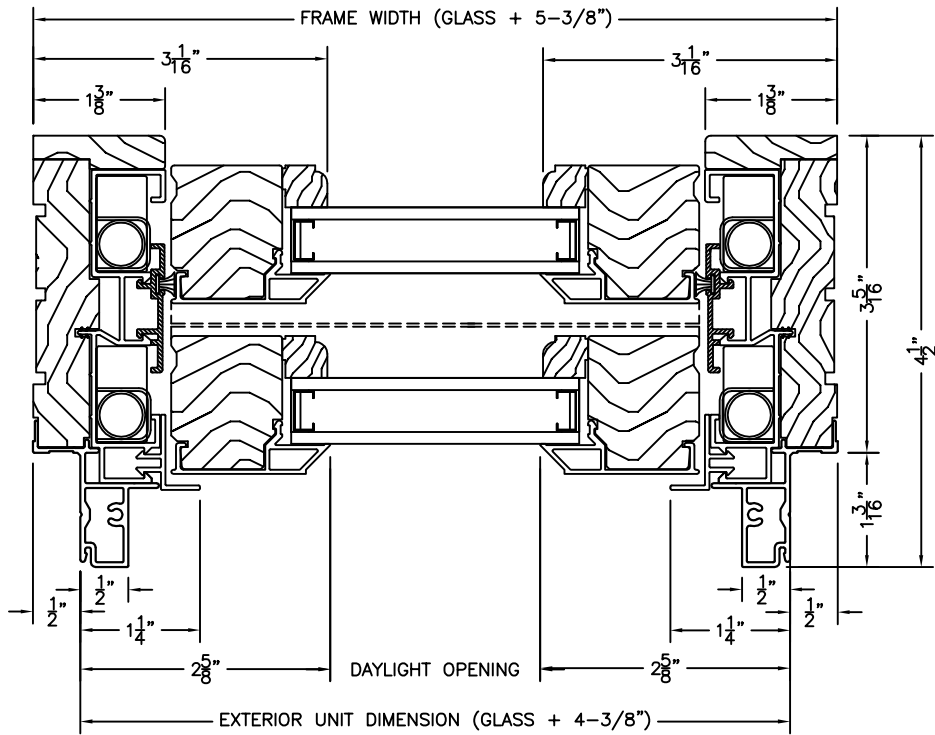
Elevator

A new elevator is proposed for the building. To provide access to the fifth floor, a tower is required that will rise approximately 1' past the top of the ridgeline, approximately 7' at the northern edge of its actual penetration, and 10' at the southern edge. Its location is set back from the west elevation to minimize its visibility from Race Street—see sightline studies. It will be clad in wood shiplap siding. **See attached for detail.**

Please find elevations, plans, and sight line images included herein which show the proposed design of this project, and its relationship to the existing adjacent buildings.

Sincerely,

Ryan O'Malley
Project Manager



**LINCOLN FIT DOUBLE HUNG - HORIZONTAL SECTION
CONCEALED JAMBLINER**

SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

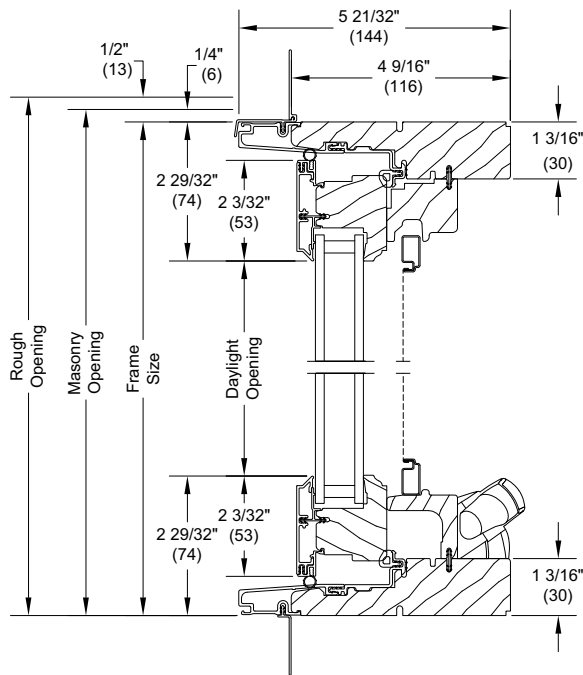
1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

Clad Ultimate Casement, Awning and Picture

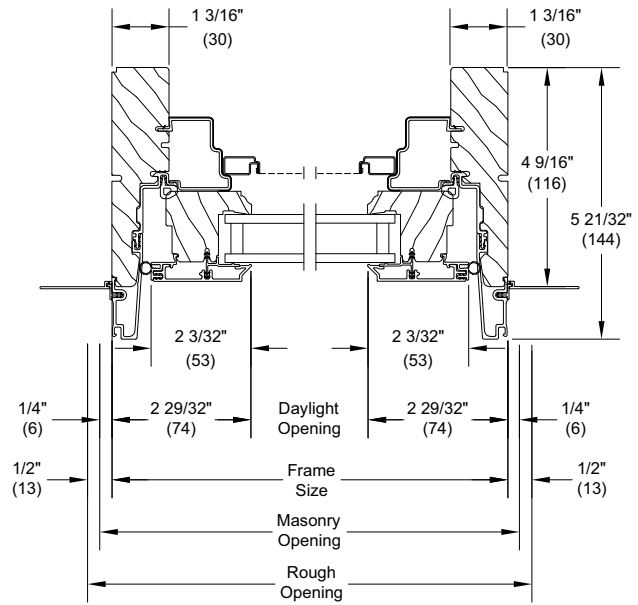
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Scale: 3" = 1' 0"

Operating

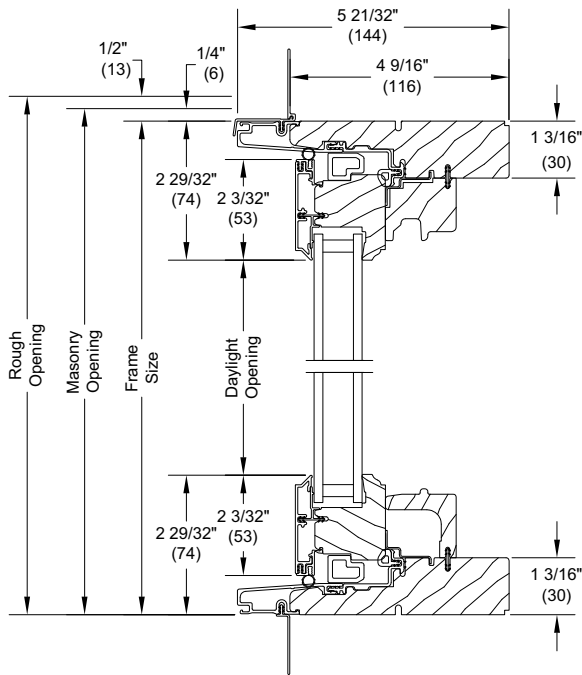


Head Jamb and Sill

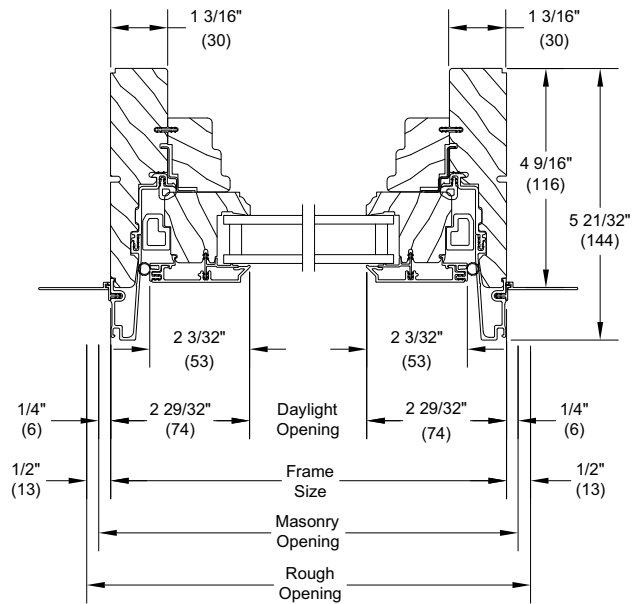


Jambs

Stationary/Picture



Head Jamb and Sill



Jambs

“Best Buy”

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR[®] rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter[®] algae-resistance warranty 
- 10-year SureStart[™] protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK[®] color palette



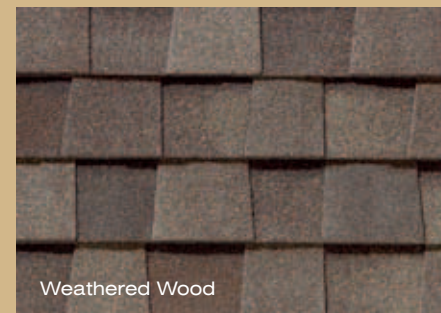
Silver Birch



Cobblestone Gray



Georgetown Gray



Weathered Wood



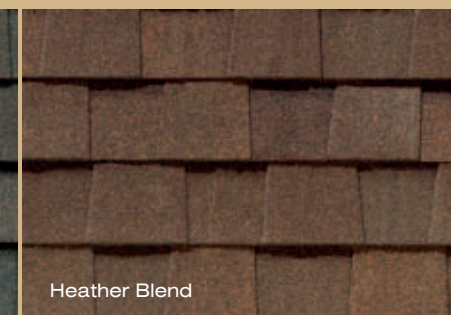
Colonial Slate



Resawn Shake



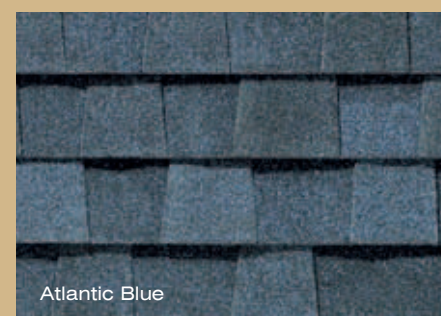
Driftwood



Heather Blend



Pewter



Atlantic Blue



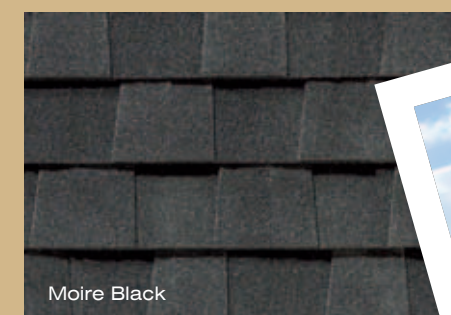
Hunter Green



Burnt Sienna



Cottage Red

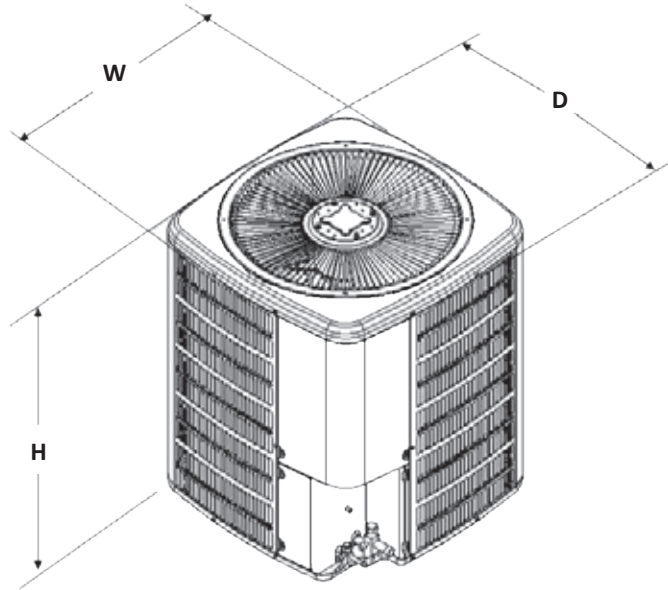


Moire Black

Shown in Weathered Wood



DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ130181**	26	26	32½
GSZ130241**	26	26	32½
GSZ130301**	26	26	32½
GSZ130361**	29	29	32½
GSZ130421**	29	29	38½
GSZ130481**	29	29	34½
GSZ130601**	35½	35½	34½

ACCESSORIES

MODEL #	DESCRIPTION	GSZ13 018	GSZ13 024	GSZ13 030	GSZ13 036	GSZ13 042	GSZ13 048	GSZ13 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit ⁰	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

⁰ Contains 20 brackets; four brackets needed to anchor unit to pad

¹ Installed on indoor coil

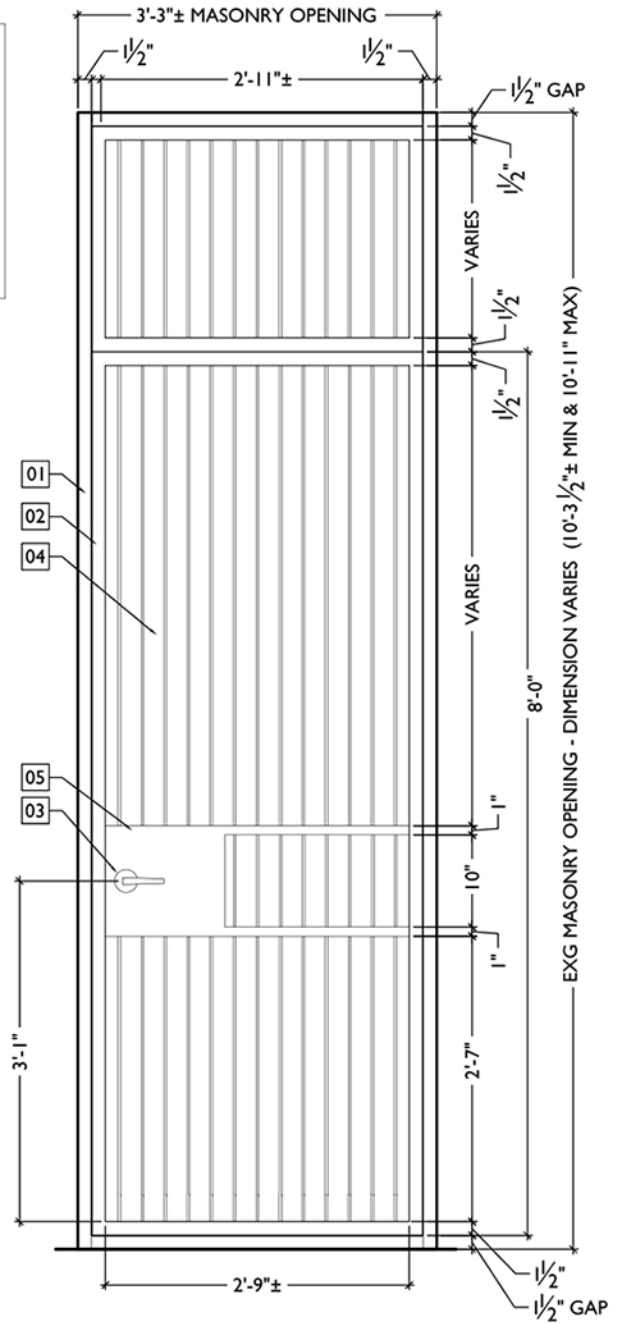
² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.

KEYED NOTES:

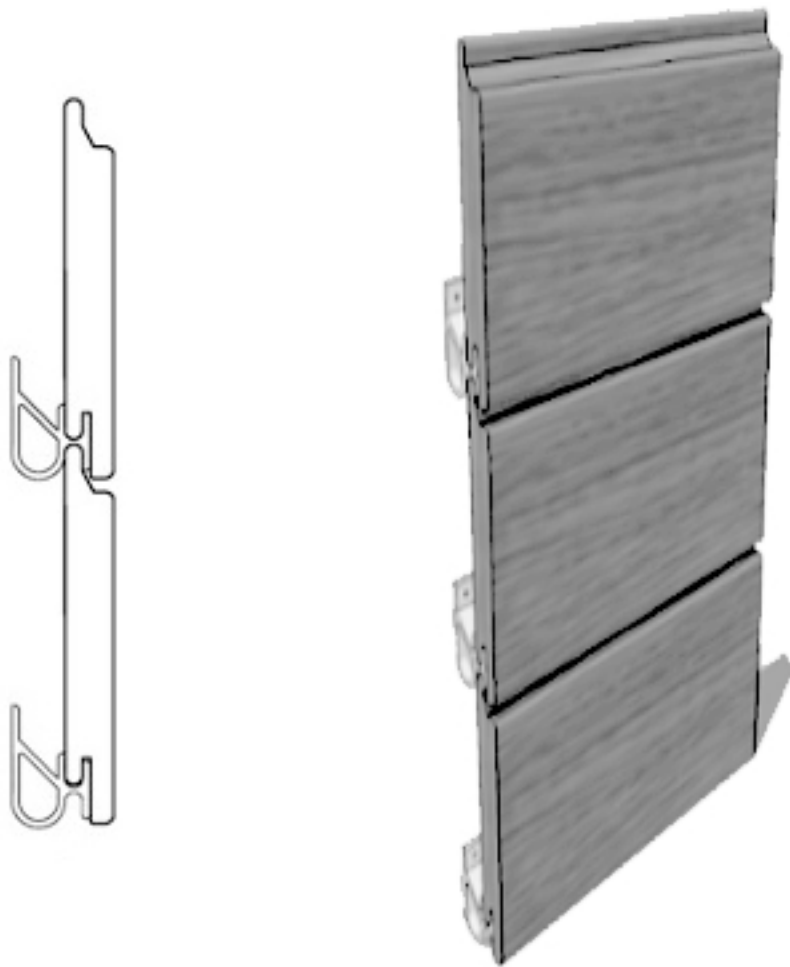
- 01. 1/2" x 1/2" SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL
- 02. 1/2" x 1/2" SQUARE STEEL DOOR FRAME MOUNTED ON HINGES
- 03. TYPICAL GATE HARDWARE: SEE A5.2
- 04. 1" x 1/8" STEEL FLAT BARS WELDED TO 1 1/2" x 1 1/2" STEEL PERIMETER FRAME & 1" x 1" ANGLED STEEL PIECES, EQUALLY SPACED AT 2 1/2" MAX.
- 05. 16 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE

NOTE: ALL EXTERIOR STEEL TO BE GALVANIZED, TYP.



TYP BREEZEWAY GATE

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



Wood cladding profile



Wood cladding - precedent images



South Facade



East Facade



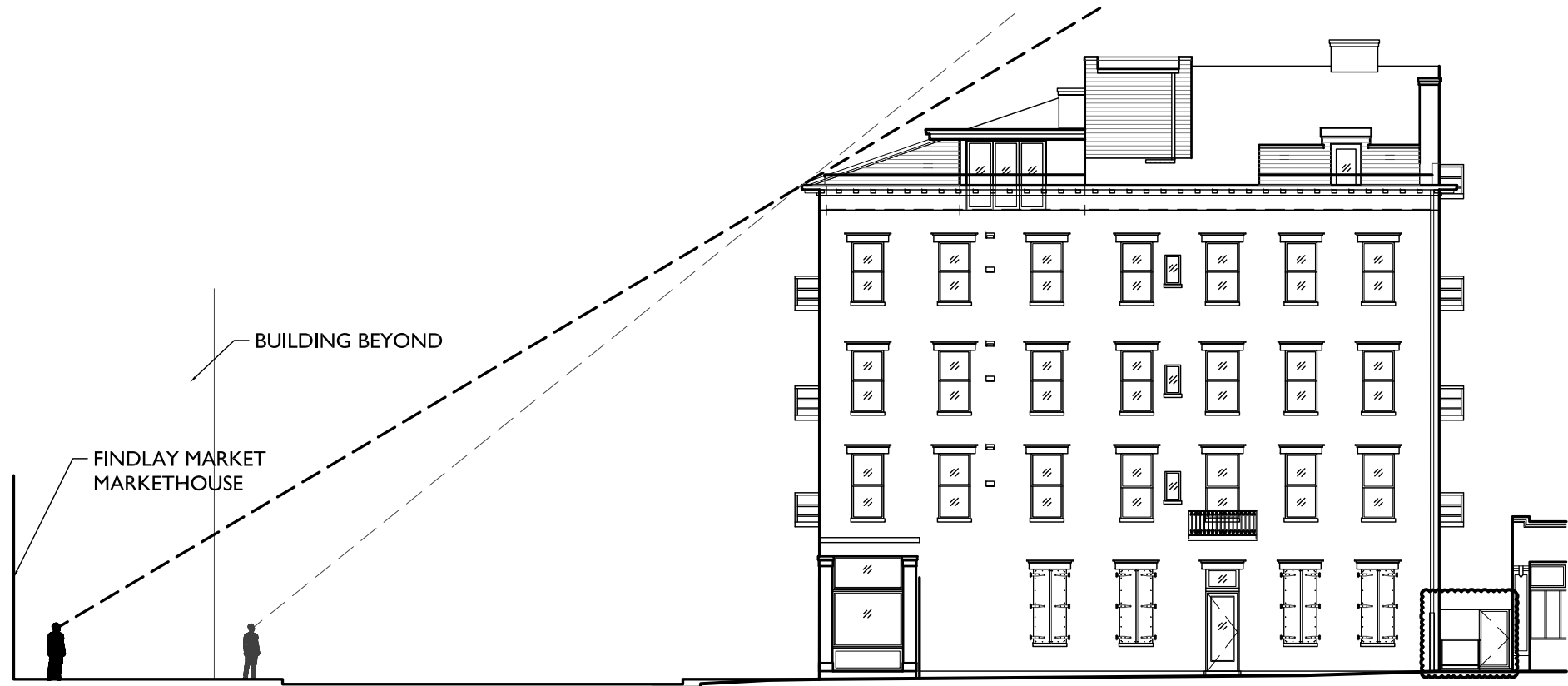
North Facade



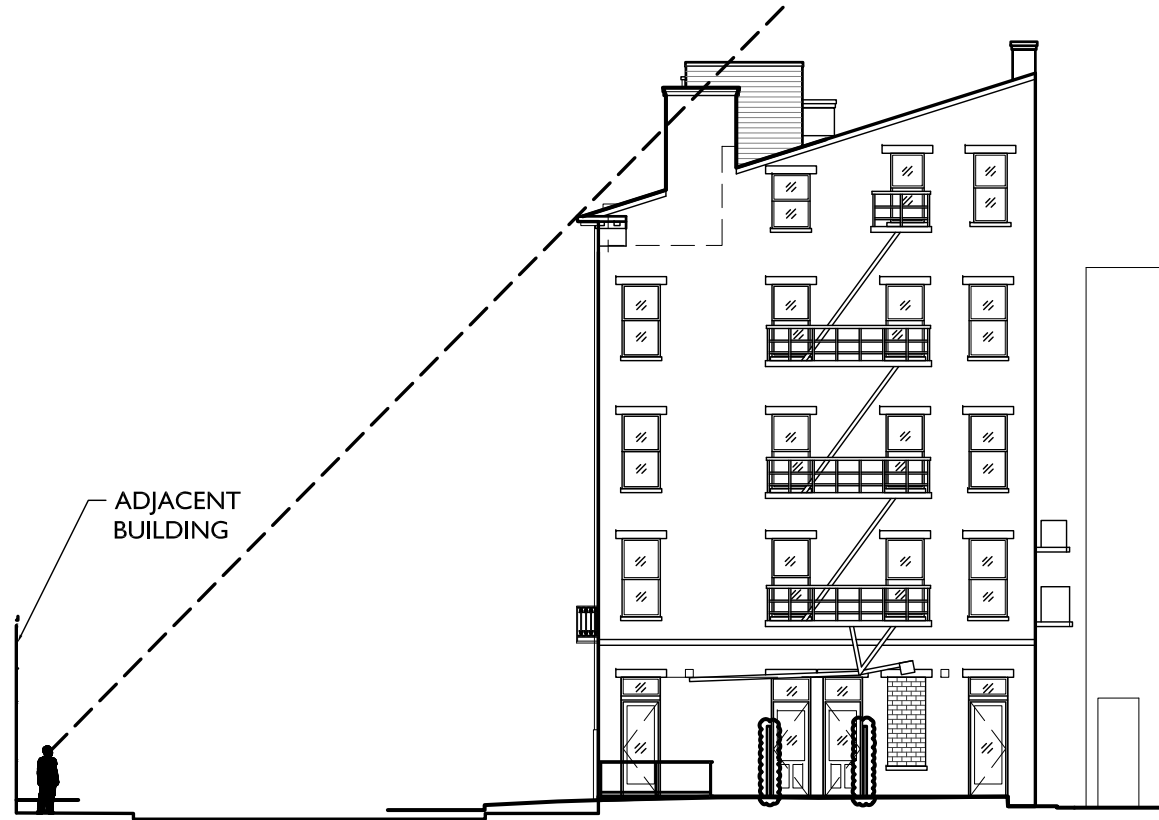
West Facade

RENOVATIONS AND ADDITIONS FOR:
1800-1802 RACE STREET
CERTIFICATE OF APPROPRIATENESS
01-11-2016

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SIGHTLINE 3 - Along Race Street



SIGHTLINE 2 - Along W. Elder Street



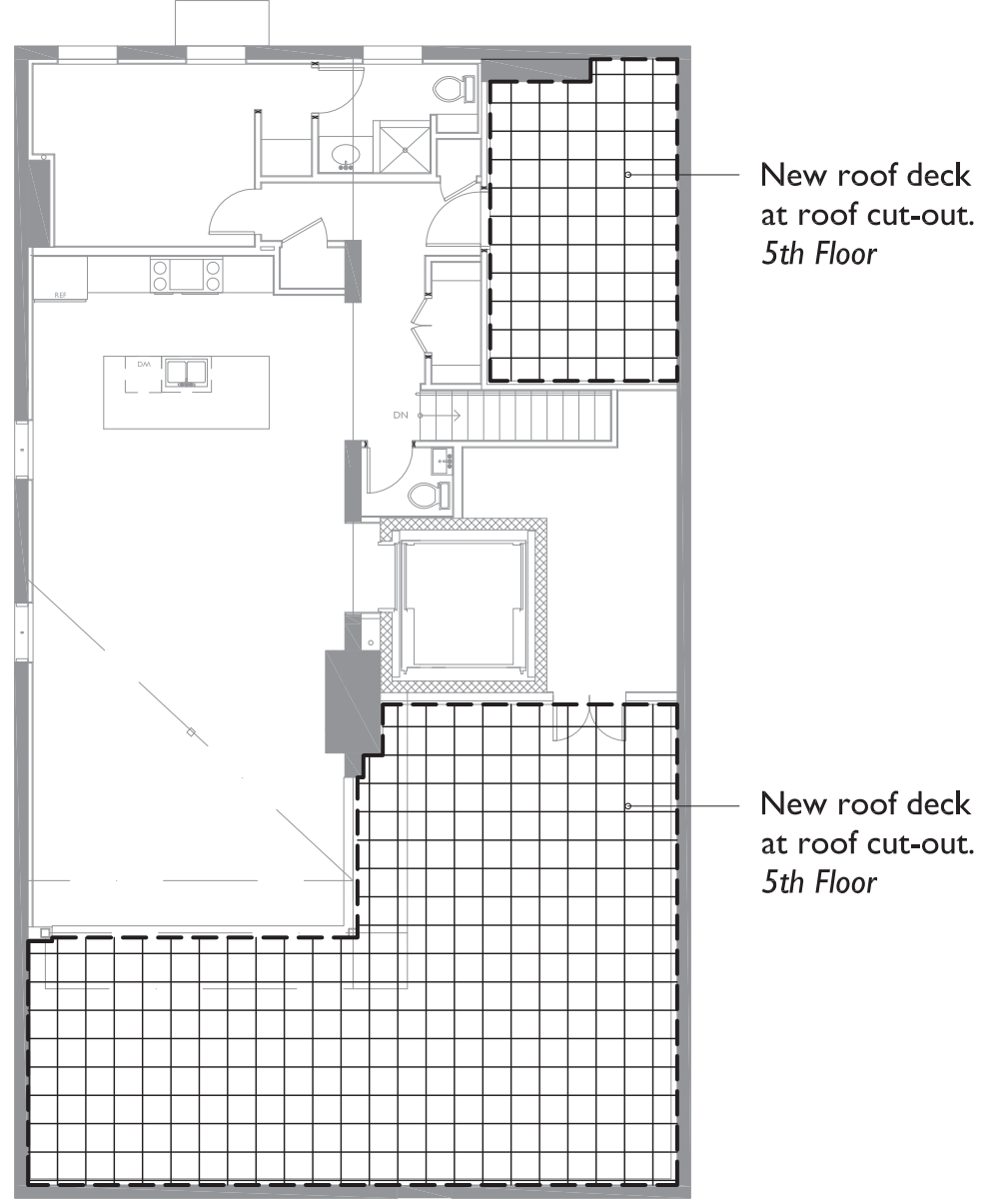
SIGHTLINE 1 - Along W. Elder Street

RENOVATIONS AND ADDITIONS FOR:
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 01-11-2016

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↻ New Roof Deck Diagram



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KEY PLAN

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

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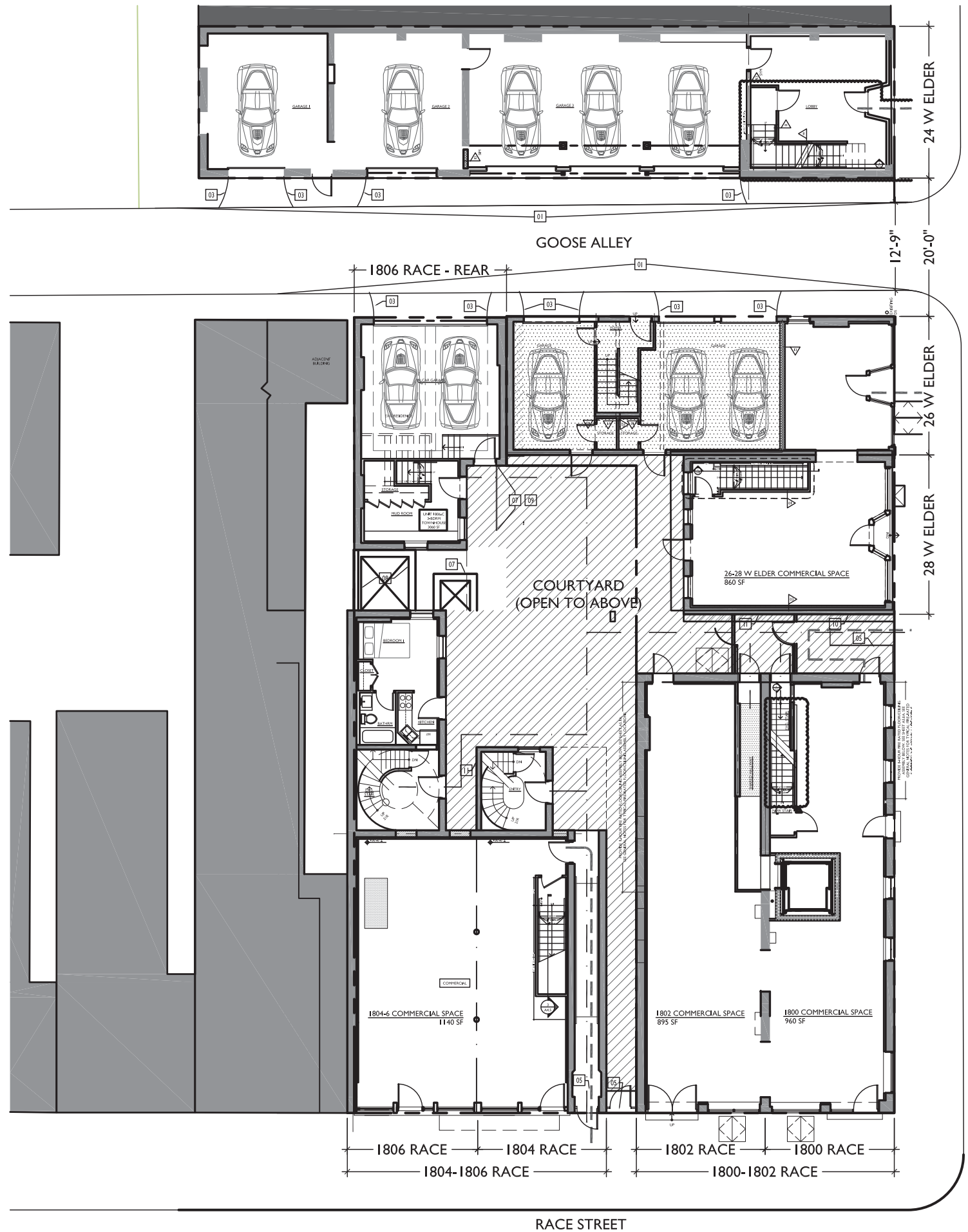
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Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

AI.0



SITE PLAN GENERAL NOTES	
01	PROVIDE ALL NEW CONCRETE AT WALKWAYS, BREEZEWAYS, & COURTYARDS TO THE SIDE & REAR OF 1800-1806 RACE & 26-28 ELDER. PROVIDE NEW SIDEWALKS AS INDICATED W/ KEYNOTE.
SITE PLAN KEYED NOTES	
01	PROVIDE NEW CONCRETE SIDEWALK. INCORPORATE NEW CURB CUTS AS INDICATED.
02	NEW 6'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE SHT. AS.3.
03	NEW CONCRETE CURB CUTS. SEE CIVIL DWGS.
04	N/A.
05	NEW STEEL GATE. SEE DETAILS. SHT. AS.3
06	NEW HANDRAIL. SEE NEW PLANS.
07	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
08	PROVIDE NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT. SEE NEW PLANS & STRUCTURAL DWGS.
09	NEW CONCRETE STAIR & LANDING. SEE NEW PLANS & STRUCTURAL DWGS.
10	NEW INTERCOM PANEL.
11	NEW MAILBOXES.
SITE PLAN LEGEND	
	NEW WALL
	EXISTING WALLS
	PROPERTY BOUNDARY
	ADA ACCESSIBLE ROUTE
	EGRESS PATH

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

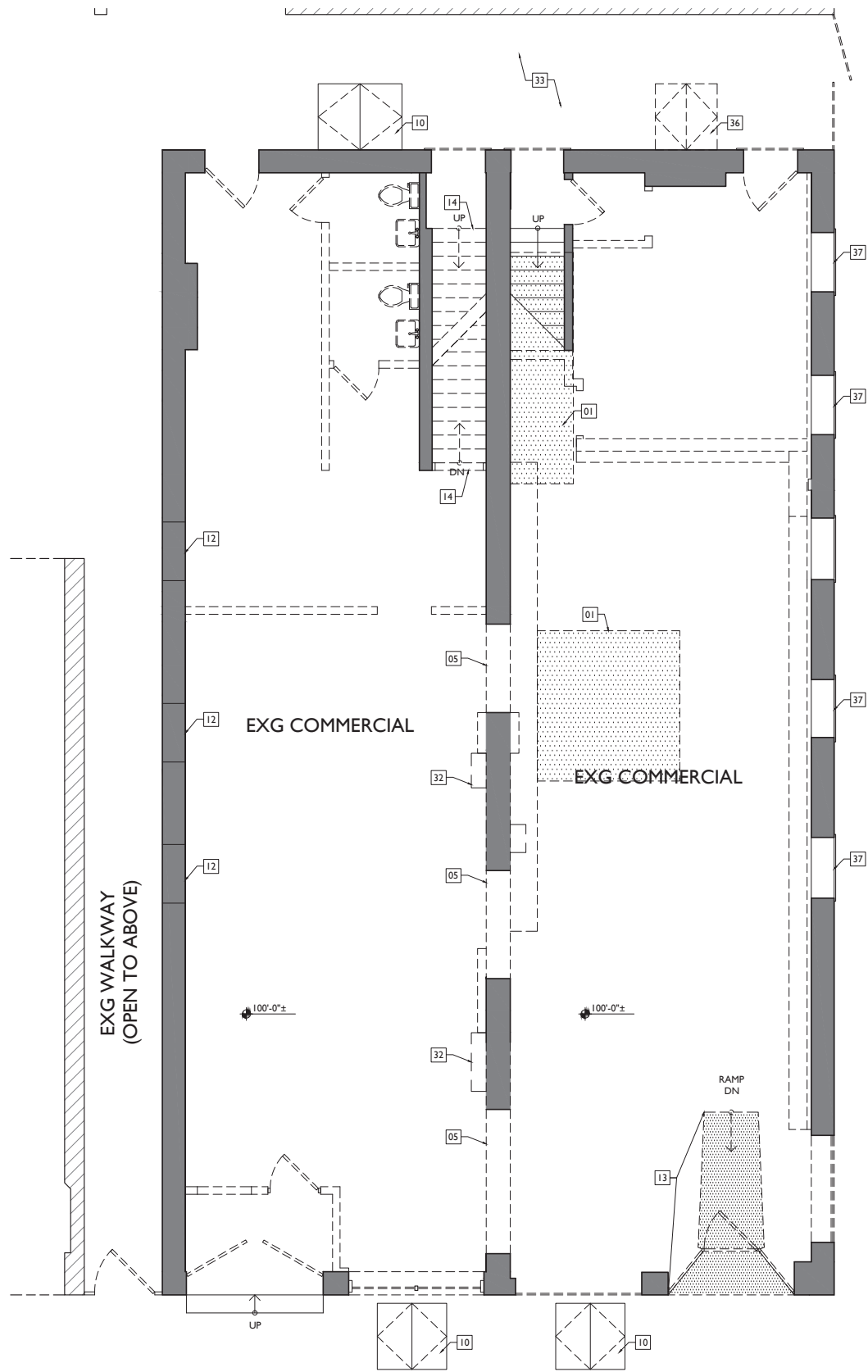
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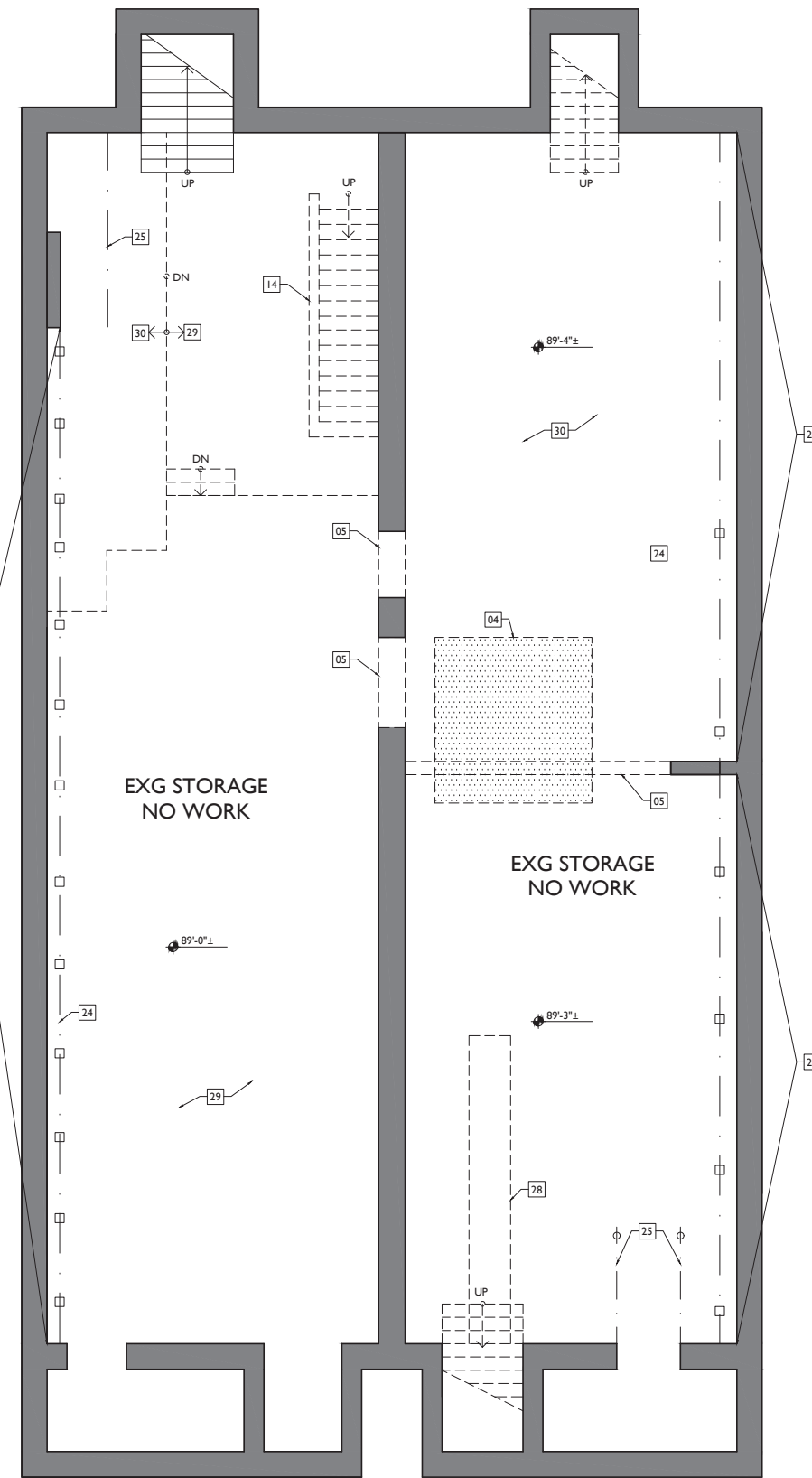
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

AI.I



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS, EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FLOORING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL, CEILING, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES U.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	EXCAVATE DIRT FLOOR TO CREATE ELEVATOR PIT. SEE NEW WORK PLANS & ELEVATOR SHOP DWGS FOR EXACT LOCATION / SEE STRUCTURAL DWGS FOR MORE INFO.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	EXG CONCRETE FLOOR TO REMAIN.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	WIDEN EXG DOOR/WIN OPENING. NEW M.O. = 3'-4" WIDE.
09	EXG. FIRE ESCAPE TO REMAIN.
10	EXISTING BASEMENT HATCH TO REMAIN.
11	RETAIN HISTORIC TRIM WHERE INDICATED (TYP WHERE EXISTS).
12	EXG INFILLED OPENING TO REMAIN INFILLED.
13	DEMO EXG SLOPED ENTRY.
14	REMOVE EXG WOOD STAIRS.
15	REMOVE BILLBOARD & SUPPORTING STRUCTURE.
16	REMOVE CHIMNEY DOWN TO SHEATHING OF NEW ROOF DECK ON ATTIC FLOOR.
17	EXG CHIMNEY TO REMAIN.
18	EXG BOX GUTTER TO REMAIN. REPAIR AS REQUIRED.
19	REMOVE ENTIRE DORMER.
20	REMOVE EXG ROOF, INCLUDING SHEATHING & STRUCTURE.
21	EXG BALCONY TO REMAIN.
22	EXG BEAM ABOVE TO BE DEMOLISHED. PROVIDE TEMPORARY SHORING AS REQUIRED. SEE STRUCTURAL DWGS.
23	EXG POST TO BE REMOVED. PROVIDE TEMPORARY SHORING AS REQ'D. SEE STRUCTURAL DWGS.
24	EXG WOOD SHORING COLUMNS/BEAMS. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
25	EXG STEEL SHORING COLUMN/BEAM. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
26	---
27	REMOVE EXG STEEL CONCRETE RAMP. FLOOR FRAMING IN INDICATED AREA. SEE STRUCTURAL DWGS.
28	EXG CONVEYER BELT TO BE REMOVED.
29	EXG RAISED WOOD FLOOR TO BE REMOVED. DIRT FLOOR BELOW TO BE PREPARED FOR NEW SLAB.
30	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
31	EXG BILLBOARD REINFORCEMENT BEAM AT ATTIC FLOOR TO BE REMOVED.
32	LINE OF CORBELLED CHIMNEY ABOVE TO REMAIN. DEMO EXG CONCRETE WALKWAY & PREPARE FOR NEW FLATWORK.
33	SALVAGE EXG HISTORIC BALLUSTRADE & RE-USE AT SOUTH STAIR.
34	DEMO EXG NON-HISTORIC BALLUSTRADE.
36	EXG BASEMENT HATCH TO BE DEMOLISHED.
37	EXG WINDOW SHUTTERS TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

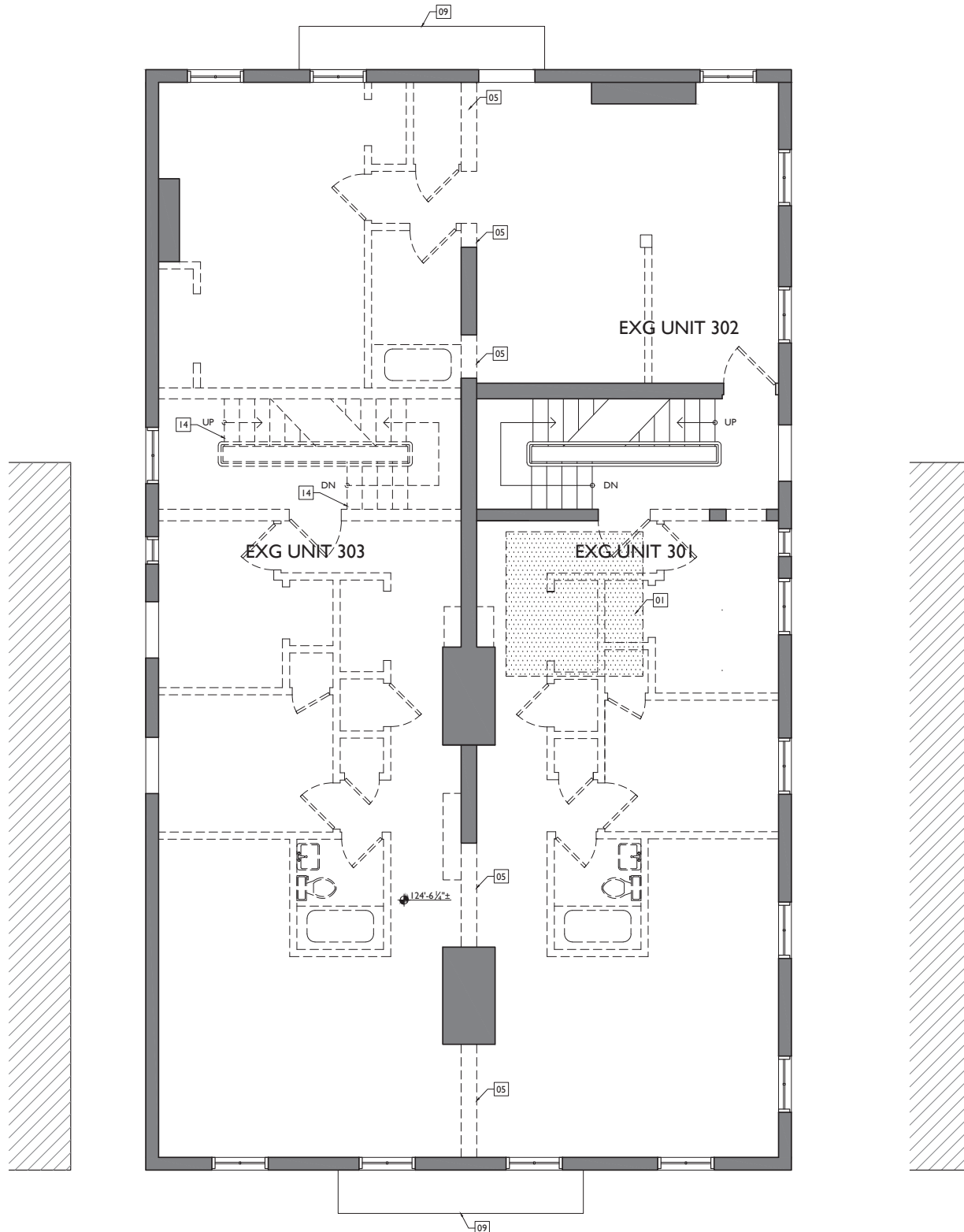
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Design Team: KJP, JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

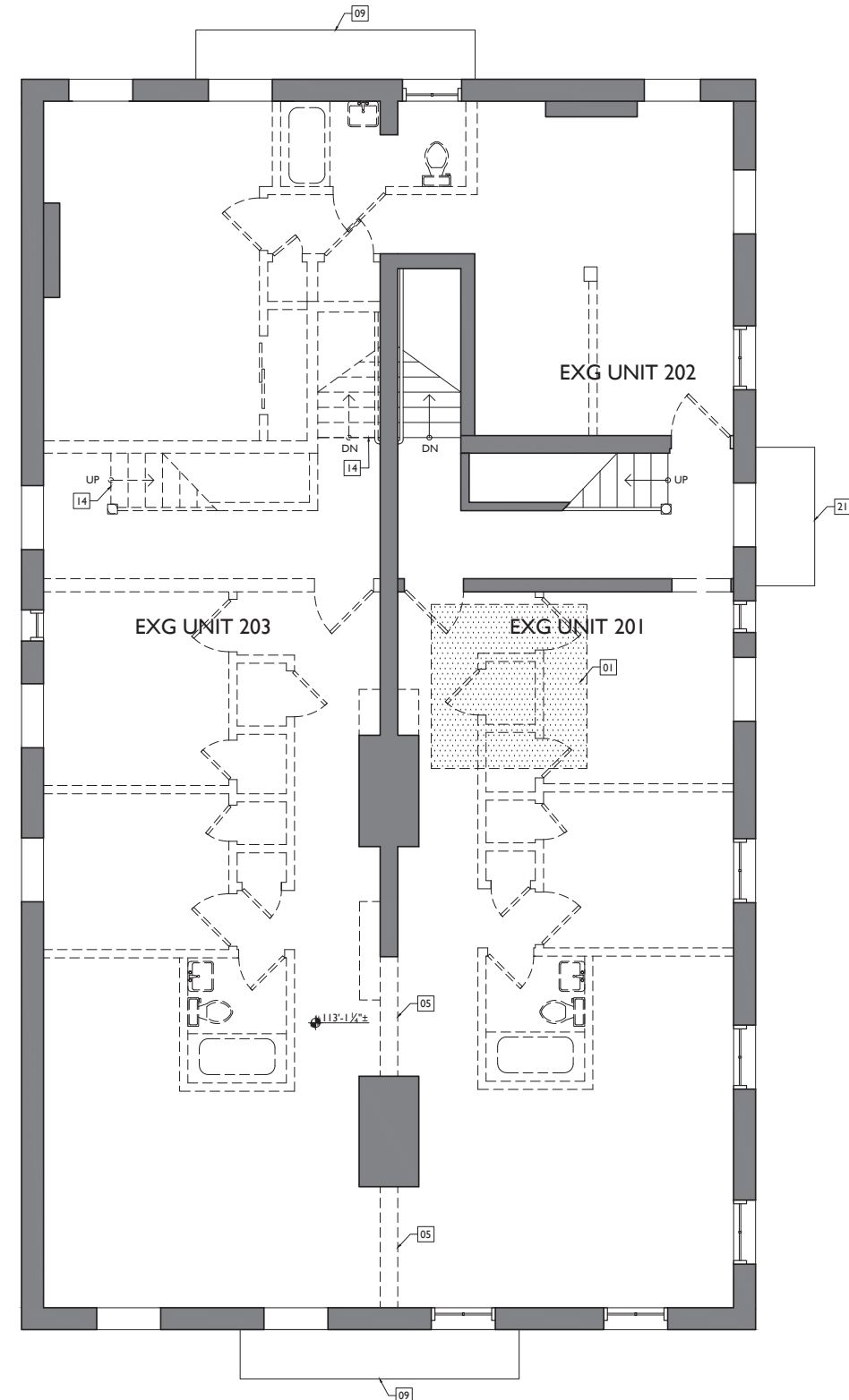
RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

X2.1



2 EXISTING THIRD FLOOR PLAN

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



1 EXISTING SECOND FLOOR PLAN

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

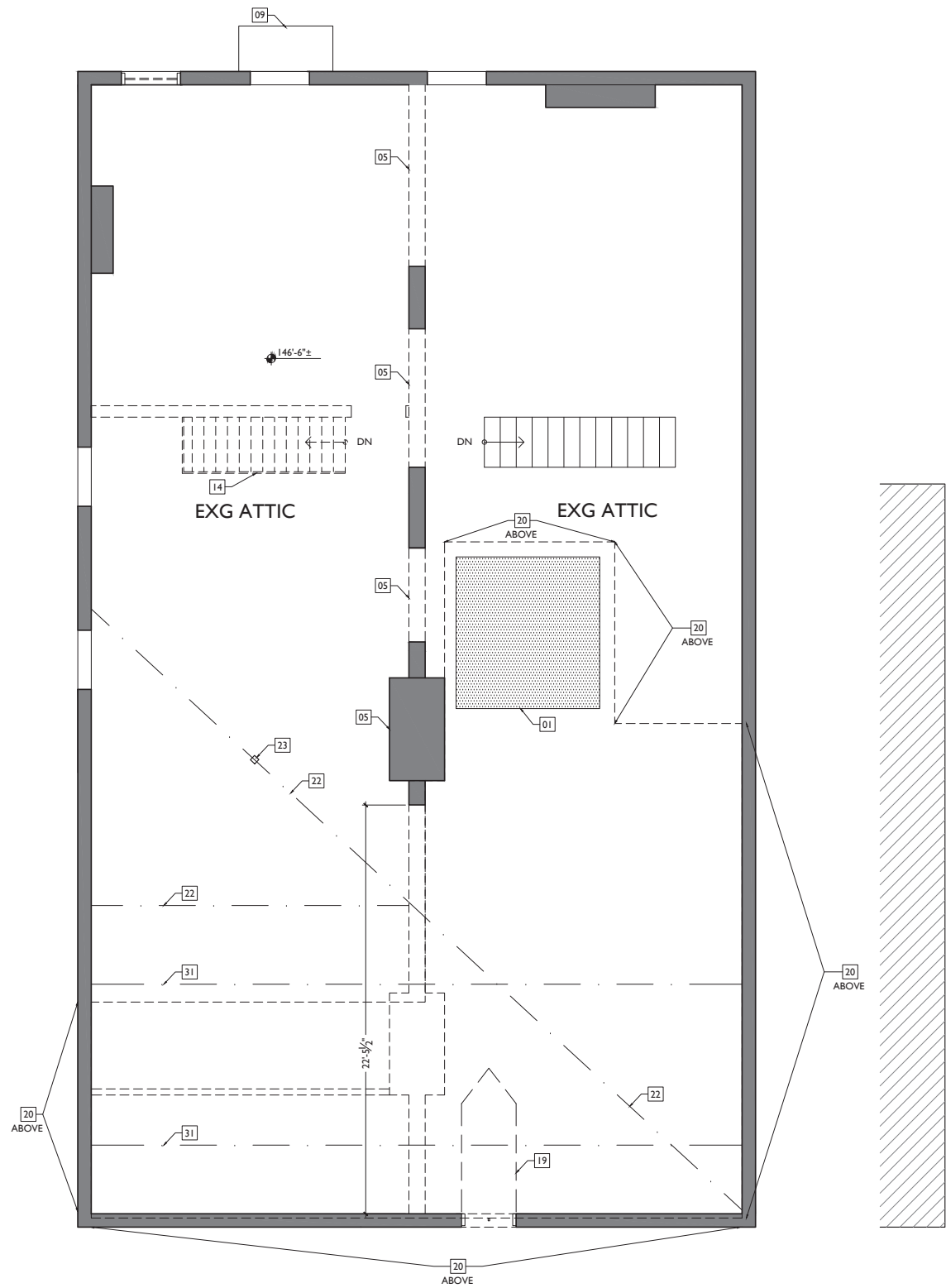
EXISTING & DEMO PLANS GENERAL NOTES	
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B.	REMOVE ALL FLOORING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
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G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
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37	EXG WINDOW SHUTTERS TO REMAIN.
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	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

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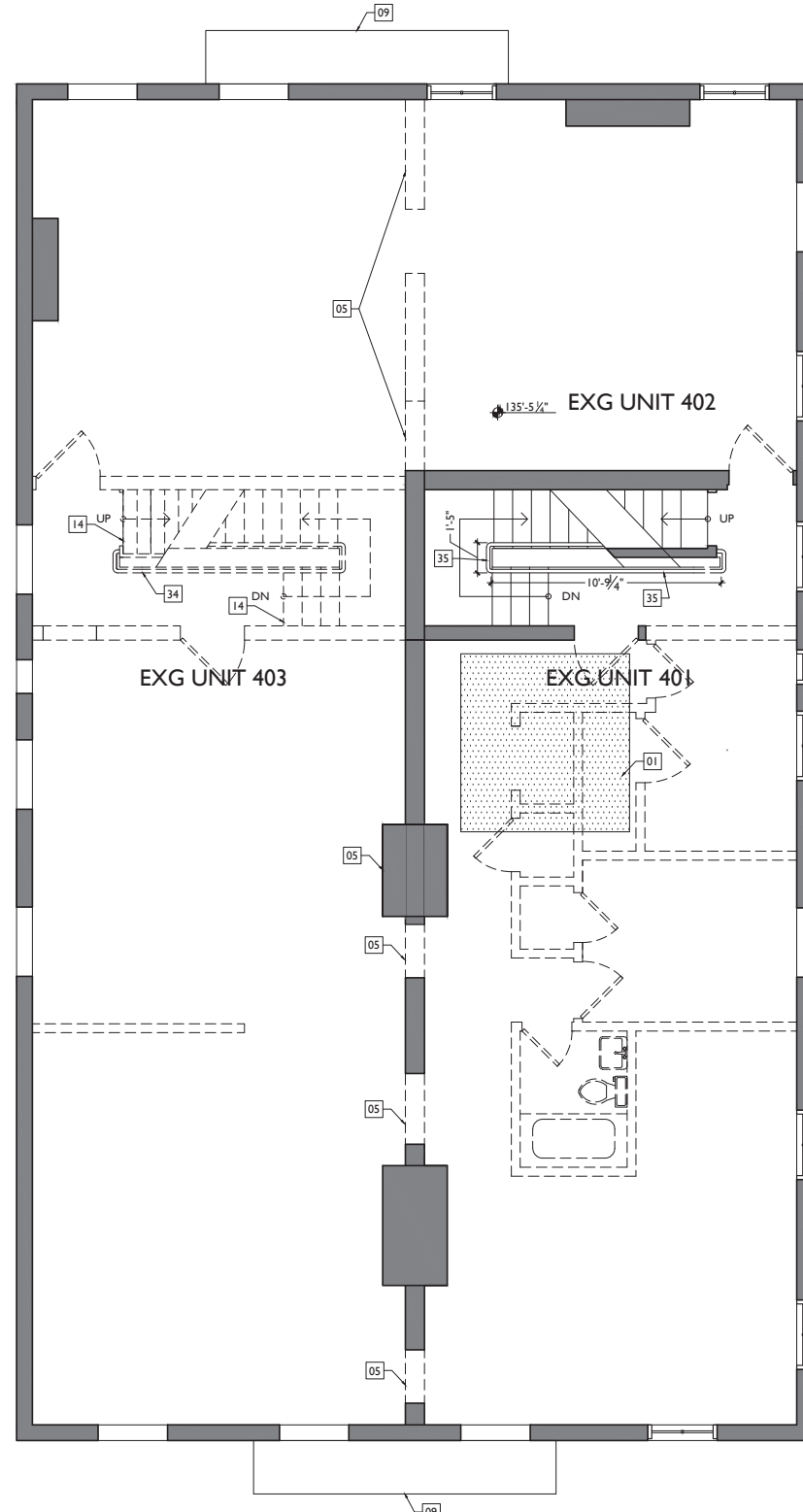
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Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

X2.2



2 EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"



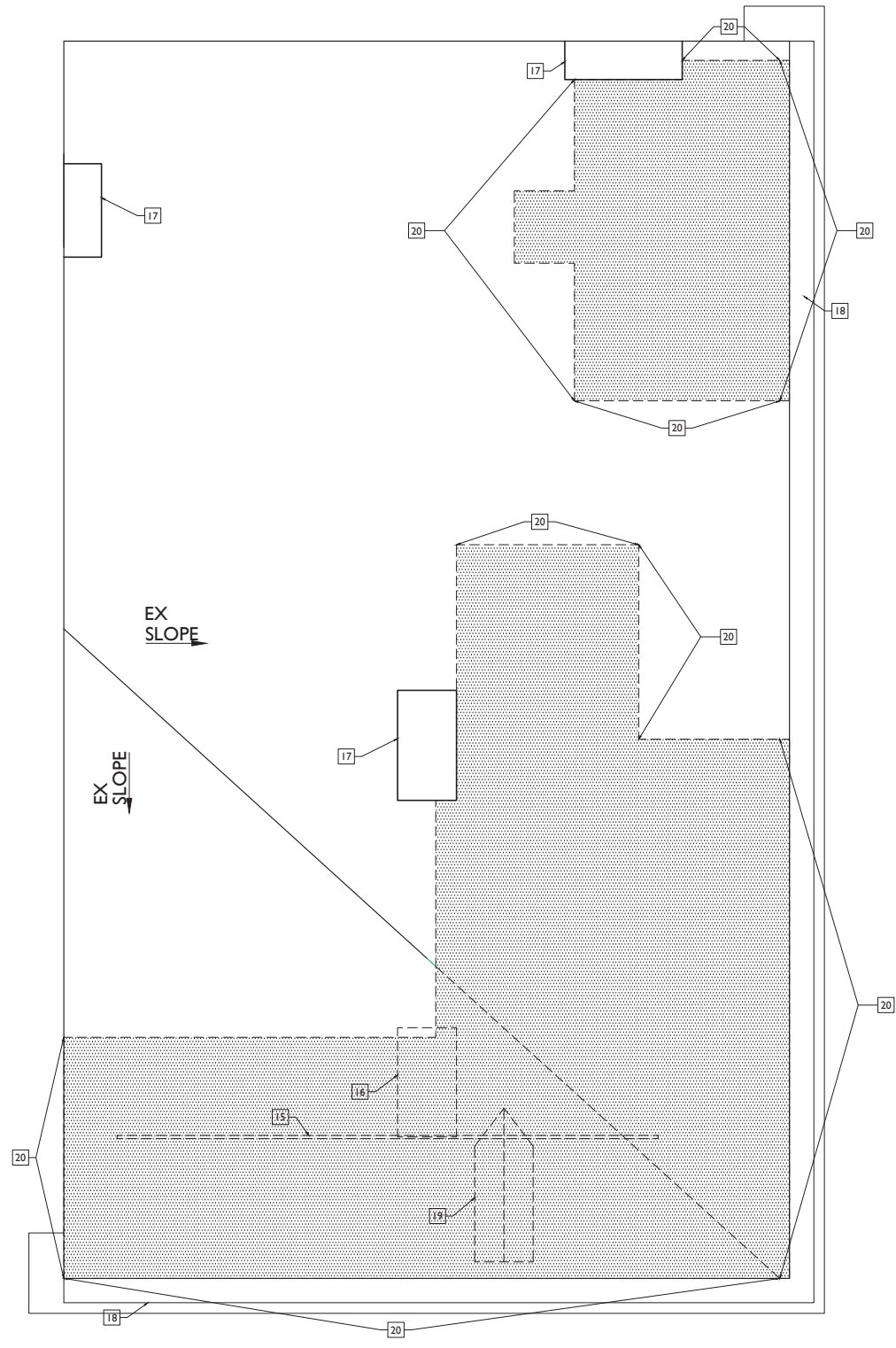
1 EXISTING FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS, EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FLOORING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL, CEILING, INCLUDING ASSOCIATED FLOORING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES U.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FLOORING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	EXCAVATE DIRT FLOOR TO CREATE ELEVATOR PIT. SEE NEW WORK PLANS & ELEVATOR SHOP DWGS FOR EXACT LOCATION / SEE STRUCTURAL DWGS FOR MORE INFO.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	EXG CONCRETE FLOOR TO REMAIN.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	WIDEN EXG DOOR/WIN OPENING; NEW M.O. = 3'-4" WIDE.
09	EXG. FIRE ESCAPE TO REMAIN.
10	EXISTING BASEMENT HATCH TO REMAIN.
11	RETAIN HISTORIC TRIM WHERE INDICATED (TYP WHERE EXISTS).
12	EXG INFILLED OPENING TO REMAIN INFILLED.
13	DEMO EXG SLOPED ENTRY.
14	REMOVE EXG WOOD STAIRS.
15	REMOVE BILLBOARD & SUPPORTING STRUCTURE.
16	REMOVE CHIMNEY DOWN TO SHEATHING OF NEW ROOF DECK ON ATTIC FLOOR.
17	EXG CHIMNEY TO REMAIN.
18	EXG BOX GUTTER TO REMAIN. REPAIR AS REQUIRED.
19	REMOVE ENTIRE DORMER.
20	REMOVE EXG ROOF, INCLUDING SHEATHING & STRUCTURE.
21	EXG BALCONY TO REMAIN.
22	EXG BEAM ABOVE TO BE DEMOLISHED. PROVIDE TEMPORARY SHORING AS REQUIRED. SEE STRUCTURAL DWGS.
23	EXG POST TO BE REMOVED. PROVIDE TEMPORARY SHORING AS REQ'D. SEE STRUCTURAL DWGS.
24	EXG WOOD SHORING COLUMNS/BEAMS. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
25	EXG STEEL SHORING COLUMN/BEAM. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
26	---
27	REMOVE EXG STEEL CONCRETE RAMP. FLOOR FRAMING IN INDICATED AREA. SEE STRUCTURAL DWGS.
28	EXG CONVEYER BELT TO BE REMOVED.
29	EXG RAISED WOOD FLOOR TO BE REMOVED. DIRT FLOOR BELOW TO BE PREPARED FOR NEW W. SLAB.
30	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
31	EXG BILLBOARD REINFORCEMENT BEAM AT ATTIC FLOOR TO BE REMOVED.
32	LINE OF CORBELLED CHIMNEY ABOVE TO REMAIN.
33	DEMO EXG CONCRETE WALKWAY & PREPARE FOR NEW FLATWORK.
34	SALVAGE EXG HISTORIC BALLUSTRADE & RE-USE AT SOUTH STAIR.
35	DEMO EXG NON-HISTORIC BALLUSTRADE.
36	EXG BASEMENT HATCH TO BE DEMOLISHED.
37	EXG WINDOW SHUTTERS TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

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Design Team: KJP, JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS, EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FLOORING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL, CEILING, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES U.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS # KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	EXCAVATE DIRT FLOOR TO CREATE ELEVATOR PIT. SEE NEW WORK PLANS & ELEVATOR SHOP DWGS FOR EXACT LOCATION / SEE STRUCTURAL DWGS FOR MORE INFO.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	EXG CONCRETE FLOOR TO REMAIN.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
08	WIDEN EXG DOOR/WIN OPENING; NEW M.O. = 3'-4" WIDE.
09	EXG. FIRE ESCAPE TO REMAIN.
10	EXISTING BASEMENT HATCH TO REMAIN.
11	RETAIN HISTORIC TRIM WHERE INDICATED (TYP WHERE EXISTS)
12	EXG INFILLED OPENING TO REMAIN INFILLED.
13	DEMO EXG SLOPED ENTRY.
14	REMOVE EXG WOOD STAIRS.
15	REMOVE BILLBOARD & SUPPORTING STRUCTURE.
16	REMOVE CHIMNEY DOWN TO SHEATHING OF NEW ROOF DECK ON ATTIC FLOOR.
17	EXG CHIMNEY TO REMAIN.
18	EXG BOX GUTTER TO REMAIN. REPAIR AS REQUIRED.
19	REMOVE ENTIRE DORMER.
20	REMOVE EXG ROOF, INCLUDING SHEATHING & STRUCTURE.
21	EXG BALCONY TO REMAIN.
22	EXG BEAM ABOVE TO BE DEMOLISHED. PROVIDE TEMPORARY SHORING AS REQUIRED. SEE STRUCTURAL DWGS.
23	EXG POST TO BE REMOVED. PROVIDE TEMPORARY SHORING AS REQ'D. SEE STRUCTURAL DWGS.
24	EXG WOOD SHORING COLUMNS/BEAMS. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
25	EXG STEEL SHORING COLUMN/BEAM. SEE STRUCTURAL TO DETERMINE IF TO BE REMOVED.
26	---
27	REMOVE EXG STEEL CONCRETE RAMP. FLOOR FRAMING IN INDICATED AREA. SEE STRUCTURAL DWGS.
28	EXG CONVEYER BELT TO BE REMOVED.
29	EXG RAISED WOOD FLOOR TO BE REMOVED. DIRT FLOOR BELOW TO BE PREPARED FOR NEW W. SLAB.
30	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
31	EXG BILLBOARD REINFORCEMENT BEAM AT ATTIC FLOOR TO BE REMOVED.
32	LINE OF CORBELLED CHIMNEY ABOVE TO REMAIN.
33	DEMO EXG CONCRETE WALKWAY & PREPARE FOR NEW FLATWORK.
34	SALVAGE EXG HISTORIC BALLUSTRADE & RE-USE AT SOUTH STAIR.
35	DEMO EXG NON-HISTORIC BALLUSTRADE.
36	EXG BASEMENT HATCH TO BE DEMOLISHED.
37	EXG WINDOW SHUTTERS TO REMAIN.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

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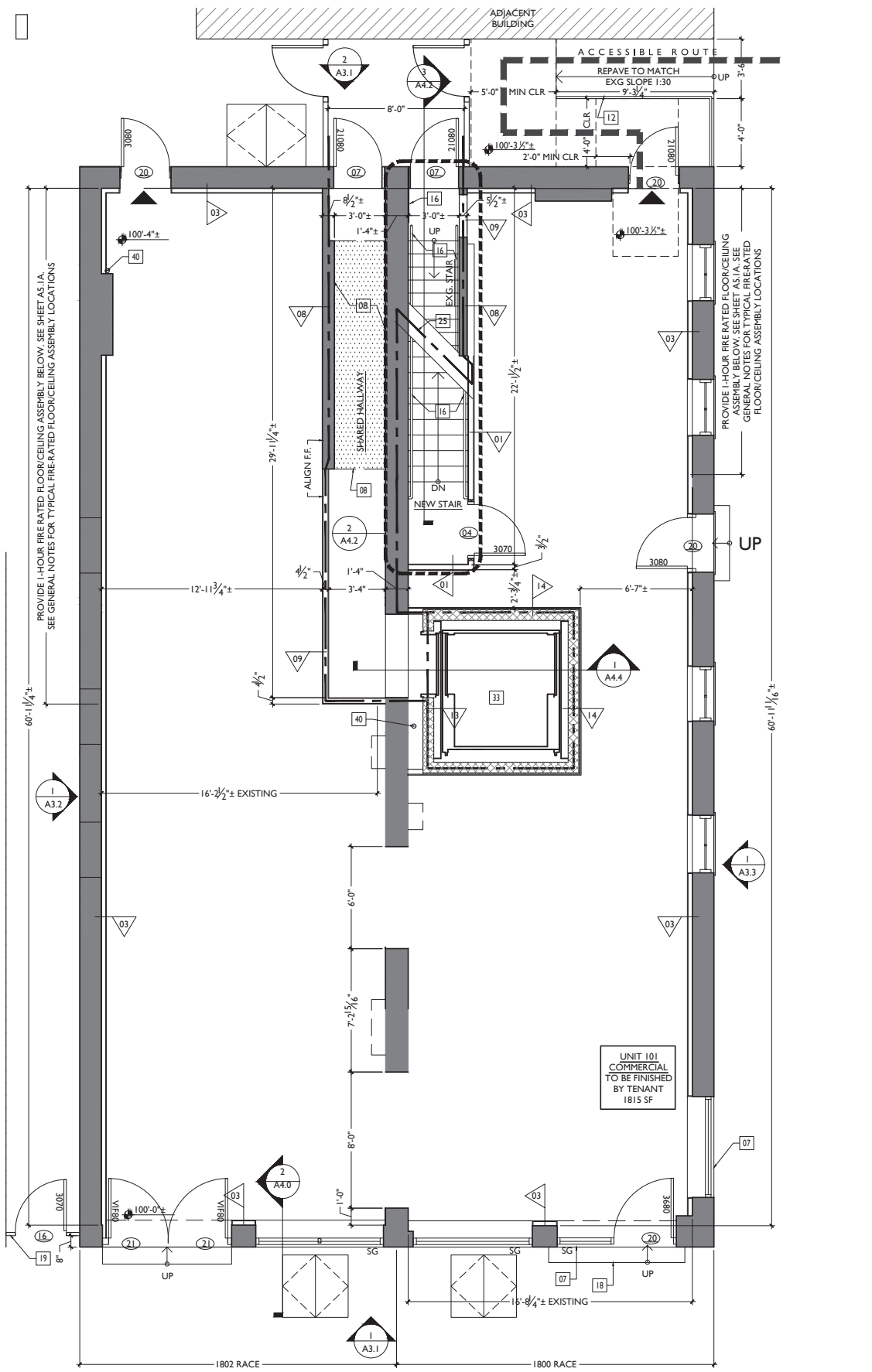
RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

X2.4

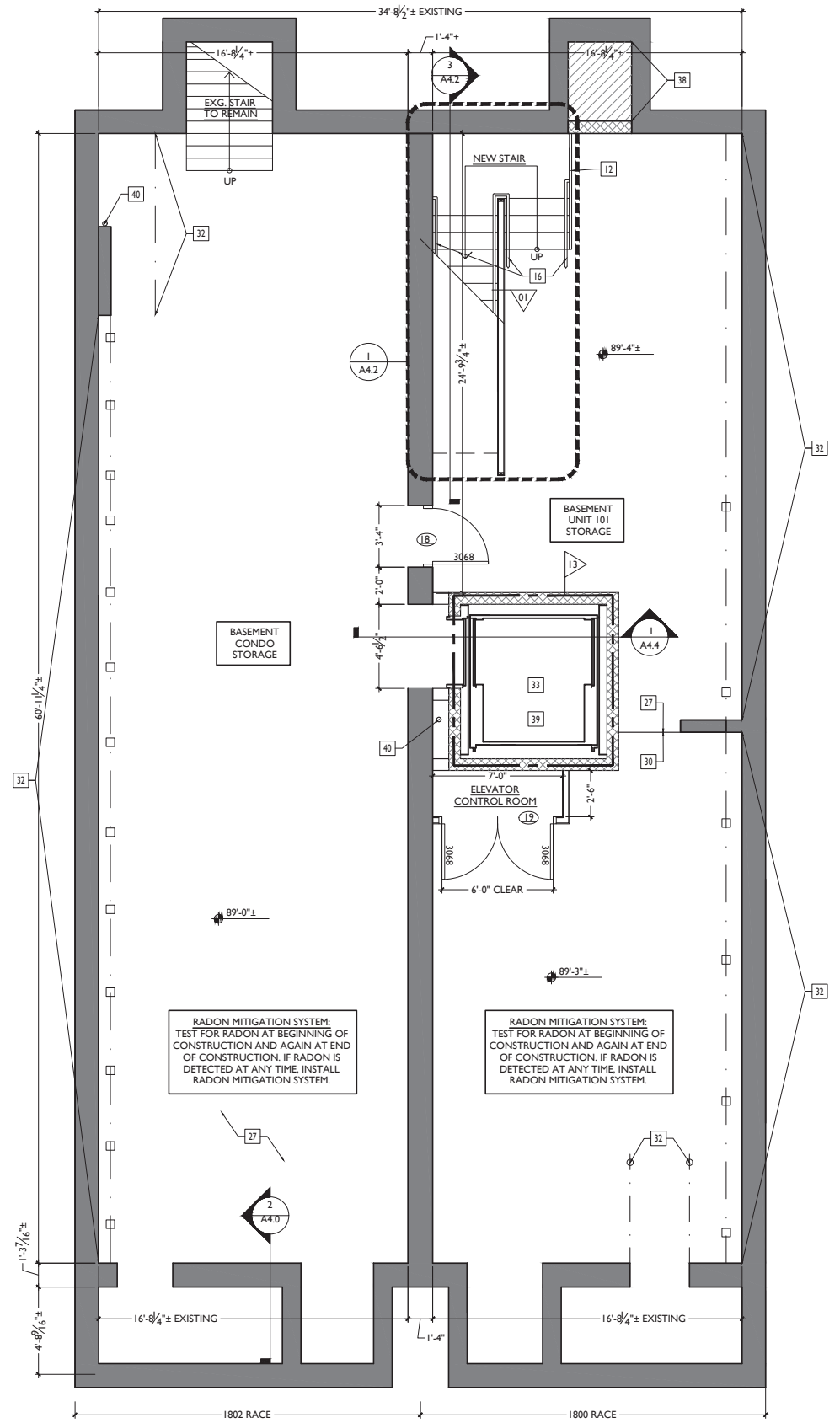
Design Team: KJP, JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

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architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1880 | F: 513.871.1839



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS
GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. THICKNESS 8" MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- D. EXG. INT. MASONRY WALLS, SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
- H. ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. (SEE AS.1)
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. (SEE AS.1)
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
 - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGHELL), TYP. U.N.O.
 - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
 - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
 - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. PROVIDE RADON MITIGATION SYSTEM.
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.

PROPOSED PLANS
KEYED NOTES

- 01 EXG BEAM TO REMAIN.
- 02 EXG BEAM TO BE MODIFIED. SEE STRUCTURAL DWGS.
- 03 HOT TUB B.O.D. = FACUZZI 335.
- 04 NEW DOOR IN NEW OPENING.
- 05 NEW DOOR IN RESTORED ORIGINAL OPENING.
- 06 NEW REPLACEMENT DOOR IN EXISTING OPENING.
 - 06.1 EXISTING OPENING TO REMAIN THE SAME
 - 06.2 EXG OPENING TO BE EXPANDED - SEE ELEVATION
- 07 NEW ALUMINUM-CLAD STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2
- 08 NEW FLOOR FRAMING & FLOOR. SEE STRUCTURAL DWGS. AS STAIR INFILL AS REQUIRED.
- 09 REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
- 10 NEW BEAM OR HEADER - SEE STRUCTURAL DWGS.
- 11 NEW COLUMN - SEE STRUCTURAL DWGS.
- 12 NEW STEEL GUARDRAIL @ 42" ABOVE FINISH FLOOR.
- 13 FIRE ESCAPES: REPAIR/RETAIN EXG. FIRE ESCAPES (TYP. U.N.O.)
- 14 REPLACE/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
- 15 LINE OF NEW ROOF OVERHANG ABOVE.
- 16 NEW STEEL HANDRAIL @ 36" ABOVE FINISH FLOOR OR STAIR NOSINGS.
- 17 NEW CONDENSING UNIT AT OP WALL-MOUNTED PLATFORM. SEE MECH DWGS & STRUCTURAL DWGS FOR MORE INFO.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR. SEE DETAIL I/A4.95.
- 19 NEW GATE AT BREEZEWAY. SEE DETAILS ON A4.93.
- 20 REPAIR/RETAIN EXG. CONC. WALKWAY/STEPS
- 21 OPERABLE WOOD BURNING FIREPLACE.
- 22 OPERABLE GAS FIREPLACE. SEE MECH DWGS.
- 23 NEW ALUMINUM GUTTER/DOWNSPOUT.
- 24 NEW ROOF CRICKETS
- 25 PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF EXG. STAIR FLOOR/CEILING ASSEMBLY "D" - SEE AS.1a)
- 26 REPLACEMENT DOOR SWING TO MATCH EXG. DOOR SWING.
- 27 NEW CONCRETE SLAB ATOP GRAVEL BASE
- 28 SURFACE-MOUNT MAILBOXES - COORDINATE W/ # OF UNITS.
- 29 SURFACE-MOUNT TEK-TONE ENTRY INTERCOM PANEL.
- 30 EXG. CONCRETE SLAB TO REMAIN.
- 31 EXG. CHIMNEY TO REMAIN.
- 32 SHORING SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.
- 33 NEW ELEVATOR B.O.D. = THYSSEN KRUPP SYNERGY 3300 LBS.
- 34 CAST STONE ROOF PAVERS PEDESTAL SYSTEM ATOP SINGLE-PLY ROOF-MEMBRANE ATOP MIN 3'-1/2" POLYISO INSULATION SLOPED TO SHED WATER TO INTERNAL DRAIN SYSTEM.
- 35 OVERFRAME EXG. FLOOR TO ALIGN NEW SURFACE W/FACE OR ROOF TERRACE.
- 36 AT ELEVATOR PIT, PROVIDE NEW CONCRETE FOUNDATION WALLS & FOOTING. SEE STRUCT. DWGS.
- 37 EXG. SHUTTERS TO REMAIN. PAINT.
- 38 INFILL EXG. OPENING WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DRAWINGS.
- 39 ELEVATOR PIT TO COMPLY WITH ELEV. MANUFACTURER'S SPECIFICATIONS; SEE STRUCTURAL DRAWINGS.
- 40 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 41 ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.
- 42 EXTERIOR CLADDING AT ROOF TERRACE TO BE OPEN-JOINT CEMENT FIBER BOARD PANELS, THROUGH-COLORED (B.O.D. = CBF SILBONIT), ATOP 3/4" WOOD FURRING STRIPS W/ EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. SEE ELEVATIONS AND SECTIONS.
- 43 THRU-WALL DRAIN.
- 44 OVERFLOW DRAIN.

PROPOSED PLANS
LEGEND

- EXISTING WALLS
- NEW INT. PARTITION- SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE, SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION: SEE SHEET AS.3 FOR SCHED.
- SAFETY GLAZING - TO MEET SECTION 2406 OBC 2011
- STOREFRONT DESIGNATION: SEE SHEET AS.4

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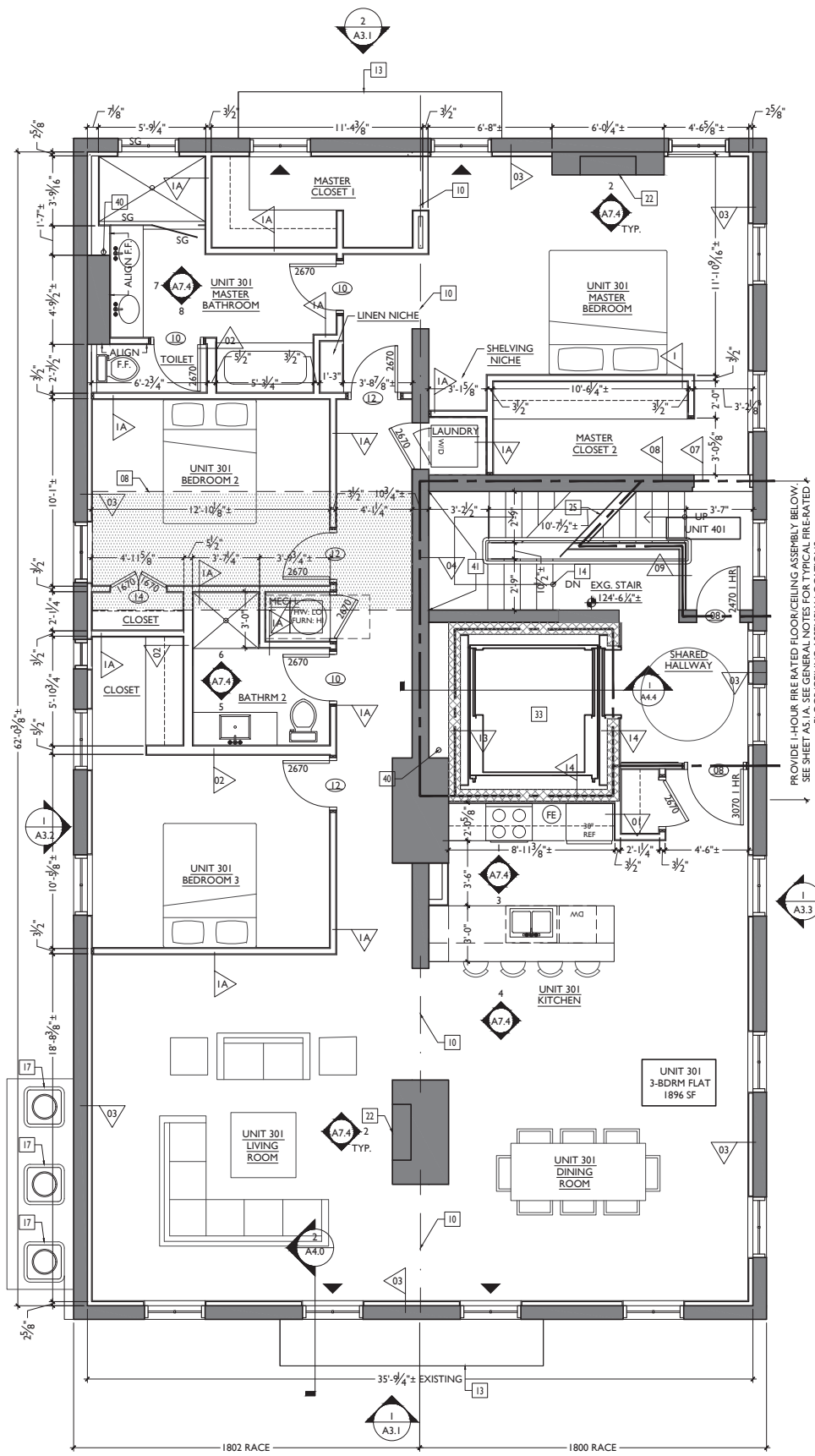
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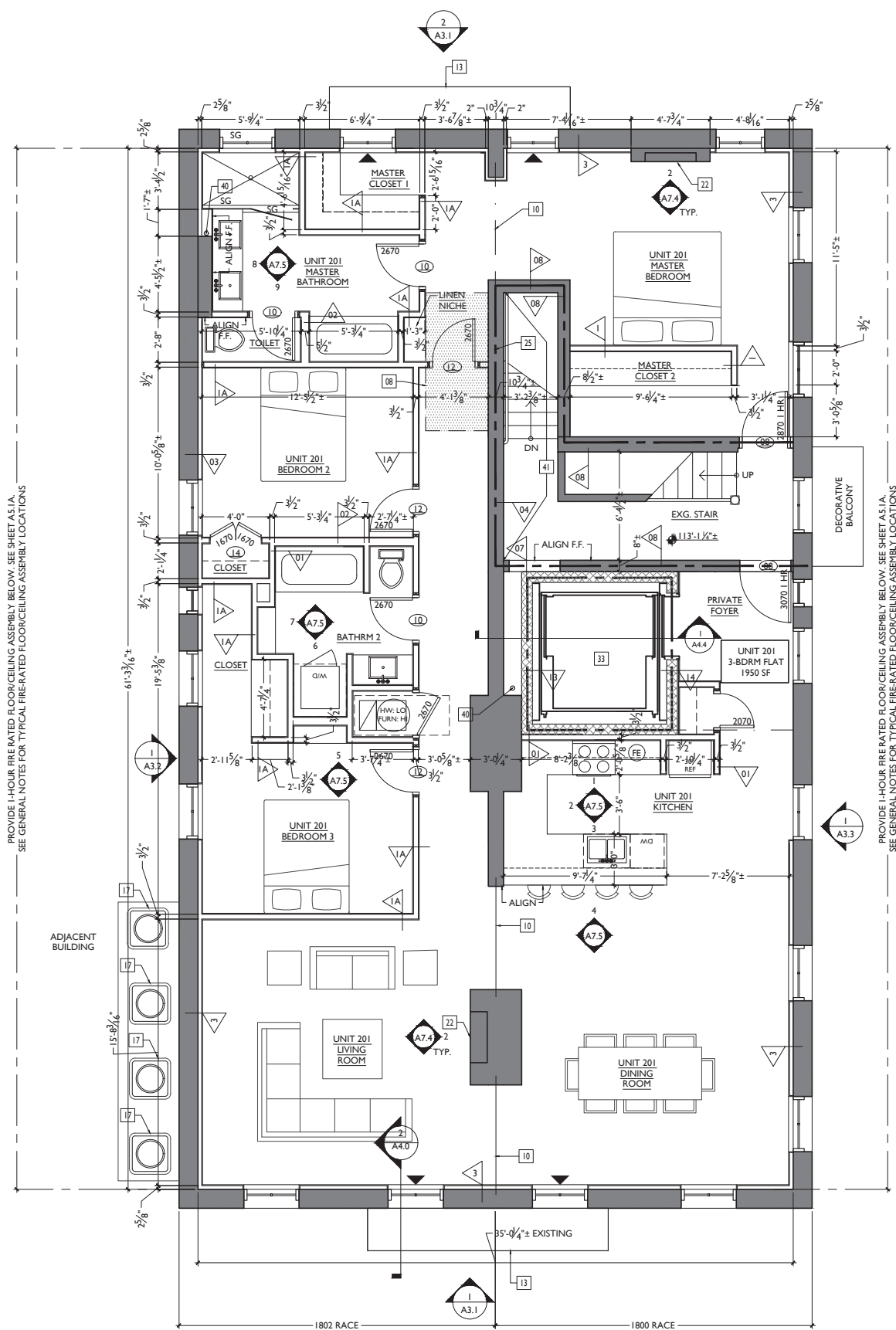
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
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RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

A2.1



2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
D.	EXG. INT. MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE AS.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE AS.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV. PROVIDE RADON MITIGATION SYSTEM.
M.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
PROPOSED PLANS KEYED NOTES	
01	EXG. BEAM TO REMAIN.
02	EXG. BEAM TO BE MODIFIED. SEE STRUCTURAL DWGS.
03	HOT TUB B.O.D. = FACULTY 335.
04	NEW DOOR IN NEW OPENING.
05	NEW DOOR IN RESTORED ORIGINAL OPENING.
06	NEW REPLACEMENT DOOR IN EXISTING OPENING. 06.1 EXISTING OPENING TO REMAIN THE SAME 06.2 EXG. OPENING TO BE EXPANDED - SEE ELEVATION
07	NEW ALUMINUM-CLAD STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2
08	NEW FLOOR FRAMING & FLOOR. SEE STRUCTURAL DWGS. AS STAIR INFILL AS REQUIRED.
09	REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
10	NEW BEAM OR HEADER - SEE STRUCTURAL DWGS.
11	NEW COLUMN - SEE STRUCTURAL DWGS.
12	NEW STEEL GUARDRAIL @ 42" ABOVE FINISH FLOOR.
13	FIRE ESCAPES: REPAIR/RETAIN EXG. FIRE ESCAPES (TYP. U.N.O.)
14	REPLACE/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
15	LINE OF NEW ROOF OVERHANG ABOVE.
16	NEW STEEL HANDRAIL @ 36" ABOVE FINISH FLOOR OR STAIR NOSINGS.
17	NEW CONDENSING UNIT AT OP. WALL-MOUNTED PLATFORM. SEE MECH DWGS & STRUCTURAL DWGS FOR MORE INFO.
18	NEW CONCRETE STEPS AT ENTRY DOOR. SEE DETAIL 11A4.95.
19	NEW GATE AT BREEZEWAY. SEE DETAILS ON A4.93.
20	REPAIR/RETAIN EXG. CONC. WALKWAY/STEPS
21	OPERABLE WOOD BURNING FIREPLACE.
22	OPERABLE GAS FIREPLACE. SEE MECH DWGS.
23	NEW ALUMINUM GUTTER/DOWNSPOUT.
24	NEW ROOF CRICKETS.
25	PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF EXG. STAIR FLOOR/CEILING ASSEMBLY "D" - SEE AS.1a
26	REPLACEMENT DOOR SWING TO MATCH EXG. DOOR SWING.
27	NEW CONCRETE SLAB ATOP GRAVEL BASE.
28	SURFACE-MOUNT MAILBOXES - COORDINATE W/ # OF UNITS.
29	SURFACE-MOUNT TEK-TONE ENTRY INTERCOM PANEL.
30	EXG. CONCRETE SLAB TO REMAIN.
31	EXG. CHIMNEY TO REMAIN.
32	SHORING SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.
33	NEW ELEVATOR B.O.D. = THYSSEN KRUPP SYNERGY 3300 LBS.
34	CAST STONE ROOF PAVERS PEDESTAL SYSTEM ATOP SINGLE-PLY ROOF-MEMBRANE ATOP MIN 3-1/2" POLYSTY INSULATION CLOSD TO SHED WATER TO INTERNAL DRAIN SYSTEM.
35	OVERFRAME EXG. FLOOR TO ALIGN NEW SURFACE W/FACE OR ROOF TERRACE.
36	AT ELEVATOR PIT, PROVIDE NEW CONCRETE FOUNDATION WALLS & FOOTING. SEE STRUCT. DWGS.
37	EXG. SHUTTERS TO REMAIN. PAINT.
38	INFILL EXG. OPENING WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DRAWINGS.
39	ELEVATOR PIT TO COMPLY WITH ELEV. MANUFACTURER'S SPECIFICATIONS; SEE STRUCTURAL DRAWINGS.
40	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
41	ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.
42	EXTERIOR CLADDING AT ROOF TERRACE TO BE OPEN-JOINT CEMENT FIBER BOARD PANELS, THROUGH-COLORED (B.O.D. = CBF SILBONIT), ATOP 3/4" WOOD FURRING STRIPS W/ EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. SEE ELEVATIONS AND SECTIONS.
43	THRU-WALL DRAIN.
44	OVERFLOW DRAIN.
PROPOSED PLANS LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION - SEE SHEET A4.91
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE. SEE SHEET A4.91
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
	DOOR DESIGNATION: SEE SHEET AS.3 FOR SCHED.
	SAFETY GLAZING - TO MEET SECTION 2406 OBC 2011
	STOREFRONT DESIGNATION: SEE SHEET AS.4

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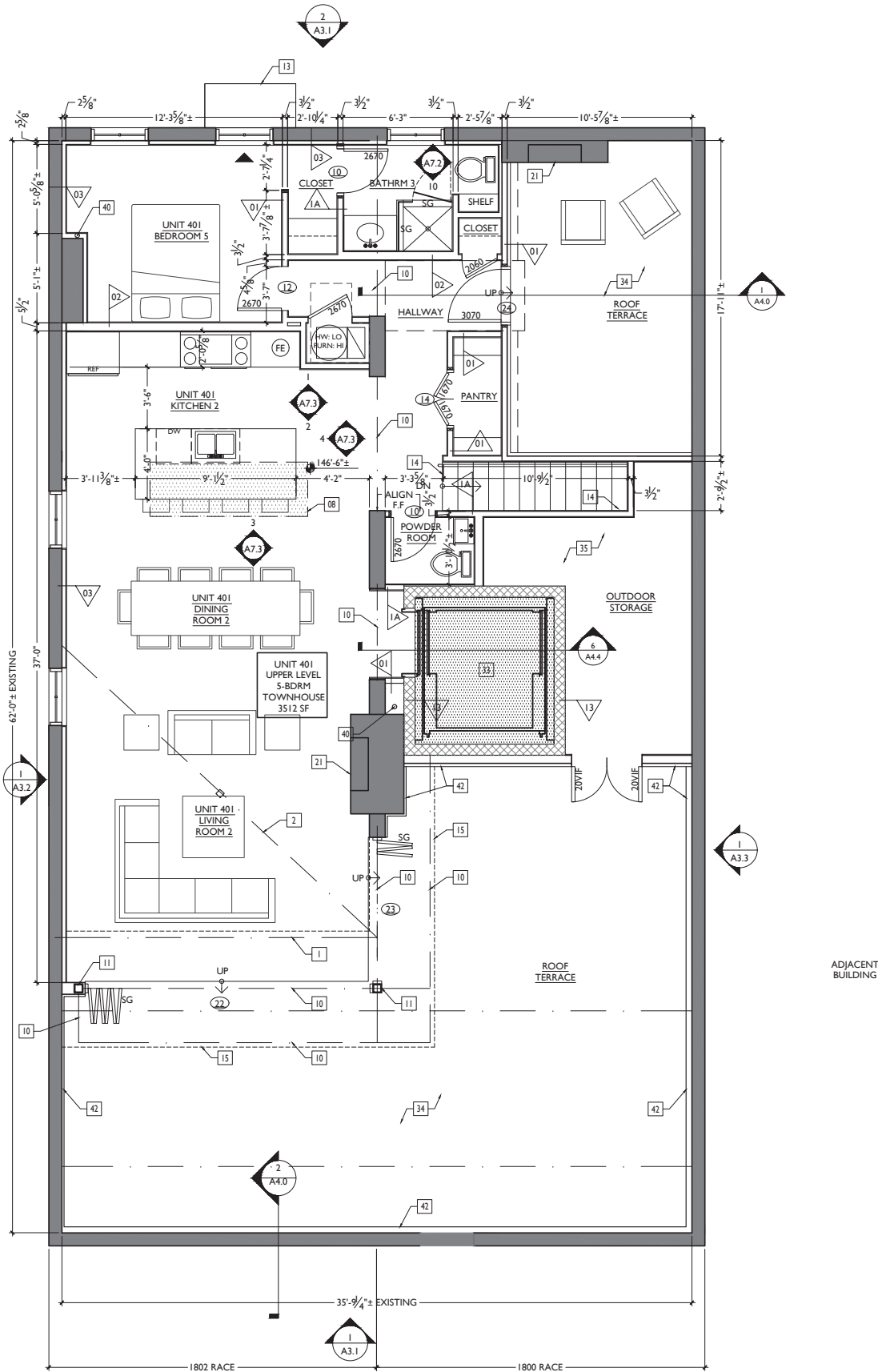
RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

A2.2

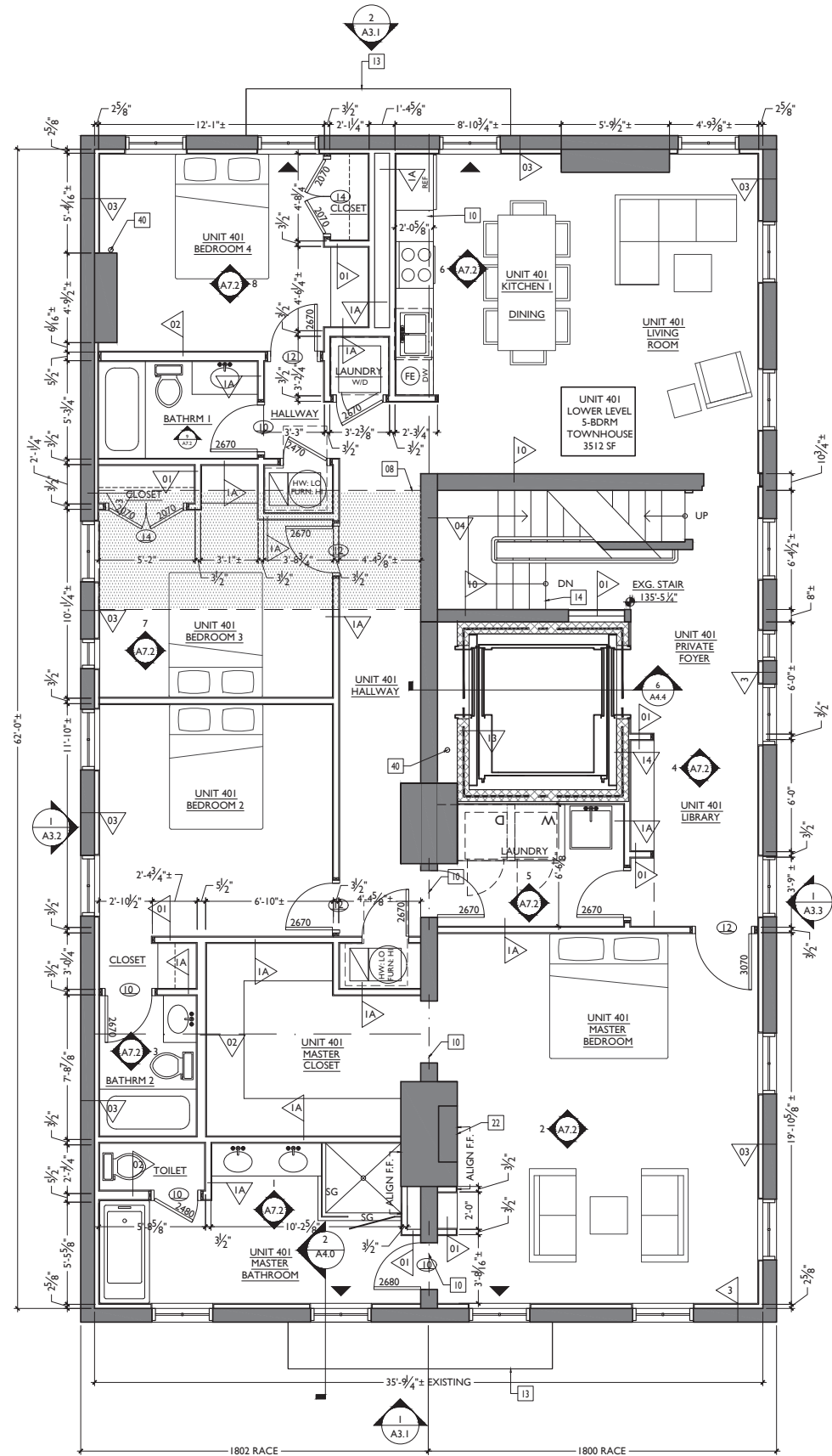
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Design Team: KJP, JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO



2 PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS
GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- D. EXG. INT. MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. 3" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
- H. ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O., SEE AS.1
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O., SEE AS.1
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
 - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O.
 - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
 - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
 - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. PROVIDE RADON MITIGATION SYSTEM.
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING; REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.

PROPOSED PLANS
KEYED NOTES

01. EXG. BEAM TO REMAIN.
02. EXG. BEAM TO BE MODIFIED. SEE STRUCTURAL DWGS.
03. HOT TUB B.O.D. = JACUZZI 355.
04. NEW DOOR IN NEW OPENING.
05. NEW DOOR IN RESTORED ORIGINAL OPENING.
06. NEW REPLACEMENT DOOR IN EXISTING OPENING.
 - 06.1. EXISTING OPENING TO REMAIN THE SAME.
 - 06.2. EXG. OPENING TO BE EXPANDED - SEE ELEVATION.
07. NEW ALUMINUM-CLAD STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2.
08. NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS. AS STAIR INFILL AS REQUIRED.
09. REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
10. NEW BEAM OR HEADER - SEE STRUCTURAL DWGS.
11. NEW COLUMN - SEE STRUCTURAL DWGS.
12. NEW STEEL GUARDRAIL @ 42" ABOVE FINISH FLOOR.
13. FIRE ESCAPES: REPAIR/RETAIN EXG. FIRE ESCAPES (TYP. U.N.O.).
14. REPLACE/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
15. LINE OF NEW ROOF OVERHANG ABOVE.
16. NEW STEEL HANDRAIL @ 36" ABOVE FINISH FLOOR OR STAIR NOSINGS.
17. NEW CONDENSING UNIT ATOP WALL-MOUNTED PLATFORM. SEE MECH DWGS & STRUCTURAL DWGS FOR MORE INFO.
18. NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL 11A.95.
19. NEW GATE AT BREEZEWAY; SEE DETAILS ON A4.93.
20. REPAIR/RETAIN EXG. CONC. WALKWAY/STEPS.
21. OPERABLE WOOD BURNING FIREPLACE.
22. OPERABLE GAS FIREPLACE. SEE MECH DWGS.
23. NEW ALUMINUM GUTTER/DOWNSPOUT.
24. NEW ROOF CRICKETS.
25. PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF EXG. STAIR, FLOOR/CEILING ASSEMBLY "D" - SEE AS.14.
26. REPLACEMENT DOOR SWING TO MATCH EXG. DOOR SWING.
27. NEW CONCRETE SLAB ATOP GRAVEL BASE.
28. SURFACE-MOUNT MAILBOXES - COORDINATE W/ # OF UNITS.
29. SURFACE-MOUNT TEK-TONE ENTRY INTERCOM PANEL.
30. EXG. CONCRETE SLAB TO REMAIN.
31. EXG. CHIMNEY TO REMAIN.
32. SHORING SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.
33. NEW ELEVATOR B.O.D. = THYSSEN KRUPP SYNERGY 3500 LBS.
34. CAST STONE ROOF PAVERS PEDESTAL SYSTEM ATOP SINGLE-PLY ROOF-MEMBRANE ATOP MIN 3-1/2" POLYSTYRENE INSULATION FLOED TO SHED WATER TO INTERNAL DRAIN SYSTEM.
35. OVERFRAME EXG. FLOOR TO ALIGN NEW SURFACE W/ FACE OR ROOF TERRACE.
36. AT ELEVATOR PIT, PROVIDE NEW CONCRETE FOUNDATION WALLS & FOOTING. SEE STRUCT. DWGS.
37. EXG. SHUTTERS TO REMAIN. PAINT.
38. INFILL EXG. OPENING WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DRAWINGS.
39. ELEVATOR PIT TO COMPLY WITH ELEV. MANUFACTURER'S SPECIFICATIONS; SEE STRUCTURAL DRAWINGS.
40. RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
41. ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.
42. EXTERIOR CLADDING AT ROOF TERRACE TO BE OPEN-JOINT CEMENT FIBER BOARD PANELS, THROUGH-COLORED (B.O.D. = CBF SILBONIT), ATOP 3/4" WOOD FURRING STRIPS W/ EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. SEE ELEVATIONS AND SECTIONS.
43. THRU-WALL DRAIN.
44. OVERFLOW DRAIN.

PROPOSED PLANS
LEGEND

- EXISTING WALLS
- NEW INT. PARTITION- SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE, SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION; SEE SHEET AS.3 FOR SCHED.
- SAFETY GLAZING - TO MEET SECTION 2406 OBC 2011
- STOREFRONT DESIGNATION; SEE SHEET AS.4

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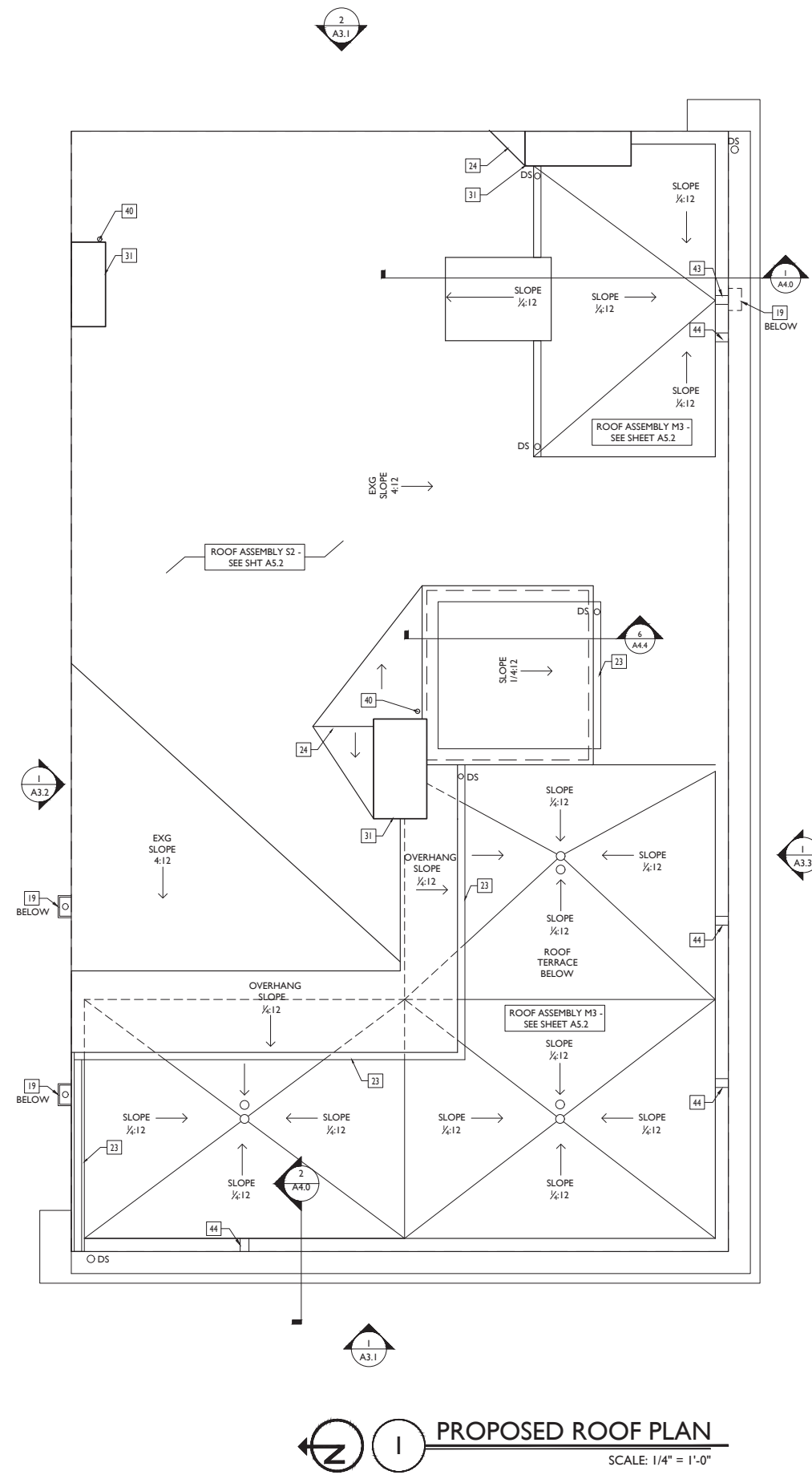
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A2.3

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Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLANS
GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- D. EXG. INT. MASONRY WALLS; SOLID, MULTI-WYTHE, MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
- H. ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O., SEE AS.1
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C1" U.N.O., SEE AS.1
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
- ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O.
- ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
- ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
- ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. PROVIDE RADON MITIGATION SYSTEM.
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING. REMOVE CASING/MILLWORK & STORE TEMPORARY UNTIL RE-APPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.

PROPOSED PLANS
KEYED NOTES

- 01 EXG BEAM TO REMAIN.
- 02 EXG BEAM TO BE MODIFIED. SEE STRUCTURAL DWGS.
- 03 HOT TUB B.O.D. = JACUZZI 355.
- 04 NEW DOOR IN NEW OPENING.
- 05 NEW DOOR IN RESTORED ORIGINAL OPENING.
- 06 NEW REPLACEMENT DOOR IN EXISTING OPENING.
06.1 EXISTING OPENING TO REMAIN THE SAME
06.2 EXG OPENING TO BE EXPANDED - SEE ELEVATION
- 07 NEW ALUMINUM-CLAD STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON A5.2
- 08 NEW FLOOR FRAMING & FLOOR. SEE STRUCTURAL DWGS. AS STAIR INFILL AS REQUIRED.
- 09 REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
- 10 NEW BEAM OR HEADER - SEE STRUCTURAL DWGS.
- 11 NEW COLUMN - SEE STRUCTURAL DWGS.
- 12 NEW STEEL GUARDRAIL @ 42" ABOVE FINISH FLOOR.
- 13 FIRE ESCAPES: REPAIR/RETAIN EXG. FIRE ESCAPES (TYP. U.N.O.).
- 14 REPLACE/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
- 15 LINE OF NEW ROOF OVERHANG ABOVE.
- 16 NEW STEEL HANDRAIL @ 36" ABOVE FINISH FLOOR OR STAIR NOSINGS.
- 17 NEW CONDENSING UNIT ATOP WALL-MOUNTED PLATFORM. SEE MECH DWGS & STRUCTURAL DWGS FOR MORE INFO.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR. SEE DETAIL IIA4.95.
- 19 NEW GATE AT BREEZEWAY. SEE DETAILS ON A4.93.
- 20 REPAIR/RETAIN EXG. CONC. WALKWAY STEPS
- 21 OPERABLE WOOD BURNING FIREPLACE.
- 22 OPERABLE GAS FIREPLACE. SEE MECH DWGS.
- 23 NEW ALUMINUM GUTTER/DOWNSPOUT.
- 24 NEW ROOF CRICKETS
- 25 PROVIDE CONTINUOUS 1-HR RATING AT BOTTOM OF EXG. STAIR, FLOOR/CEILING ASSEMBLY "D" - SEE AS.1a
- 26 REPLACEMENT DOOR SWING TO MATCH EXG. DOOR SWING.
- 27 NEW CONCRETE SLAB ATOP GRAVEL BASE
- 28 SURFACE-MOUNT MAILBOXES - COORDINATE W/ # OF UNITS.
- 29 SURFACE-MOUNT TEK-TONE ENTRY INTERCOM PANEL.
- 30 EXG. CONCRETE SLAB TO REMAIN.
- 31 EXG. CHIMNEY TO REMAIN.
- 32 SHORING SEE STRUCT. DWGS TO DETERMINE IF NEW OR EXG.
- 33 NEW ELEVATOR B.O.D. = THYSSEN KRUPP SYNERGY 3500 LBS.
- 34 CAST STONE ROOF PAVERS PEDESTAL SYSTEM ATOP SINGLE-PLY ROOF MEMBRANE ATOP MIN 3-1/2" POLYISO INSULATION SLOPED TO SHED WATER TO INTERNAL DRAIN SYSTEM.
- 35 OVERFRAME EXG. FLOOR TO ALIGN NEW SURFACE W/FACE OR ROOF TERRACE.
- 36 AT ELEVATOR PIT, PROVIDE NEW CONCRETE FOUNDATION WALLS & FOOTING. SEE STRUCT. DWGS.
- 37 EXG. SHUTTERS TO REMAIN. PAINT.
- 38 INFILL EXG. OPENING WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DRAWINGS.
- 39 ELEVATOR PIT TO COMPLY WITH ELEV. MANUFACTURER'S SPECIFICATIONS; SEE STRUCTURAL DRAWINGS.
- 40 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 41 ACCENT WALLCOVERING - SEE ELEVATION A7.0 FOR FINISH.
- 42 EXTERIOR CLADDING AT ROOF TERRACE TO BE OPEN-JOINT CEMENT FIBER BOARD PANELS, THROUGH-COLORED (B.O.D. = CBF SILBONIT), ATOP 3/4" WOOD FURRING STRIPS W/ EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. SEE ELEVATIONS AND SECTIONS.
- 43 THRU-WALL DRAIN.
- 44 OVERFLOW DRAIN.

PROPOSED PLANS
LEGEND

- EXISTING WALLS
- NEW INT. PARTITION- SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE, SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION; SEE SHEET AS.3 FOR SCHED.
- SAFETY GLAZING - TO MEET SECTION 2406 OBC 2011
- STOREFRONT DESIGNATION; SEE SHEET AS.4

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202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
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RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

A2.4

GENERAL ELEVATION NOTES	KEYED NOTES			NEW ELEVATION SYMBOLS	
A. CLEAN ALL EXG. BRICK & STONE. B. TUCKPOINT EXG. BRICK WHERE REQ. C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE. D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS F. ROOF: 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF. 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF. H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS	01 NEW DOWNSPOUT, TIE-IN TO STORMWATER DRAIN LINE. WI 6'-0" TALL PVC PIPE, INSERT AT GRADE. 02 NEW ALUMINUM HUNG METAL GUTTER, SLOPED TO DRAIN, AS REQUIRED. RELINE GUTTER. 03 EXG HISTORIC BOX GUTTER (CORNICHE TO REMAIN, REPAIR AS REQUIRED). 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR, VERTICALS SPACED 4" O.C.; GALVANIZED & PAINTED. 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO. 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING. 07 EXG CHIMNEY TO REMAIN. 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.	09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT. 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS. 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL. 12 STEEL LOUVER, GALVANIZE & PAINTED. 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS. 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICHE WINDOW OPENING. 15 NEW RAKE TRIM. 16 ADJACENT BUILDING. 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS. 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS. 19 EXG BALCONY TO REMAIN. 20 EXG SHUTTERS TO REMAIN, REPAIR & PAINT AS REQUIRED.	21 NEW ROOF TERRACE. SEE NEW PLANS. 22 NEW BALCONY. SEE NEW PLANS. 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS. 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR. 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS. 26 NEW CONCRETE STAIR & ENTRY LANDING. 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS. 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN. 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS. 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)". 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".	32 NEW 2X6 FRAMED ADDITION WITH RAINSCREEN CLADDING. SEE STRUCTURAL DWGS. CLADDING TO BE REYSITA HORIZONTAL SLATS ATOP 3/4" P.T. FLURRING STRIPS WITH EPDM RUBBER STRIPS, ATOP WEATHER BARRIER. 33 NEW CMU ELEVATOR TOWER WITH RAINSCREEN CLADDING. CLADDING TO BE REYSITA HORIZONTAL SLATS MOUNTED TO KNIGHTWALL VERTICAL "CG-GIRTS", ATOP WEATHER BARRIER, ATOP 2" POLYISO INSULATION. 34 NEW CORNICE. 35 OPEN-JOINT CEMENT FIBER BOARD PANELS. SEE PLANS AND SECTIONS. 36 NEW FRAMED WALL. SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BOARD SIDING. EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.	WC WATER CURTAIN SG SAFETY GLAZING EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE FE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE LED EXTERIOR DECORATIVE LIGHTING NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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RENOVATIONS AND ADDITION FOR:

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Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

A3.1

GENERAL ELEVATION NOTES:

- A. CLEAN ALL EXG. BRICK & STONE
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS

KEYED NOTES

- 01 NEW DOWNSPOUT, TIE-IN TO STORMWATER DRAIN LINE. W/ 6'-0" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HUNG METAL GUTTER, SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER, ICORNICE TO REMAIN, REPAIR AS REQUIRED. RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR, VERTICALS SPACED 4" O.C.; GALVANIZED & PAINTED.
- 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET, AS.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN, REPAIR & PAINT AS REQUIRED.
- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
- 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".
- 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".
- 32 NEW 2X6 FRAMED ADDITION WITH RAINSCREEN CLADDING. SEE STRUCTURAL DWGS. CLADDING TO BE RESYSTA HORIZONTAL SLATS ATOP 3/4" P.T. FLURRING STRIPS WITH EPDM RUBBER STRIPS, ATOP WEATHER BARRIER.
- 33 NEW CMU ELEVATOR TOWER WITH RAINSCREEN CLADDING. CLADDING TO BE RESYSTA HORIZONTAL SLATS MOUNTED TO KNIGHTWALL VERTICAL "CG-GIRTS", ATOP WEATHER BARRIER, ATOP 2" POLYISO INSULATION.
- 34 NEW COPING.
- 35 OPEN-JOINT CEMENT FIBER BOARD PANELS. SEE PLANS AND SECTIONS.
- 36 NEW FRAMED WALL. SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BOARD SIDING. EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.

NEW ELEVATION SYMBOLS

- WC WATER CURTAIN
- SG SAFETY GLAZING
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- LED EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202

A3.2

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architecture + design

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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1839

Design Team: KJP, JWP, JRL, TSS,
ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL,
LHM, MMR, CO, LVF, MKS, RAO

GENERAL ELEVATION NOTES

- A. CLEAN ALL EXG. BRICK & STONE
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS

KEYED NOTES

- 01 NEW DOWNSPOUT, TIE-IN TO STORMWATER DRAIN LINE. W/ 6'-0" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HUNG METAL GUTTER, SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER /CORNICHE TO REMAIN, REPAIR AS REQUIRED, RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR, VERTICALS SPACED 4" O.C.; GALVANIZED & PAINTED.
- 05 NEW EXTERIOR STOREFRONT SYSTEM. SEE SHEET, AS.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN; WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICHE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN, REPAIR & PAINT AS REQUIRED.
- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHT. AS.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
- 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".
- 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".
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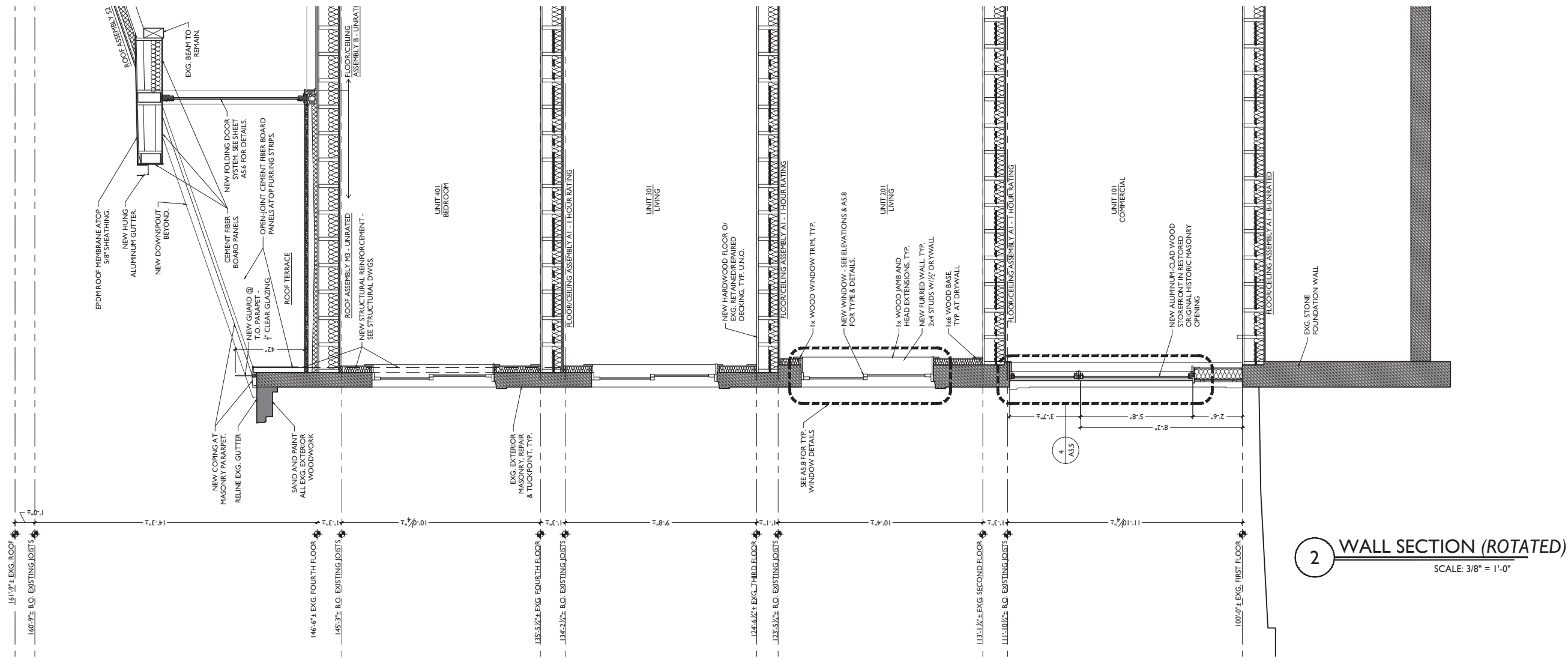


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

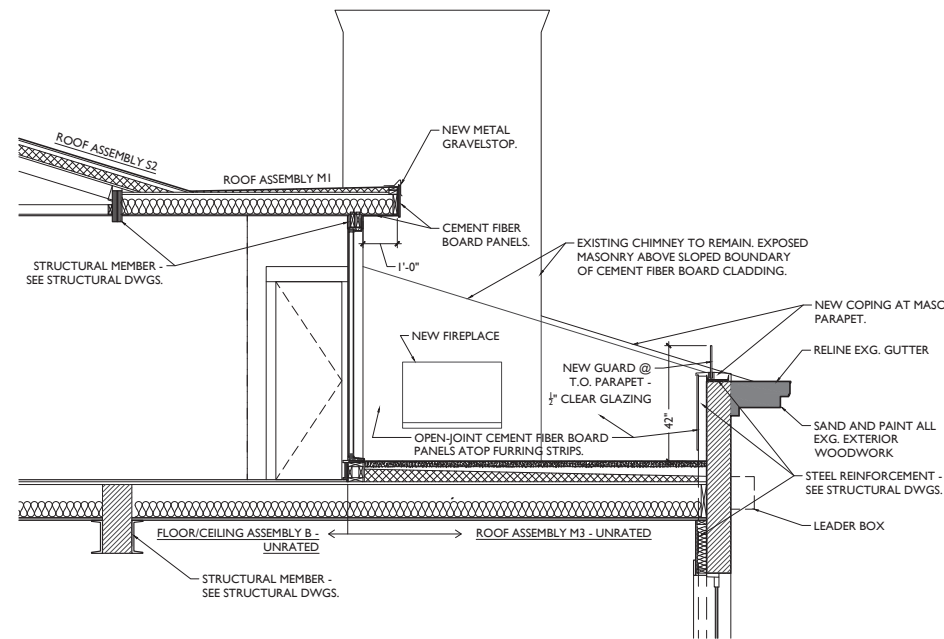
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Design Team: KJP, JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LHM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
CINCINNATI, OHIO 45202



2 WALL SECTION (ROTATED)
SCALE: 3/8" = 1'-0"



1 SE ROOF TERRACE - SECTION
SCALE: 3/8" = 1'-0"

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RENOVATIONS AND ADDITION FOR:
1800 RACE STREET
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WWW.PLATTEDESIGN.COM | T: 513.871.1050 | F: 513.871.1059

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

A4.0

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

APPLICATION #: N/A
APPLICANT: Kurt Platte and Ryan O'Malley, Platte Architecture and Design
OWNER: Market Square Condominium
ADDRESS: **1804-1806 Race Street, Cincinnati OH 45202**
PARCELS: 094-0008-0384-00
ZONING: Commercial Community (CC-P)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: January 4, 2016
HEARING DATE: Prehearing January 5, 2016 at 2:30 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of two existing 4-story masonry buildings (1804-1806 front building from Race and 1806 rear building from Goose Alley) to support three residential condominiums units on the upper floors with the first floor of the front building consisting of commercial storefront.

Existing Conditions:

The vacant 4-story masonry buildings are located on Race Street just north of W. Elder Street. Frontage is along Race Street for the 1804-1806 building. There is a rear 1806 building with frontage along Goose Alley. The building has two addresses but is built and looks like one single building from the exterior. 1806 Race rear building is completely detached.

The parcels for 24 W. Elder, 26-28 W. Elder, 1800-1802 Race Street and 1804-1806 Race Street have been consolidated into one parcel.

Proposed Conditions:

The proposal is to rehabilitate the existing 4- story structures into a first floor commercial space with three residential units on the upper floors.

1806 Race Street will have an addition at second through fourth floors to connect the front and rear buildings; approximate depth is 9'-0". 1806 Race Street will also have a rear addition to modify the roof slope in order to create livable space in the attic. There is a proposed roof deck at 1806 Race along the primary façade not visible from Race Street right of way. There is a proposed roof deck to the rear of 1806 Race Street on an existing low slope roof that connects to 1806 Race Street rear building. There is a proposed new opening in existing masonry wall for a 2-car garage on 1806 Race rear building with access to Goose Alley.

1804 Race Street will have new balconies added to the rear of the building and a new roof deck on an existing low slope roof in the rear of the building. Decks are not visible

from Race or Elder Streets. 1804 Race Street will also have a rear addition to modify the roof slope in order to create livable space in the attic.

The renovation of the buildings will feature the following:

1. New aluminum storefront in existing openings. Original cast iron columns framing the store will remain. Proposed window sill height of 2'-6" with wood cladding. There are two primary entrances.
2. Basement access door replacement per DOTE standards.
3. Replacement windows in existing openings; double hung 1/1 in bronze finish (Lincoln Fit). Casement windows are Pella Impervia, fiberglass composite.
4. Breezeway gate; black metal with outward swing on the south end.
5. Balconies at the rear of 1804 Race facing the courtyard. Vertical picket railing.
6. Balcony on the south side of 1806 Race, 4th floor, facing the courtyard. Vertical picket railing. Visible from W. Elder Street.
7. New addition to connect front and rear 1806 Race buildings; second to fourth floors.
8. Roof modifications to accommodate new roof decks and top floor additions.
 - a. 1806 Race will have roof decks cut into the front and rear of the building roof. Not visible from the primary façade.
 - b. 1806 Race will also have a roof deck over the three story portion that connections the front and rear building. Metal vertical picket railing. Visible from W. Elder Street.
 - c. 1804 Race deck above the 3-story stair enclosure at the rear of the building. Metal vertical picket railing. Not visible from the primary façade.
 - d. 1804 Race balconies on the 2nd & 3rd floor at the rear of the building. Metal vertical picket railing. Not visible from the primary façade.
 - e. Additions and roof modifications at the rear of 1804 and 1806 Race to create livable 4th floor (former attic) space. Visible from W. Elder Street.
9. Cladding for the additions is wood shiplap siding. The proposed wood is ipe, without stain which will weather to a grey color over time.
10. New roof shingles; fiberglass at sloped roofs.
11. Skylights on the existing roof slope of 1806 rear building.
12. Rooftop mechanical units to the rear of 1804 Race St. which are not visible from the primary façade on Race Street.
13. One, 2-car garage on the Goose Alley façade of the 1806 Race rear building. 16 feet wide x 11 feet tall. Existing masonry wall has one man door and two windows that would be removed. Applicant proposes to keep existing lintel height.
14. Interior renovation for tenant finish.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial District
		Multi-family Dwelling – Permitted Use
		Commercial – Limited Permitted Use

Variance Request: N/A
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: N/A
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: The applicant is not seeking zoning relief for commercial uses at this time. Should the proposed future use need a use variance, the applicant and/or owner/tenant shall return to the board for review and approval.

Certificate of Appropriateness Review

This project generally meets the guidelines for the Over-the-Rhine Historic District. The work involves appropriate window installations, restoration, and reintroduces first floor commercial as it was originally constructed.

While there is no current commercial tenant, the future commercial use of the structure will be limited by the current zoning code and any deviation from that allowable usage will require a zoning variance to be returned to the board.

Staff feels the proposed additions are compatible with the original character and do not overpower the buildings. The proposed roof decks and roof modifications are large but due to the rear and courtyard locations, staff does not think these greatly modify the identifying character of the buildings.

The proposed cladding material is wood lap siding. This material has not been approved by the board in recent months however; the specifics of this project are that the siding is primarily on the fourth floor (a small amount on the second and third floor) and not visible from the primary facades on Race Street. The siding will be visible from the secondary façade of Elder Street due to the one story 28 W. Elder.

The large garage door proposed does not fit as two single doors within the existing space. The applicant is requesting this opening on what was the primary façade of the 1806 Race rear building because it fronts Goose Alley and is part of the total garage requests for 24, 26 and 28 W. Elder Street. The overall height of the proposed door is the applicants attempt to maintain the existing lintel height of the door and two windows that are the existing rhythm if this alley façade.

Goose Alley is wider than a typical alley with approximately 11 feet roadway width and 20 feet of right of way. DOTE has approved the use of the alley in concept pending more information from the applicant. The use of the alley for vehicular movement and back loaded garages is an appropriate use for typical urban alleys. Unfortunately, the project location does not reasonably allow this quantity of back loaded garages but rather side loaded on a façade that is partially visible from Elder Street. Staff understands parking is a premium in OTR and this proposed double car garage door opening, while not optimal, are an acceptable alternative to providing no parking.

Other Considerations:

Prehearing Results

January 5, 2016 - Only the architects were in attendance.

Comments Provided to Staff: Support letters submitted to staff by the applicant.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation of 1804-1806 Race Street per drawings submitted by Platte Architecture and Design dated 1/11/2016 including any revisions submitted for permit subject to the following conditions:
 1. The first floor commercial use in the future will be subject to board approval if the proposed use is not permitted under the current zoning code.
 2. The applicant must get Department of Transportation and Engineering approval for outward swinging gate into the public right of way.

- b) **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) Wood lap siding is granted as it is only indirectly visible at most from a public street.
 - (c) Garage doors are granted as they front on an alley, reduces on street parking demand and because the building shall be integrated with the Race Street building connected to it.

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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

January 26th, 2016

Re: Certificate of Appropriateness

1804-1806 Race St.

Permit No. 2015P08292

Dear Members of the Historic Conservation Board,

Thank you in advance for reviewing our project. The proposed project at 1804-1806 Race Street is the rehabilitation of two existing 4-story masonry buildings, one facing Race Street to the west and one facing Goose Alley to the east. This letter, along with the attached additional information, shows that the proposed design meets the historic guidelines for the Over-The-Rhine neighborhood.

Existing Building – 1804-1806 Race St. (Front)

The existing building is located along Race Street. The primary west façade is of typical Italianate style: storefront at grade, punched window openings at the 2nd and 3rd floor, and a bracketed wood cornice supporting the box gutter above. There is an existing fire escape that will remain. There are two historic chimneys emerging from the sloped front portion of the roof that are to remain. The secondary east and south façades have vertically-aligned punched window and door openings throughout. These facades face a rear courtyard. The front volume is four stories, and the two smaller volumes attached to the rear of the front volume are three stories. All buildings are of unpainted brick, and will remain unpainted.

Existing Building – 1806 Race St. (Rear)

The existing four-story building is located along Goose Alley. This building is separated approximately 9' from the front building. The façade facing the alley has no storefront, only vertically aligned windows and a single door at grade. There is no historic cornice or box gutter. The facades facing the courtyard are similarly unadorned and straightforward. The building is of unpainted brick, and will remain unpainted.

Storefront – 1804-1806 Race St. (Front)

The original cast-iron columns framing the historic storefront remain and will be retained. Everything historic within these openings has been previously removed, however. A new infill storefront will be constructed to match the rhythm and proportions of the front elevation, with a wood-trimmed bulkhead supporting the display and transom windows enclosed in aluminum storefront framing. (Basis of design to be YKK YES 45 TU or equal.) **See attached for product information.**

Windows – 1804-1806 Race St. (Front and Rear)

All existing windows will be removed back to the historic wood frames. New custom factory finished bronze aluminum-clad wood one-over-one sash with clear insulated glass will be installed throughout. The new sash—Lincoln Fit with concealed jamb liners—will be installed at the historic depth of the original windows and will fit the existing framed opening without modification. **See attached for product information.**

Rooftop Mechanical Units – 26 W. Elder St.

Condensing units for the new HVAC systems will be located on steel service platforms to the rear (north) of the building to minimize visibility from West Elder Street. The basis for design is the Goodman GSZI3 Heat Pump. They have a minimal appearance, are painted dark gray, and are each no larger than 36” wide x 36” deep x 40” tall.

Roofing Materials:

The existing building has a both sloped and flat membrane roofs. In general, the existing roof framing and sheathing will be repaired and maintained, but the existing membranes will be removed and replaced with new fiberglass shingles (Certaineed or equal) at sloped areas and new membranes at flat areas. The final color will be black or grey. **See attached for cut sheet of new shingles.**

Breezeway Gates

A new metal breezeway gate will be installed at the Race Street breezeway entrance. This will be a custom-fabricated steel gates, which will be painted black. **See attached for details.**

Balconies – 1804 Race St. (Front)

New balconies are proposed to the rear of 1804 Race St., facing the courtyard. These will be supported by steel beams and a single steel column, with steel guardrails and wood decking. All steel will be painted dark gray/black. These will be concealed by the other buildings facing the courtyard.

New Addition – 1804 Race St. (Front)

The courtyard-facing roof of the fourth floor will be removed to the east of the ridge and replaced with a flat roof that will make the interior more habitable. To support the new roof, wood-framed walls will be constructed upon the existing masonry. These walls will be clad in wood shiplap siding (**see attached for detail**), conveying a compatibility with the brick through its orientation and scale. The windows to the south will be in the original plan location (although elevationally they are taller) and therefore will align vertically with the windows below. A new doorway is proposed to the north of the windows, opening upon a new roof deck that rests on the roof of an existing stairwell volume.

Due to its location, this addition will not be visible from Race St., West Elder Street, or Goose Alley.

New Addition – 1806 Race St. (Rear)

A new volume is proposed that would link the front and rear buildings at 1806 Race Street. It is tall and rectangular, like the other building volumes fronting the courtyard, rising approximately 5'-10" above the 1806 Rear building to which it is attached. The addition spans from the second to the fourth floor to provide additional square footage for the residence at the rear 1806 property. A gently sloped roof will replace the west half of the existing gable roof, rising above the existing ridge of the rear 1806 building and providing clerestory awning windows to the east façade. **See attached for product information.** This will raise the ceiling height of (and thus make habitable) the eastern half of the fourth floor. Skylights have been added to the existing roof sloping to the east—these will not be visible from across Goose Alley. **See sightline studies.**

Also at the fourth floor, a small porch has been added to the south façade. The existing attic level window openings will be altered to provide an access door to the porch and a full height window. Consistent with other small additions in Over-the-Rhine, the addition will be wood-framed. It will be clad in wood shiplap siding. **See attached for detail.**

The new south façade will have mullied casement windows with the larger upper windows aligning in height with the existing openings adjacent to the east (at floors 2-3). The new west façade will have mullied casement and awning windows adjacent to a door accessing the roof deck to the west. **See attached for product information.**

Because of its location, this addition will be concealed from Race Street and Goose Alley. It will be partially visible from West Elder Street, where sightlines rise above 28.

Roof decks – 1804-1806 Race St. (Front)

Four new roof decks are proposed for the front building.

- A new roof deck is proposed for the front of the 4th floor at 1806 Race Street. A portion of the existing roof will be removed. A wall of dark-toned full-height fiberglass windows and swing door will face the roof deck. The existing cornice and box gutter are to remain—due to their height, a guardrail to protect the occupants of the roof deck will not be required. The wood inserts currently covering the original window openings within the cornice will be replaced with dark, steel mesh to articulate the original use and provide visibility for the occupants. No new construction is proposed that would rise above the roofline.
- A new roof deck is proposed for the rear of the 4th floor at 1806 Race Street. A portion of the existing roof will be removed. A wall of dark-toned full-height fiberglass windows and swing door will face the roof deck. The existing cornice and box gutter are to remain—due to their height, a guardrail to protect the occupants of the roof deck will not be required. No new construction is proposed that would rise above the roofline.
- A new roof deck is proposed above the 3-story stair enclosure to the rear (east) of 1804 Race Street. This will bear upon the existing volume. A steel guardrail painted dark grey/black, will enclose the deck. This deck will not be visible from Race Street, West Elder Street, or Goose Alley.
- A new roof deck is proposed above the 3-story volume behind the 1806 Race Street building that faces Race Street. It will bear upon the existing volume. A steel guardrail to be painted dark grey/black will enclose the deck. The deck will be mostly visible from West Elder Street, where sightlines rise above 28.

Garages:

One two-car garage door is proposed on the east elevation facing Goose Alley, 16' wide by 11' tall. (There is not sufficient space to provide two single-car garage openings at this location.) Because this was originally the front facade of the historic 1806 rear building, a taller garage door that meets the original lintel height has been

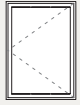
selected to convey more prominence. The garage door will be of durable quality, with an anti-graffiti coating on the surface to maintain a clean appearance.

The new garage opening is located along an alley, set back some distance from West Elder Street. These parking spaces are embedded within the perimeter of the proposed multi-building condominium to meet the programmatic needs of the residents for safe and secure parking.

Please refer to plans, elevations, and sight line images that show the proposed design of the project, and its relationship to the existing adjacent buildings.

Sincerely,

Ryan O'Malley
Project Manager



CASEMENT

UNIT SECTIONS

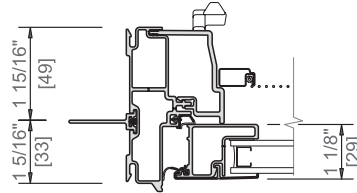
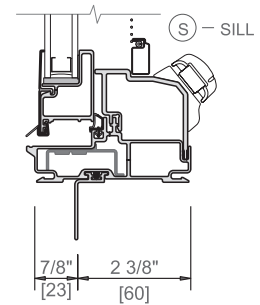
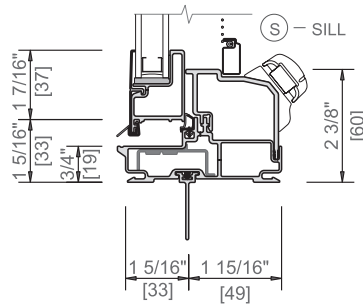
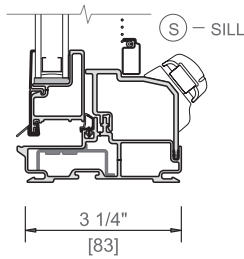
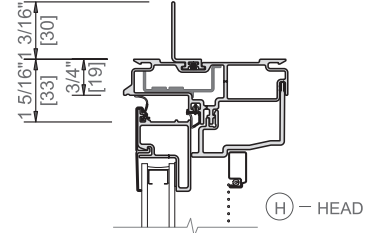
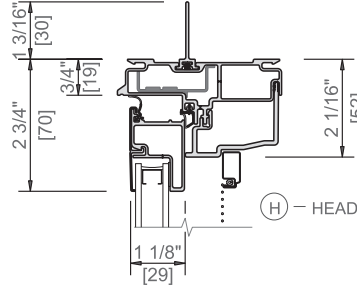
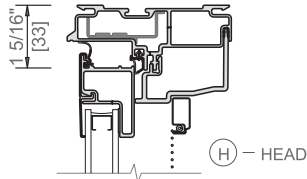
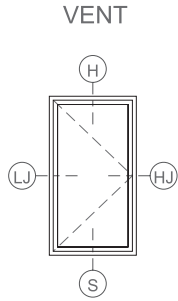
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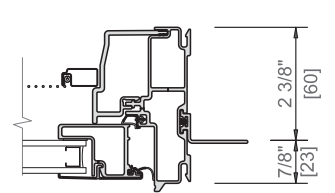
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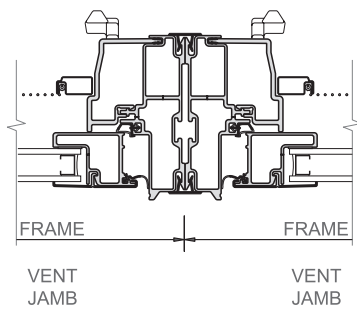


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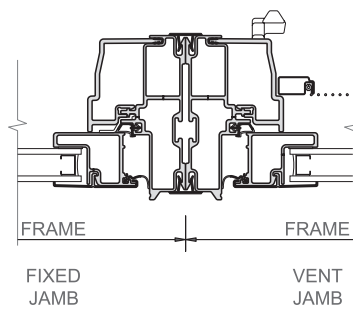


(HJ) - HINGE JAMB

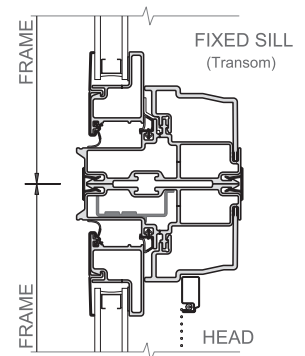
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION



VERTICAL JOINING MULLION



HORIZONTAL JOINING MULLION

Scale 3" = 1' 0"

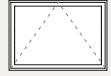
All dimensions are approximate.

See the Installation and Performance section on PellaADM.com for mullion applications and structural limitations.

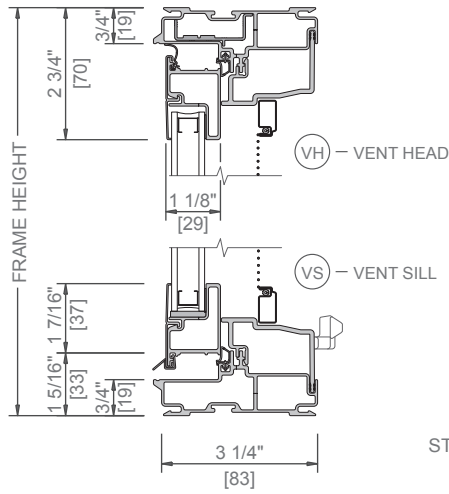
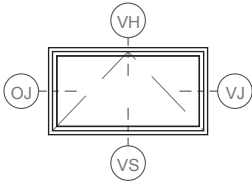


UNIT SECTIONS

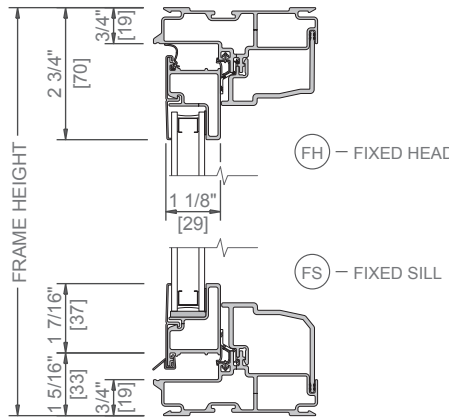
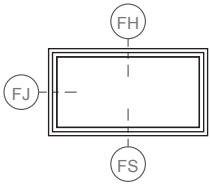
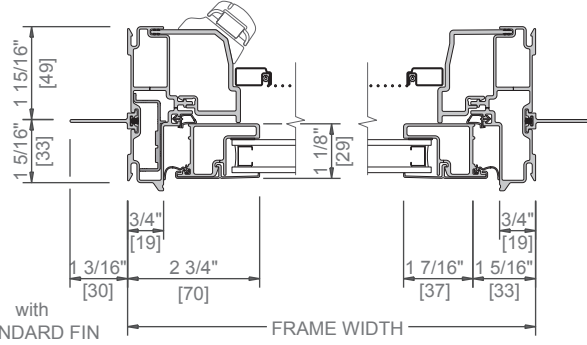
Block Frame Vent



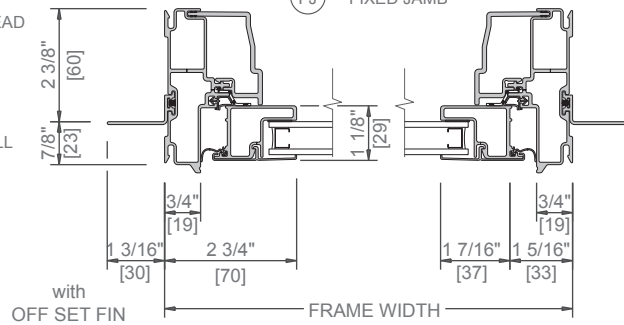
AWNING



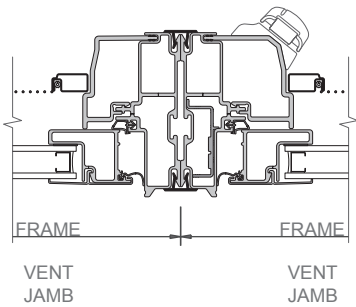
OJ – OPERATOR JAMB VJ – VENT JAMB



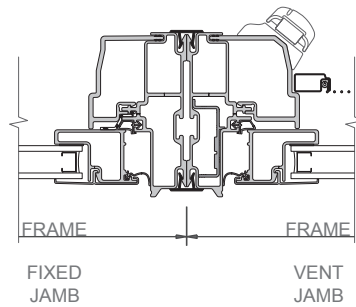
FJ – FIXED JAMB



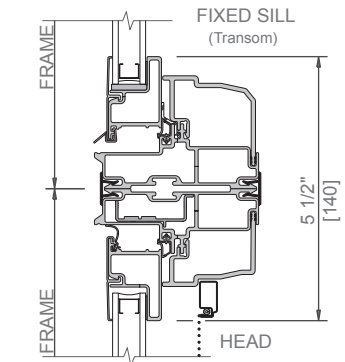
COMBINATION



VERTICAL JOINING MULLION

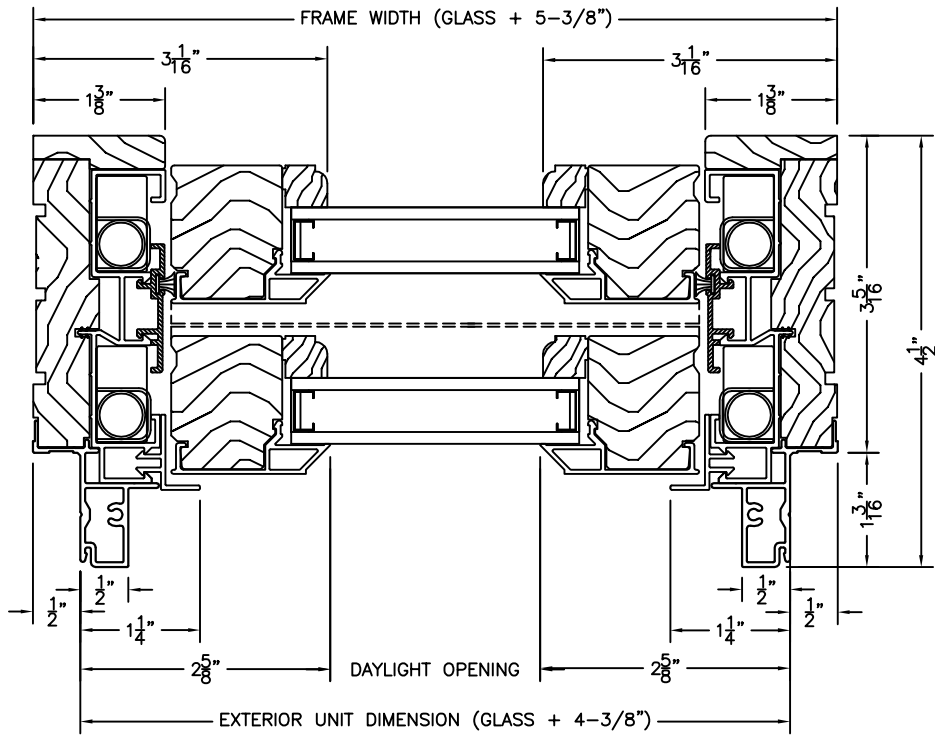


VERTICAL JOINING MULLION



HORIZONTAL JOINING MULLION

Scale 3" = 1' 0"
All dimensions are approximate.



**LINCOLN FIT DOUBLE HUNG - HORIZONTAL SECTION
CONCEALED JAMBLINER**

SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



> YES 45 TU

Thermally Broken Center Set Storefront

SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- High Performance Sill Flashing
 - ◆ No Blind Seals
 - ◆ Tall back leg for enhanced water resistance
 - ◆ Patented 3 point attachment of end dam
- Patented Screw Spline or Shear Block Assembly
- ThermaBond Plus Thermal Break
- Model 20D/35D/50D Single Doors up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"



> YES 45 TU Center Set

Thermally Broken Storefront System Specifications

1.01 SUMMARY

- A. Section Includes: Aluminum Storefront Systems.
 - 1. YKK AP Series YES 45 TU Center Set Aluminum Storefront System.
- B. Related Sections:
 - 1. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements

1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
 - 1. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT² (1.10 m³/h·m²) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
 - 2. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of: 10 PSF (479 Pa) (or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
 - 3. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
 - a. Exterior Walls:
 - 1) Positive Pressure:
 - 2) Negative Pressure:
 - b. Interior Walls (Pressure Acting in Either Direction):
 - 4. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures.
 - a. Without Horizontals: L/175 maximum.
 - b. With Horizontals: L/175 or L/240 + 1/4" (6.4mm) for spans greater than 13'-6" (4.1m) but less than 40'-0" (12.2m).
 - 5. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
 - 6. Thermal Performance: When tested in accordance with AAMA 507, AAMA 1503 and NFRC 100:
 - a. Condensation Resistance Factor (CRFf): A minimum of 60.
 - b. Thermal Transmittance U Value: 0.45 BTU/HR/FT²/°F or less.
- Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified and percentage of vision area.
- 7. Acoustical Performance: Acoustical Performance: When tested in accordance with AAMA 1801:
 - a. Sound Transmission Class (STC) shall not be less than 35 laminated.
 - b. Outdoor-Indoor Transmission Class (OITC) shall not be less than 29 laminated.

2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America, Inc.
 - 1. Storefront System: YKK AP YES 45 TU Storefront System.
- B. Storefront Framing System:
 - 1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery or shear block attachment.
 - 2. Components: Manufacturer's standard extruded aluminum mullions, 90 degree corner posts, entrance door framing, and indicated shapes.
 - 3. Thermal Barrier: Provide continuous thermal barrier by means of a poured and debridged pocket consisting of a two-part, chemically cured high density polyurethane which is bonded to the aluminum by YKK AP ThermaBond Plus®. Systems employing non structural thermal barriers are not acceptable.

2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
 - 1. Fasteners: Zinc plated steel concealed fasteners: Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
 - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.
 - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.



> YKK AP Paint Colors

Standard Colors for a Superior Finish



Bone White UC43350



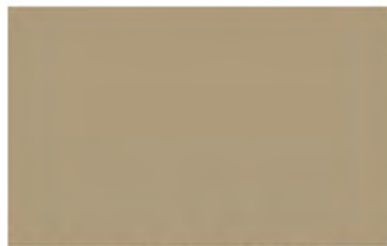
Colonial White UC54983



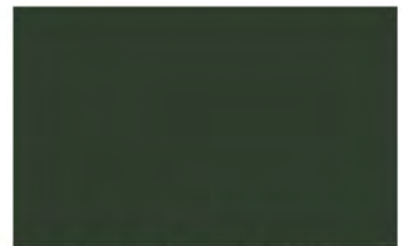
Sandstone UC109856



Beige UC97345



Seawolf Beige UC109855



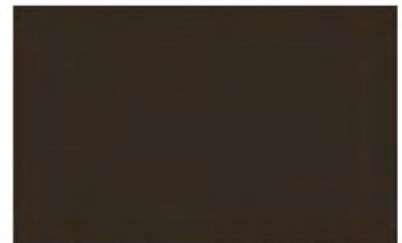
Hartford Green UC109881



Colonial Red UC105846



Charcoal UC99477



Classic Bronze UC109850



Black UC40577

Superior Painted Finishes – Meets AAMA 2605

The 70% PVDF (Duranar®) two-coat, non-exotic, non-metallic colors shown on this page are the actual colors and may be used as a reference. These colors and finishes are available on YKK AP's *Rapid Building Envelope Program*. Additional colors and finishes are also available. Contact your local sales office for pricing and lead time information.

In Partnership With:



PPG Coatings Protected

The PPG Certified Applicator Program is a service mark and Duranar® is a registered trademark of PPG Industries, Inc.

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

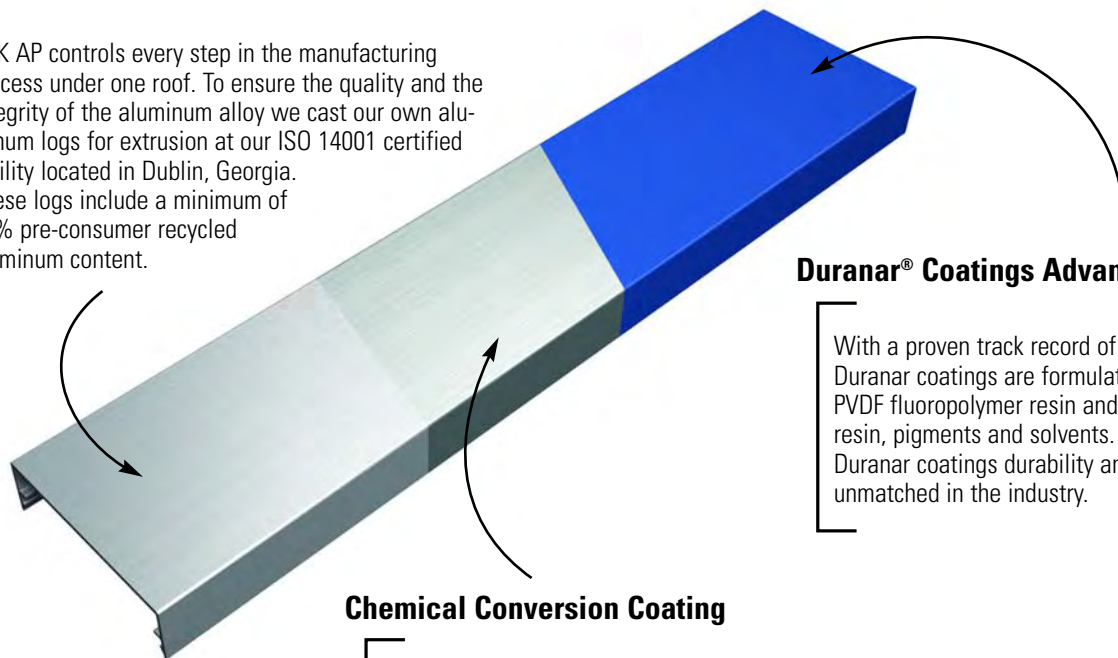


Quality
inspires®

YKK AP is part of this select nationwide network of exceptional coating applicators whose facilities and quality control processes are rigorously audited by PPG to deliver the highest possible level of product quality, customer service and technical expertise.

Highest Quality Aluminum Billets and Extrusions

YKK AP controls every step in the manufacturing process under one roof. To ensure the quality and the integrity of the aluminum alloy we cast our own aluminum logs for extrusion at our ISO 14001 certified facility located in Dublin, Georgia. These logs include a minimum of 30% pre-consumer recycled aluminum content.



Duranar® Coatings Advantage

With a proven track record of over 40 years, Duranar coatings are formulated with 70% PVDF fluoropolymer resin and proprietary PPG resin, pigments and solvents. This gives Duranar coatings durability and colorfastness unmatched in the industry.

Chemical Conversion Coating

PPG's pretreatment is recognized as the most effective pretreatment for aluminum providing the maximum corrosion protection available. Outstanding surface preparation is the key to achieving AAMA 2605 performance, the most stringent paint performance standard in the industry.



Atlanta

8140 Troon Circle
 Suite 110
 Austell, GA 30168
 Tel: 678-945-6190
 Fax: 678-945-6328

Boston

Eight Connector Road
 Andover, MA 01810
 Tel: 978-749-9554
 Fax: 978-749-2915

Baltimore

8680 Greenwood Place
 Savage, MD 20763
 Tel: 301-498-3650
 Fax: 301-498-3755

Chicago

1000 Stevenson Court
 Suite 101
 Roselle, IL 60172-4314
 Tel: 630-582-9602
 Fax: 866-955-2441

Cincinnati

5406 Spellmire Drive
 Cincinnati, OH 45246
 Tel: 513-942-7200
 Fax: 513-682-2123

Dallas

2025 W. Belt Line Road
 Suite 130
 Carrollton, TX 75006
 Tel: 972-245-9551
 Fax: 972-245-9522

Greensboro

4524 Green Point Drive
 Suite 106
 Greensboro, NC 27410
 Tel: 336-665-1963
 Fax: 336-665-1965

Houston

3550 Brittmoore Road
 Suite 200
 Houston, TX. 77043
 Tel: 713 329-9551
 Fax: 713 939-0811

Orlando

7608 Currency Drive
 Orlando, FL 32809
 Tel: 407-856-0660
 Fax: 407-856-0090

Headquarters

7680 The Bluffs
 Suite 100
 Austell, GA 30168
 Tel: 678-838-6000
 Fax: 678-838-6001

For further information, please contact your local YKK AP Sales Office, call 1-800-955-9551 and ask for an architectural sales representative, or visit us at www.ykkap.com.

LANDMARK[®] with STREAK Fighter[®]

"Best Buy"

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR[®] rated product and may qualify for a federal tax credit.

warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter[®] algae-resistance warranty
- 10-year SureStart[™] protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

LANDMARK[®] color palette



Silver Birch



Cobblestone Gray



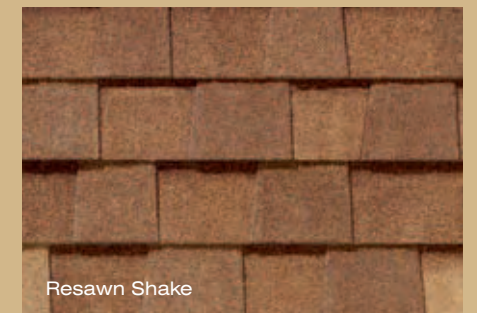
Georgetown Gray



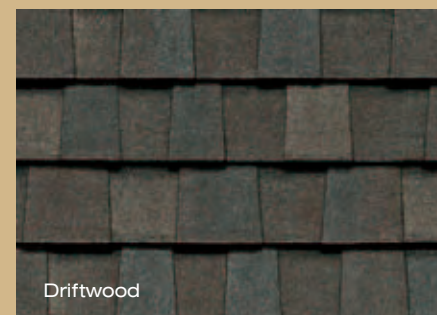
Weathered Wood



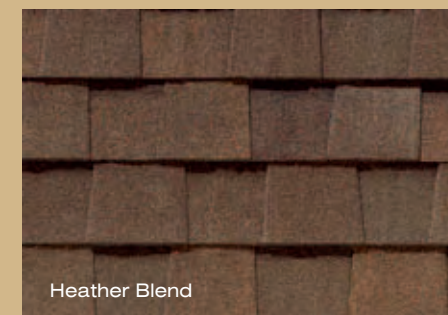
Colonial Slate



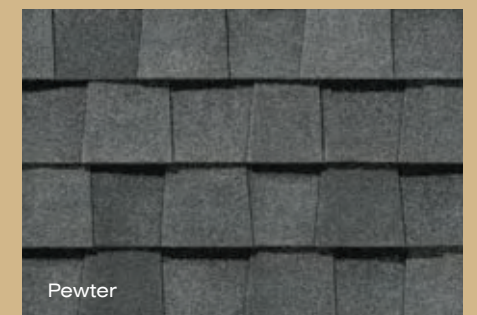
Resawn Shake



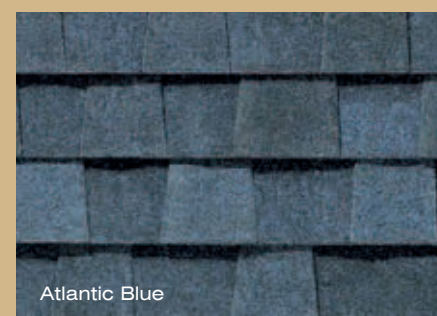
Driftwood



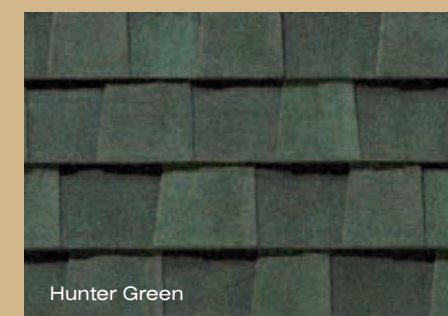
Heather Blend



Pewter



Atlantic Blue



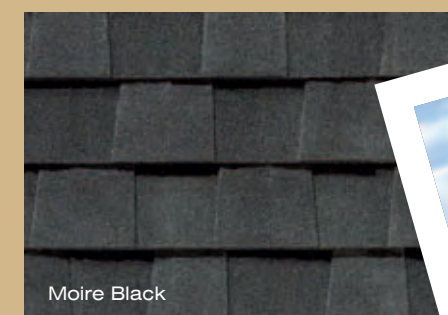
Hunter Green



Burnt Sienna



Cottage Red

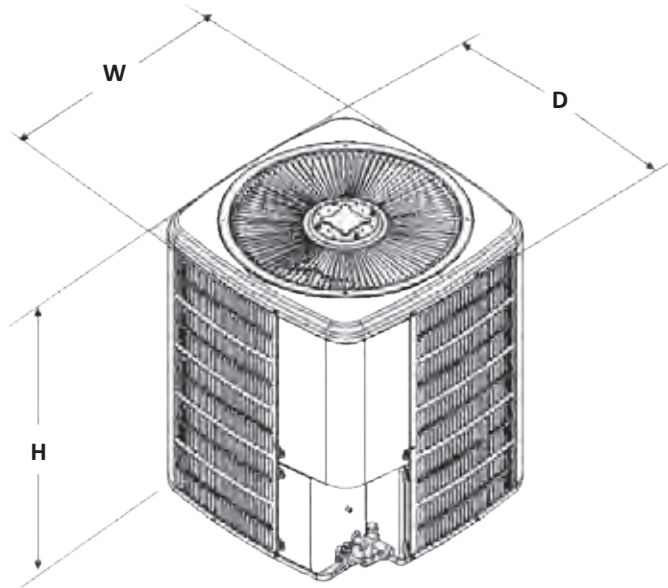


Moire Black



Shown in Weathered Wood

DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ130181**	26	26	32½
GSZ130241**	26	26	32½
GSZ130301**	26	26	32½
GSZ130361**	29	29	32½
GSZ130421**	29	29	38½
GSZ130481**	29	29	34½
GSZ130601**	35½	35½	34½

ACCESSORIES

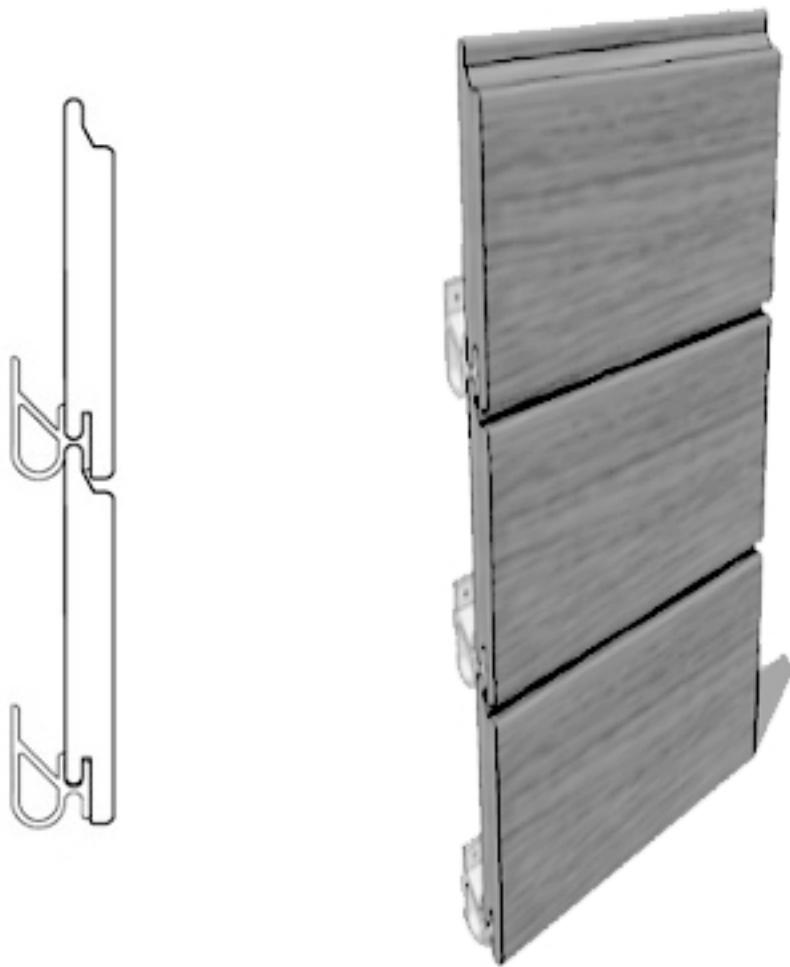
MODEL #	DESCRIPTION	GSZ13 018	GSZ13 024	GSZ13 030	GSZ13 036	GSZ13 042	GSZ13 048	GSZ13 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit ⁰	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

⁰ Contains 20 brackets; four brackets needed to anchor unit to pad

¹ Installed on indoor coil

² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.



Wood cladding profile



Wood cladding - precedent images



South Facade



West Facade



East Facade 1 - from courtyard



East Facade 2 - from Goose Alley



RENOVATIONS AND ADDITIONS FOR:
1804-1806 RACE STREET
CERTIFICATE OF APPROPRIATENESS
01-11-2016

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REFERENCE VIEW - Race Steet



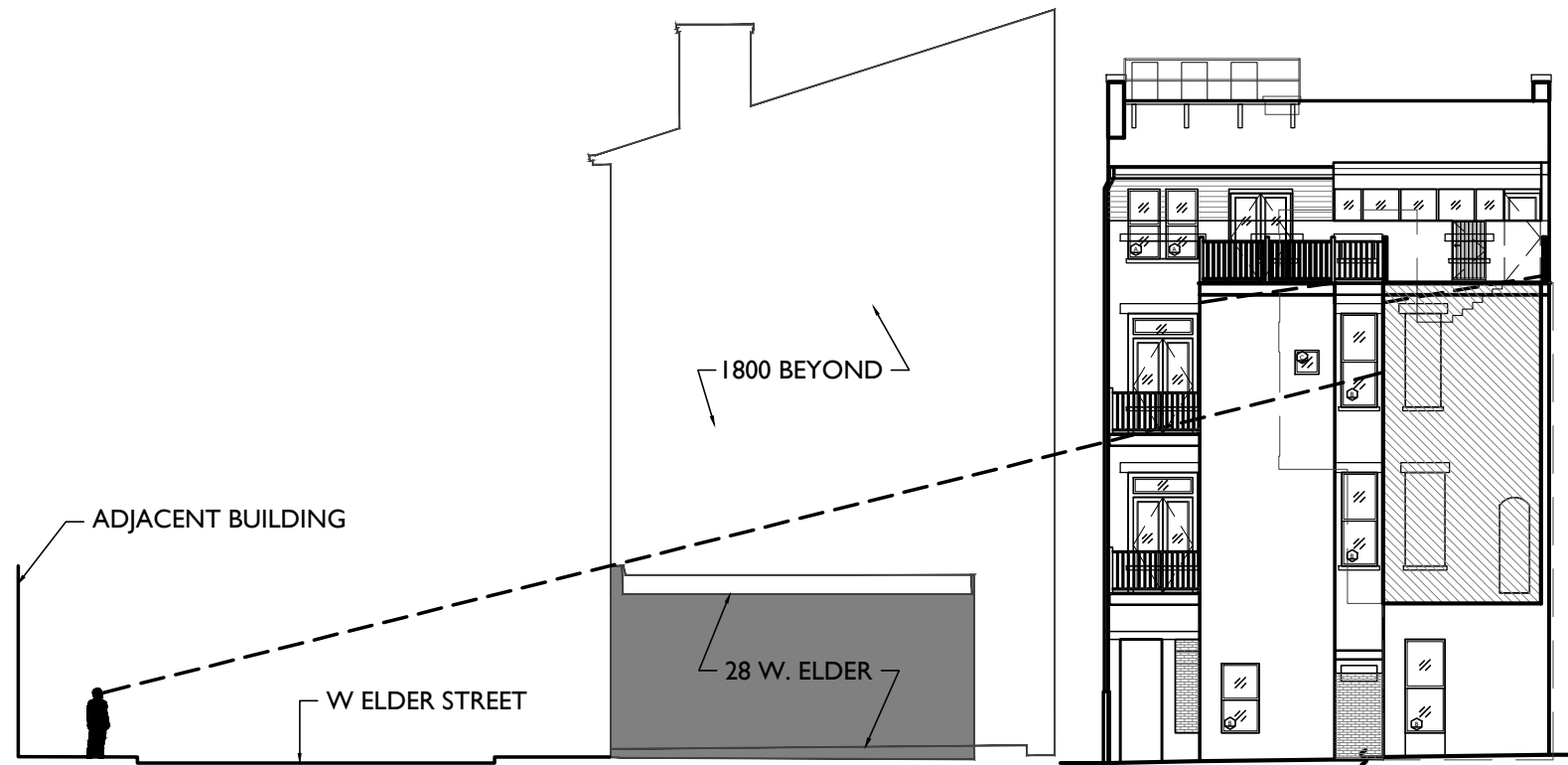
SIGHTLINE 2 - Along Race Steet

SIGHTLINE 1 - Along Goose Alley

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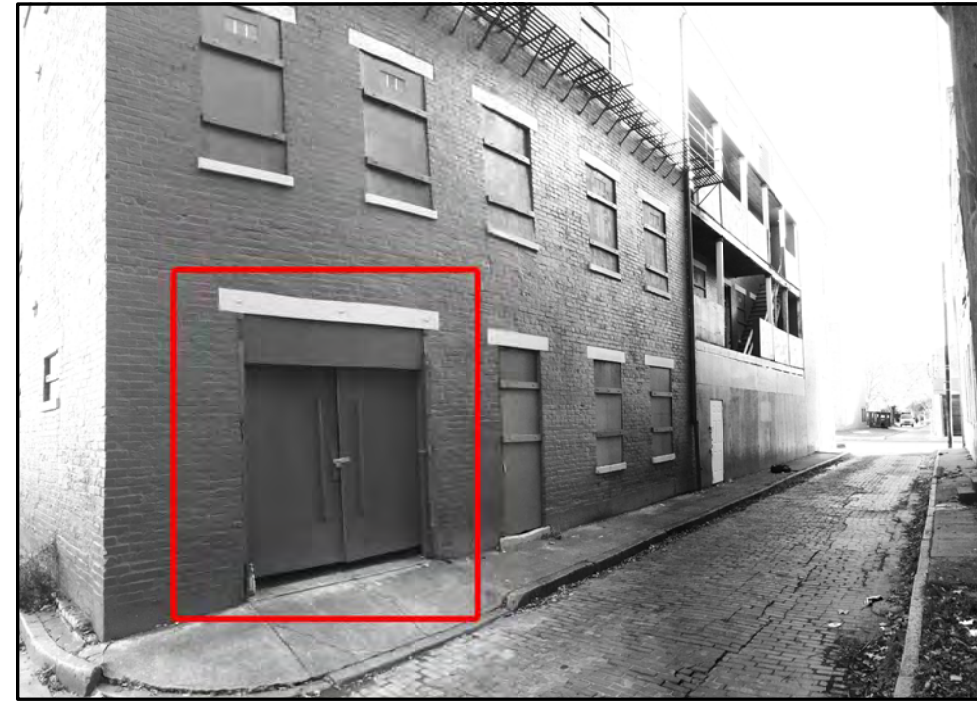
SIGHTLINE 3 - Along West Elder Steet



REFERENCE VIEW - West Elder Steet



1830-1832 Race St.



24 Elder St.



SITE DIAGRAM - Existing Goose Alley Garages

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EAST ELEVATION at Goose Alley*

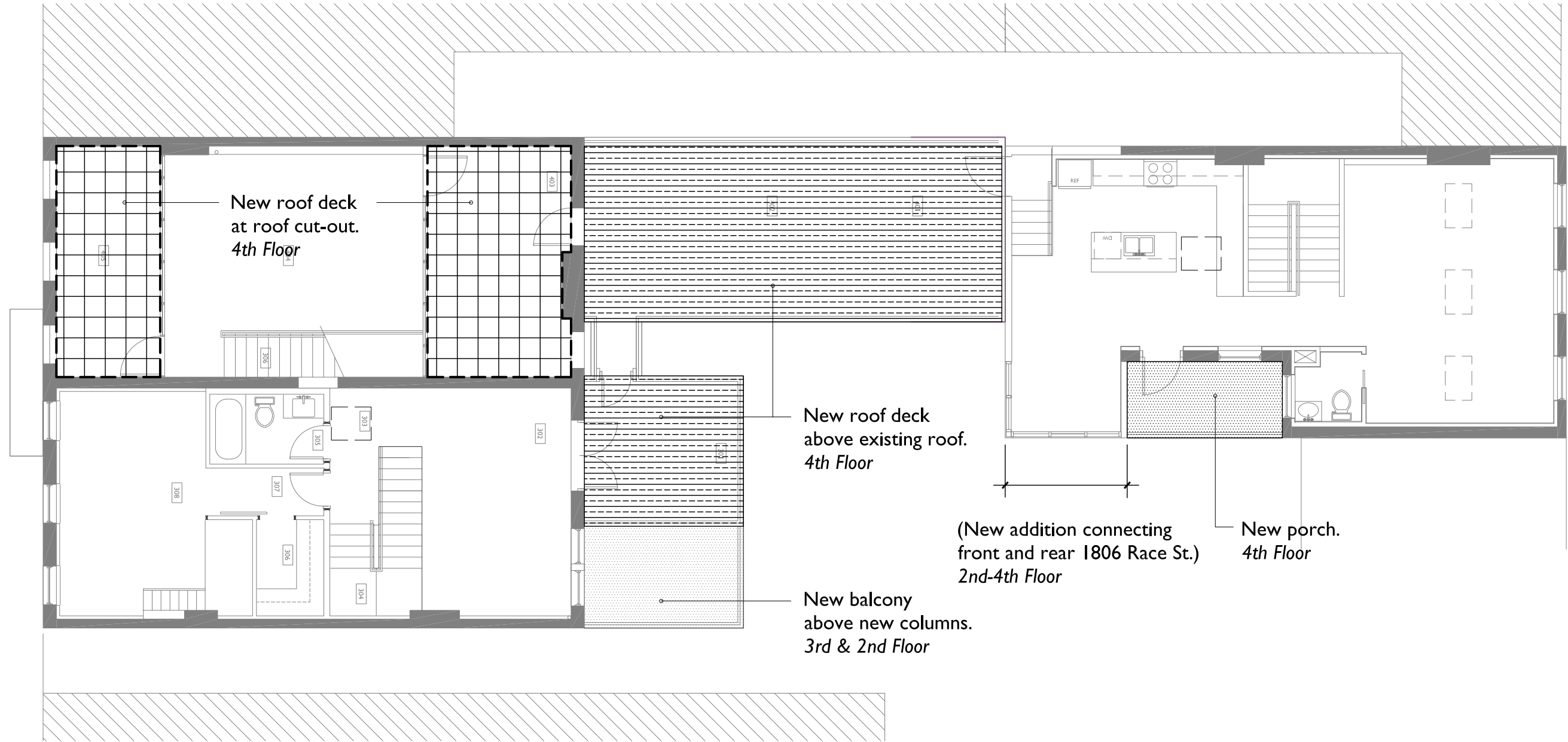
*See A3 drawings for more information.

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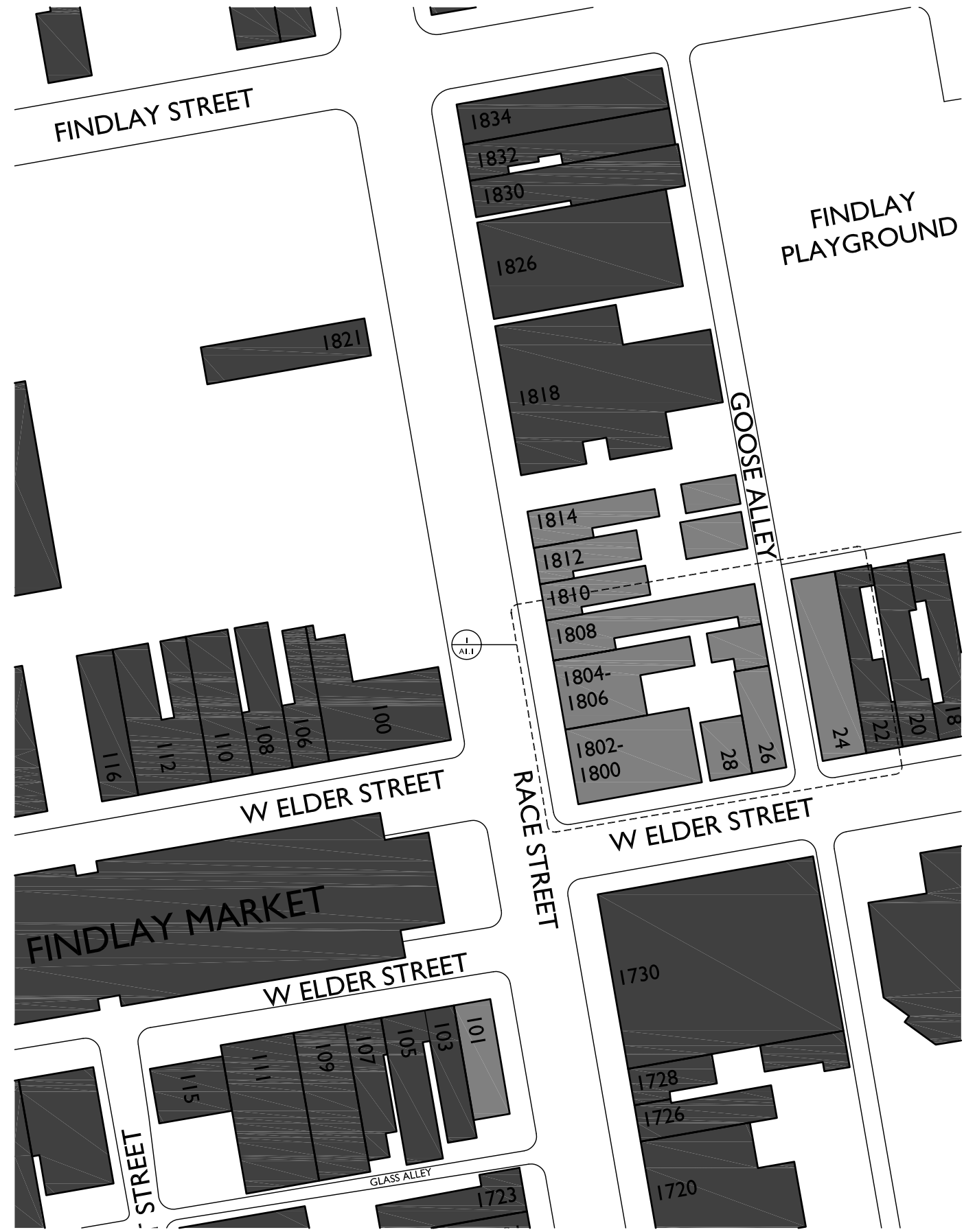

 New Roof Deck/Porch/Balcony Diagram



RENOVATIONS AND ADDITIONS FOR:
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KEY PLAN

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

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

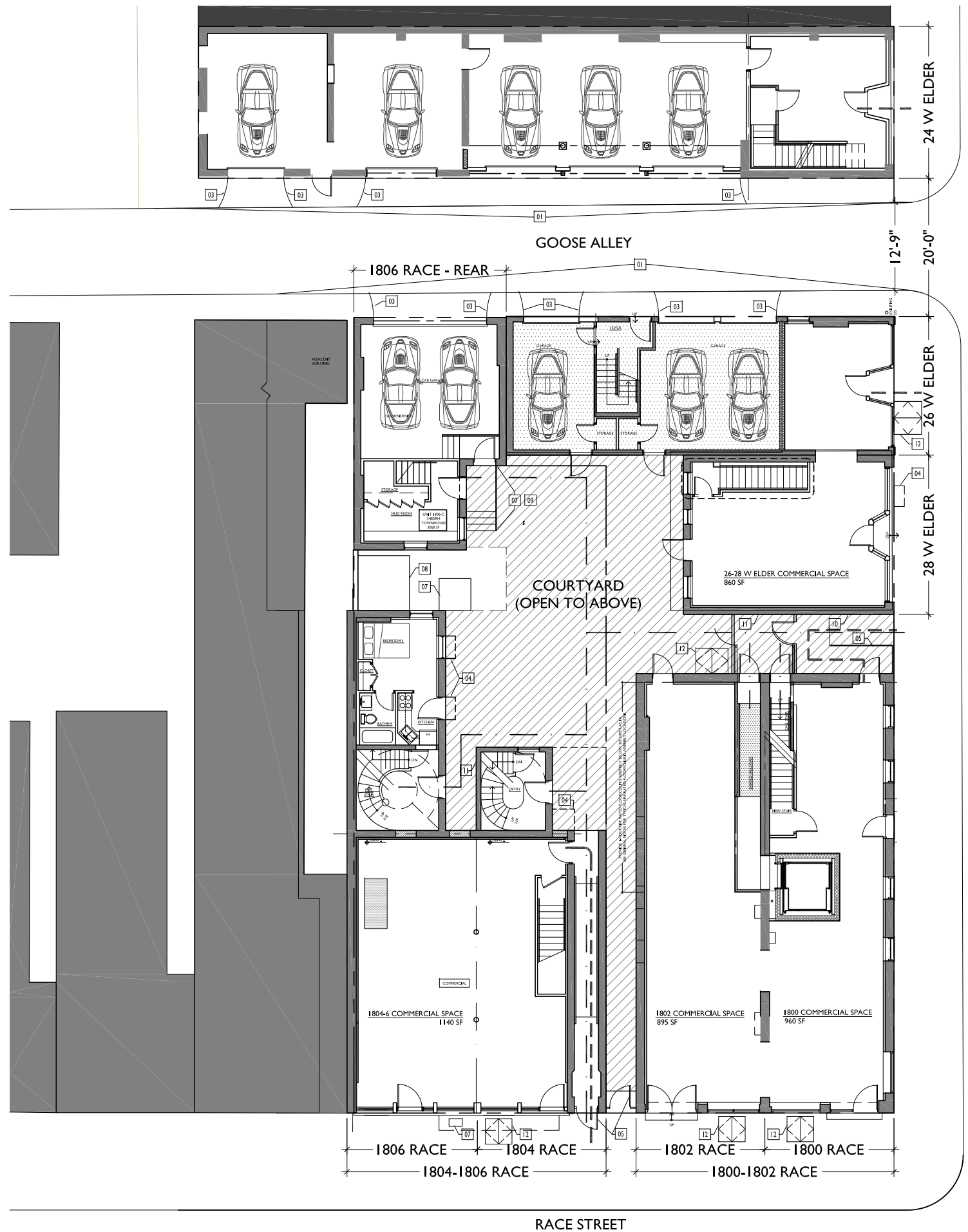
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Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

AI.0



SITE PLAN GENERAL NOTES	
01	PROVIDE ALL NEW CONCRETE AT WALKWAYS, BREEZEWAYS, & COURTYARDS TO THE SIDE & REAR OF 1800-1806 RACE & 26-28 ELDER. PROVIDE NEW SIDEWALKS AS INDICATED VIA KEYNOTE.
SITE PLAN KEYED NOTES	
01	PROVIDE NEW CONCRETE SIDEWALK, INCORPORATE NEW CURB CUTS AS INDICATED.
02	NEW 4'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE SHT. A5.3.
03	NEW CONCRETE CURB CUTS. SEE CIVIL DWGS.
04	INFILL EXG COAL CHUTE / WINDOW WELL.
05	NEW STEEL GATE. SEE DETAILS. SHT. A5.3
06	NEW HANDRAIL. SEE NEW PLANS.
07	EXG STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
08	EXG STEEL PLATE ATOP SHAFT TO SUB-BASEMENT TO REMAIN.
09	NEW CONCRETE STAIR & LANDING. SEE NEW PLANS & STRUCTURAL DWGS.
10	NEW INTERCOM PANEL.
11	NEW MAILBOXES.
12	NEW BASEMENT HATCH. SEE NEW PLANS.
SITE PLAN LEGEND	
	NEW WALL
	EXISTING WALLS
	PROPERTY BOUNDARY
	ADA ACCESSIBLE ROUTE
	EGRESS PATH

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

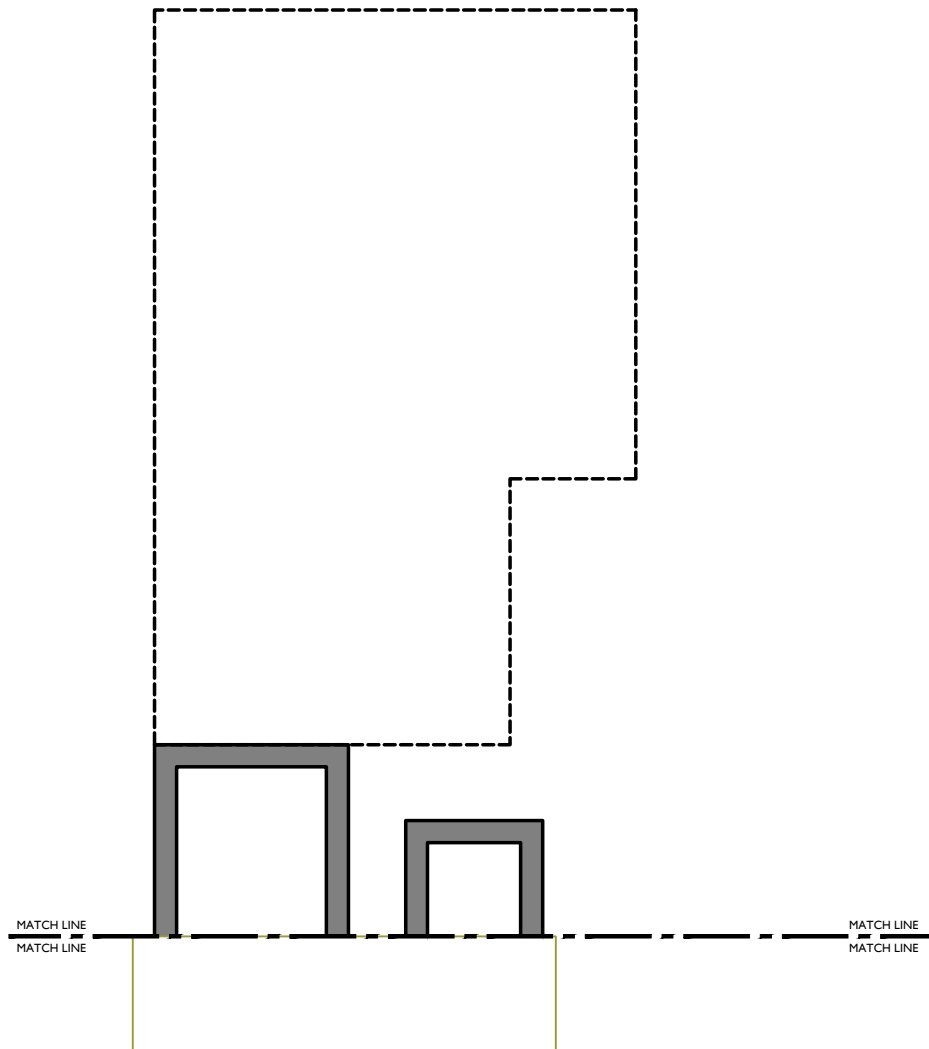
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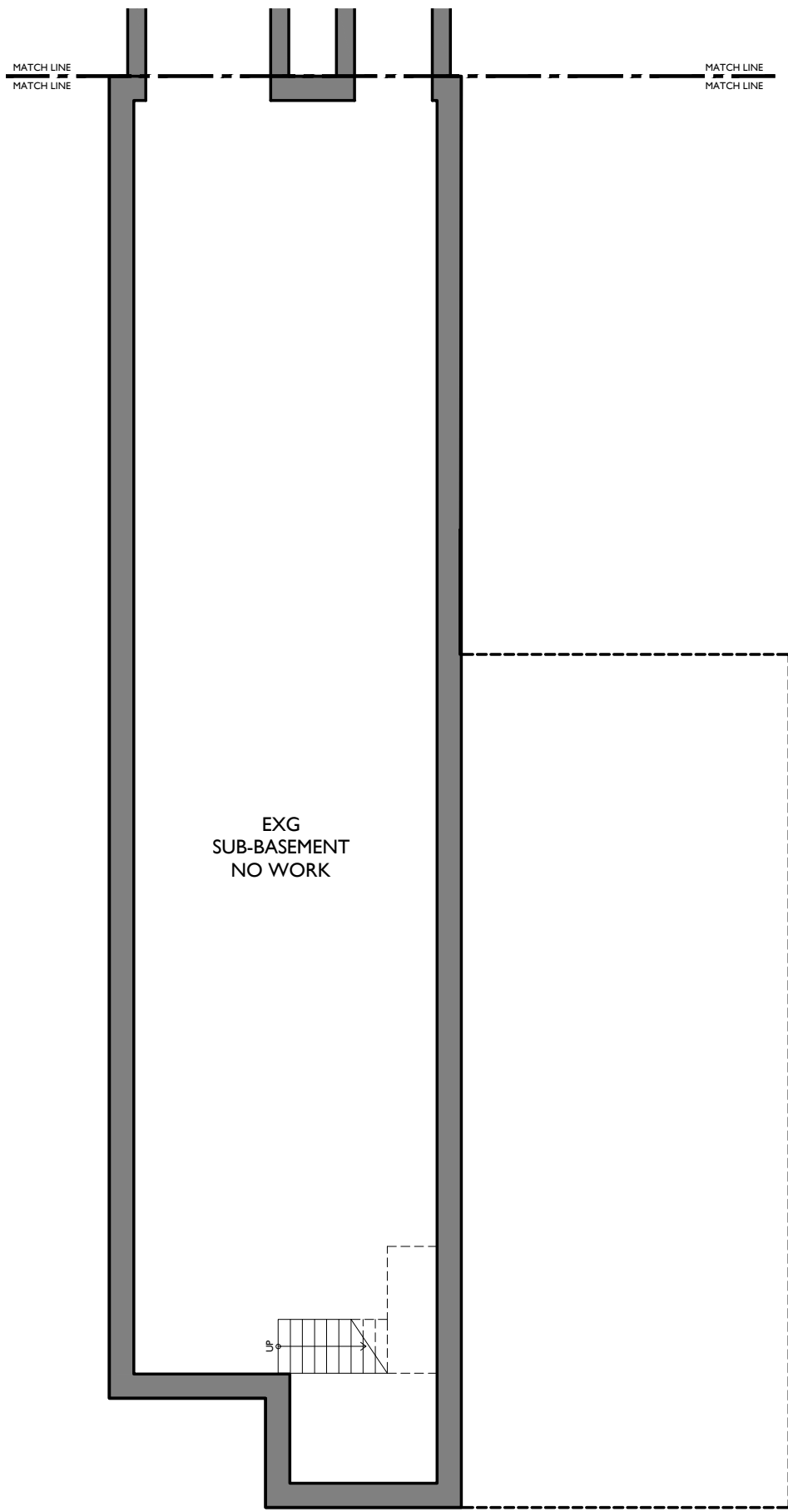
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS FOR:
FINDLAY DEVELOPMENT
CINCINNATI, OHIO 45202

A.I.I.



2 SUB-BASEMENT - EXISTING PLAN 1806 REAR
 X2.0 scale: 1/4" = 1'-0"



1 SUB-BASEMENT - EXISTING PLAN 1804-1806 FRONT
 X2.0 scale: 1/4" = 1'-0"

EXG
 SUB-BASEMENT
 NO WORK

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES U.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP. REMOVE EXG. COOLER.
04	REMOVE EXG. COOLER.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE INFILL AT ORIGINAL OPENING.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
09	REMOVE INTERIOR STAIR.
10	REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW RAMP. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR RAMP DESIGN & NEW GRADE ELEVATIONS.
12	EXG WOOD SHORING COLLUMNS/BEAMS. SEE STRUCT DWGS TO DETERMINE IF TO BE REMOVED.
13	NEW DOOR OPENING AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. TOOTH OUT MASONRY BELOW SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
14	REMOVE CONCRETE SLAB AS NECESSARY TO PROVIDE NEW CONCRETE STAIR, LANDING. SEE NEW PLANS.
15	EXG BEAM TO REMAIN.
16	REMOVE EXG ROOF, ASSOCIATED STRUCTURAL FRAMING. PROVIDE TEMPORARY SHORING, WATER PROTECTION AS REQUIRED. SEE STRUCTURAL DWGS.
17	EXG CHIMNEY TO REMAIN.
18	EXG CHIMNEY TO BE REMOVED.
19	EXG CONCRETE SLAB TO REMAIN.
20	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

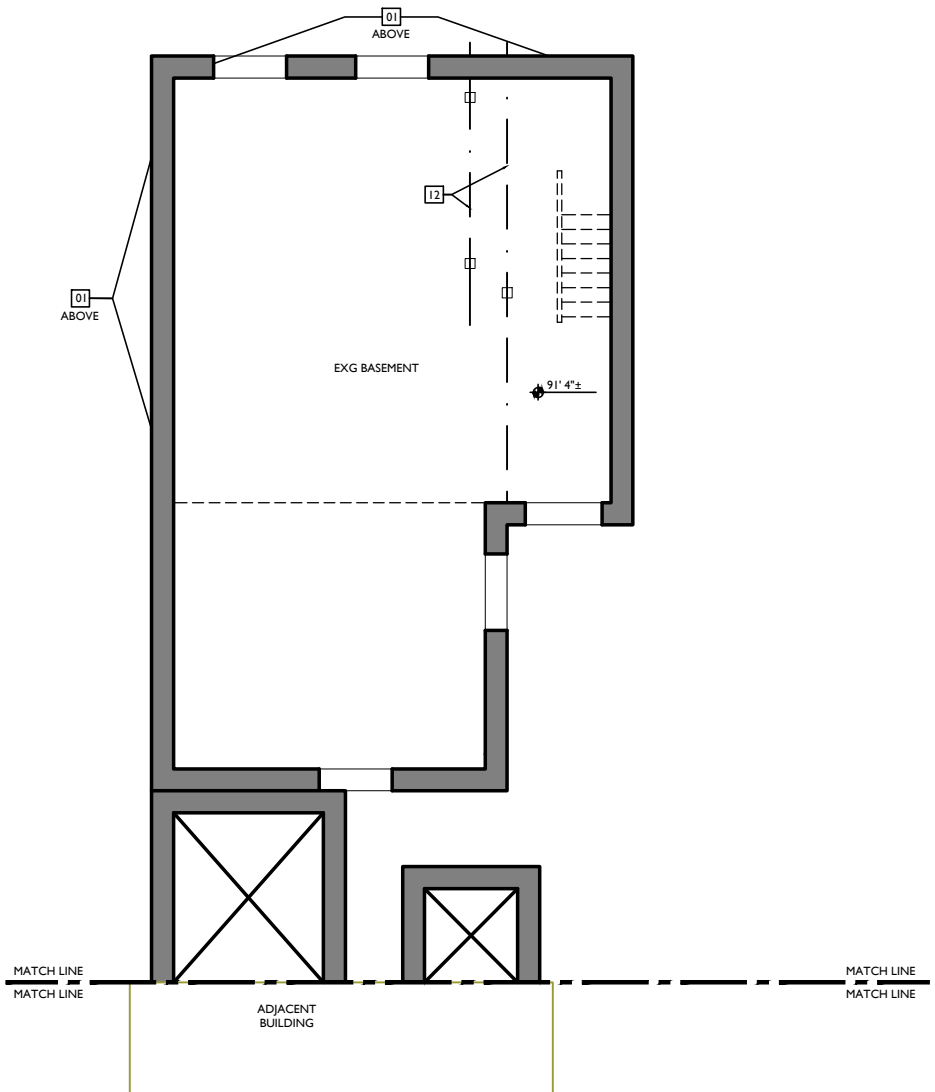
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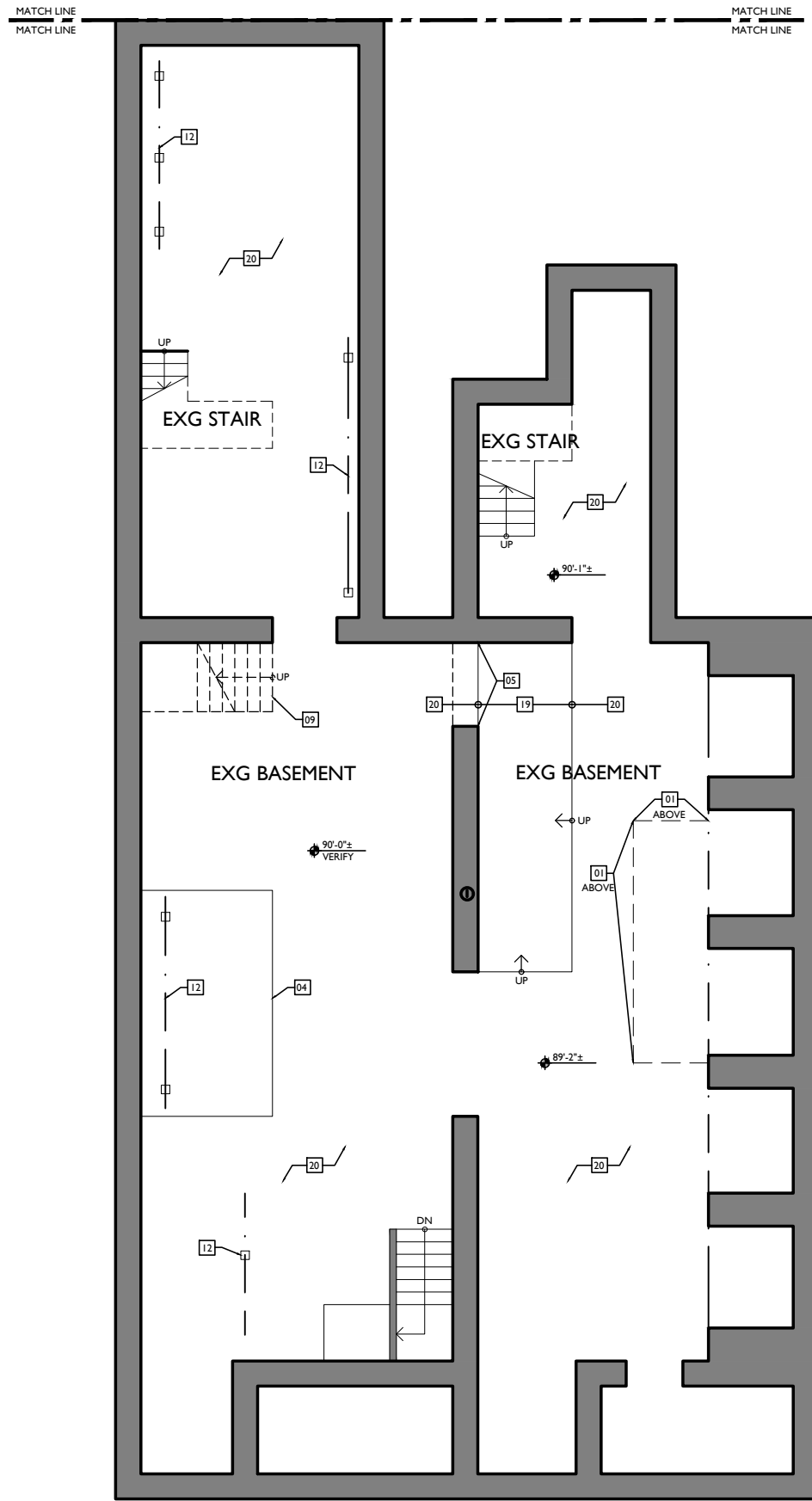
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.0



2 BASEMENT - EXISTING PLAN 1806 REAR
 X2.1 scale: 1/4" = 1'-0"



1 BASEMENT - EXISTING PLAN 1804-1806 FRONT
 X2.1 scale: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES I.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
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EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

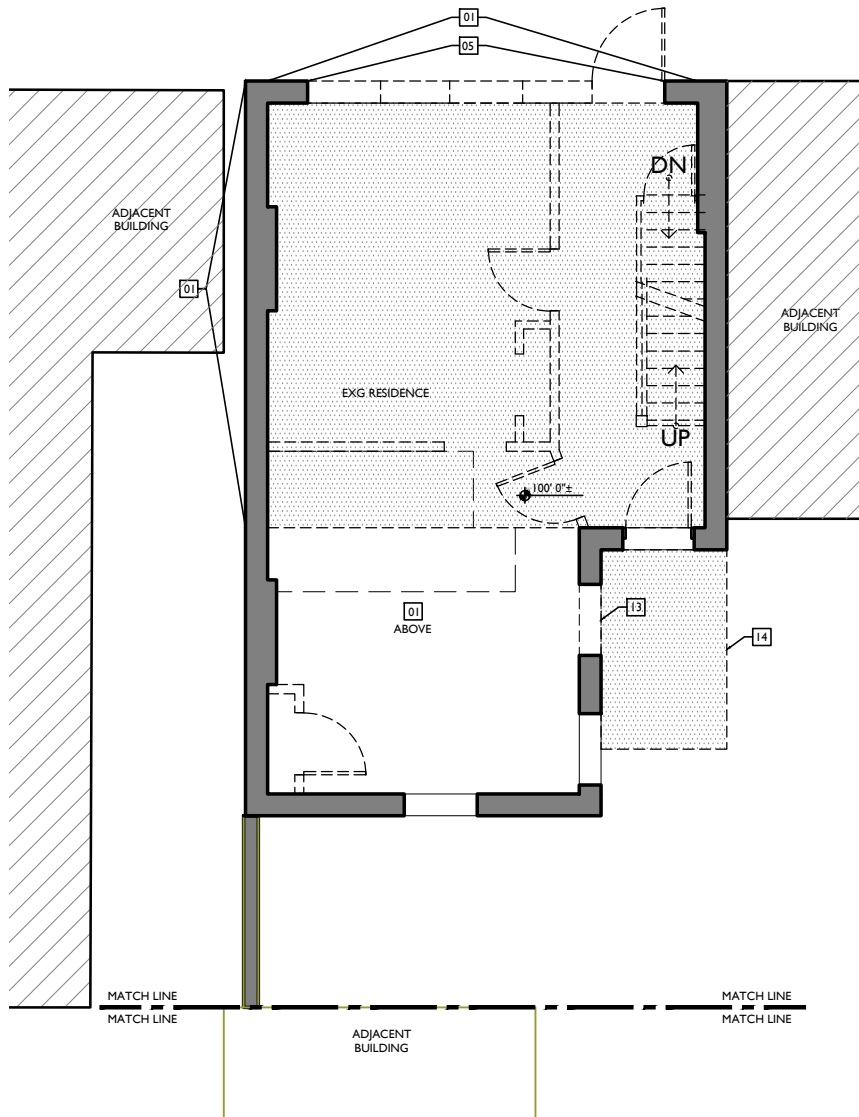
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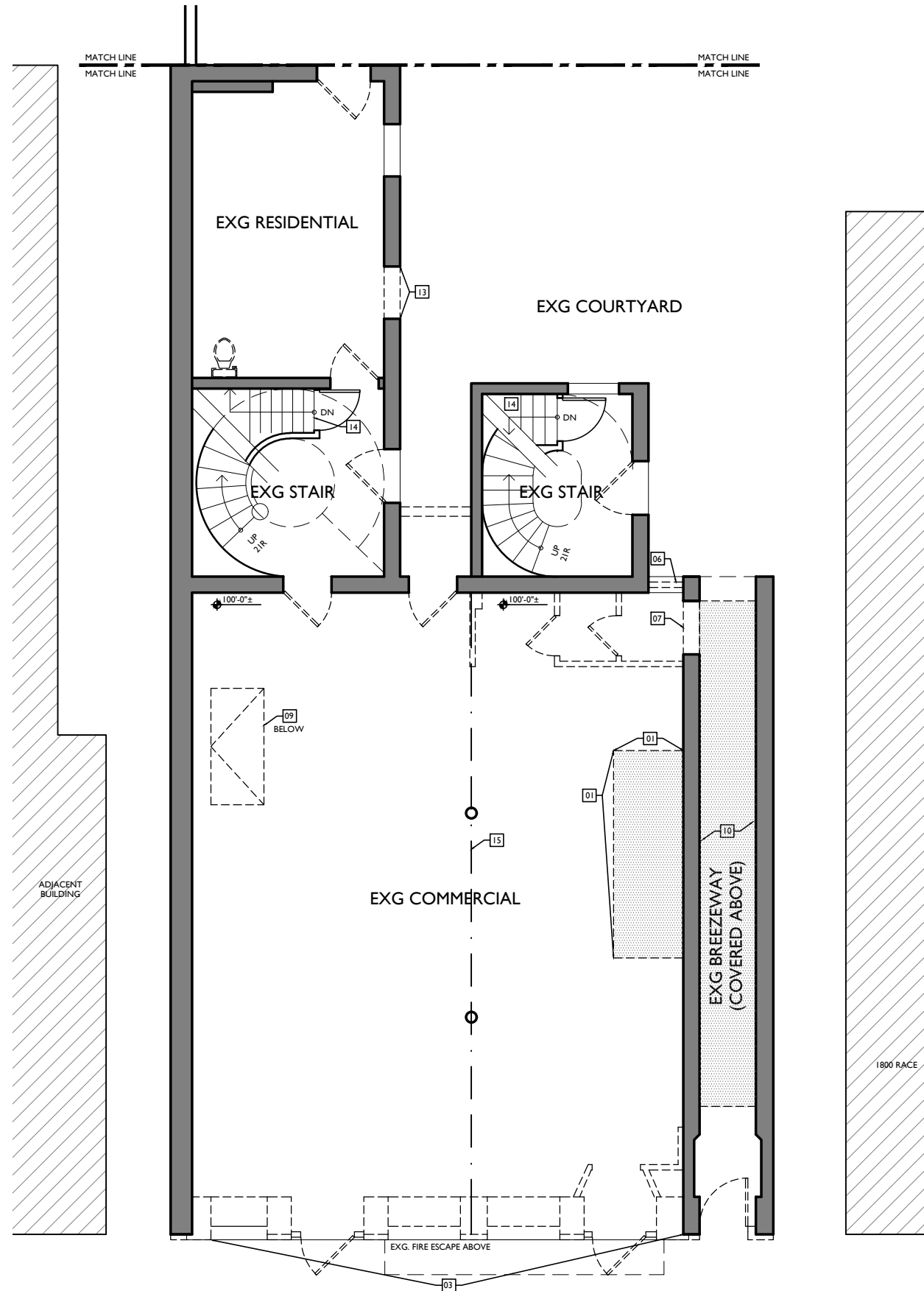
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.1



2 FIRST FLOOR - EXISTING PLAN 1806 REAR
 X2.2 scale: 1/4" = 1'-0"



1 FIRST FLOOR - EXISTING PLAN 1804-1806 FRONT
 X2.2 scale: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
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E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
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H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
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J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
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S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES I.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
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EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

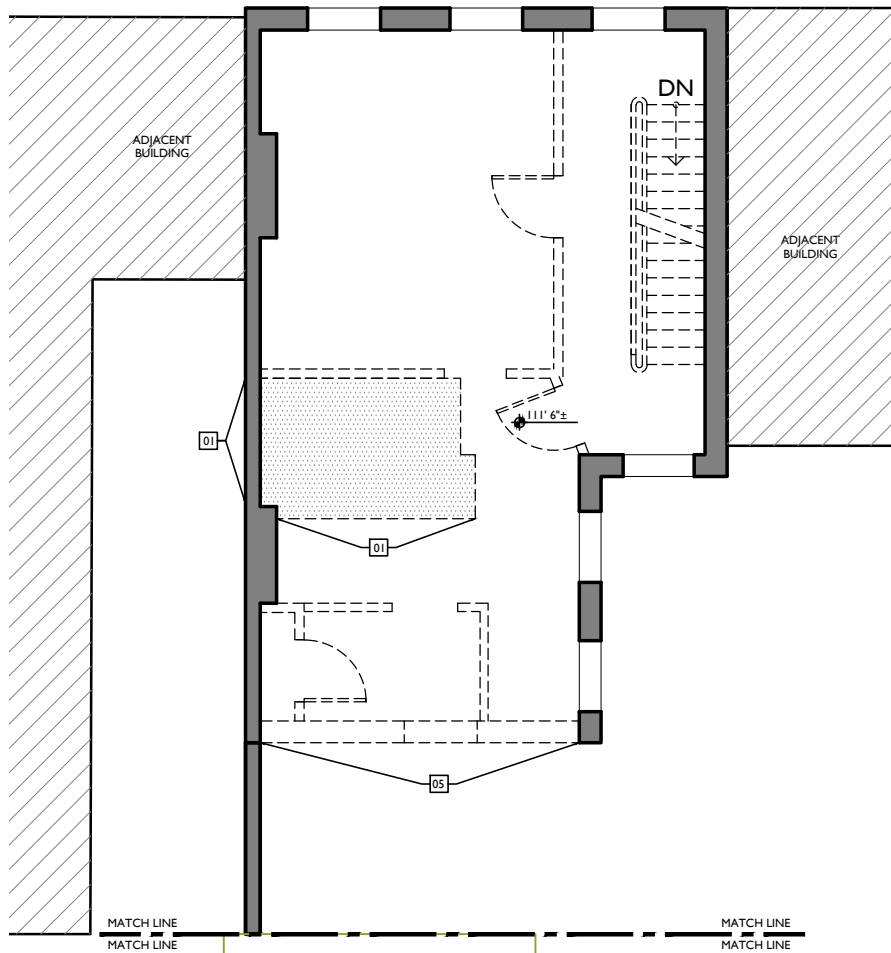
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Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

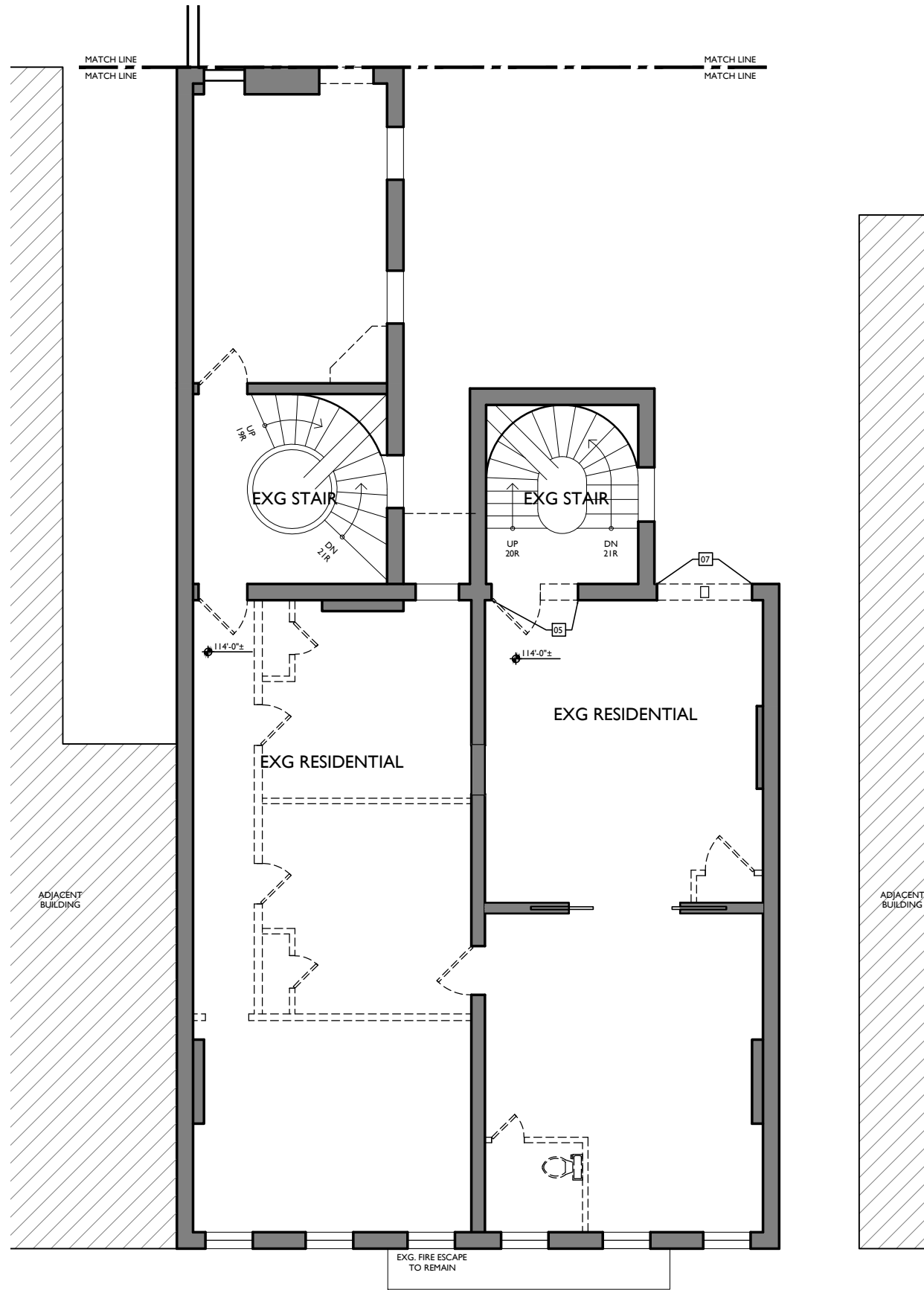
RENOVATIONS AND ADDITION FOR:
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X2.2



2 SECOND FLOOR - EXISTING PLAN 1806 REAR
 X2.3 scale: 1/4" = 1'-0"



1 SECOND FLOOR - EXISTING PLAN 1804-1806 FRONT
 X2.3 scale: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
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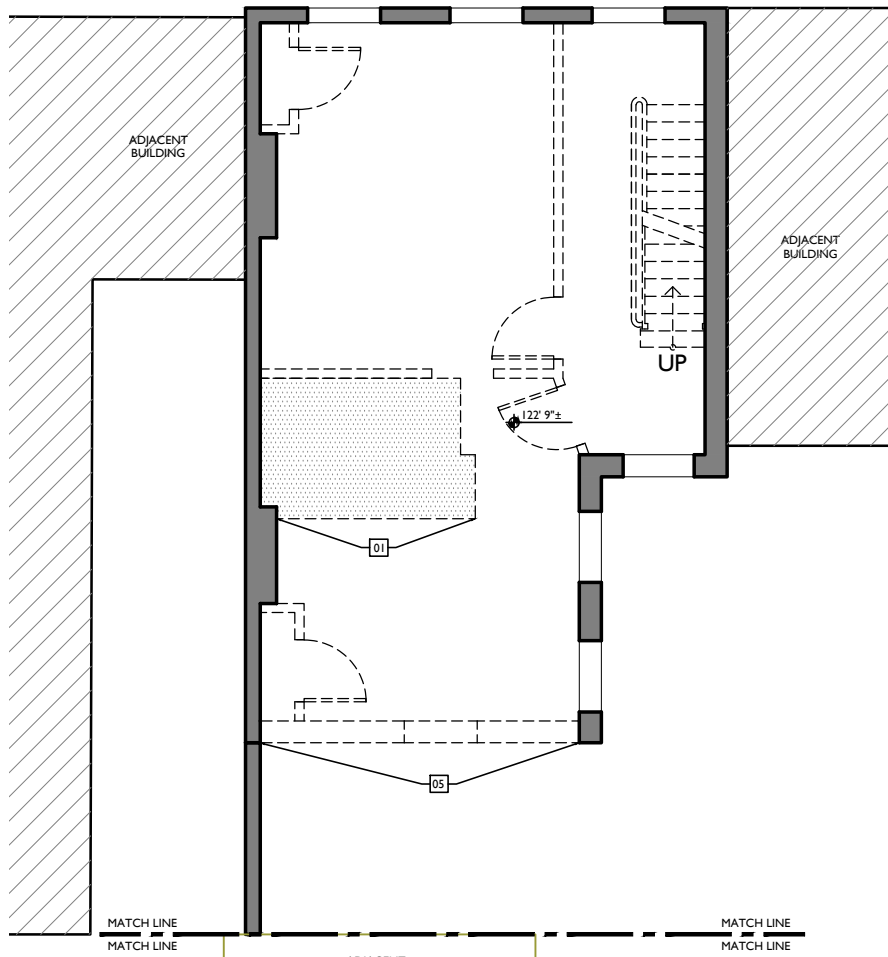
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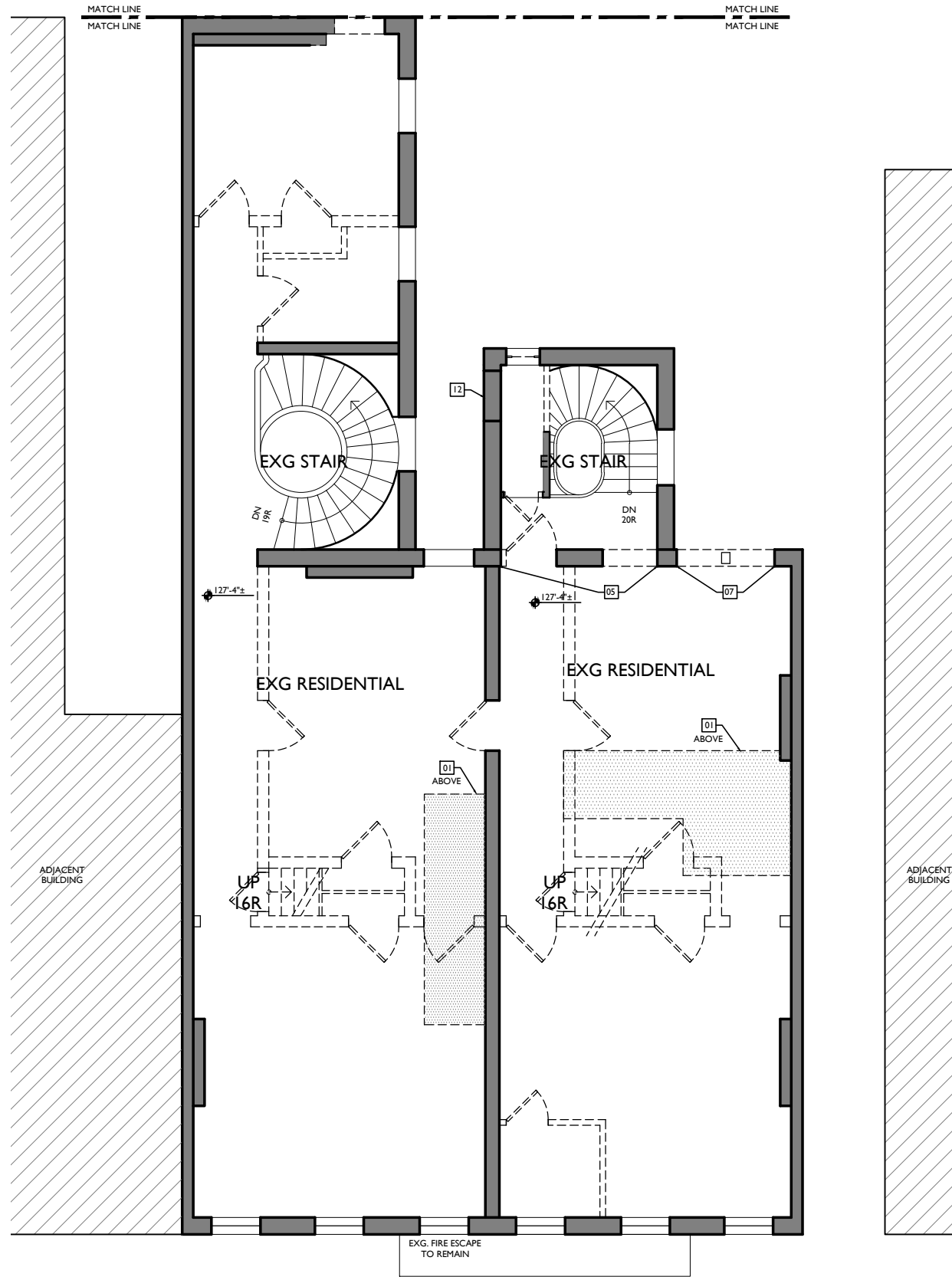
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.3



2 THIRD FLOOR - EXISTING PLAN 1806 REAR
 X2.4 scale: 1/4" = 1'-0"



1 THIRD FLOOR - EXISTING PLAN 1804-1806 FRONT
 X2.4 scale: 1/4" = 1'-0"

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L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES I.N.O.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	REMOVE EXG. COOLER.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE INFILL AT ORIGINAL OPENING.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
09	REMOVE INTERIOR STAIR.
10	REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW RAMP. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR RAMP DESIGN & NEW GRADE ELEVATIONS.
12	EXG WOOD SHORING COLLUMS/BEAMS. SEE STRUCT DWGS TO DETERMINE IF TO BE REMOVED.
13	NEW DOOR OPENING AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. TOOTH OUT MASONRY BELOW SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
14	REMOVE CONCRETE SLAB AS NECESSARY TO PROVIDE NEW CONCRETE STAIR, LANDING. SEE NEW PLANS.
15	EXG BEAM TO REMAIN.
16	REMOVE EXG ROOF, ASSOCIATED STRUCTURAL FRAMING. PROVIDE TEMPORARY SHORING, WATER PROTECTION AS REQUIRED. SEE STRUCTURAL DWGS.
17	EXG CHIMNEY TO REMAIN.
18	EXG CHIMNEY TO BE REMOVED.
19	EXG CONCRETE SLAB TO REMAIN.
20	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

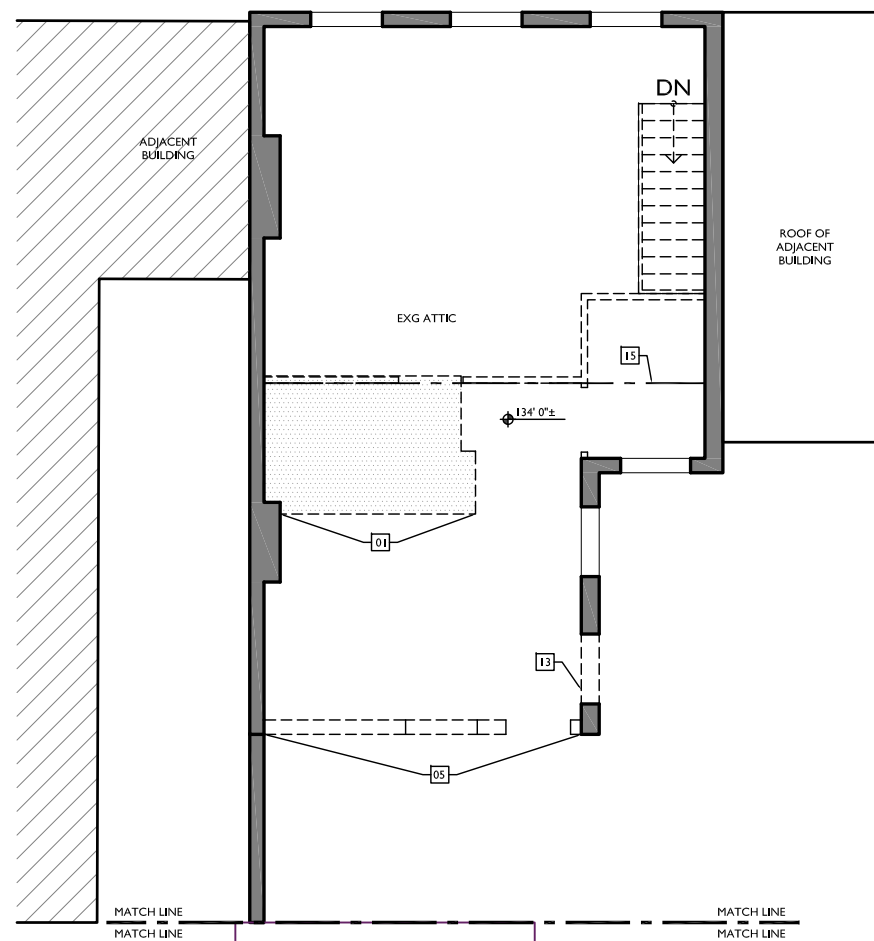
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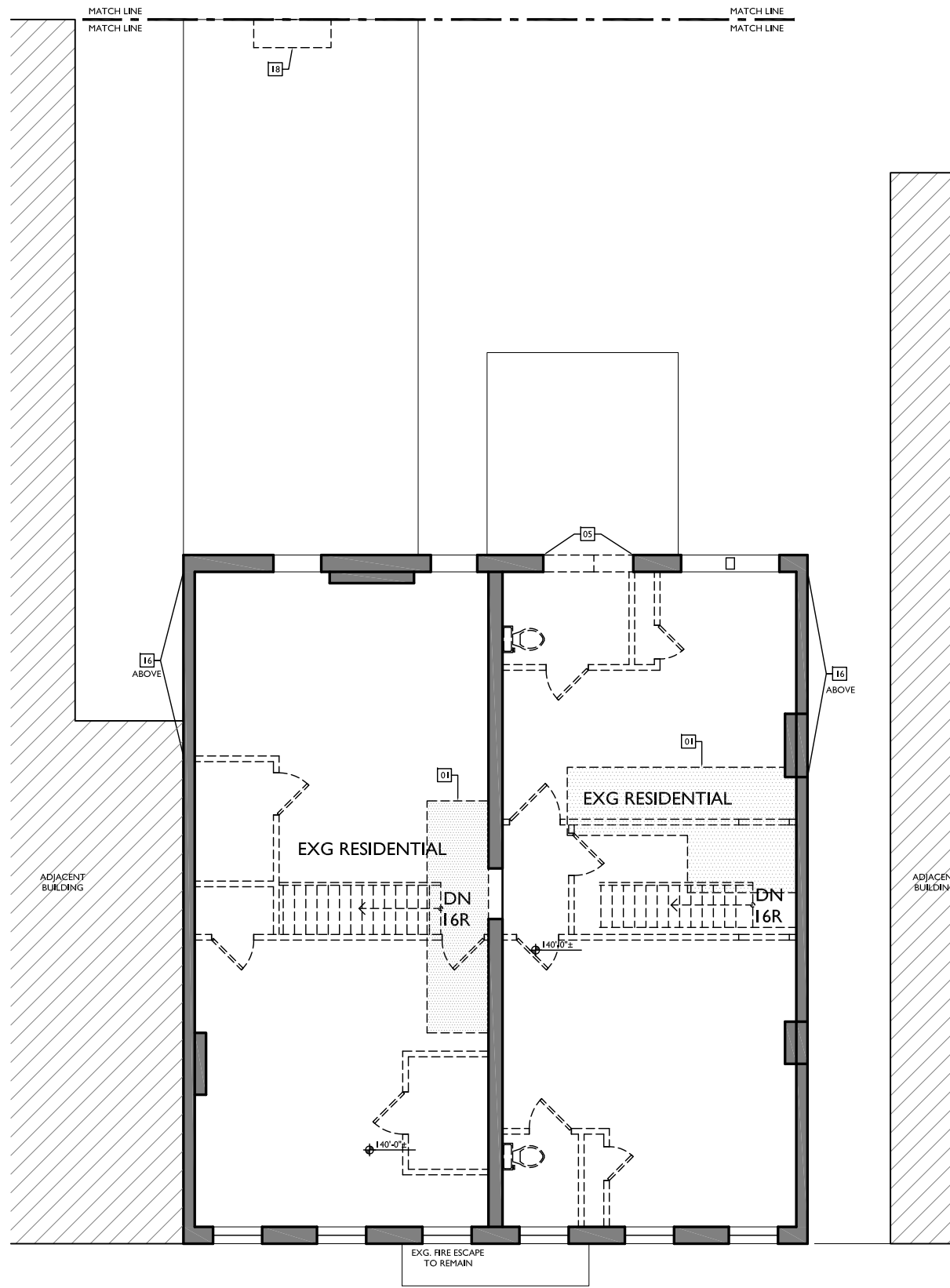
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.4



2 FOURTH FLOOR/ATTIC - EXISTING PLAN 1806 REAR
 X2.5 scale: 1/4" = 1'-0"



1 FOURTH FLOOR/ATTIC - EXISTING PLAN 1804-1806 FRONT
 X2.5 scale: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
L.	REMOVE ALL NON-HISTORIC METAL GUARDRAILS AT STAIRS. REPAIR/RETAIN ORIGINAL HISTORIC BANISTERS, AS MARKED IN PLANS.
M.	REMOVE ENTIRE ELECTRICAL SYSTEM (FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC.)
N.	REMOVE ENTIRE PLUMBING SYSTEM (FIXTURES, BOILERS, WATER HEATERS, WATER SUPPLY PIPING, DRAIN PIPES, VENT STACKS, ETC.)
O.	PROVIDE TEMPORARY SHORING AT ALL LOCATIONS WHERE BEARING WALLS ARE BEING DEMOLISHED.
P.	SALVAGE DEMOLISHED BRICK AS NEEDED FOR POTENTIAL REUSE.
Q.	REMOVE ALL SHINGLE ROOFING AND MEMBRANE ROOFING. REPLACE ALL DETERIORATED ROOF SHEATHING.
R.	REMOVE ALL GUTTERS AND DOWNSPOUTS.
S.	REMOVE ALL DEBRIS AT ALL FLOOR LEVELS, INCLUDING BASEMENT AND ATTIC.
T.	REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT FROM BASEMENT.
U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
V.	REPAIR/RETAIN ALL EXG. FIRE ESCAPES UNO.
W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
EXISTING & DEMO PLANS KEYED NOTES	
01	REMOVE EXISTING FLOOR AND FLOOR FRAMING IN INDICATED AREA. SEE NEW CONSTRUCTION PLAN FOR LOCATIONS AND ELEVATIONS OF NEW FLOORS.
02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INRILL AT STOREFRONT. VERIFY LOCATION OF EXG STRUCTURE, AND SHORE AS REQ'D. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP.
04	REMOVE EXG. COOLER.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
06	REMOVE INRILL AT ORIGINAL OPENING.
07	NEW WINDOW OR DOOR OPENING. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR LOCATIONS AND SIZES.
09	REMOVE INTERIOR STAIR.
10	REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW RAMP. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR RAMP DESIGN & NEW GRADE ELEVATIONS.
12	EXG WOOD SHORING COLUMNS/BEAMS. SEE STRUCT DWGS TO DETERMINE IF TO BE REMOVED.
13	NEW DOOR OPENING AT EXG. WINDOW OPENING. TOOTH OUT STONE SILL. TOOTH OUT MASONRY BELOW SILL. KEY IN BRICK TO MATCH AT JAMBS. SEE NEW PLANS & ELEVATIONS.
14	REMOVE CONCRETE SLAB AS NECESSARY TO PROVIDE NEW CONCRETE STAIR LANDING. SEE NEW PLANS.
15	EXG BEAM TO REMAIN.
16	REMOVE EXG ROOF ASSOCIATED STRUCTURAL FRAMING. PROVIDE TEMPORARY SHORING, WATER PROTECTION AS REQUIRED. SEE STRUCTURAL DWGS.
17	EXG CHIMNEY TO REMAIN.
18	EXG CHIMNEY TO BE REMOVED.
19	EXG CONCRETE SLAB TO REMAIN.
20	EXG DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
21	REMOVE COVER ABOVE COAL CHUTE / WINDOW WELL. PREPARE FOR INFILL.
22	EXG GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN. EXG STEEL PLATE ATOP SHAFT TO SUB-BASEMENT TO REMAIN.
24	REMOVE EXG BASEMENT HATCH DOOR.
25	EXG COAL CHUTE / WINDOW WELL TO BE INFILLED. VERIFY LOCATION AND SIZE.
EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

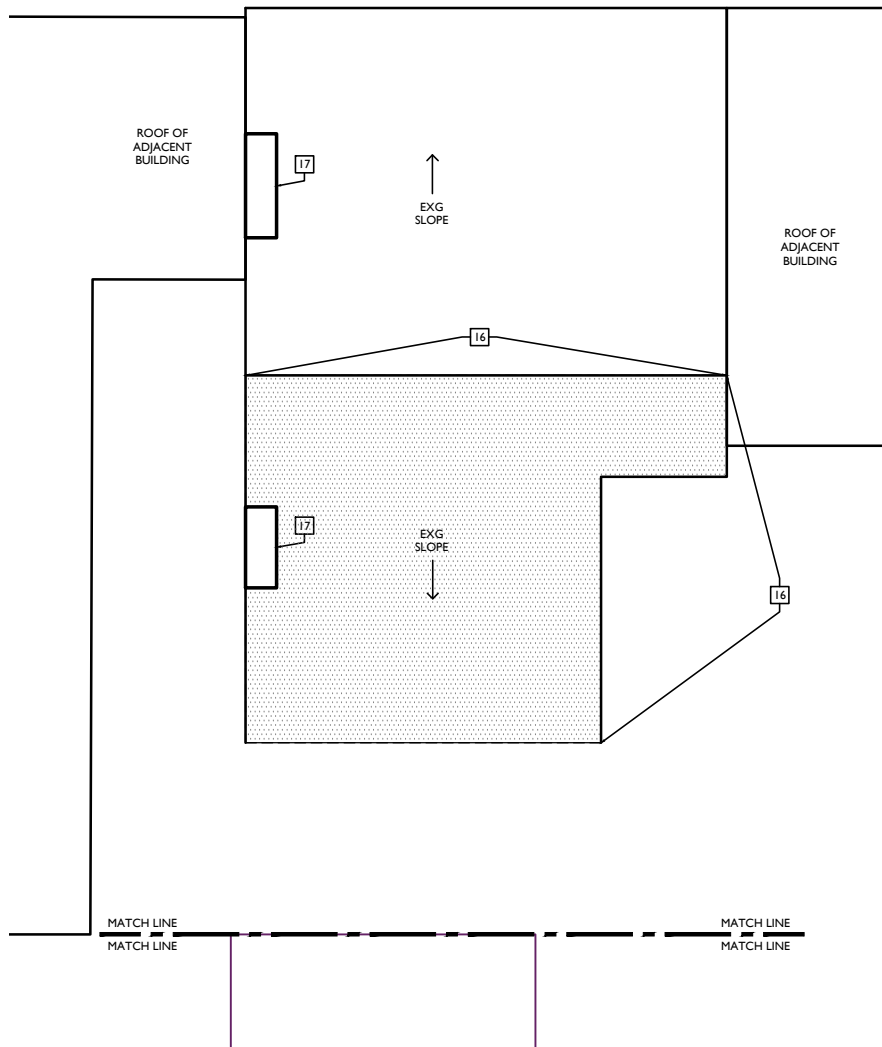
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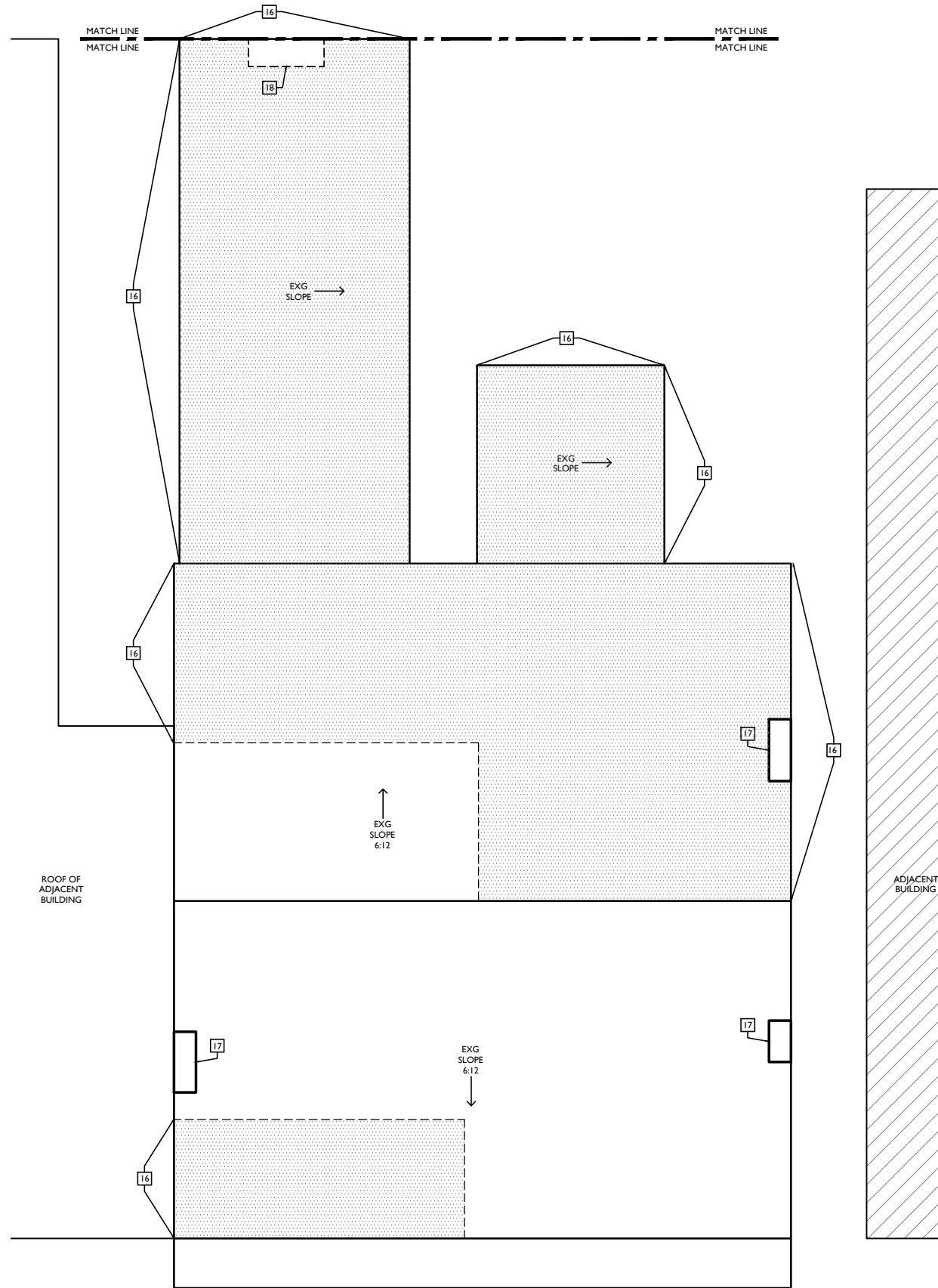
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.5



2 ROOF - EXISTING PLAN 1806 REAR
 X2.6 scale: 1/4" = 1'-0"



1 ROOF - EXISTING PLAN 1804-1806 FRONT
 X2.6 scale: 1/4" = 1'-0"

EXISTING & DEMO PLANS GENERAL NOTES	
A.	REMOVE ALL INTERIOR NON-BEARING FRAMED & DRYWALLED WALLS EXCEPT THOSE AROUND HISTORIC STAIRS TO REMAIN, AS MARKED IN PLANS.
B.	REMOVE ALL FURRING & DRYWALL @ MASONRY WALLS.
C.	REMOVE DAMAGED OR DETERIORATED PLASTER AT MASONRY WALLS.
D.	REMOVE ALL PLASTER AND/OR DRYWALL BACK TO FRAMING AT WALLS THAT ARE TO REMAIN.
E.	REMOVE ALL SUSPENDED CEILING PANELS AND GRID.
F.	REMOVE ALL EXISTING PLASTER AND DRYWALL CEILINGS, INCLUDING ASSOCIATED FURRING, BACK TO EXISTING WOOD FLOOR JOISTS.
G.	REMOVE ALL FLOORING FINISHES DOWN TO SUBFLOOR. REPLACE ALL DETERIORATED SUBFLOOR.
H.	REMOVE PORTIONS OF FLOOR FRAMING WHERE INDICATED.
I.	REMOVE ALL EXISTING WINDOWS, FRAMES AND METAL CASINGS.
J.	REMOVE ALL EXISTING EXTERIOR DOORS AND FRAMES.
K.	REMOVE ALL EXISTING CASEWORK AND BUILT-INS.
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U.	AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.
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W.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILLS & JAMB EXTENSIONS TO MATCH.
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02	REMOVE EXISTING FLOOR AND FLOOR FRAMING @ NEW TOWNHOUSE STAIRS. SEE NEW CONSTRUCTION PLANS FOR LOCATIONS. SEE STRUCTURAL PLANS FOR NEW STRUCTURAL SUPPORT.
03	REMOVE EXG. NON-HISTORIC INFILL AT STOREFRONT. REPAIR/RETAIN HISTORIC STOREFRONT FRAMEWORK, TYP. REMOVE EXG. COOLER.
04	REMOVE EXG. COOLER.
05	NEW OPENING IN EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. SEE NEW CONSTRUCTION PLANS FOR SIZE AND LOCATION.
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08	REMOVE INTERIOR STAIR.
09	REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO ACCOMMODATE NEW RAMP. SEE NEW CONSTRUCTION PLANS AND ELEVATIONS FOR RAMP DESIGN & NEW GRADE ELEVATIONS.
10	REMOVE EXISTING CONCRETE SLAB AS NECESSARY TO PROVIDE NEW CONCRETE STAIR, LANDING. SEE NEW PLANS.
11	EXG. BEAM TO REMAIN.
12	REMOVE EXG. ROOF, ASSOCIATED STRUCTURAL FRAMING. PROVIDE TEMPORARY SHORING, WATER PROTECTION AS REQUIRED. SEE STRUCTURAL DWGS.
13	EXG. CHIMNEY TO REMAIN.
14	EXG. CHIMNEY TO BE REMOVED.
15	EXG. CONCRETE SLAB TO REMAIN.
16	EXG. DIRT FLOOR TO BE PREPARED FOR NEW SLAB.
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19	EXG. CONCRETE SLAB TO REMAIN.
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EXISTING & DEMO PLANS LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED

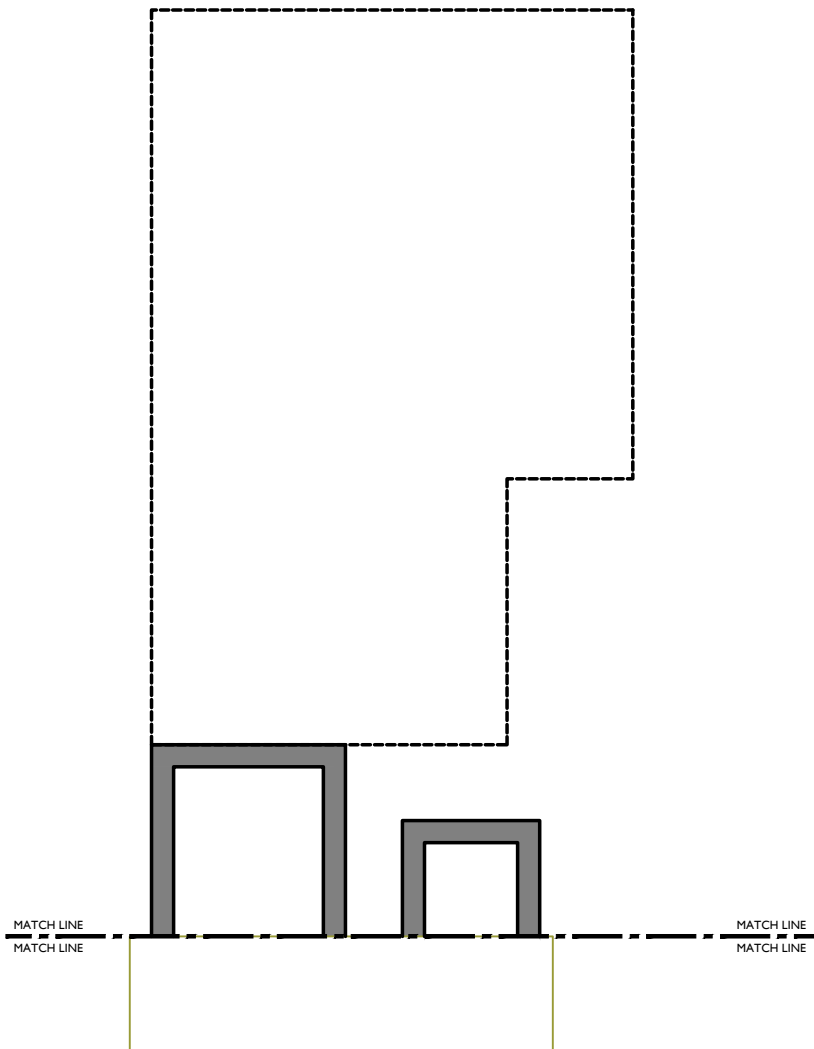
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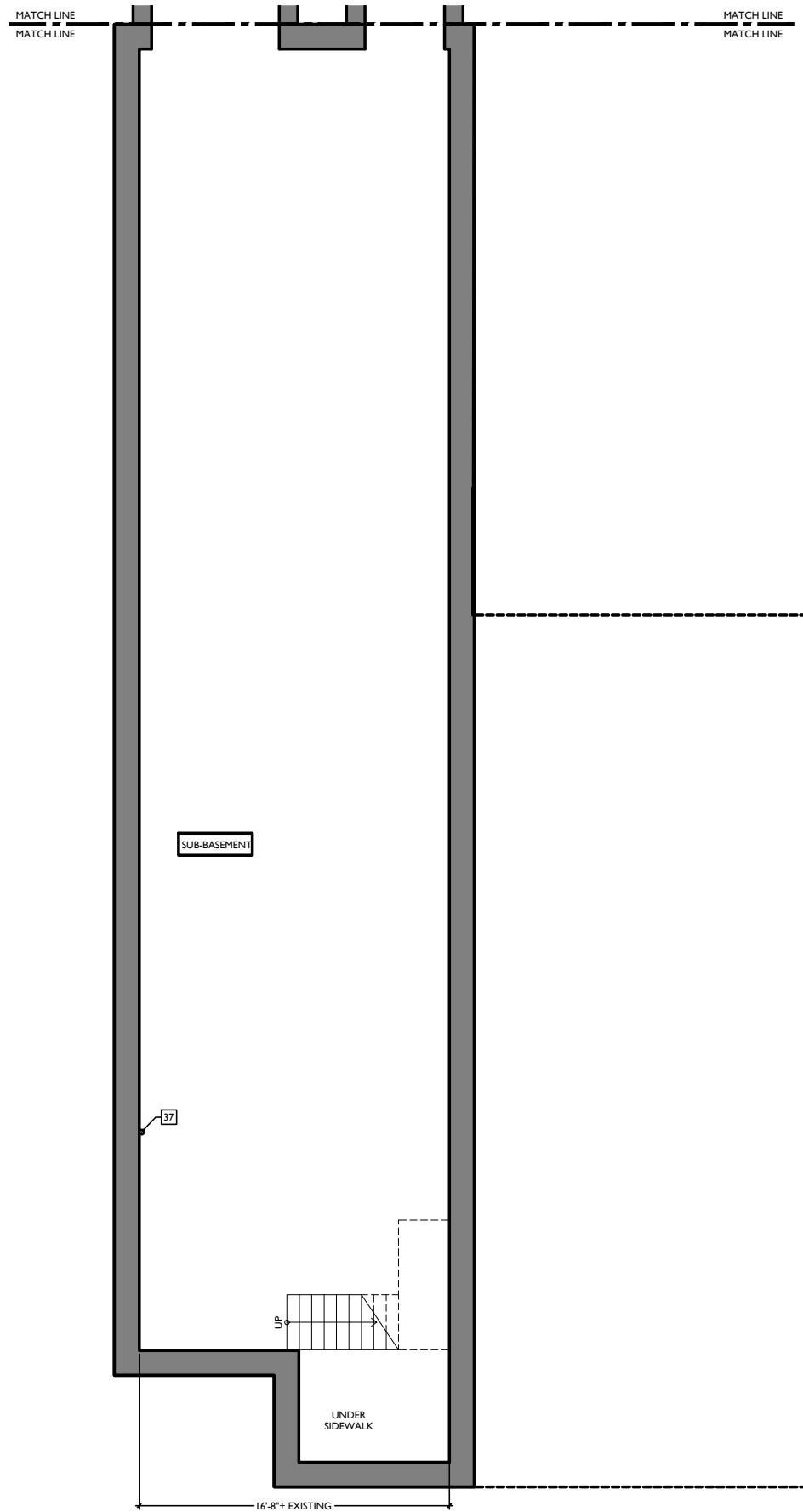
Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

X2.6



2 SUB-BASEMENT - PROPOSED PLAN 1806 REAR
A2.0 scale: 1/4" = 1'-0"



1 SUB-BASEMENT - PROPOSED PLAN 1804-1806 FRONT
A2.0 scale: 1/4" = 1'-0"

PROPOSED PLANS
GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
- D. EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O. (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- H. ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A" U.N.O., SEE AS.1.
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O., SEE AS.1.
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE. RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
 - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O.
 - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
 - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
 - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. REQUIRED BATHROOMS OR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK. STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
- O. PROVIDE RADON MITIGATION SYSTEM.

PROPOSED PLANS
KEYED NOTES

- 01 EXG. CHIMNEY TO REMAIN.
- 02 NOT USED.
- 03 NOT USED.
- 04 NEW DOOR IN NEW OPENING.
- 05 EXISTING STRUCTURE ABOVE TO REMAIN.
- 06 EXISTING COLUMN TO REMAIN.
- 07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2.
- 08 NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
- 09 REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
- 10 NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
- 11 NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
- 12 NEW BALCONY AND RAILING; SEE SHEET A4.93.
- 13 NEW LIFE DECKING; SEE STRUCTURAL DWGS.
- 14 REPLACERPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
- 15 NEW FLOOR ELEVATION TO MATCH ADJACENT.
- 16 NEW MASONRY WALL OR CONCRETE LANDING/WALKING @ 36".
- 17 NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I1A4.95.
- 19 NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
- 20 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
- 21 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 22 NEW STEEL HANDRAIL/GUARDRAIL @ 36" ABOVE FINISHED FLOOR.
- 23 STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
- 24 PROVIDING NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT; SEE STRUCTURAL DWGS.
- 25 PROVIDE BRICK INFILL @ EXG. OPENING; SEE I4A5.3.
- 26 FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
- 27 NEW CONCRETE SLAB ATOP GRAVEL BASE.
- 28 EXG. CONCRETE SLAB TO REMAIN.
- 29 SHORING; SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
- 30 DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
- 31 NEW GATE AT BREEZEWAY; SEE DETAIL I1A5.3.
- 32 NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
- 33 ROOF HATCH; 30" x 36".
- 34 ACCESSIBLE ROUTE INTO TENANT SPACE; PROVIDE DIRECTIONAL SIGNAGE.
- 35 THRU-WALL DRAIN.
- 36 OVERFLOW DRAIN.
- 37 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 38 PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.

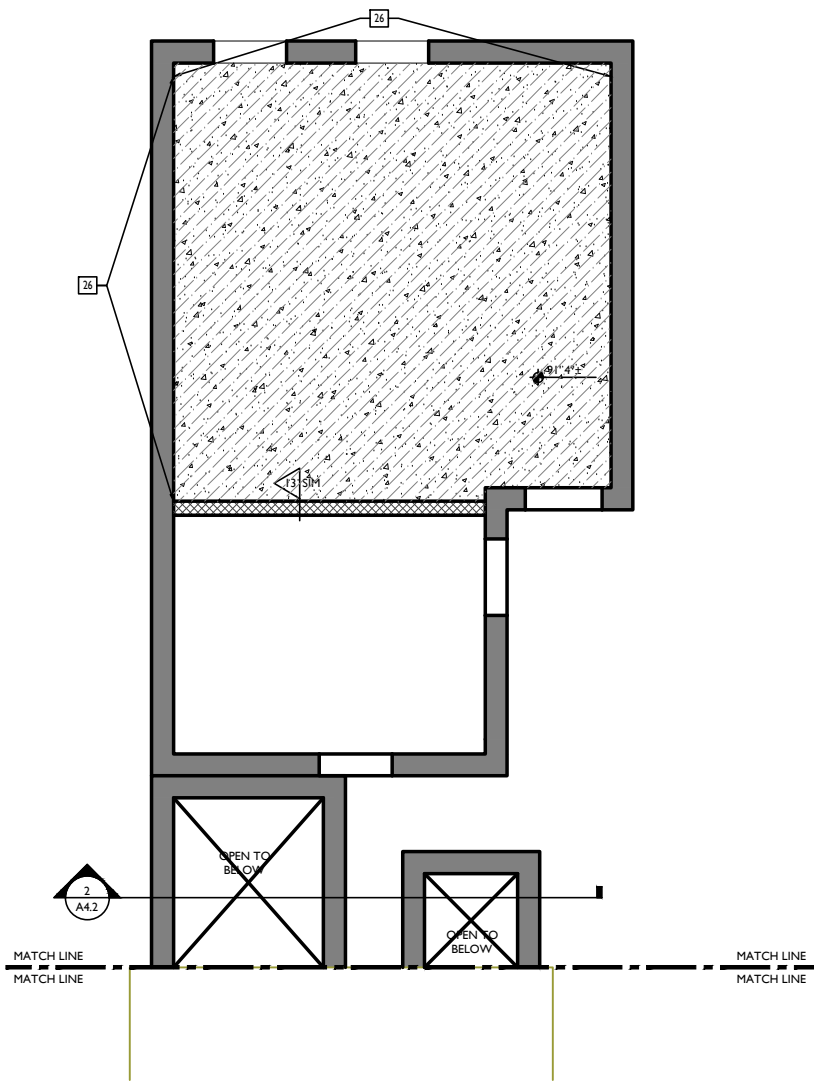
PROPOSED PLANS
LEGEND

- EXISTING WALLS
- NEW INT. PARTITION - SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE; SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- 3070 WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- 3256 DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
- WIDTH & HEIGHT OF WINDOW (V.I.F.) (E.G. 3256 = 3'-2" x 5'-6")
- SG SAFETY GLAZING

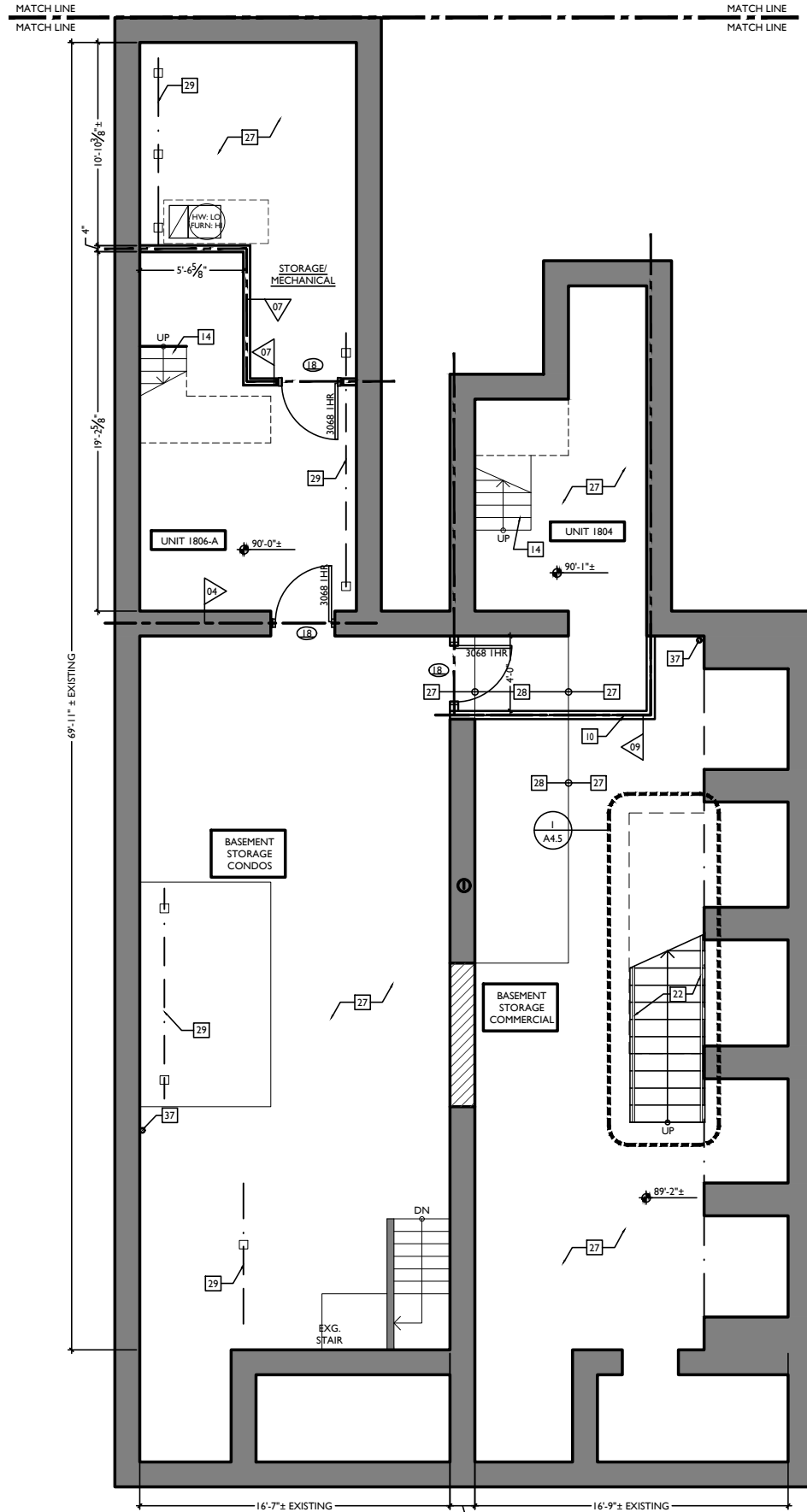
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RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
CINCINNATI, OHIO 45202



2 BASEMENT - PROPOSED PLAN 1806 REAR
 A2.1 scale: 1/4" = 1'-0"



1 BASEMENT - PROPOSED PLAN 1804-1806 FRONT
 A2.1 scale: 1/4" = 1'-0"

PROPOSED PLANS
 GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
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- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
- H. ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE -HR RATED TYPE "I" U.N.O., SEE AS.1.
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE -HR RATED TYPE "C" U.N.O., SEE AS.1.
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE. RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
 - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O.
 - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
 - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
 - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. REQUIRED BATHROOMS OR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
- O. PROVIDE RADON MITIGATION SYSTEM.

PROPOSED PLANS

KEYED NOTES

- 01 EXG CHIMNEY TO REMAIN.
- 02 NOT USED.
- 03 NOT USED.
- 04 NEW DOOR IN NEW OPENING.
- 05 EXISTING STRUCTURE ABOVE TO REMAIN.
- 06 EXISTING COLUMN TO REMAIN.
- 07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2.
- 08 NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
- 09 REPAIR/RETAIN HISTORIC TRIM (TYP WHERE OCCURS)
- 10 NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
- 11 NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
- 12 NEW BALCONY AND RAILING; SEE SHEET A4.93.
- 13 NEW LIFE DECKING; SEE STRUCTURAL DWGS.
- 14 REPAIR/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
- 15 NEW FLOOR ELEVATION TO MATCH ADJACENT.
- 16 NEW MASONRY WALL OR CONCRETE LANDING/WALKING @ 36".
- 17 NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I/A4.95.
- 19 NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
- 20 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
- 21 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 22 NEW STEEL HANDRAIL/GUARDRAIL @ 36" ABOVE FINISHED FLOOR.
- 23 STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
- 24 PROVIDING NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT; SEE STRUCTURAL DWGS.
- 25 PROVIDE BRICK INFILL @ EXG. OPENING; SEE I/A4.93.
- 26 FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
- 27 NEW CONCRETE SLAB ATOP GRAVEL BASE.
- 28 EXG. CONCRETE SLAB TO REMAIN.
- 29 SHORING; SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
- 30 DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
- 31 NEW GATE AT BREEZEWAY; SEE DETAIL I/A4.93.
- 32 NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
- 33 ROOF HATCH; 30" x 36".
- 34 ACCESSIBLE ROUTE INTO TENANT SPACE; PROVIDE DIRECTIONAL SIGNAGE.
- 35 THRU-WALL DRAIN.
- 36 OVERFLOW DRAIN.
- 37 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 38 PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.

PROPOSED PLANS

LEGEND

- EXISTING WALLS
- NEW INT. PARTITION - SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE; SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- 3070 WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
- 3256 WIDTH & HEIGHT OF WINDOW (V.I.F.) (EG 3256 = 3'-2" x 5'-6")
- SG SAFETY GLAZING

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RENOVATIONS AND ADDITION FOR:

1804-1806 RACE STREET

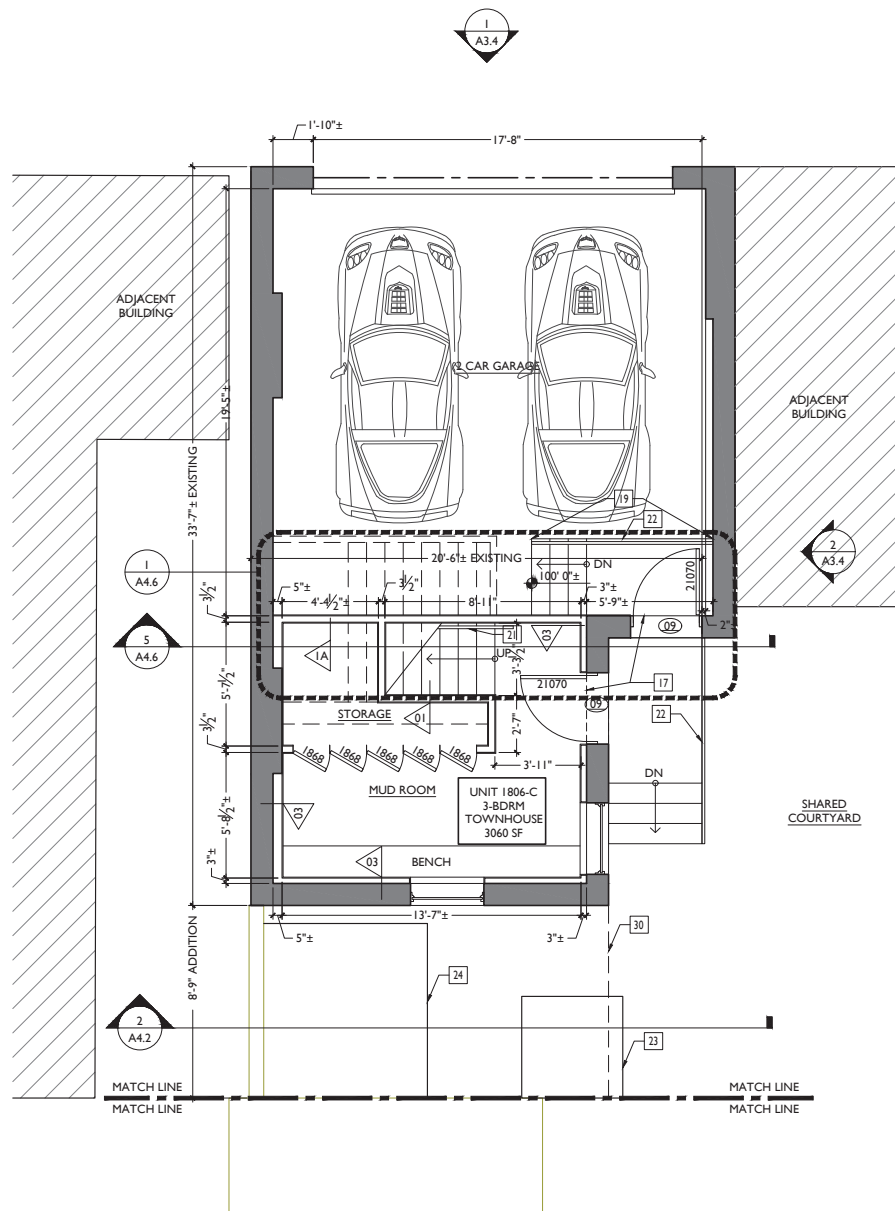
CINCINNATI, OHIO 45202

A2.1

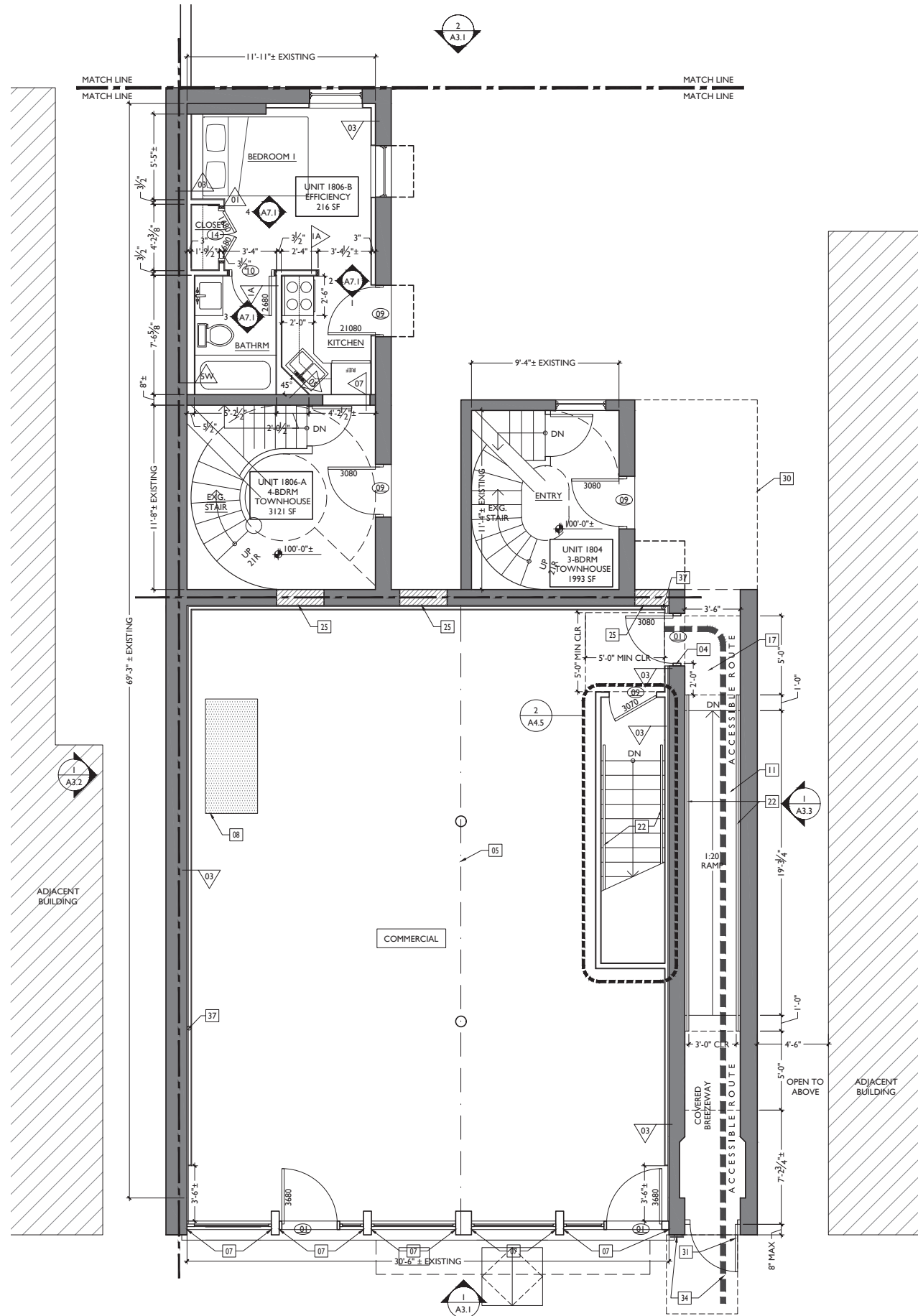
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 architecture + design

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

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO



2 FIRST FLOOR - PROPOSED PLAN 1806 REAR
 A2.2 scale: 1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED PLAN 1804-1806 FRONT
 A2.2 scale: 1/4" = 1'-0"

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
- D. EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
- F. ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
- G. ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
- H. ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR RATED TYPE "A1" U.N.O. SEE A5.1
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR RATED TYPE "C" U.N.O. SEE A5.1
- K. ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
- L. TYPICAL FINISHES:
 - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O.
 - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O.
 - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT).
 - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
- M. REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
- N. HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN, WHERE WALLS ARE TO RECEIVE FLOORING, REMOVE CASING/MILLWORK; STORE TEMPORARILY; REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
- O. PROVIDE RADON MITIGATION SYSTEM.

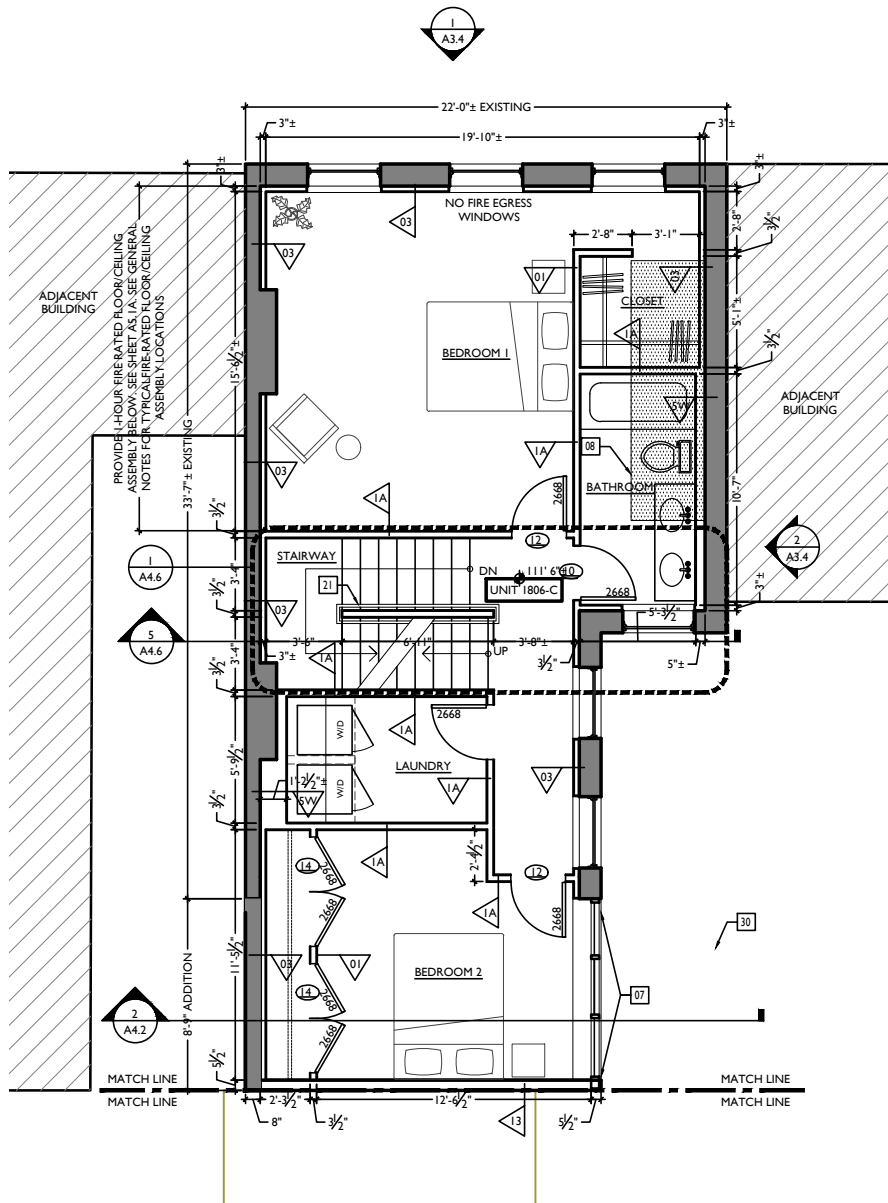
PROPOSED PLANS
 KEYED NOTES

- 01 EXG CHIMNEY TO REMAIN.
- 02 NOT USED.
- 03 NOT USED.
- 04 NEW DOOR IN NEW OPENING.
- 05 EXISTING STRUCTURE ABOVE TO REMAIN.
- 06 EXISTING COLUMN TO REMAIN.
- 07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON A4.2
- 08 NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
- 09 REPAIR/RETAIN HISTORIC TRIM (TYP WHERE OCCURS)
- 10 NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
- 11 NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
- 12 NEW BALCONY AND RAILING; SEE SHEET A4.9.3
- 13 NEW IPE DECKING; SEE STRUCTURAL DWGS.
- 14 REPLACER/REPAIR EXISTING STAIR, KEEP EXG. CONFIGURATION.
- 15 NEW FLOOR ELEVATION TO MATCH ADJACENT.
- 16 NEW MASONRY WALL OR CONCRETE LANDING/WALKING @ 3/4"
- 17 NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL IUA.9.5
- 19 NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
- 20 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
- 21 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 22 NEW STEEL HANDRAIL/GUARDRAIL @ 36" ABOVE FINISHED FLOOR.
- 23 STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
- 24 EXG STEEL PLATE COVER TO REMAIN ATOP SHAFT TO SUB-BASEMENT.
- 25 PROVIDE BRICK INFILL @ EXG. OPENING; SEE IUA.3.
- 26 FILL EXG BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
- 27 NEW CONCRETE SLAB ATOP GRAVEL BASE.
- 28 EXG CONCRETE SLAB TO REMAIN.
- 29 SHOWING; SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
- 30 DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
- 31 NEW GATE AT BREEZEWAY; SEE DETAIL IUA.3.
- 32 NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET A3.3 AND STRUCTURAL DRAWINGS.
- 33 MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
- 34 ROOF HATCH: 30" x 36".
- 35 ACCESSIBLE ROUTE INTO TENANT SPACE; PROVIDE DIRECTIONAL SIGNAGE.
- 36 THRU-WALL DRAIN.
- 37 OVERFLOW DRAIN.
- 38 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 39 PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.
- 40 INFILL EXG OPENING W/ CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DWGS.
- 41 ENCAPSULATE EXG COAL CHUTE / WINDOW WELL BELOW.
- 42 NEW BASEMENT HATCH; B.O.D. = BILCO TYPE JD-AL.

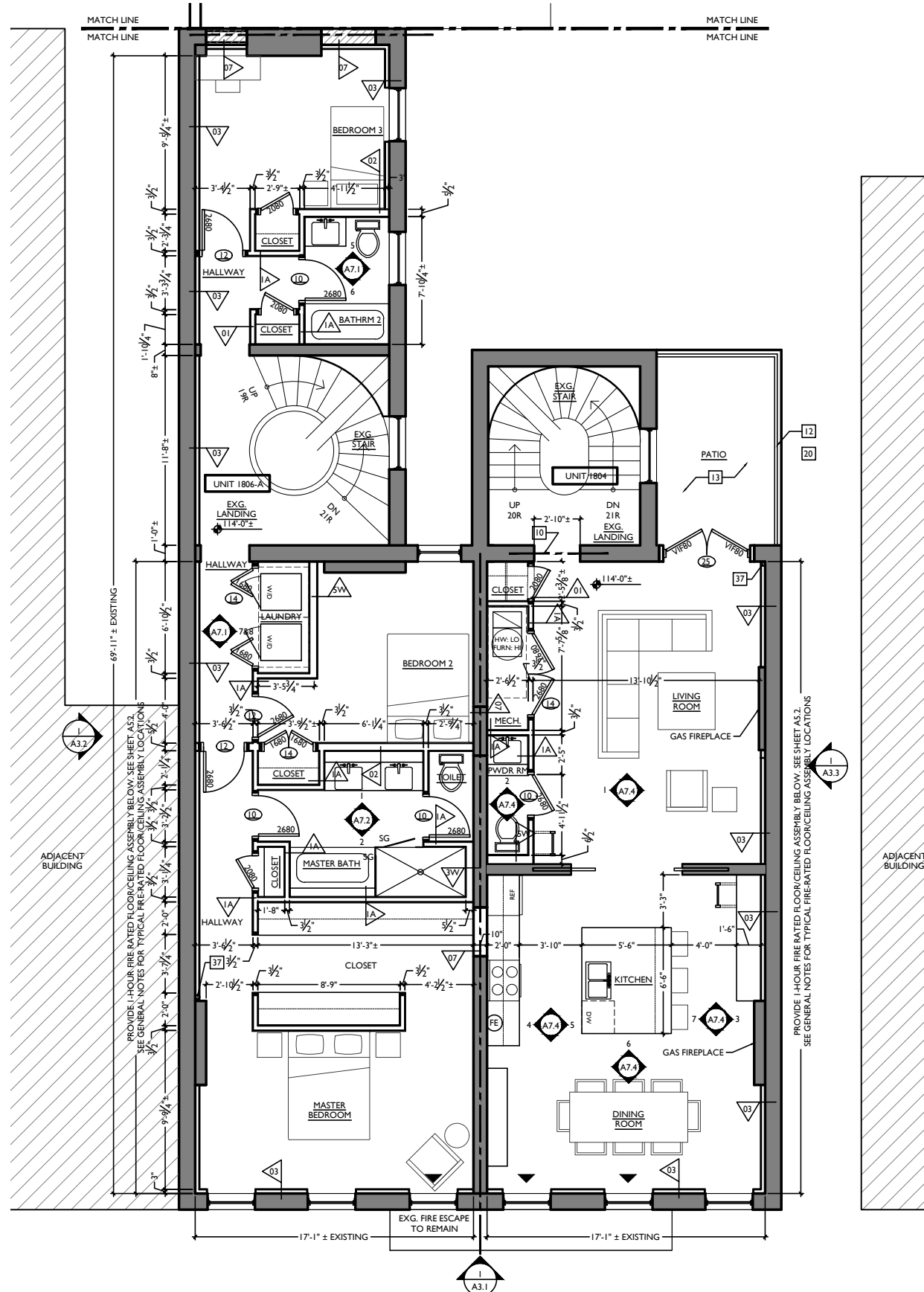
PROPOSED PLANS
 LEGEND

- EXISTING WALLS
- NEW INT. PARTITION - SEE SHEET A4.9.1
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE; SEE SHEET A4.9.1
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION; SEE SHEET A4.9.2 FOR SCHED.
- SG SAFETY GLAZING

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY



2 SECOND FLOOR - PROPOSED PLAN 1806 REAR
 A2.3 scale: 1/4" = 1'-0"



1 SECOND FLOOR - PROPOSED PLAN 1804-1806 FRONT
 A2.3 scale: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
D.	EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE -HR RATED TYPE "I" U.N.O., SEE AS.1.
J.	ALL FLOOR/CILING ASSEMBLIES AT EXTERIOR BRACEWAYS SHALL BE -HR RATED TYPE "C" U.N.O., SEE AS.1.
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: - ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. - ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. - ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). - ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
M.	REQUIRED BATHROOMS OR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
N.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN, WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
O.	PROVIDE RADON MITIGATION SYSTEM.
PROPOSED PLANS KEYED NOTES	
01	EXG CHIMNEY TO REMAIN.
02	NOT USED.
03	NOT USED.
04	NEW DOOR IN NEW OPENING.
05	EXISTING STRUCTURE ABOVE TO REMAIN.
06	EXISTING COLUMN TO REMAIN.
07	NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON AS.2.
08	NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
09	REPAIR/REINFORCE HISTORIC TRIM (TYP WHERE OCCURS).
10	NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
11	NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
12	NEW BALCONY AND RAILING; SEE SHEET A4.93.
13	NEW LPE DECKING; SEE STRUCTURAL DWGS.
14	REPLACE/REPAIR EXISTING STAIR, KEEP EXG. CONFIGURATION.
15	NEW FLOOR ELEVATION TO MATCH ADJACENT.
16	NEW MASONRY WALL OR CONCRETE LANDING/WALKING @36".
17	NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
18	NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I1A4.95.
19	NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
20	NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
21	NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
22	NEW STEEL HANDRAIL/GUARDRAIL @ 36" ABOVE FINISHED FLOOR.
23	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
24	PROVIDING NEW CONCRETE SLAB OVER EXG. SHAFT TO SUB-BASEMENT; SEE STRUCTURAL DWGS.
25	PROVIDE BRICK INFILL @ EXG. OPENING; SEE I1A4.93.
26	FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
27	NEW CONCRETE SLAB ATOP GRAVEL BASE.
28	EXG. CONCRETE SLAB TO REMAIN.
29	SHORING; SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
30	DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
31	NEW GATE AT BRACEWAY; SEE DETAIL I1A5.3.
32	NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
33	ROOF HATCH; 30" x 36".
34	ACCESSIBLE ROUTE INTO TENANT SPACE; PROVIDE DIRECTIONAL SIGNAGE.
35	THRU-WALL DRAIN.
36	OVERFLOW DRAIN.
37	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC; SEE NOTE AT BASEMENT & MOOPY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
38	PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.
PROPOSED PLANS LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION - SEE SHEET A4.91
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE; SEE SHEET A4.91
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
	WIDTH & HEIGHT OF WINDOW (V.I.F.) (E.G. 3256 = 3'-2" x 5'-8")
	SG SAFETY GLAZING

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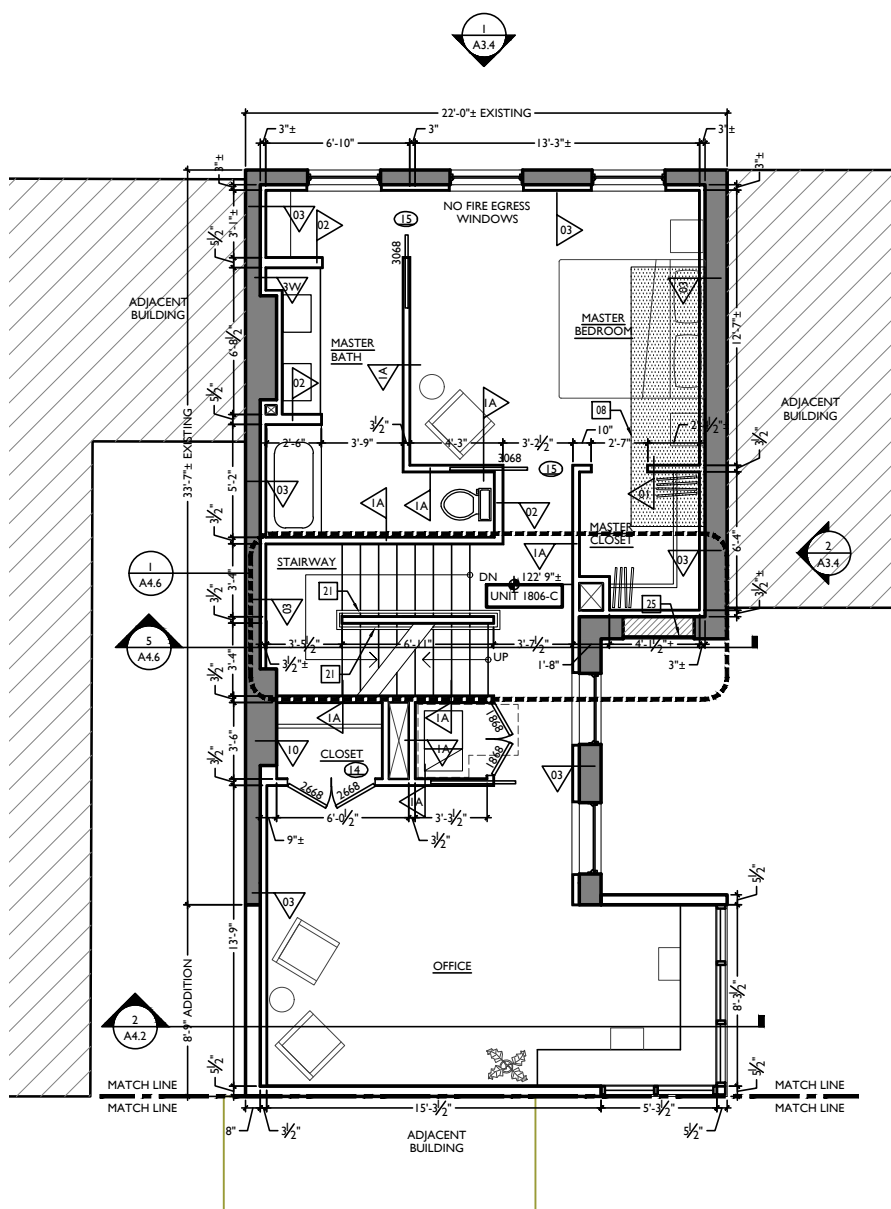
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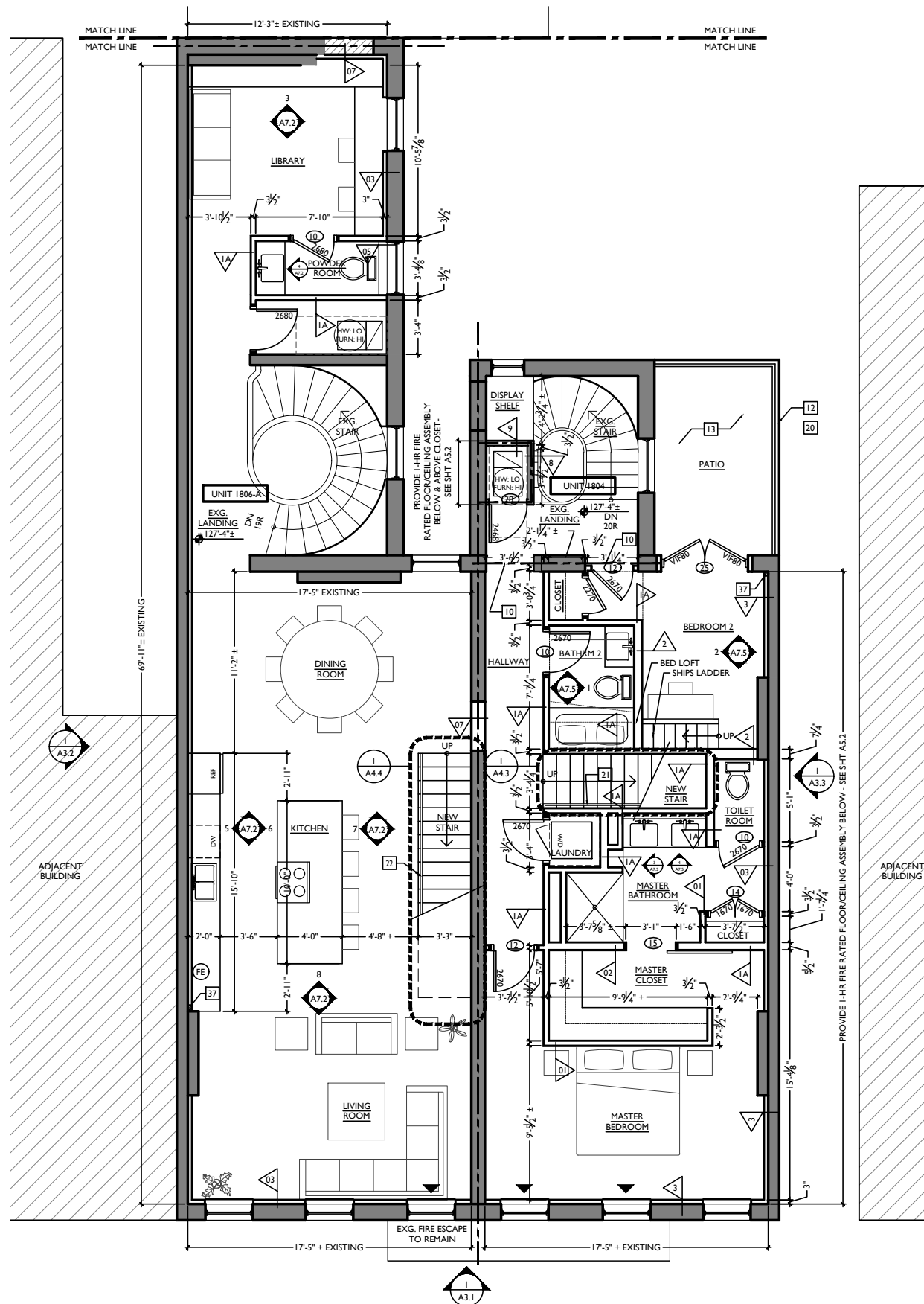
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**RENOVATIONS AND ADDITION FOR:
 1804-1806 RACE STREET**
 CINCINNATI, OHIO 45202

A2.3



2 THIRD FLOOR - PROPOSED PLAN 1806 REAR
 A2.4 scale: 1/4" = 1'-0"



1 THIRD FLOOR - PROPOSED PLAN 1804-1806 FRONT
 A2.4 scale: 1/4" = 1'-0"

PROPOSED PLANS
 GENERAL NOTES

- A. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
- B. REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
- C. EXISTING EXTERIOR MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. THICKNESS 8"; MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
- D. EXG. INT. MASONRY WALLS: SOLID, MULTI-WYTHE. MIN. 3" OF SOLID MASONRY PROVIDES 2-HR FIRE RESISTANCE RATING PER CBC TABLE 720.1(2).
- E. ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
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- I. ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE -HR RATED TYPE "I" U.N.O., SEE AS.1.
- J. ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREAZEWAYS SHALL BE -HR RATED TYPE "C" U.N.O., SEE AS.1.
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- L. TYPICAL FINISHES:
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PROPOSED PLANS
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- 01 EXG CHIMNEY TO REMAIN.
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- 17 NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
- 18 NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I1A4.95.
- 19 NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
- 20 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
- 21 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
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- 23 STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
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- 29 SHORING; SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
- 30 DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
- 31 NEW GATE AT BREAZEWAY; SEE DETAIL I1A5.3.
- 32 NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET AS.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
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- 36 OVERFLOW DRAIN.
- 37 RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MOOPY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
- 38 PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.

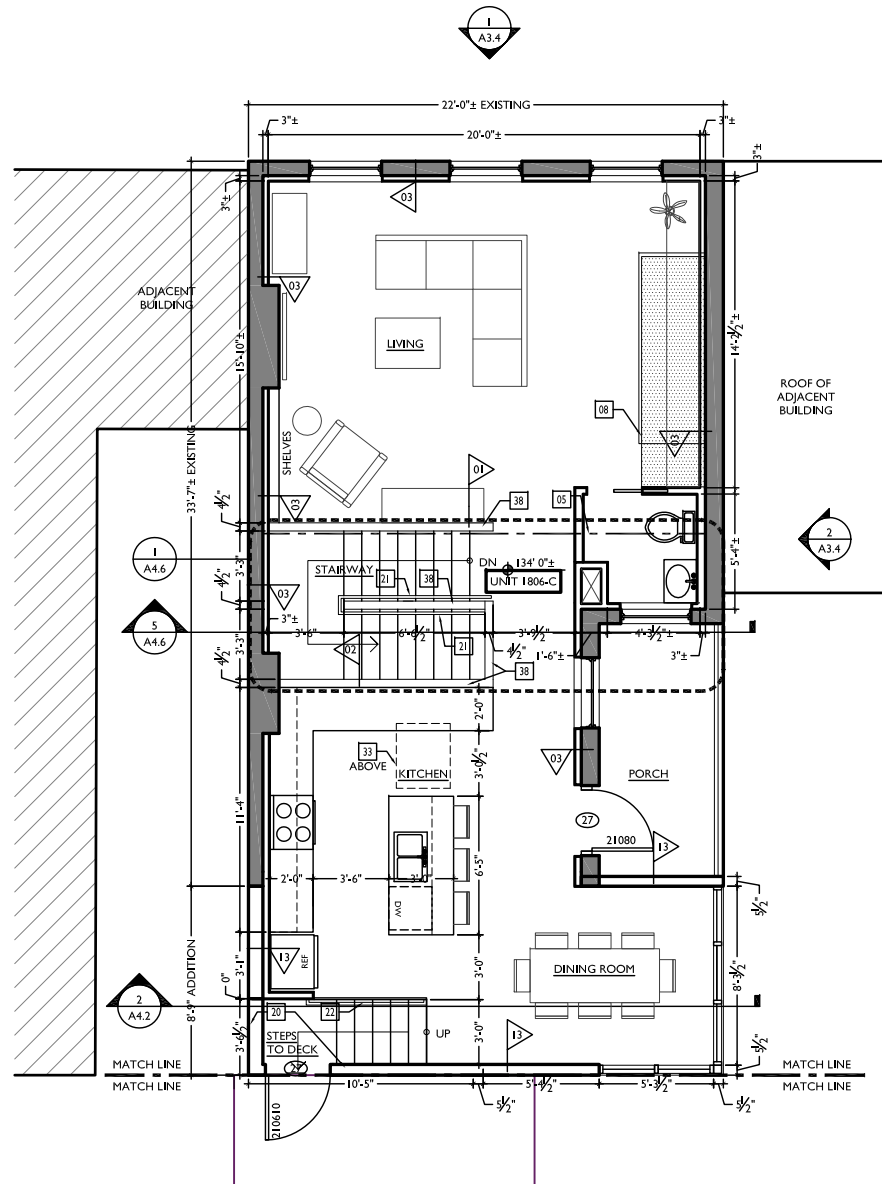
PROPOSED PLANS
 LEGEND

- EXISTING WALLS
- NEW INT. PARTITION - SEE SHEET A4.91
- FE = WALL MOUNTED FIRE EXTINGUISHER
- PARTITION TYPE; SEE SHEET A4.91
- ACCESS TO FIRE ESCAPE
- RATED PARTITION BETWEEN UNITS & STAIRWELLS
- WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
- DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
- WIDTH & HEIGHT OF WINDOW (V.I.F.) (EG 3256 = 3'-2" x 5'-8")
- SG SAFETY GLAZING

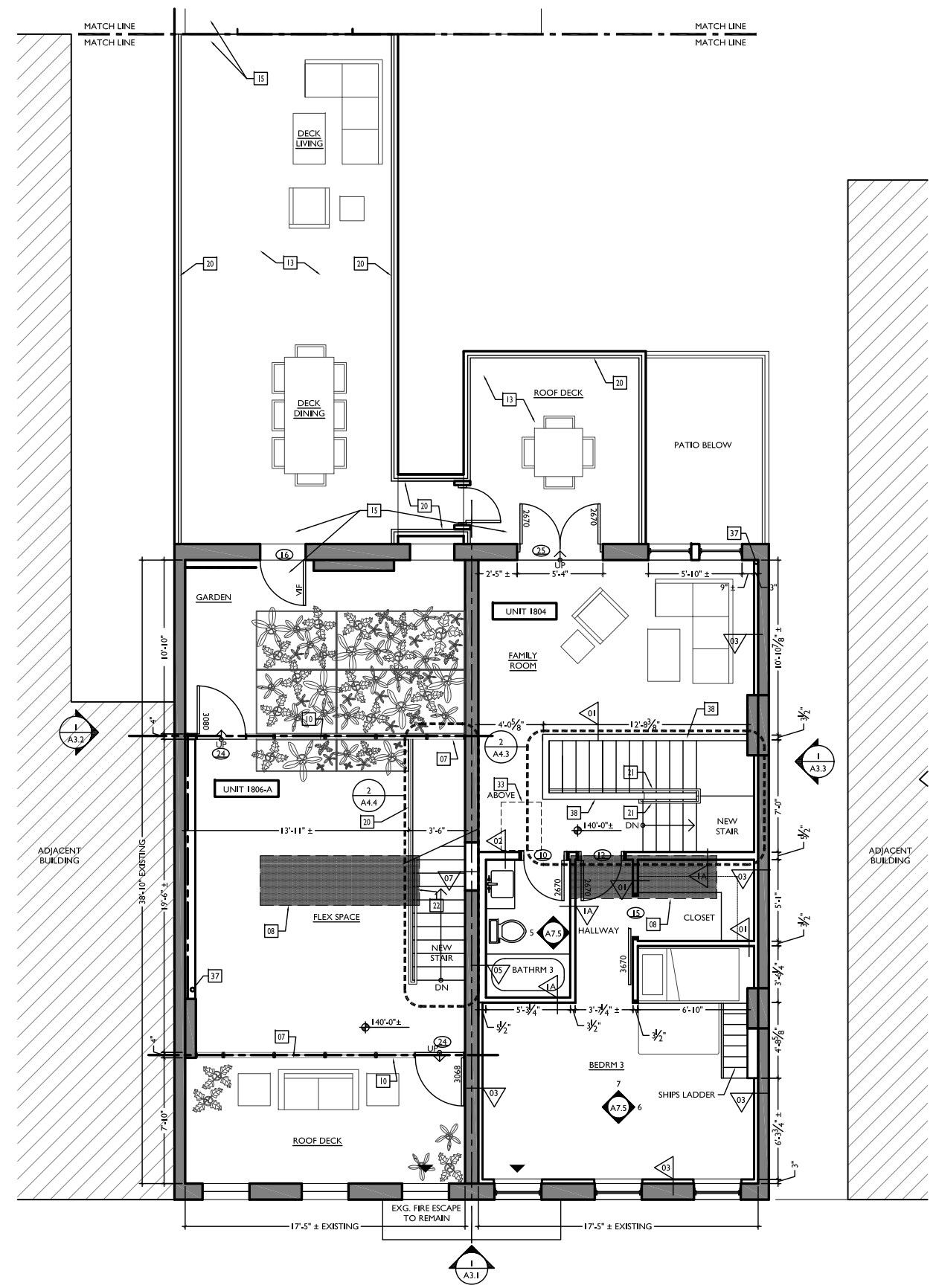
NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
 Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202



2 FOURTH FLOOR/ATTIC - PROPOSED PLAN 1806 REAR
 A2.5 scale: 1/4" = 1'-0"



1 FOURTH FLOOR/ATTIC - PROPOSED PLAN 1804-1806 FRONT
 A2.5 scale: 1/4" = 1'-0"

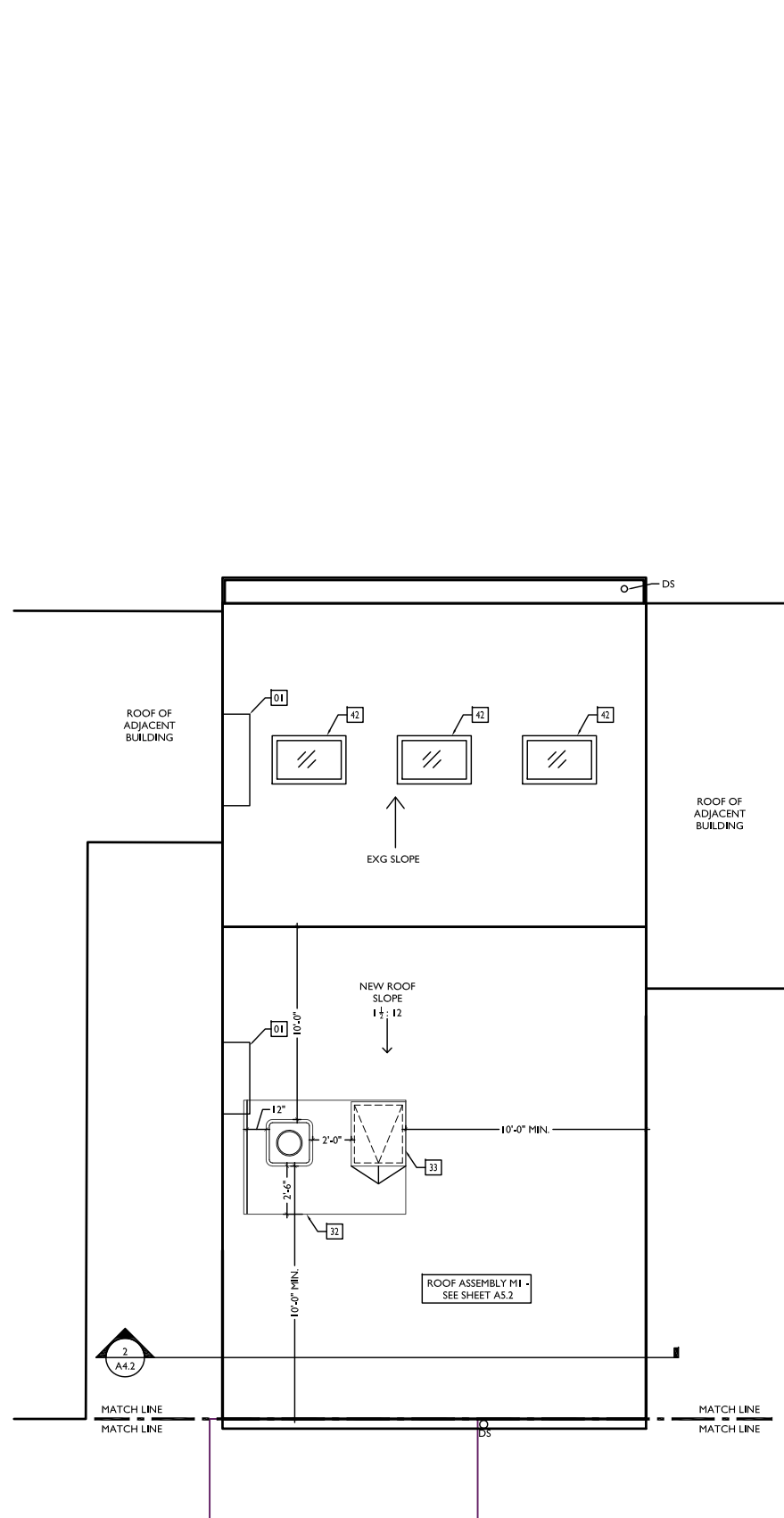
PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTI-WYTHE MIN. THICKNESS 8"; MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
D.	EXG. INT. MASONRY WALLS, SOLID, MULTI-WYTHE MIN. 3/8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1(2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE II (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR. RATED TYPE "A1" U.N.O., SEE A5.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR. RATED TYPE "C" U.N.O., SEE A5.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: -ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. -ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. -ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT). -ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV. S.
M.	REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
N.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
O.	PROVIDE RADON MITIGATION SYSTEM.
PROPOSED PLANS KEYED NOTES	
01.	EXG. CHIMNEY TO REMAIN.
02.	NOT USED.
03.	NOT USED.
04.	NEW DOOR IN NEW OPENING.
05.	EXISTING STRUCTURE ABOVE TO REMAIN.
06.	EXISTING COLUMN TO REMAIN.
07.	NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON A5.2.
08.	NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
09.	REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS).
10.	NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
11.	NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
12.	NEW BALCONY AND RAILING; SEE SHEET A4.93.
13.	NEW FLOOR DECKING; SEE STRUCTURAL DWGS.
14.	REPLACE/REPAIR EXISTING STAIR, KEEP EXG. CONFIGURATION.
15.	NEW FLOOR ELEVATION TO MATCH ADJACENT.
16.	NEW MASONRY WALL OR CONCRETE LANDING/WALKING @ 36".
17.	NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
18.	NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I1A.95.
19.	NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
20.	NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
21.	NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
22.	NEW STEEL HANDRAIL/GUARDRAIL @ 36" ABOVE FINISHED FLOOR.
23.	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
24.	EXG. STEEL PLATE COVER TO REMAIN ATOP SHAFT TO SUB-BASEMENT.
25.	PROVIDE BRICK INFILL @ EXG. OPENING; SEE I1A.5.3.
26.	FILL EXG. BASEMENT WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM).
27.	NEW CONCRETE SLAB ATOP GRAVEL BASE.
28.	EXG. CONCRETE SLAB TO REMAIN.
29.	SHORING; SEE STRUCT. DWGS. TO DETERMINE IF NEW OR EXG.
30.	DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
31.	NEW GATE AT BREEZEWAY; SEE DETAIL I1A.3.
32.	NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET A3.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
33.	ROOF HATCH: 30" x 36".
34.	ACCESSIBLE ROUTE INTO TENANT SPACE; PROVIDE DIRECTIONAL SIGNAGE.
35.	THRU-WALL DRAIN.
36.	OVERFLOW DRAIN.
37.	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3'-0" MIN FROM PROPERTY LINE AT ROOF.
38.	PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT HOBBING AT STAIR.
39.	INFILL EXG. OPENING W/ CONTROLLED LOW-STRENGTH MATERIAL (CLSM); SEE STRUCTURAL DWGS.
40.	ENCAPSULATE EXG. COAL CHUTE / WINDOW WELL BELOW.
41.	NEW BASEMENT HATCH; B.O.D. = BILCO TYPE J-DAL.
PROPOSED PLANS LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION - SEE SHEET A4.91
	FE = WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE; SEE SHEET A4.91
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
	DOOR DESIGNATION; SEE SHEET A4.92 FOR SCHED.
	SG SAFETY GLAZING

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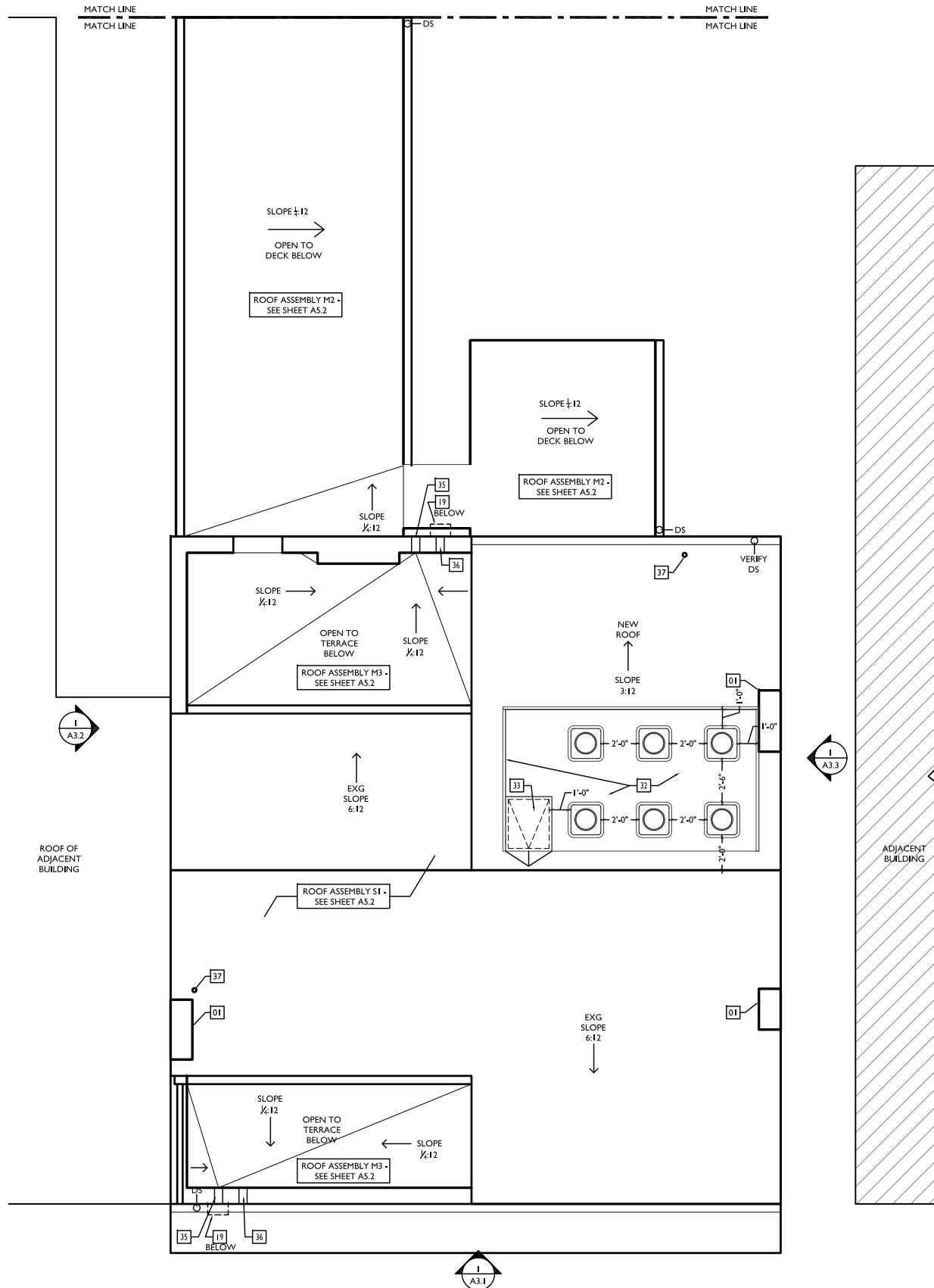
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RENOVATIONS AND ADDITION FOR:
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 CINCINNATI, OHIO 45202

A2.5



2 **ROOF - PROPOSED PLAN 1806 REAR**
 A2.6 scale: 1/4" = 1'-0"



1 **ROOF - PROPOSED PLAN 1804-1806 FRONT**
 A2.6 scale: 1/4" = 1'-0"

PROPOSED PLANS GENERAL NOTES	
A.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED FLOOR FRAMING.
B.	REPAIR OR REPLACE ALL EXG. DAMAGED OR DETERIORATED WOOD SUBFLOOR.
C.	EXISTING EXTERIOR MASONRY WALLS, SOLID, MULTIWYTHE, MIN. THICKNESS 8"; MIN. 3"8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
D.	EXG. INT. MASONRY WALLS, SOLID, MULTIWYTHE, MIN. 3"8" OF SOLID MASONRY PROVIDES 2-HR. FIRE RESISTANCE RATING PER OBC TABLE 720.1 (2).
E.	ALL NEW FURRING AT INSIDE FACE OF EXTERIOR MASONRY WALLS TO BE PARTITION TYPE 3, U.N.O.
F.	ALL NEW FURRING AT INTERIOR MASONRY WALLS TO BE PARTITION TYPE 4, U.N.O.
G.	ALL NEW INT. PARTITIONS TO BE PARTITION TYPE 1, U.N.O.
H.	ALL DOORS TO BE DOOR TYPE 11 (DOOR TO STORAGE, CLOSET, OR LAUNDRY), U.N.O.
I.	ALL FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1-HR. RATED TYPE "A1" U.N.O., SEE A5.1
J.	ALL FLOOR/CEILING ASSEMBLIES AT EXTERIOR BREEZEWAYS SHALL BE 1-HR. RATED TYPE "C" U.N.O., SEE A5.1
K.	ALL SPOT ELEVATIONS ON BUILDING PLANS ARE FOR REFERENCE, RELATIVE TO ONE ANOTHER, PER BUILDING. THEY DO NOT CORRESPOND TO TOPOGRAPHICAL AND/OR EXTERIOR GRADE ELEVATIONS GIVEN ON SITE PLANS.
L.	TYPICAL FINISHES: -ALL WALLS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (EGGSHELL), TYP. U.N.O. -ALL TRIM TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (HIGH GLOSS), TYP. U.N.O. -ALL CEILINGS TO BE PAINTED SHERWIN WILLIAMS SW7004 SNOWBOUND (FLAT) -ALL NON-TYPICAL FINISHES LOCATIONS ARE INDICATED WITH KEYED NOTES ON THESE PLANS & ON INT. ELEV.
M.	REQUIRED BATHROOMS FOR COMMERCIAL SPACE WILL BE INCLUDED IN A FUTURE PERMIT (TENANT FINISH OUT TBD).
N.	HISTORIC WINDOW TRIM CASING/MILLWORK TO REMAIN. WHERE WALLS ARE TO RECEIVE FURRING, REMOVE CASING/MILLWORK; STORE TEMPORARILY UNTIL REAPPLIED. WINDOWS ARE TO RECEIVE NEW SILL & JAMB EXTENSIONS TO MATCH.
O.	PROVIDE RADON MITIGATION SYSTEM.
PROPOSED PLANS KEYED NOTES	
01	EXG. CHIMNEY TO REMAIN.
02	NOT USED.
03	NOT USED.
04	NEW DOOR IN NEW OPENING.
05	EXISTING STRUCTURE ABOVE TO REMAIN.
06	EXISTING COLUMN TO REMAIN.
07	NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT DETAILS ON A5.2.
08	NEW FLOOR FRAMING & FLOOR; SEE STRUCTURAL DWGS.
09	REPAIR/RETAIN HISTORIC TRIM (TYP. WHERE OCCURS)
10	NEW BEAM OR HEADER ABOVE; SEE STRUCTURAL DWGS.
11	NEW CONCRETE RAMP ON GRADE - SEE ELEVATIONS FOR MORE INFORMATION.
12	NEW BALCONY AND RAILING; SEE SHEET A4.93.
13	NEW IPE DECKING; SEE STRUCTURAL DWGS.
14	REPLACE/REPAIR EXISTING STAIR. KEEP EXG. CONFIGURATION.
15	NEW FLOOR ELEVATION TO MATCH ADJACENT.
16	NEW MASONRY WALL OR CONCRETE LANDING/WALKING @ 36".
17	NEW CONCRETE LANDING FLUSH W/ EXG. INT. FLOOR.
18	NEW CONCRETE STEPS AT ENTRY DOOR; SEE DETAIL I1A4.95.
19	NEW CONCRETE STEPS & LANDING; SEE STRUCTURAL DWGS.
20	NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR; SEE STRUCTURAL DWGS.
21	NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
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23	STEEL GRATE ATOP AIR SHAFT TO SUB-BASEMENT TO REMAIN.
24	EXG. STEEL PLATE COVER TO REMAIN ATOP SHAFT TO SUB-BASEMENT.
25	PROVIDE BRICK INFILL @ EXG. OPENING. SEE I1A4.93.
26	FILL EXG. BASEMENT WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM).
27	NEW CONCRETE SLAB ATOP GRAVEL BASE.
28	EXG. CONCRETE SLAB TO REMAIN.
29	SHORING: SEE STRUCT DWGS TO DETERMINE IF NEW OR EXG.
30	DASHED LINE INDICATES PERIMETER OF FLOOR ABOVE.
31	NEW GATE AT BREEZEWAY; SEE DETAIL I1A5.3.
32	NEW ROOFTOP MECHANICAL PLATFORM; SEE TYPICAL DETAILS ON SHEET A5.3 AND STRUCTURAL DRAWINGS. MECHANICAL UNITS TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
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35	THRU-WALL DRAIN.
36	OVERFLOW DRAIN.
37	RADON RISER - 3" Ø PVC PIPE CONTINUOUS FROM BASEMENT TO ATTIC. SEE NOTE AT BASEMENT & MODIFY FURRING AS REQ. TYP. VENT 3/4" MIN FROM PROPERTY LINE AT ROOF.
38	PARTIAL HEIGHT WALL @ 42" ABOVE FINISHED FLOOR OR ABOVE ADJACENT NOSING AT STAIR.
39	INFILL EXG. OPENING W/ CONTROLLED LOW-STRENGTH MATERIAL (CLSM). SEE STRUCTURAL DWGS.
40	ENCAPSULATE EXG. COAL CHUTE / WINDOW WELL BELOW.
41	NEW BASEMENT HATCH, B.O.D. = BILCO TYPE JD-ALL.
42	NEW SKYLIGHT.
PROPOSED PLANS LEGEND	
	EXISTING WALLS
	NEW INT. PARTITION- SEE SHEET A4.91
	FE= WALL MOUNTED FIRE EXTINGUISHER
	PARTITION TYPE: SEE SHEET A4.91
	ACCESS TO FIRE ESCAPE
	RATED PARTITION BETWEEN UNITS & STAIRWELLS
	WIDTH AND HEIGHT OF DOORS (EG 3070 = 3'-0" x 7'-0")
	DOOR DESIGNATION: SEE SHEET A4.92 FOR SCHED.
	SAFETY GLAZING

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RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
 CINCINNATI, OHIO 45202

GENERAL ELEVATION NOTES:

- A. CLEAN ALL EXG. BRICK & STONE.
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE.
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM. PAINT.
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS.
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST. RELOCATED, HISTORIC WINDOWS.

[#] KEYED NOTES

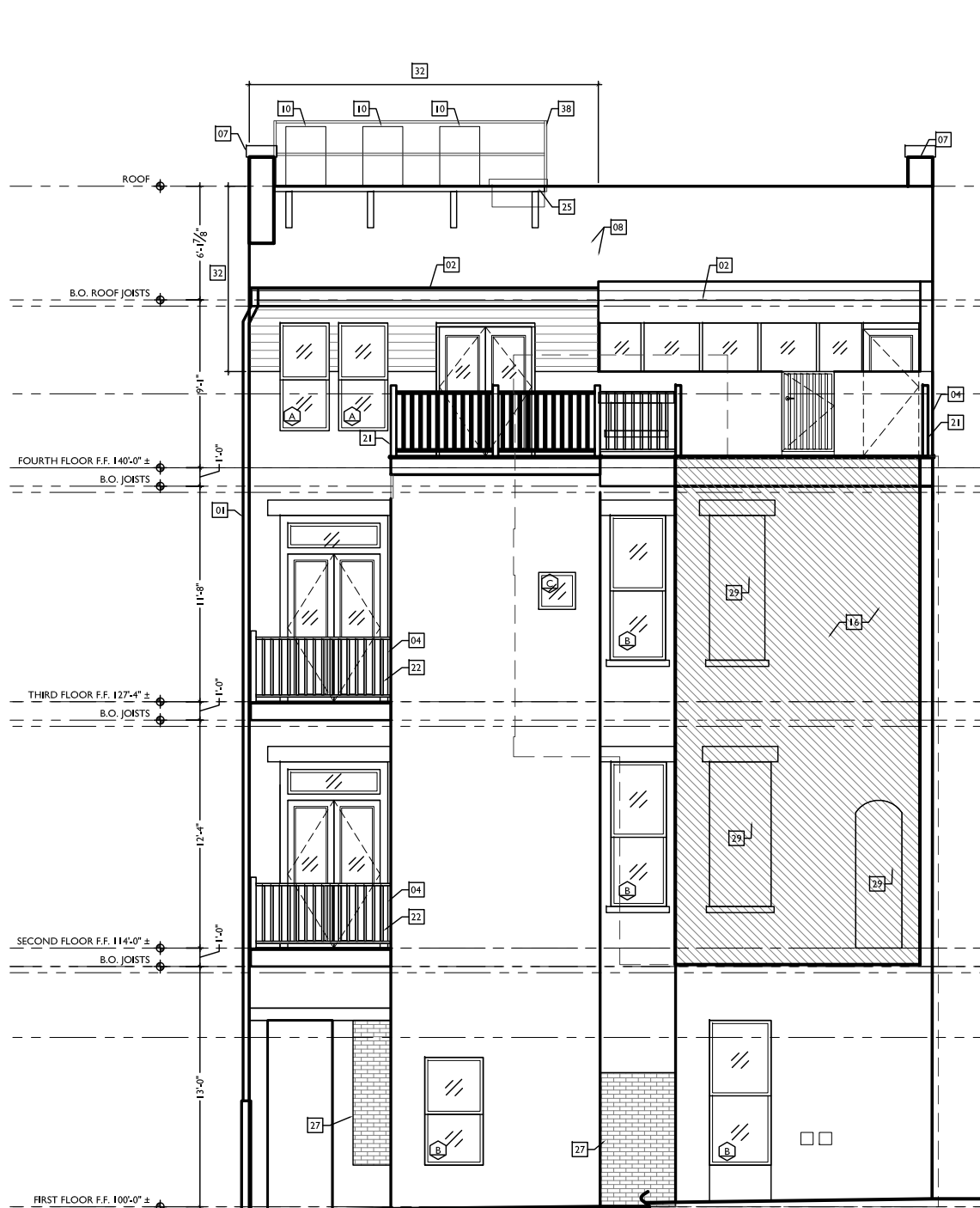
- 01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. W/ 6" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HANG METAL GUTTER. SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER. ICORNICE TO REMAIN. REPAIR AS REQUIRED. RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR. VERTICALS SPACED 4" O.C., GALVANIZED & PAINTED.
- 05 NEW EXTENSOR STOREFRONT SYSTEM. SEE SHEET. AS.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN. WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR. INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.

- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SH. AS.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
- 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".
- 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".

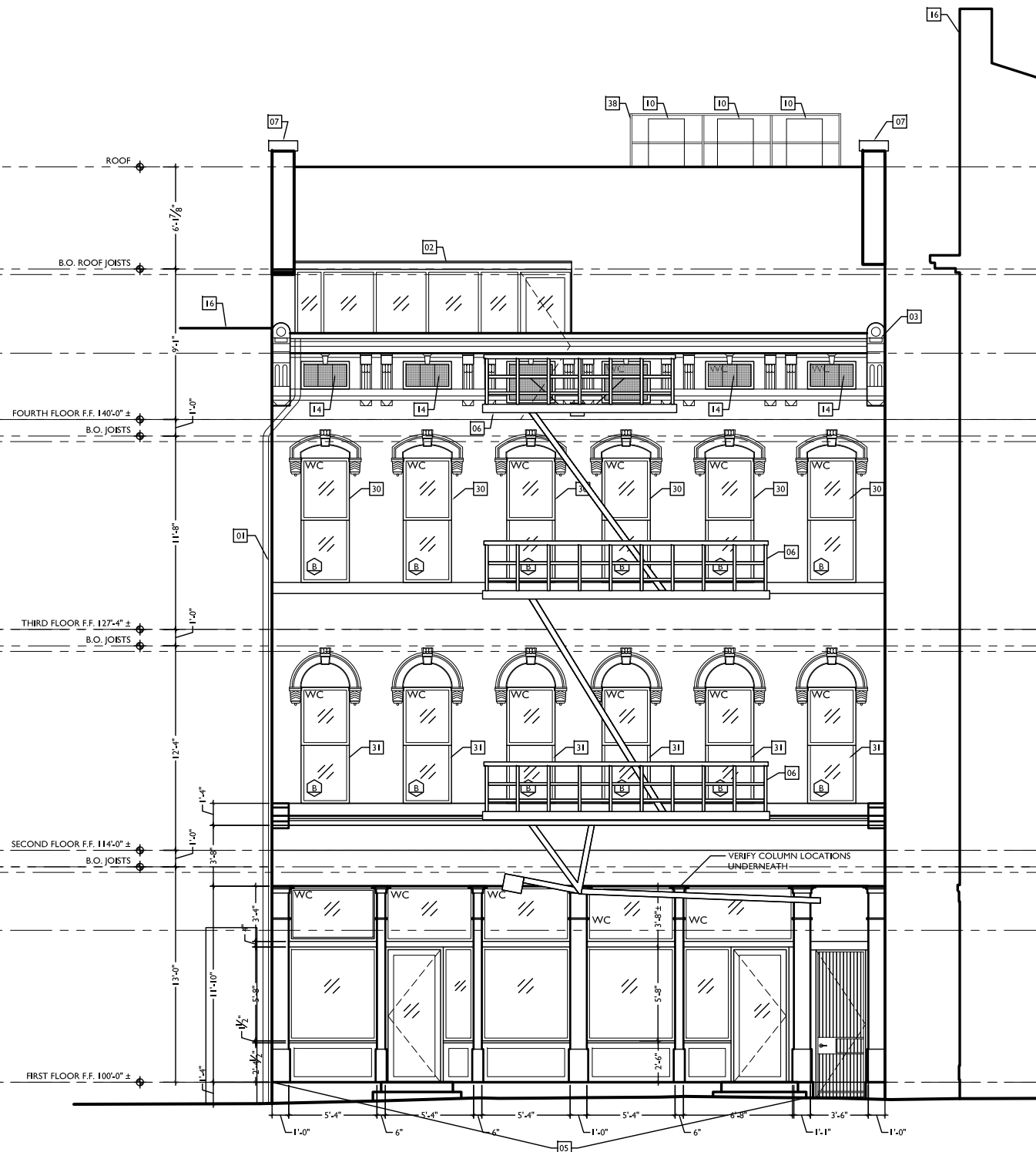
- 32 NEW 2X6 FRAMED ADDITION. SEE STRUCTURAL DWGS. WOOD CLADDING B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING. ATOP WEATHER BARRIER. SEE PLANS & SECTIONS.
- 33 NEW CHU ELEVATOR TOWER WITH WOOD CLADDING. B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING. ATOP VERTICAL GIRTS AS REQ'D. ATOP WEATHER BARRIER. ATOP 2" POLYSTY INSULATION.
- 34 NEW CORING.
- 35 NEW WOOD CLADDING. SEE KEYNOTE 32 FOR B.O.D.
- 36 NEW FRAMED WALL - SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BD SIDING. EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.
- 37 EXG EXPOSED MASONRY.
- 38 NEW GUARD AT MECH. PLATFORM. SEE DETAILS ON AS.9.
- 39 NEW SKYLIGHT.

NEW ELEVATION SYMBOLS

- WC WATER CURTAIN
- SG SAFETY GLAZING
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- ED EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
CINCINNATI, OHIO 45202

GENERAL ELEVATION NOTES:

- A. CLEAN ALL EXG. BRICK & STONE.
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE.
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM, PAINT.
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST. RELOCATED, HISTORIC WINDOWS

[#] KEYED NOTES

- 01 NEW DOWNSPOUT, TIE-IN TO STORMWATER DRAIN LINE W/ 6" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HUNG METAL GUTTER, SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER, ICORNICE TO REMAIN, REPAIR AS REQUIRED, RELINE GUTTER.
- 04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR, VERTICALS SPACED 4" O.C., GALVANIZED & PAINTED.
- 05 NEW EXTENSOR STOREFRONT SYSTEM. SEE SHEET, A5.2 FOR MORE INFO.
- 06 EXG FIRE ESCAPE TO REMAIN, WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.
- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.

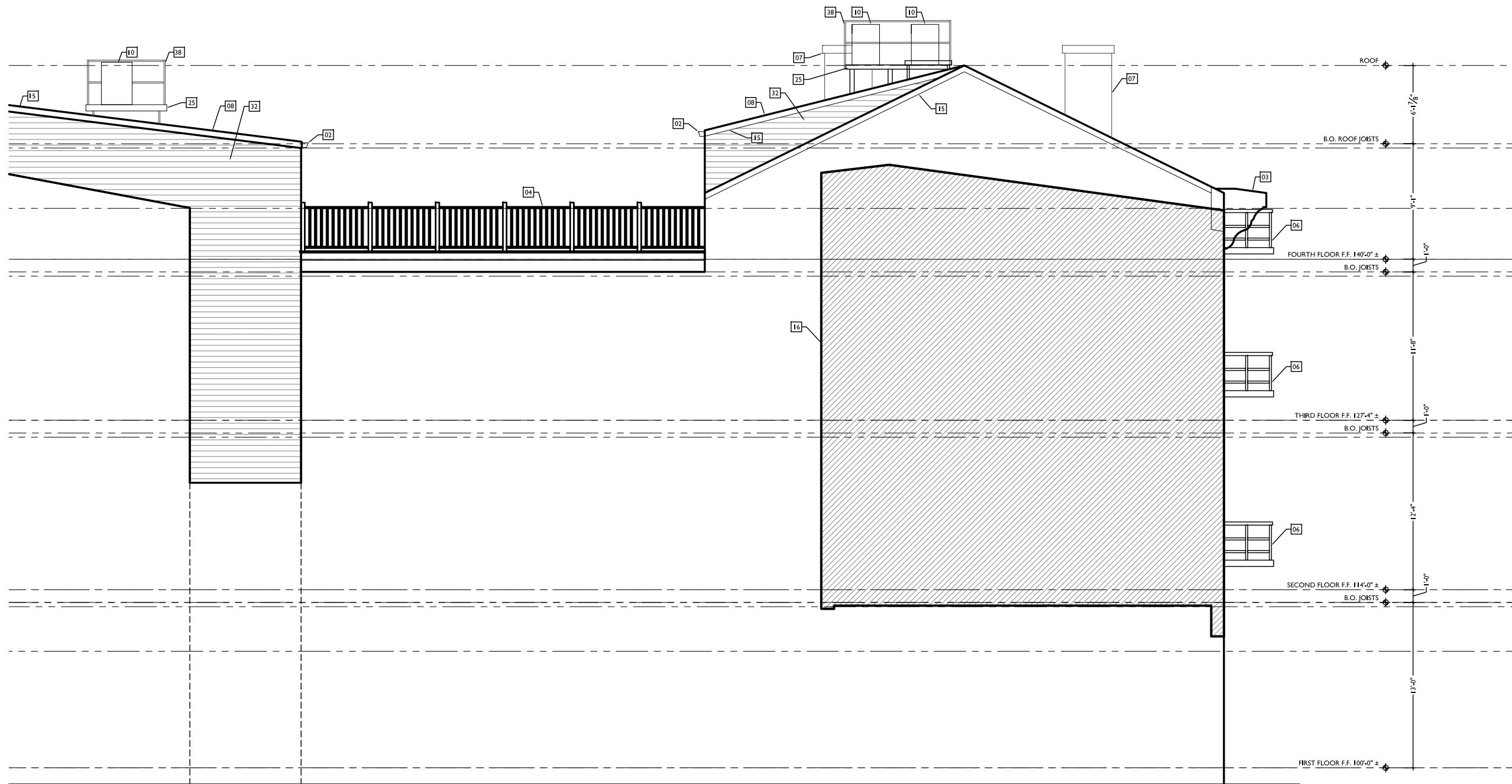
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN, REPAIR & PAINT AS REQUIRED.

- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHIT, A5.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING; SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
- 29 NEW STUD-FRAMED INFILL AT EXISTING OPENING; SEE PROPOSED PLANS.
- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".
- 31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".

- 32 NEW 2X6 FRAMED ADDITION. SEE STRUCTURAL DWGS. WOOD CLADDING B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING, ATOP WEATHER BARRIER. SEE PLANS & SECTIONS.
- 33 NEW CHU ELEVATOR TOWER WITH WOOD CLADDING, B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING, ATOP VERTICAL GIRTS AS REQ'D, ATOP WEATHER BARRIER, ATOP 2" POLYSTY INSULATION.
- 34 NEW CORING.
- 35 NEW WOOD CLADDING. SEE KEYNOTE 32 FOR B.O.D.
- 36 NEW FRAMED WALL - SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BD SIDING, EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.
- 37 EXG EXPOSED MASONRY.
- 38 NEW GUARD AT MECH. PLATFORM. SEE DETAILS ON A5.9.
- 39 NEW SKYLIGHT.

NEW ELEVATION SYMBOLS

- W/C WATER CURTAIN
- SG SAFETY GLAZING
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE
- EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE
- ED EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

RENOVATIONS AND ADDITION FOR:

1804-1806 RACE STREET
CINCINNATI, OHIO 45202

A3.2

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

PLATTE
architecture + design

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

<p>GENERAL ELEVATION NOTES:</p> <p>A. CLEAN ALL EXG. BRICK & STONE.</p> <p>B. TUCKPOINT EXG. BRICK WHERE REQ.</p> <p>C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE.</p> <p>D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM, PAINT.</p> <p>E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS.</p> <p>F. ROOF:</p> <p>1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.</p> <p>2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.</p> <p>H. REPAIR AND REPAINT, EXIST. RELOCATED, HISTORIC WINDOWS.</p>	<p># KEYED NOTES</p> <p>01 NEW DOWNSPOUT, TIE-IN TO STORMWATER DRAIN LINE. W/ 6" TALL PVC PIPE, INSERT AT GRADE.</p> <p>02 NEW ALUMINUM HUNG METAL GUTTER, SLOPED TO DRAIN.</p> <p>03 EXG HISTORIC BOX GUTTER, ICORNICE TO REMAIN, REPAIR AS REQUIRED, RELINE GUTTER.</p> <p>04 NEW STEEL GUARDRAIL @ 42" ABOVE FINISHED FLOOR, VERTICALS SPACED 4" O.C., GALVANIZED & PAINTED.</p> <p>05 NEW EXTENSOR STOREFRONT SYSTEM. SEE SHEET, AS.2 FOR MORE INFO.</p> <p>06 EXG FIRE ESCAPE TO REMAIN, WIRE-BRUSH AND PAINT WITH RUST-PROOF COATING.</p> <p>07 EXG CHIMNEY TO REMAIN.</p> <p>08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.</p>	<p>09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.</p> <p>10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.</p> <p>11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.</p> <p>12 STEEL LOUVER, GALVANIZE & PAINTED.</p> <p>13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.</p> <p>14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.</p> <p>15 NEW RAKE TRIM.</p> <p>16 ADJACENT BUILDING.</p> <p>17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.</p> <p>18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.</p> <p>19 EXG BALCONY TO REMAIN.</p> <p>20 EXG SHUTTERS TO REMAIN, REPAIR & PAINT AS REQUIRED.</p>	<p>21 NEW ROOF TERRACE. SEE NEW PLANS.</p> <p>22 NEW BALCONY. SEE NEW PLANS.</p> <p>23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.</p> <p>24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.</p> <p>25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SH. AS.3 AND STRUCTURAL DWGS.</p> <p>26 NEW CONCRETE STAIR & ENTRY LANDING.</p> <p>27 NEW BRICK INFILL AT EXISTING OPENING, SEE PROPOSED PLANS.</p> <p>28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.</p> <p>29 NEW STUD-FRAMED INFILL AT EXISTING OPENING, SEE PROPOSED PLANS.</p> <p>30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".</p> <p>31 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT2 HALF CIRCLE)".</p>	<p>32 NEW 2X6 FRAMED ADDITION. SEE STRUCTURAL DWGS. WOOD CLADDING B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING, ATOP WEATHER BARRIER. SEE PLANS & SECTIONS.</p> <p>33 NEW CHU ELEVATOR TOWER WITH WOOD CLADDING, B.O.D. = C.S. CLIMATE SHIELD RAIN SCREEN SYSTEM W/ IPE SHIPLAP SIDING, ATOP VERTICAL GIRTS AS REQ'D, ATOP WEATHER BARRIER, ATOP 2" POLYISO INSULATION.</p> <p>34 NEW CORING.</p> <p>35 NEW WOOD CLADDING. SEE KEYNOTE 32 FOR B.O.D.</p> <p>36 NEW FRAMED WALL - SEE STRUCTURAL DWGS. CLAD W/ CEMENT FIBER BD SIDING, EXPOSURE TO MATCH EXG WOOD SIDING AT ATTIC ABOVE.</p> <p>37 EXG EXPOSED MASONRY.</p> <p>38 NEW GUARD AT MECH. PLATFORM. SEE DETAILS ON AS.9.</p> <p>39 NEW SKYLIGHT.</p>	<p>NEW ELEVATION SYMBOLS</p> <p>W/C WATER CURTAIN</p> <p>SG SAFETY GLAZING</p> <p>EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE</p> <p>EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE</p> <p>ED EXTERIOR DECORATIVE LIGHTING</p> <p>NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT</p> <p>NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.</p>
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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
CINCINNATI, OHIO 45202

GENERAL ELEVATION NOTES:

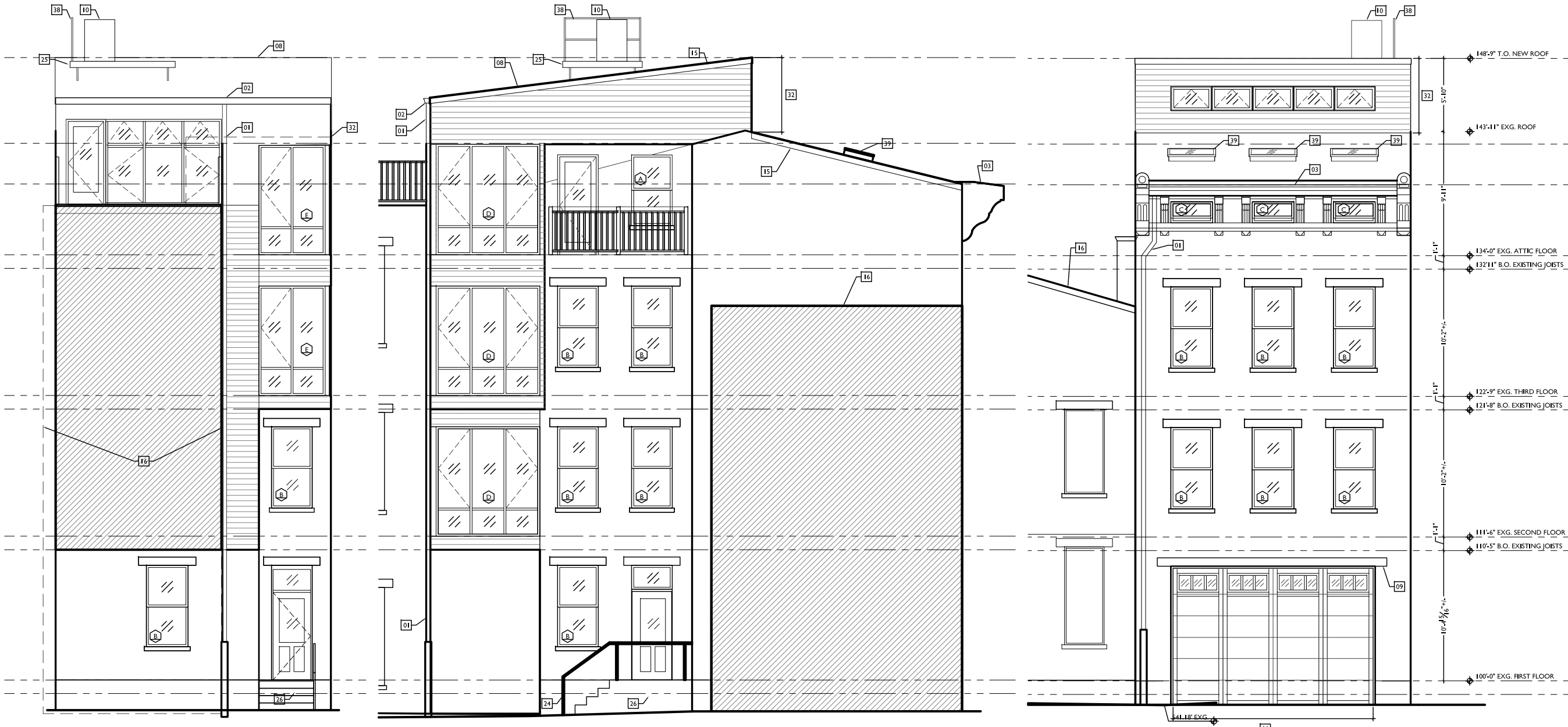
- A. CLEAN ALL EXG. BRICK & STONE.
- B. TUCKPOINT EXG. BRICK WHERE REQ.
- C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE.
- D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM, PAINT.
- E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS
- F. ROOF:
 - 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.
 - 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.
- H. REPAIR AND REPAINT, EXIST. RELOCATED, HISTORIC WINDOWS

[#] KEYED NOTES

- 01 NEW DOWNSPOUT. TIE-IN TO STORMWATER DRAIN LINE. W/ 6" TALL PVC PIPE, INSERT AT GRADE.
- 02 NEW ALUMINUM HANG METAL GUTTER, SLOPED TO DRAIN.
- 03 EXG HISTORIC BOX GUTTER, ICORNICE TO REMAIN, REPAIR AS REQUIRED. RELINE GUTTER.
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- 05 NEW EXTENSOR STOREFRONT SYSTEM. SEE SHEET, A5.2 FOR MORE INFO.
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- 07 EXG CHIMNEY TO REMAIN.
- 08 NEW ROOF ASSEMBLY & STRUCTURE. SEE ROOF PLAN FOR MORE INFO.
- 09 NEW PRECAST CONCRETE LINTEL TO MATCH EXG IN COLOR, TEXTURE, AND HEIGHT.
- 10 NEW AC CONDENSING UNITS. SEE NEW MECH. DWGS & STRUCTURAL DWGS.
- 11 NEW FLUSH GARAGE DOOR, INSULATED STEEL.
- 12 STEEL LOUVER, GALVANIZE & PAINTED.
- 13 REFURBISHED WOOD STOREFRONT. SEE PLAN & SECTION DWGS.
- 14 PROVIDE PERMEABLE METAL GRATE AT HISTORIC CORNICE WINDOW OPENING.
- 15 NEW RAKE TRIM.
- 16 ADJACENT BUILDING.
- 17 NEW ELEVATOR TOWER. SEE NEW PLANS & ELEVATOR SHOP DWGS.
- 18 NEW FOLDING DOOR WALL SYSTEM. SEE NEW PLANS.
- 19 EXG BALCONY TO REMAIN.
- 20 EXG SHUTTERS TO REMAIN. REPAIR & PAINT AS REQUIRED.
- 21 NEW ROOF TERRACE. SEE NEW PLANS.
- 22 NEW BALCONY. SEE NEW PLANS.
- 23 NEW STRUCTURAL COLUMN. SEE NEW PLANS & STRUCTURAL DWGS.
- 24 NEW STEEL HANDRAIL @ 36" ABOVE FINISHED FLOOR.
- 25 NEW ROOFTOP MECHANICAL PLATFORM. SEE SHIT, A5.3 AND STRUCTURAL DWGS.
- 26 NEW CONCRETE STAIR & ENTRY LANDING.
- 27 NEW BRICK INFILL AT EXISTING OPENING. SEE PROPOSED PLANS.
- 28 EXG WOOD FRAME CONSTRUCTION AND WOOD SIDING TO REMAIN.
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- 30 PROVIDE ALTERNATE BID AT WINDOW FOR MARVIN "CLAD ULTIMATE DOUBLE-HUNG ROUND TOP (RT6 EYEBROW)".
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NEW ELEVATION SYMBOLS

- W/C WATER CURTAIN
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- EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE
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- ED EXTERIOR DECORATIVE LIGHTING
- NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT
- NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



3 PROPOSED WEST ELEVATION
1806 REAR

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

2 PROPOSED SOUTH ELEVATION
1806 REAR

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

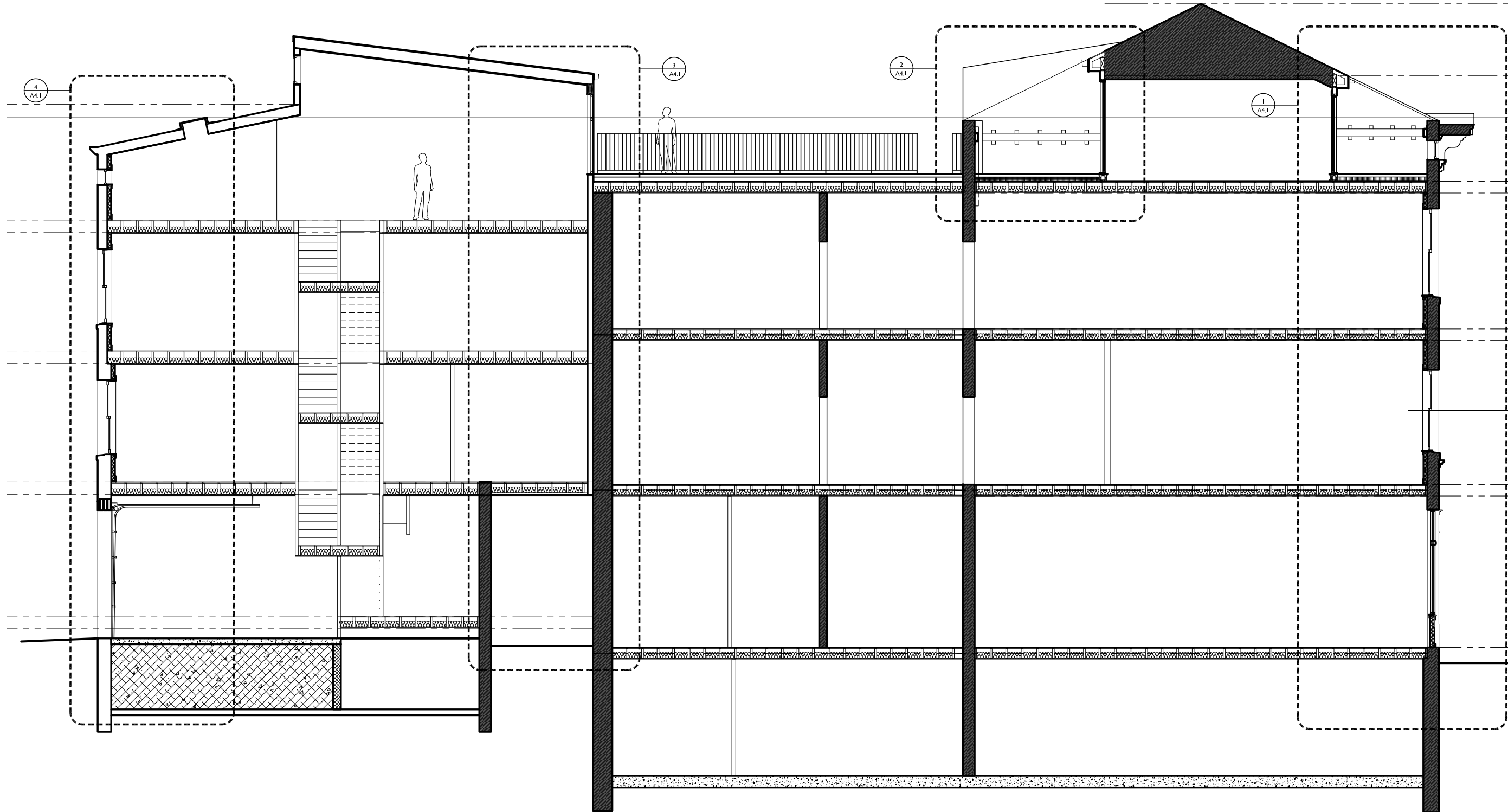
1 PROPOSED EAST ELEVATION
1806 REAR

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

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
CINCINNATI, OHIO 45202



NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

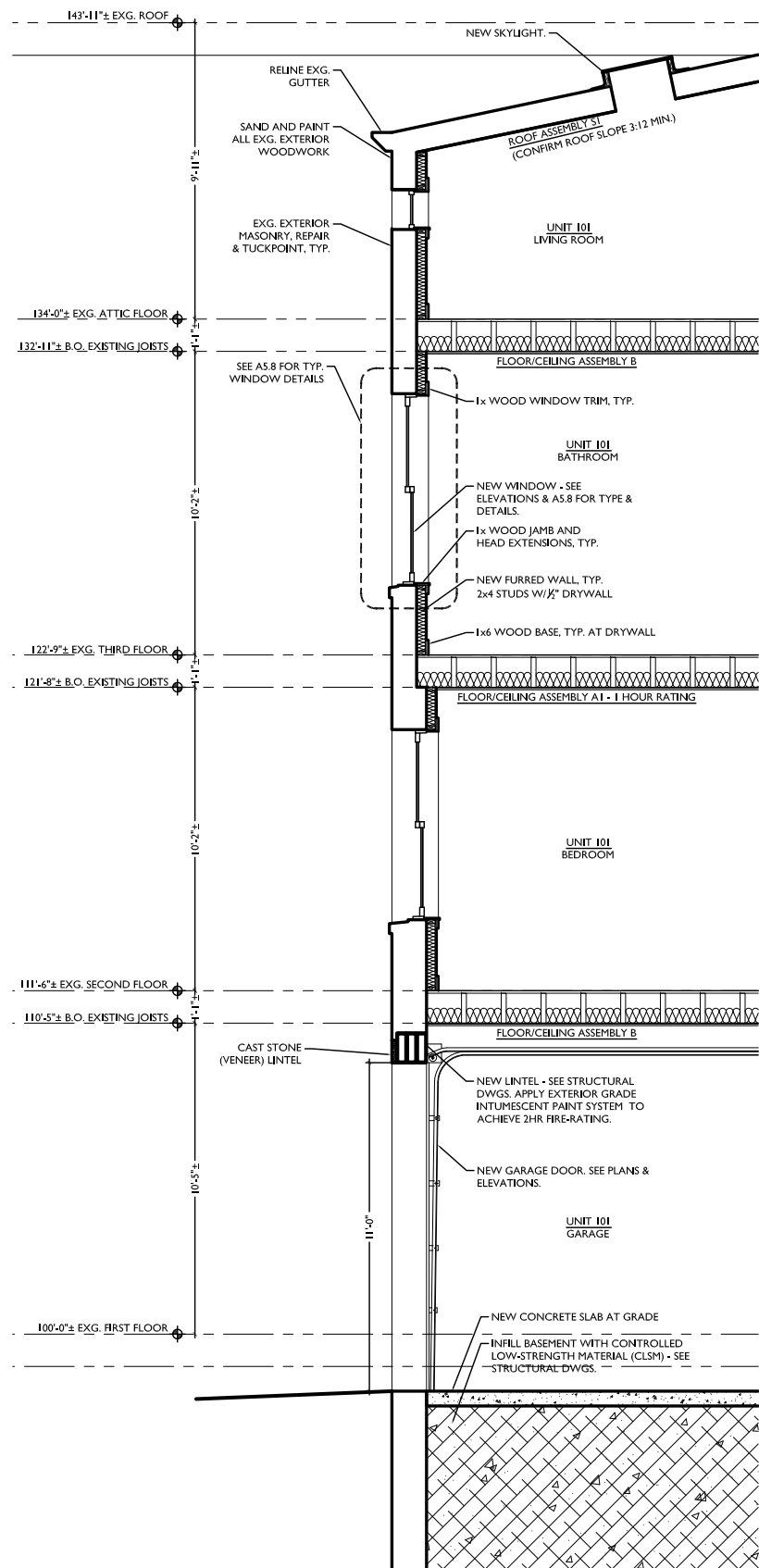
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

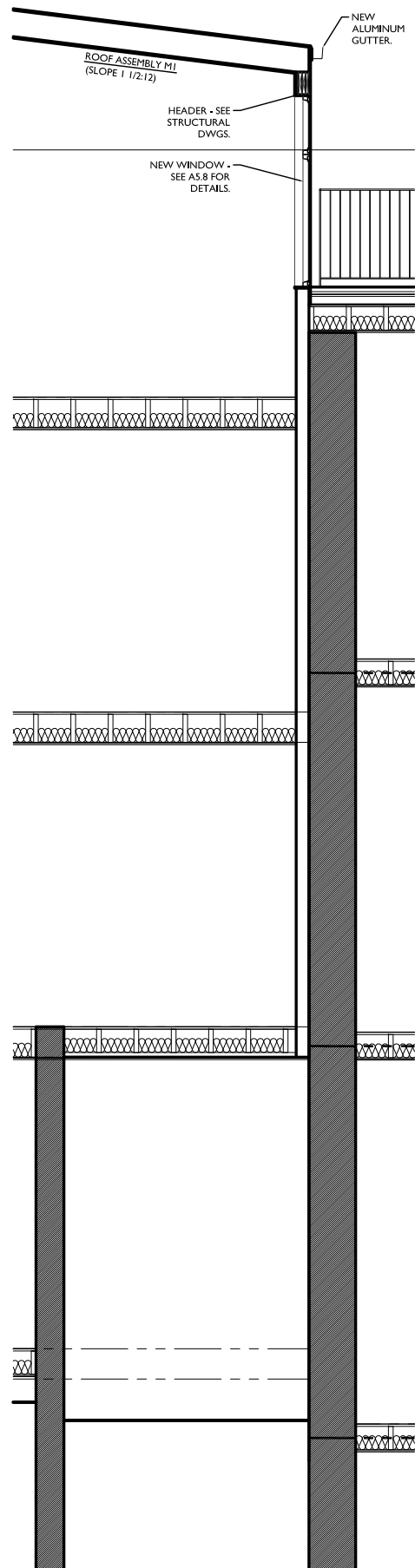
Design Team: KJP, JWP, JRL, TSS,
ASL, LHM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL,
LHM, MMR, CO, LVF, MKS, RAO

RENOVATIONS AND ADDITION FOR:
1804-1806 RACE STREET
CINCINNATI, OHIO 45202

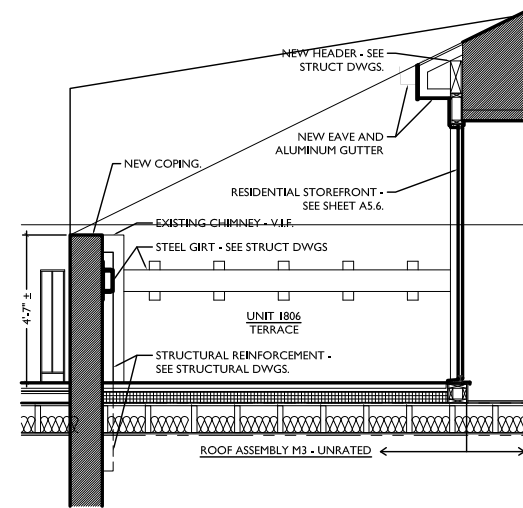
A4.0



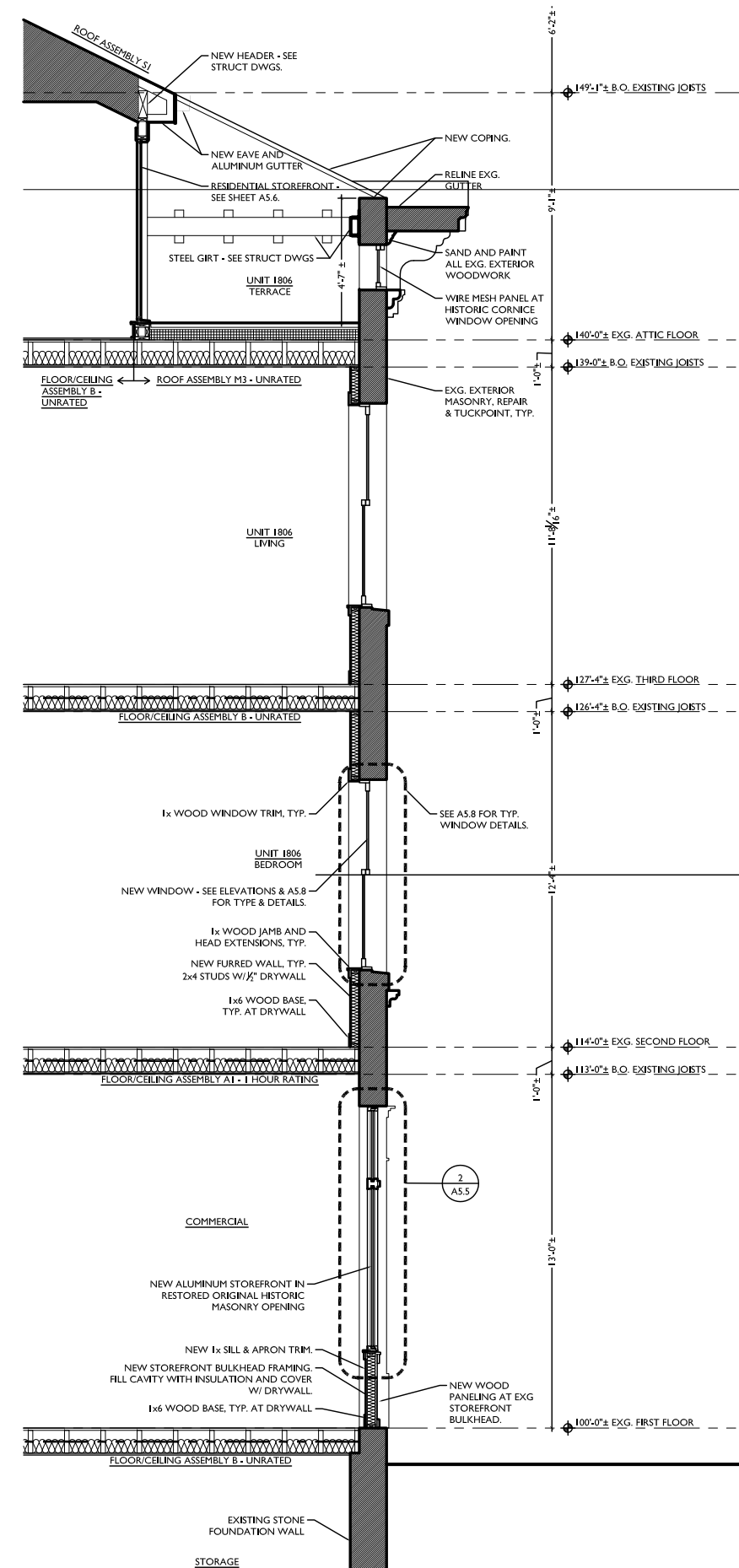
4 WALL SECTION
SCALE: 3/8" = 1'-0"



3 WALL SECTION
SCALE: 3/8" = 1'-0"



2 TERRACE SECTION
SCALE: 3/8" = 1'-0"



1 WALL SECTION
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION - FOR BIDDING PURPOSES ONLY

Design Team: KJP, JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, RAO
Drawn by: JWP, JRL, TSS, ASL, LMM, MMR, CO, LVF, MKS, RAO

01 February 2015

Historic Conservation Board
Cincinnati, OH

RE: 24 W. Elder, 26-28 W. Elder, 1804-06 Race St

This letter is in support of the proposed garage design of 24 W. Elder, 26-28 W. Elder, and 1804-06 Race Street.

In order to attract families to live in the urban core, adequate parking is a necessity. The design proposed by Platte Architecture and Design very smartly takes advantage a "half-block alley" to solve the parking needs of a residential project that will be a wonderful addition to the neighborhood.

By positioning the enclosed garage parking along Goose Alley away from the intersection with Elder Street, the proposed design maintains all of the retail and commercial storefront spaces along Elder Street and Race Street.

The new garage door openings *will* modify some of the historic window openings, but let's consider the alternatives: If we accept that automobiles are an inevitable part of urban family living in Cincinnati, then any alternative parking solutions for this project would increase the number of vehicles parked along the street, in surface parking lots, or in future parking structures. I would argue that increasing the number of vehicles parked in any of these alternative locations is less compatible with the historic character of the neighborhood than allowing a few new garage door openings along a narrow alley.

This project provides a great example of how to handle residential parking needs in Over the Rhine.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Stear". The signature is fluid and cursive, with a large initial "E" and "S".

Eric Stear, RA, NCARB
Resident of Prospect Hill
508 Liberty Hill, Cincinnati, OH 45202

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 29, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,



Gregory W. Olson, CEO
Urban Sites

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

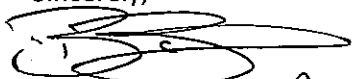
This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,


Bob Bander - President, Rhinegeist



President/CEO
Joe Hansbauer

January 27, 2016

Board of Trustees

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J. Robert Linneman, Vice-Chair
Dan W. Geeding, Past Chair
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Lia Hager
Darin Hall
Bryn Mooth
Mary Stagaman
Carolyn Wallace
Maurice Wagoner
Kathleen MacQueeney
Krutarth Jain
Sundar Raman
Michael Chewning

Angie Strunc

City of Cincinnati, Department of Buildings and Inspections
805 Central Ave, Cincinnati, OH 45202

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board.

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. The garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is an amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character.

The Corporation for Findlay Market
P.O. Box 14727
Cincinnati, Ohio 45250-0727

phone: 513-665-4839
fax: 513-721-3480

www.findlaymarket.org

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Hansbauer", with a long, sweeping horizontal line extending to the right.

Joe Hansbauer
President/CEO - Corporation for Findlay Market

CINCINNATI
DEVELOPMENT
FUND

1224 Race Street, Cincinnati, Ohio 45202
(513) 721-7211 · Fax (513) 721-7214

Angie Strunc, Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 27, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter

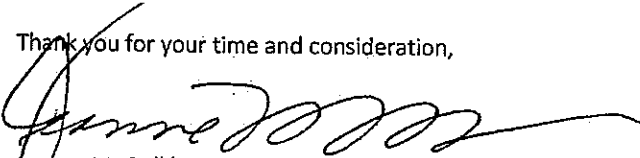
Dear Ms. Strunc:

As a resident of OTR (1217 Elm Street) and CEO of The Cincinnati Development Fund, a real estate focused community development financial institution established in 1988, please accept this letter as a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board. I wish to especially convey support for the following features of the proposed development:

- **New garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street.** This feature is necessary to create the value needed to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitioning community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- **Roof Decks and an Elevator at 1800-1802 Race Street.** Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership north of Liberty. The project's economic viability and marketability would be questionable without the features noted above. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration,


Jeanne M. Gollither

CINCINNATI
DEVELOPMENT
FUND

1224 Race Street, Cincinnati, Ohio 45202
(513) 721-7211 · Fax (513) 721-7214

January 26, 2016

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:


This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,



Joseph R. Huber, COO
Cincinnati Development Fund

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:


This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,

Elias Leising
 ELIAS .BBD



1203 Walnut St, 4th Floor
Cincinnati, OH 45202
p: 513.621.4400
f: 513.621.5900
www.3cdc.org

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community.

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. The garages may provide the added safety and security, and feeling of security, for new residents moving into this transitional community. Garages such as these are often necessary to create customer pricing which can support the considerable cost and risk of project of this scope. The placement of the garages on Goose Alley can reduce visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of a project such as this, a commercial elevator is usually necessary to provide the type of access that the market requires. Roof decks are a critical amenity, and create added consumer value. Our understanding is that this added consumer value is necessary to off-set the cost and risk of a project of this scope. Due to its height, in renderings we have been shown, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus should not diminish the historic character of the building.

Again, the Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Lipson", written over a horizontal line.

Daniel Lipson
VP Development

Our Daily Bread

Serving Up Hope in Cincinnati

Since 1985

January 26, 2015

Cookie Vogelpohl
Founder

Staff

Rev. Tyler Pettigrew
Executive Director

Kathy Schickel
Director of Operations

Julia M. Sharp
Director of Development

Valerie Elfers
Office Administrator

Jeni Jenkins
Director of Communications

Pamela Lewis
Social Worker

Kate Daly & Kay Limbach
Kids Club Coordinators

Board of Directors

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Deinlein
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Secretary

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Jim Berendt
James E. Buehler, Sr.
Charlotte Carpenter
Gregory Dorr
Sharon Frey
John P. Hart
Shawna Langworthy
Tim VonderHaar

Angie Strunc

Interim Urban Conservator

City of Cincinnati, Department of Buildings and Inspections

805 Central Ave

Cincinnati, OH 45202

RE: Market Square Condominium Historic Conservation Board Support Letter

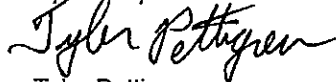
Dear Ms. Strunc,

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

1. Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide safety and security for new residents. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets.
2. Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size of the building, a commercial elevator is necessary to provide the type of access that the market requires. Without it, this building would be functionally obsolete. The roof deck is an amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of importance to the revitalization of the Findlay Market district. The project would not be viable without amenities such as on-site parking garages, roof decks and elevators. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration,



Rev. Tyler Pettigrew
Executive Director

1730 Race Street, Cincinnati, OH 45202

P: 513-621-6364 F: 513-621-3513

www.ourdailybread.us

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
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The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,


Steve Tino, OTR Elm 1819, LLC

The Carol Ann and
Ralph V. Haile, Jr.



FOUNDATION

An independent family foundation

January 28, 2016

Ms. Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

Dear Ms. Strunc,

I am writing in support of the **Market Square Condominium project**, as the Historic Conservation Board considers an application for a Certificate of Appropriateness.

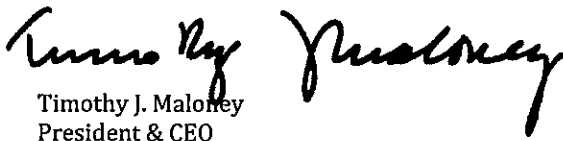
Over the past several years, the Haile/U.S. Bank Foundation has invested greatly in the Over-the-Rhine Historic District, including improvements at Washington Park, to Cincinnati Music Hall, at Findlay Market, in the Cincinnati Streetcar, and most notably to the Globe Furniture Building at 1801-1805 Elm Street where we maintain our People's Liberty offices. We are encouraged that others are similarly investing in the future of the neighborhood. We are especially encouraged by the investment proposed by The Model Group.

We understand The Model Group is requesting garages be allowed to be built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. In addition to providing the safety and security for new residents to feel comfortable moving into this transitional community, we agree that the placement of garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets.

We also understand Model Group is requesting permission for roof decks and an elevator at 1800-1802 Race Street. Given the size and height of the building, we would agree that a commercial elevator is reasonable to provide appropriate access to the upper floors of this building. Likewise, we have seen roof decks approved on other properties in the district and understand Model's desire to include roof decks as an amenity of this project. While a roof deck would be visible from our unique vantage point at People's Liberty inside the Globe Building, the roof (and any roof decks) on 1800-1802 Race Street wouldn't be visible from adjacent sidewalks of either Race or Elder Streets.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. We appreciate the Historic Conservation Board taking serious consideration of Model Group's reasonable requests.

Respectfully,


Timothy J. Maloney
President & CEO

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 26, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

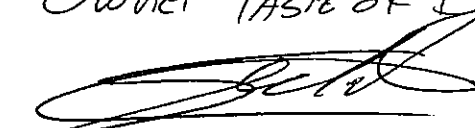
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- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size of the building, a commercial elevator is necessary to provide the type of access that the market requires. Without it, this building would be functionally obsolete. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of homeowners into a community with very few. This project is the first of its kind and its success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,

Jean-François FLECHET
Owner TASTE OF BELGIUM and OTR Resident
 1/27/16

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

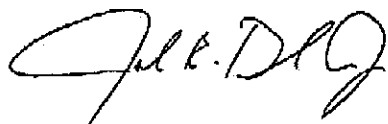
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The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,



JOHN BACK, WELLMANN'S BRANDS LLC

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

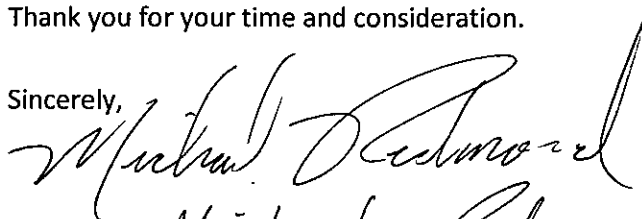
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Thank you for your time and consideration.

Sincerely,



Michael Redmond - Wellmann's Brands

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

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The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of new homeowners into a community with very few. This project's success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,



JOE & DEANNE VALLO
HOMEOWNERS, 20 W ELDER

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

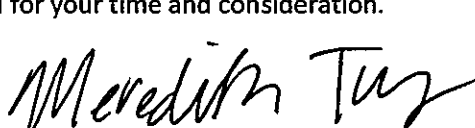
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Thank you for your time and consideration.

Sincerely,


owner The Epicurean Mercantile company


Dan Soren



Over-the-Rhine Community Housing

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 27, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board.

Over-the-Rhine Community Housing is a non-profit organization that works to build and sustain a diverse neighborhood that values and benefits low-income residents.

We focus on developing and managing resident-centered, affordable housing in an effort to promote inclusive community.

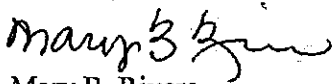
We support the developer's efforts to secure approval for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for residents. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is important to the revitalization of the Findlay Market district. This project's success will further the overall health of the community by bringing a vacant building back to use and increasing the number of residents in the neighborhood. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,



Mary B. Rivers
Executive Director

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 27, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter


Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street.

The Market Square Condominium project is of critical importance to the continued development of the area around Findlay Market. As a property owner at 107 W. Elder and a full-time merchant at the Market, we are particularly interested in developing the residential piece of the neighborhood. The design approach is consistent with historic preservation objectives and seems to fit what new residents desire. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,

Barry Cooper, Owner
Daisy Mae's Market

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 26, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

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The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of homeowners into a community with very few. This project is the first of its kind and its success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,

Bryan L. Madison

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 26, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size of the building, a commercial elevator is necessary to provide the type of access that the market requires. Without it, this building would be functionally obsolete. The roof deck is a critical amenity of the building which will help create the value necessary to support the considerable cost and risk of the project. Due to its height, the roof is not visible at the adjacent sidewalks of either Race or Elder Streets and thus does not diminish the historic character of the building.

The Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district as it will provide an infusion of homeowners into a community with very few. This project is the first of its kind and its success will prove the feasibility of homeownership in this community. Amenities such as on-site parking garages, roof decks and elevators are required by the market and the project would not be viable without them. The design approach is consistent with historic preservation objectives while still providing these amenities to the project. In light of this, I strongly and respectfully request that the Historic Conservation Board approve the design as presented.

Thank you for your time and consideration.

Sincerely,

Pet Wants
Dea Dressman

Angie Strunc, Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave, Cincinnati, OH 45202

January 27th, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

I'm writing to you to declare my support of Model Groups Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets. It is consistent with other approved garages on non-primary facades of historic properties in the neighborhood.
- Support for Roof Decks and an Elevator at 1800-1802 Race Street. Given the size and height of the building, a commercial elevator is necessary to provide the type of access that the market requires.

As both an Architect, property owner, 11 year Findlay Market neighborhood resident, and a developer, I understand the hurdles of of this currently transitional neighborhood, and certainly believe that the Market Square Condominium project is of critical importance to the revitalization of the Findlay Market district, to turn vacant buildings into occupied housing with eyes on the street, increasing safety, and saving the historic building fabric. This success of this project will solidify the city's past and current investment in one of our city's great diverse cultural centers, our historic Findlay Market. The features incorporated into the designs of these buildings such as the off street garages, roof decks and elevators are current market standard for sale amenities and have been designed in a way so as not to negatively impact the historic fabric. I highly encourage the Historic Conservation Board to approve the design as presented, or with minor alterations as the board sees appropriate.

Thank you for your time and consideration.

Sincerely,



Matthew A. Wirtz, RA (1718 Pleasant Street, Cincinnati OH 45202).

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 26, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

This letter is a declaration of support for the Market Square Condominium project and its efforts to receive a certificate of appropriateness from the Historic Conservation Board, in particular for the following items:

- Support for new garages built into the side and/or rear first floors of 24 W. Elder, 26-28 W. Elder, and 1804-1806 Race Street. These garages are required to create the value necessary to support the considerable cost and risk of the project. Furthermore, the garages will provide the safety and security for new residents to feel comfortable moving into this transitional community. The placement of the garages on Goose Alley reduces visibility from the primary façade while maintaining the historic commercial storefronts and preserving the pedestrian orientation of Elder and Race Streets.
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Thank you for your time and consideration.

Sincerely,

Justin Christopher & Elaine Aye
Owners of 1830 Race St.

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

December 30, 2015

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

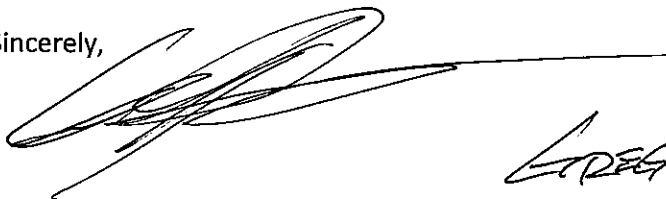
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Thank you for your time and consideration.

Sincerely,



Greg Bader - neighbor/dev.

Angie Strunc
Interim Urban Conservator
City of Cincinnati, Department of Buildings and Inspections
805 Central Ave
Cincinnati, OH 45202

January 26, 2016

RE: Market Square Condominium Historic Conservation Board Support Letter

Dear Ms. Strunc:

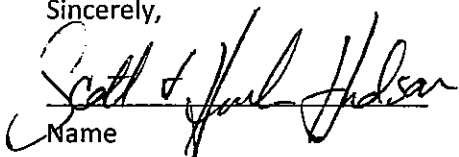
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Thank you for your time and consideration.

Sincerely,


Name

1832 RACE
Address

Scott and Hannah Hudson



1641 Vine Street, Cincinnati, OH 45202
Phone: 513-369-0114 Fax: 513-369-0108
Website: www.csequity.org

Expanding Economic Opportunity through Renter Equity

January 27, 2016

Ms Angie Strunc
Interim Urban Conservator
Historic Conservation Office
Cincinnati, OH 45202

Dear Ms. Strunc:

Cornerstone Corporation for Shared Equity enthusiastically supports the development of 24 West Elder Street, 26-28 West Elder Street and 1800-06 Race Street according to the design plans of Platte Architecture and Design.

Cornerstone wants to see historic properties developed in a manner that respects the historic fabric of the Over-the-Rhine neighborhood and also develops property for use in the twenty-first century. We believe the designs by Platte Architecture meets this balance and matches our goals.

We encourage the City of Cincinnati to approve the designs as submitted by the architects.

Sincerely,

A handwritten signature in black ink that reads "Mark Brunner". The signature is written in a cursive, flowing style.

Mark Brunner
Development Director

**APPLICATION FOR
CERTIFICATION OF APPROPRIATENESS
AND ZONING VARIANCE
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #: N/A
APPLICANT: Chantelle Noble, City Studios Architecture representing the owner
OWNER: OTR Holdings, Inc.
1415 Vine LLC (Parcel 081-0004-0121-00 only)
ADDRESS: **1425-1437 Vine Street and 5 W. 15th Street,
Cincinnati OH 45202**
PARCELS: 081-0004-0127-00, 081-0004-0126-00, 081-0004-0125-00, 081-
0004-0124-00, 081-0004-0271-00, 081-0004-0121-00, 081-0004-
0120-00 (5 W. 15th)
ZONING: Commercial Community-Pedestrian (CC-P)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: December 7, 2015
HEARING DATE: Prehearing December 15, 2015 at 10:00 a.m.
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) and a Zoning Variance for parking relief. The COA includes a request to partially demolish the rear of existing contributing structures at 1425, 1429 and 1435 Vine Street, renovation of existing contributing structure at 5 W. 15th Street and to construct new infill five story retail and office building with an open floor plan that incorporates all four existing buildings. The zoning variance request is for relief of the required 155 parking spaces required by the Cincinnati Municipal Code.

Existing Conditions:

This project location is currently a cluster of four buildings and vacant land used as private parking lots located in the southwest corner of W. 15th and Vine Street. The rear of the property abuts Parvis Alley.

1425 and 1429 Vine Street were severely damaged in a 2010 fire that destroyed most of the building to the rear and gutted the interiors. The city issued permits to stabilize these structures in 2010 including a rear wall of wood studs and plywood that shortened the original footprint by more than half. They are currently vacant and uninhabitable.

1435 Vine Street is an existing 3 story plus attic masonry building that is currently vacant but most recently used as residential. Damaged was sustained to the south façade wall when the adjacent building was demolished in the 2010 fire.

5 W. 15th Street is an existing 5 story masonry building that is currently vacant but most recently used as residential. The building will remain largely intact during the renovation.

The vacant parcels are currently used as private surface parking lots.

Proposed Conditions:

The proposal is to construct a new five story structure that is new infill at the vacant parcels and incorporates the existing structures to create one large open floor plan commercial building with restaurant/retail on the first floor and office on the second to fifth floors.

1425 and 1429 facades will be salvaged along with the front portion of the existing building. Total rehabilitation will occur with new windows and storefront as well as interiors and roofing. The storefront entry will be made accessible.

1435 façade and about half of the front portion of existing building will be salvaged and reused as a new lobby entrance with new elevators and stairs to access all floors of the new building. Total rehabilitation will occur with new windows and storefront as well as interiors and roofing. The storefront entry will be made accessible.

5 W. 15th Street will be rehabilitated with new windows and storefront as well as full interior rehabilitation and roofing. The east wall of the existing structure will become interior to the new construction and will have new openings in the existing masonry to provide for circulation.

The new infill construction includes:

- Steel framing for 5 total floors at the property line. The fifth floor is set back from the facades to allow for roof decks.
- Exterior cladding that consists of matte glazed terra cotta clay interlocking panels and metal panels on a steel framing system on floors 1-4. Floor 5 cladding is a combination of metal panels and cement fiber panels. Rear alley elevation is cement fiber panels above a burnished CMU block base.
- Metal panel cornices and parapets
- Glass guardrail on the 5th floor roof decks
- Windows to be fixed glass curtain wall system
- Aluminum storefront
- First floor corner at 15th and Vine has a proposed recess for an outdoor patio area on 15th Street. The building above steps forward to re-define the corner edge on all upper level floors. There is a column on the corner at the ground level.

Existing building rehabilitation includes:

- Existing building window replacement to be aluminum clad wood, double hung, 1/1 in a dark color such as manufactured by Marvin on all primary facades.

- Existing building window replacement on alley façade of 5 W. 15th Street to be aluminum double hung, 1/1 in dark color such as manufactured by Quaker.
- Existing building facades that were painted to be repainted.
- Existing cornices repaired and painted
- Existing building roof replacement of EPDM or shingles
- Aluminum clad wood storefront
- Existing cast iron storefront shall be restored and repainted.

Previous Reviews:

Preliminary Design Review before the board occurred around the end of 2013.

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial Districts

Variance Request: Numeric Variance: Section 1425-19 Off Street Parking and Loading Requirements

Overlays: N/A

Historic District/Reg: [Over the Rhine Historic District](#)

COA Standard: [Section 1435-09-2](#) Standard of Review

Details of Zoning Relief Required:

The owner seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule the owner needs 155 required parking spaces. A reduction of 77 required spaces may be permitted per Section 1425-23(a) due to proximity of 600' to a public or privately operating parking facility. This provision may reduce the required parking spaces to 78 spaces that the development must gain control of. The Zoning Administrator concurs with the findings and recommends that the project have its parking reduced from 155 to 78.

The owner originally sought not to be required to establishing a controlling interest for the remaining offsite parking spaces. The owner provided a rational stating that capacity exists in existing and future proposed facilities in vicinity of the proposed site. Staff was aware of these garages and was also aware that the owner had on previous occasions (SCPA/Alumni Lofts) and in present and future occasions (229-235 E. 12th Street) offered to maintain and fulfill required parking capacity for proposed developments, both for themselves and for third parties, within OTR.

It is Staff's interpretation of the intent of the zoning code that larger proposed uses fulfill their parking requirements and not to anticipate it to be incorporated solely within the scheme of public parking. Staff maintained that an off-site parking agreement, creating guaranteed parking as a property right to portions of owner's managed parking facilities, be provided to this project within 600 feet of the development site.

Concurrently for Staff and Board variances to be granted, it was important to better comprehend the percentage of capacity of the parking facilities readily available to the public and for potential future parking requirements of projects. As we manage our

collective parking solution, it will be important to maintain knowledge of what is excess capacity and to challenge the market to assist in balancing the development needs and the desire for a walkable and urban environment.

In the past two months, applicant has sufficiently reviewed and demonstrated to the benefit of the City Solicitor and the Zoning Administrator that, in fact, the garages today can accommodate the reduced parking requirements of three current projects, Strietmann, 15th and Vine and Mercer IV. Given the proposed timing of the Ziegler garage and its concurrency with Mercer IV and 15th and Vine, supply and demand should grow concurrently.

Spaces Available

Washington Park Garage	14	
Mercer Garage	141	
Ziegler	200	Ziegler has 400 total spaces; 200 are committed
YMCA/Drop Inn Center lots	80	Surface lots acquired by 3CDC
12th & Vine lot	50	Currently no monthly passes issued
Total Spaces Available	485	

Spaces Needed

15th & Vine	78
Mercer IV	78
Total Spaces Needed	156

Further, the applicant has reviewed a previous solution recommended by the City Solicitor and Zoning Administrator and concurred it meet the terms of the City’s alternative management regime previously proposed to the Historic Conservation Board for the Strietmann Building. The proposed language is listed within the recommendations.

This review now illustrates that impact of parking commitments have absorbed substantial amounts of the public parking supply, particularly during weekday business hours. As new development occurs in the future, the City shall be mindful of the supply at hand and will actively engage in producing more solutions in the future to maintain the equilibrium in supply and demand.

Certificate of Appropriateness Review

Staff finds the proposed partial demolition of 1425, 1429 and 1435 Vine Street is appropriate to the overall proposal for this office building and is pleased that the applicant has proposed to retain and rehabilitate the facades and partial interiors of these building. 1425 and 1429 Vine Street are in extreme disrepair due to the 2010 fire that destroyed adjacent buildings and severely damaged these buildings. 1435 Vine Street partial demolition allows for an open space floor plan on all levels for the proposed office use. The façade and front of the building will be rehabilitated and used as the main lobby and circulation route to the upper floors of the new building. The window and storefront replacement on the existing buildings are generally appropriate

to the district. Existing cornices, stone window surrounds and cast iron storefront columns all remain and are repaired and painted as required.

The guidelines for new construction don't seek to replicate the existing buildings but do seek for design solutions to be compatible with the neighboring buildings in composition, materials, openings, rhythm, scale, proportion and height. The infill construction is appropriate in that it fills the gap on this site that weakens the streetscape and overall character of the district.

Staff has found that the proposed design substantially meet the guidelines. These are detailed below.

Staff comments on the Specific Guidelines for New Construction:

1. Composition:

Base: The proposed design expresses a defined base by the use of a glass curtain wall system on the first level which is topped by a slightly protruding metal panel horizontal lintel above the storefront. The rear alley façade expresses a defined base by the use of burnished concrete masonry units.

Middle: The proposed design expresses middle between the protruding horizontal metal panel bands both above the storefront and at the cornice. There are no changes in plan or material in the middle portion. At each floor level, horizontal bands of metal panels define the floor. The rear alley façade expresses middle with a material change to cement fiber siding.

Top: The top of the building is defined by its projecting cornice. The setback of the fifth floor with the roof deck railing also defines the building top at the fourth floor. The rear alley façade top component is minimal.

Roofs: The roof shape is flat and similar to the nearby buildings which are flat and low slope. The adjacent building at 5 W. 15th Street has a mansard style roof at the same elevation as the proposed new infill construction.

2. **Window Openings:** Window openings are extremely important to the district and should be related in size and placement found on historic structures of similar use in the district. In commercial buildings, windows are often grouped within a single opening. The proposed renovation of existing buildings retains window openings in existing location. New construction proposes window openings that are grouped together, generally taller than they are wide, from floor to ceiling. Window mullions are located at the sill and head of the full height glass openings to strengthen the appearance of sill and head. The rear alley façade windows are 1/1 double hung in a semi-regular pattern of openings. The glazed corner is not a typical characteristic feature in the district.

3. **Storefronts:** As discussed in the composition of the base above, the first floor storefront is designed to be glass from the floor level to the ceiling height. The frame itself will have vertical and horizontal mullions. There are multiple examples in the district where full height glass in a storefront system has been approved by the board and which those businesses use to make them more

transparent to the street. The existing buildings will be rehabilitated with more traditional storefronts with a sill height between 12 and 18 inches.

4. **Setback:** Setback is an important issue in a dense urban area such as Over-the-Rhine. The proposed design has zero setbacks except at the proposed patio area on 15th Street and the corner of Vine Street. The approximate size of the patio area is 10 feet x 42 feet. Columns aid in defining the edge but the patio weakens the overall street presence, in particular, when not activated by use. Above the first floor, the building corner is again re-established and the building is at zero setback.
5. **Rhythm:** The new construction makes efforts to incorporate different design elements of nearby buildings in the district. There are differences in existing building heights, vertical and horizontal detailing between the existing and proposed buildings. The infill construction at 1435 Vine maintains the narrow streetscape rhythm. The new corner building is larger in scale, wider than typical facades but holds the corner as a large commercial building. Commercial and industrial buildings in the district may have an overall horizontal emphasis. The rear alley façade has a rhythm of windows.
6. **Emphasis:** The new construction emphasizes verticality by its five stories and by window and terra cotta panel patterns. Windows are detailed further with mullions that divide larger areas of glass with vertical framing. The rear alley façade has a vertical emphasis in its rhythm of windows.
7. **Height:** The height of the proposed building is five stories and in line with the general massing of Over the Rhine which is two to five stories. Adjacent contributing buildings are 3, 4 and 5 stories.
8. **Materials:** The exterior construction material proposed is terra cotta panels, metal panels and a glass curtainwall system. Terra cotta is a masonry material used in existing buildings in the district. The color of the terra cotta panels proposed is warm orange/red color. The metal panel color will be terra cotta. The rear alley façade is burnished concrete masonry units at the base with fiber cement siding, painted, above.

Other Considerations:

Prehearing Results: December 15, 2015 – The City Studios Architecture, 3CDC, and an OTR Foundation member was in attendance. There was discussion but not concern about the project.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. ZONING VARIANCE

1. **APPROVE** the requested numerical variance to the Parking Requirements of Section 1425-19 to reduce the requirement to provide 155 parking spaces to 78

parking spaces and to **APPROVE** a variance 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 78 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 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.

2. **FINDING:** The Board makes this determination per Section 1425-23(a) and 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 property owner has maintained their responsibility to provide adequate parking for their project while providing an alternative solution meeting the intent of the zoning ordinance yet offering flexibility in managing off-site parking solutions.

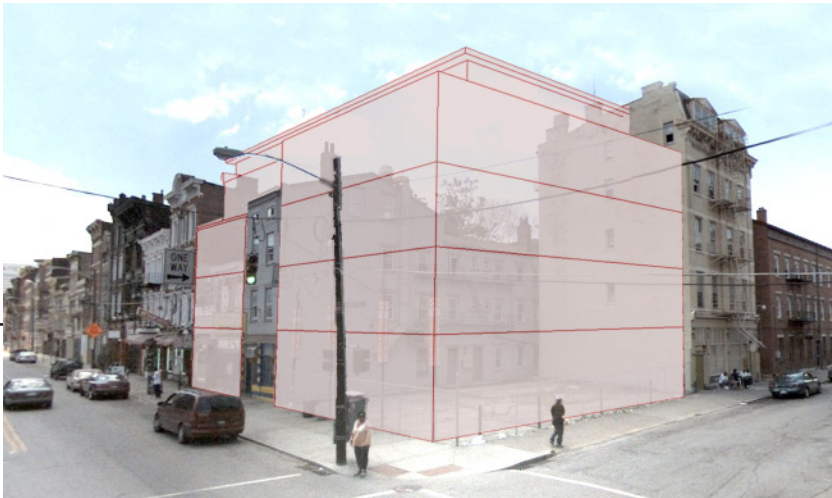
B. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for the partial demolition and rehabilitation of existing structures and construction of new structures at 1425 through 1437 Vine Street and 5 W. 15th Street as demonstrated by the City Studios Architecture dated December 11, 2015 with the following conditions:

- a) That the owner get approval from DOTE for all encroachments including out swinging doors into the public right of way.
- b) That the owner remove existing curb cuts and replace curb and sidewalk to meet DOTE standards where existing driveway aprons will no longer be used.
- c) That the owner and/or future tenant returns to the Urban Conservator for review and approval of the first floor patio area barriers.

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.



15th & Vine St. Infill
OTR - Cincinnati, OH
January 29, 2016

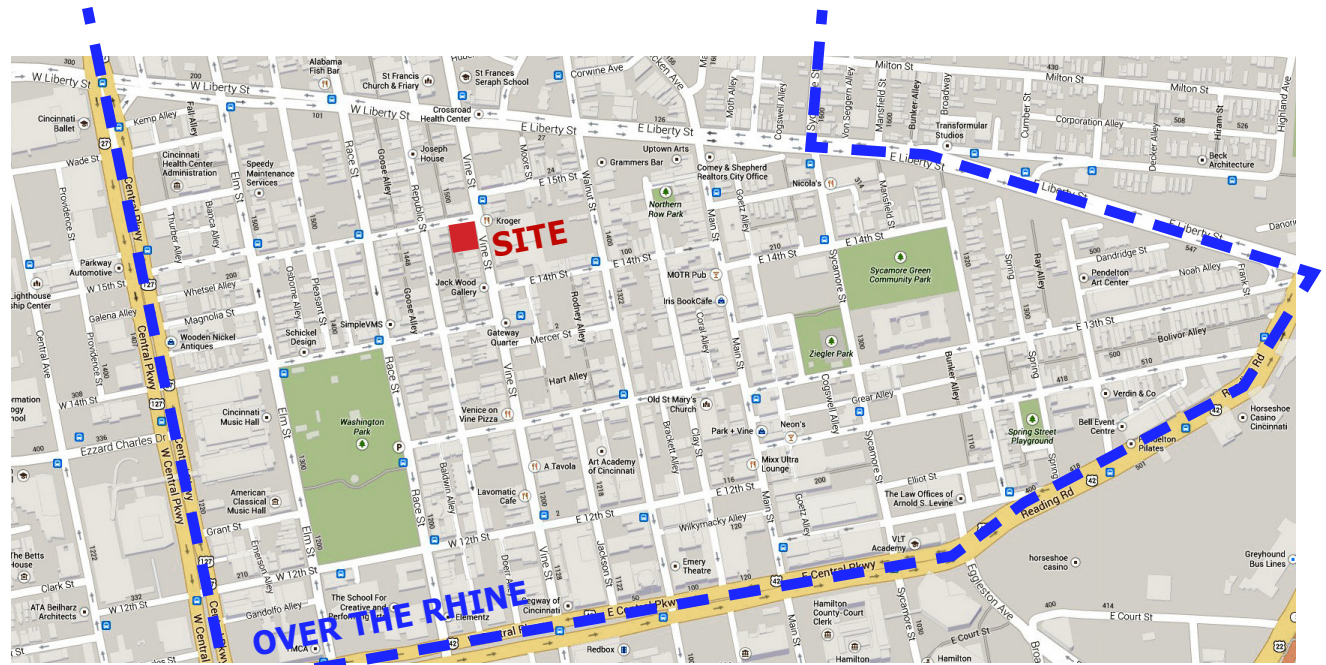


CITYSTUDIOS
ARCHITECTURE

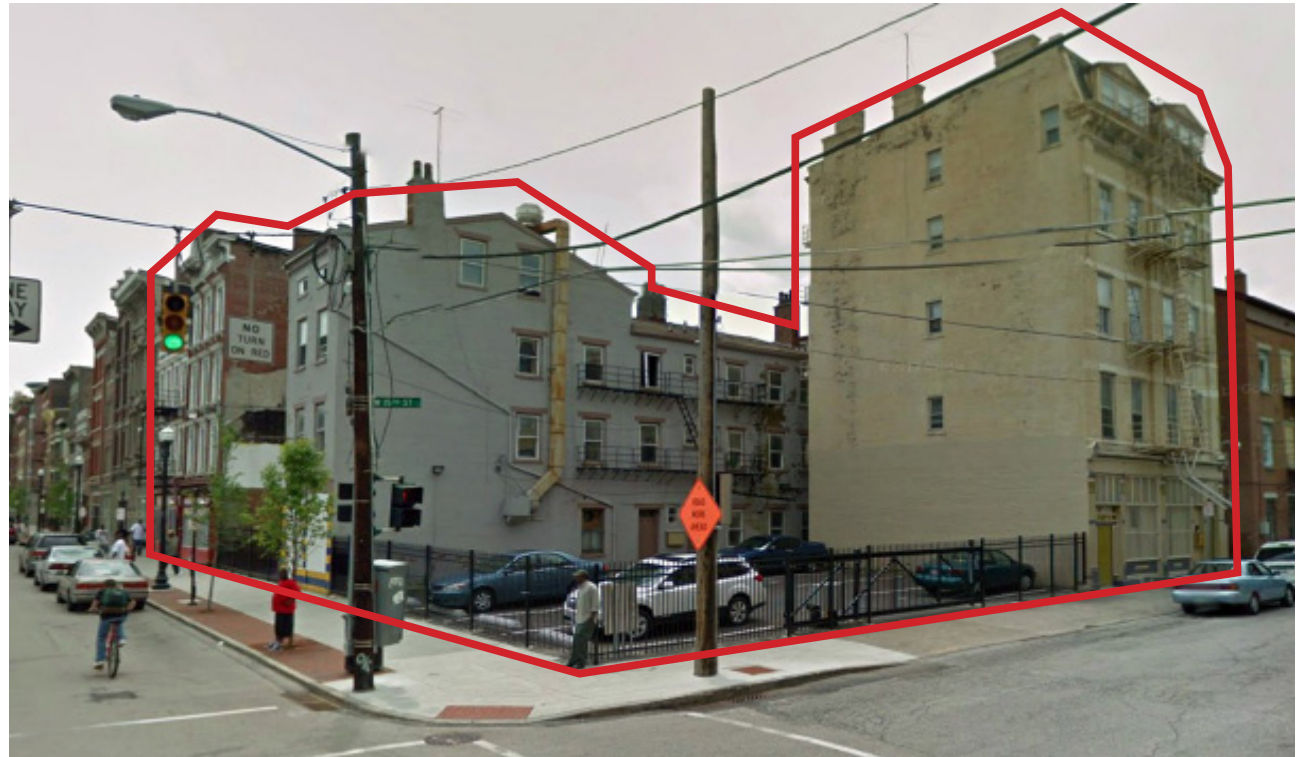
222 East 14th Street
Cincinnati, OH 45202
ph: 513 . 621 . 0750
citystudiosarch.com

PROJECT DESCRIPTION

- Our project site is the corner of 15th Street and Vine Street, within Over the Rhine.
- The project is the combination of four existing structures and the empty lots between.
- The project will combine these existing buildings and provide new infill to create a new office building with first floor retail space below.
- Our goal is to create a well designed, site specific, contemporary and contextual building that:
 1. Stitches together a complicated site.
 2. Successfully holds the corner and street edge and is of an appropriate scale for a commercial building on Vine Street.
 3. Creates marketable office and retail space.



Site location map



Project site

PROJECT DESCRIPTION

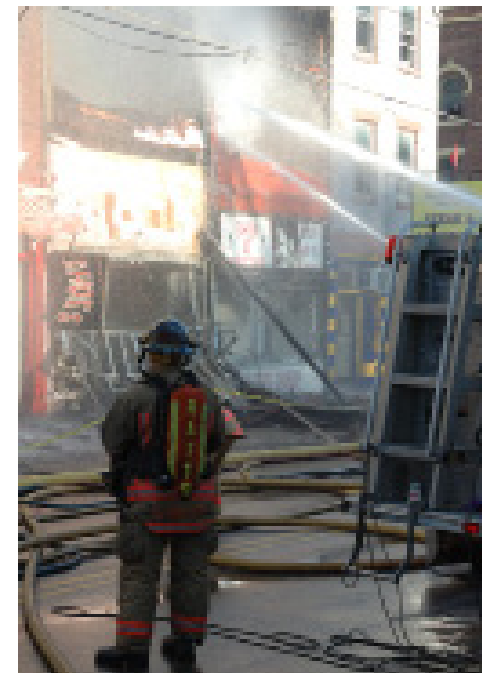
- In recent history, our project site was the location of the Smitty's Menswear store.
- In 2010, a fire destroyed 2 small buildings and gutted the 1425 and 1429 Vine Street buildings. The facades of these buildings, luckily, were saved through a joint effort of 3CDC and the City of Cincinnati.
- These two shell spaces and their historic facades will be incorporated into our design.



1425-1433 Vine, circa 2008



Fire, winter of 2010



PROJECT DESCRIPTION

- The project will also include two additional existing buildings: 5 West 15th Street & 1435 Vine Street.
- 5 West 15th Street will remain nearly completely intact and will be incorporated into the new development
- 1435 Vine Street will remain partially intact. The Vine street facade will be restored, and the large front mass of the building will become the lobby for the new office spaces.
- The rear portion of 1435 Vine Street will be removed, starting at a point just beyond an interior masonry bearing wall. The removal of this portion (which would be concealed by the new construction) will allow us to provide the client open-office plans that are efficient, affordable, and marketable in today's office rental environment.



5 West 15th Street



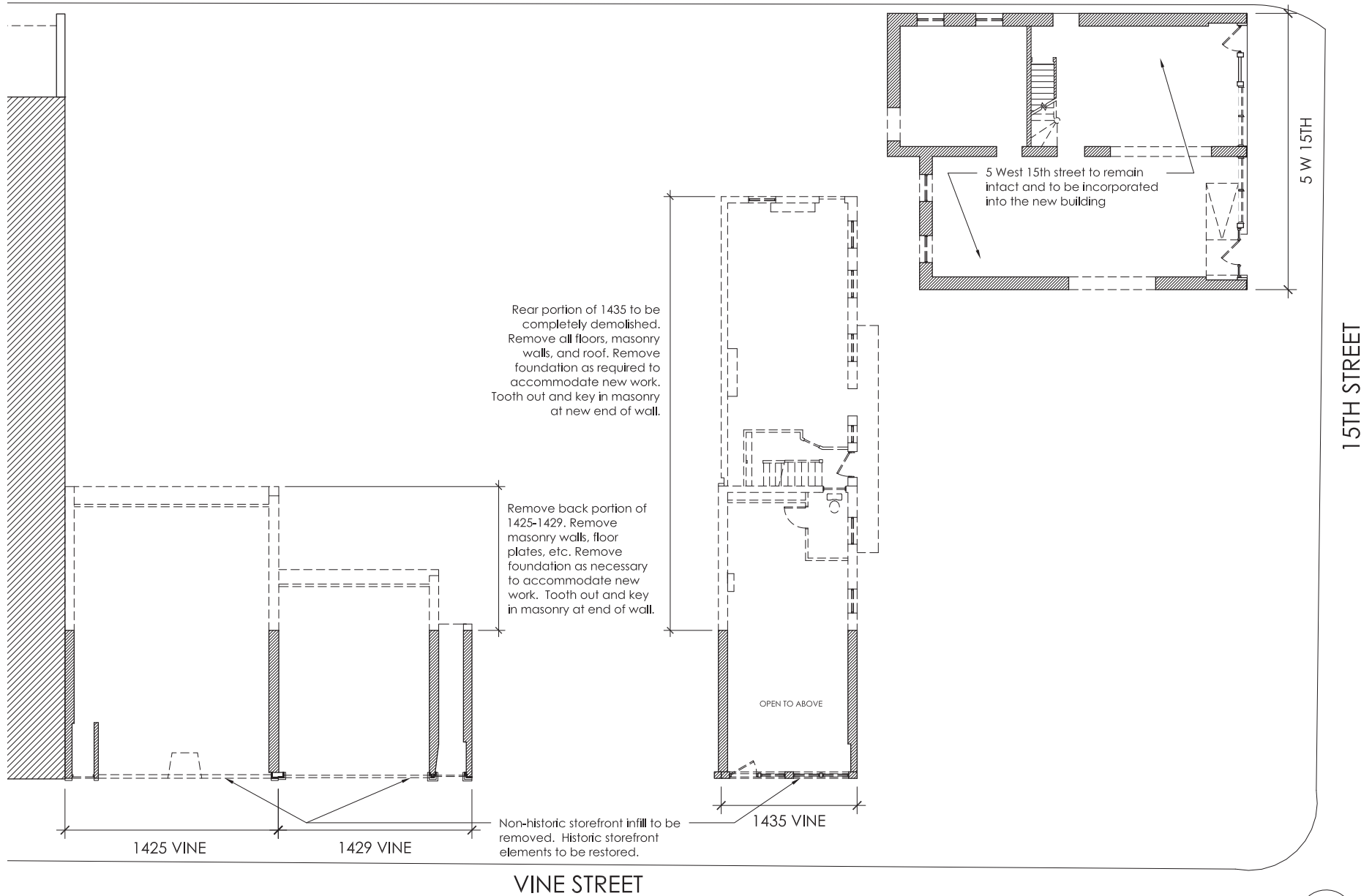
1435 Vine Street



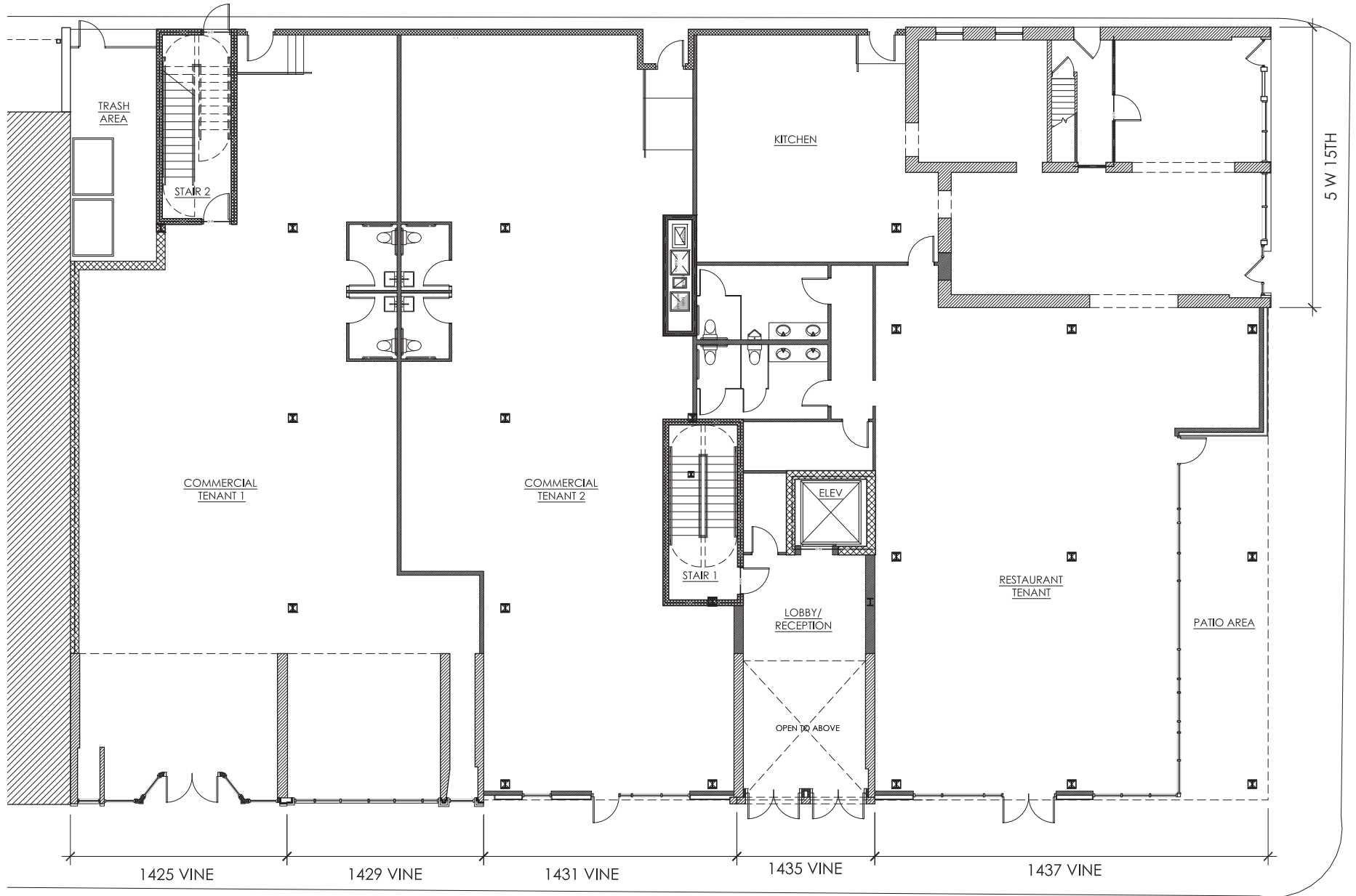
EXISTING CONDITIONS PLAN



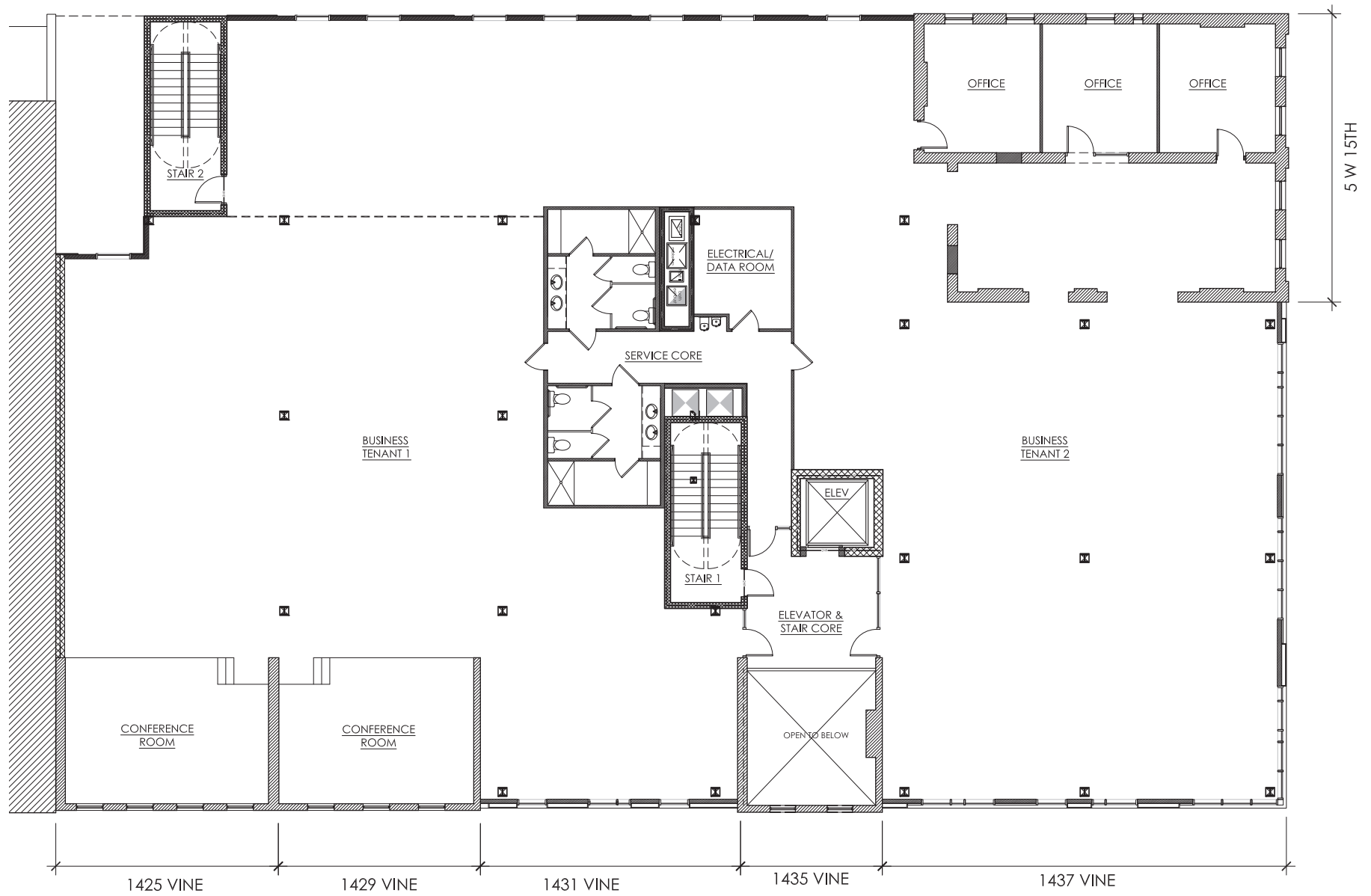
SELECTIVE DEMOLITION PLAN



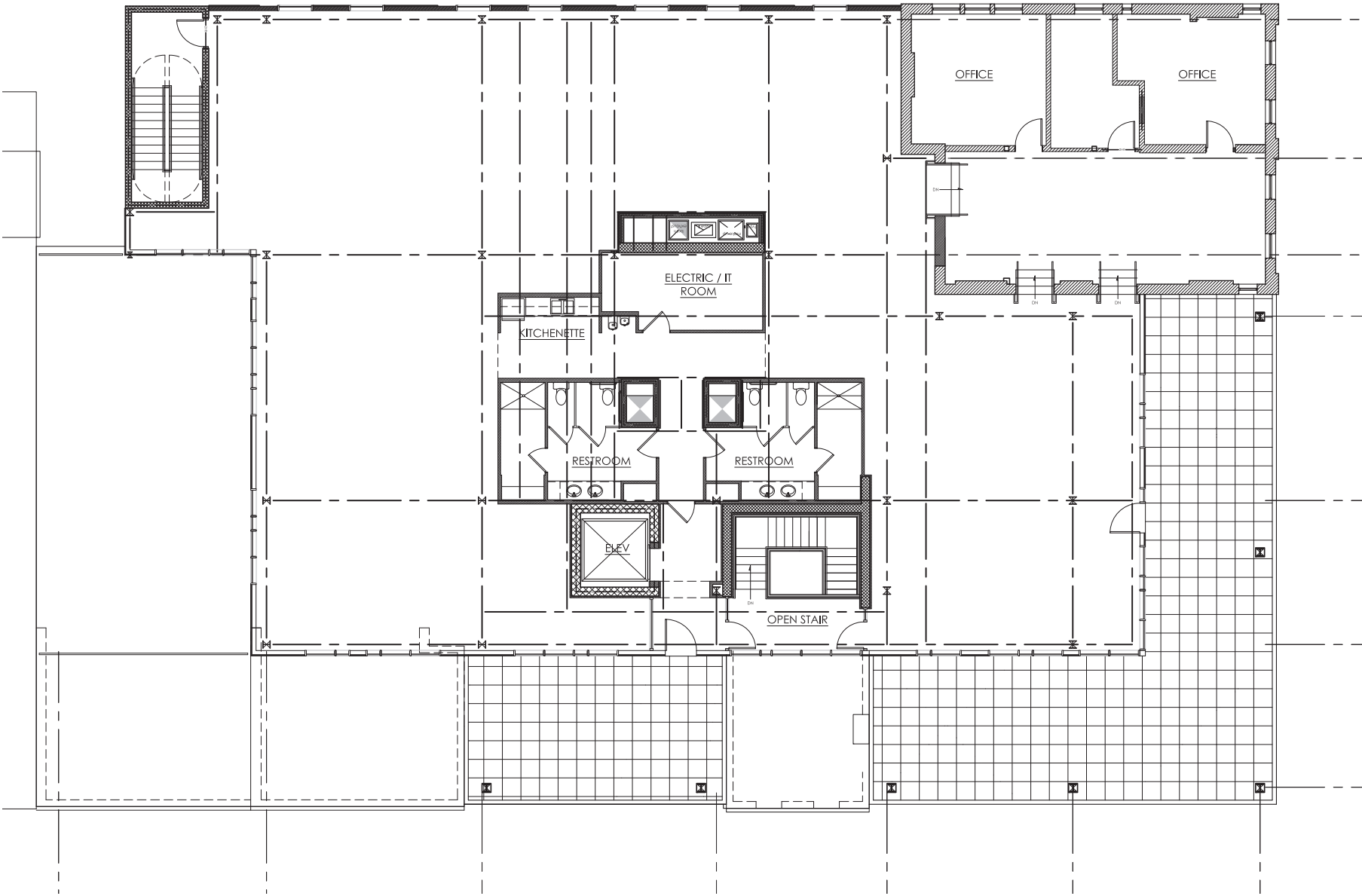
NEW WORK PLAN - 1st



NEW WORK PLAN - 2nd-4th



NEW WORK PLAN - 5th



SCHEMATIC RENDERINGS

- These schematic renderings show our proposed new construction and the rehabilitated shells.
- The project will complete the block by building out to the property lines along Vine Street and 15th Street with new infill construction.
- This will result in a combined building that saves four historic buildings, strengthens the streetscape by filling in the gaps in the Vine Street corridor and holds the corner.
- This design is meant to be contextual, contemporary, and well designed, responding to but not replicating the historic buildings (*per the Over the Rhine Historic Guidelines*)



View looking North on Vine Street



View of Vine Street facade

SCHEMATIC RENDERINGS

- Our design responds to the observations we've made about the existing historic context of Over-the-Rhine. In particular, we'd like to elaborate on some of the ways we feel the design is contextual:
 1. The design is a large commercial building, that holds the corner and is "*built up to the property line*" (OTR Guidelines)
 2. It continues the variation in height seen on Vine Street and other North-South commercial streets.
 3. It extends the richness and dynamic movement of the existing facades on Vine Street streetscape.
 4. It creates large window openings, taking cues from historic Over-the-Rhine commercial buildings (which have large openings to get daylight deep into buildings).



View looking South on Vine Street



View looking East on 15th Street

LARGE BUILDINGS
CORNER BUILDINGS
COMMERCIAL BUILDINGS



LARGE BUILDINGS CORNER BUILDINGS COMMERCIAL BUILDINGS

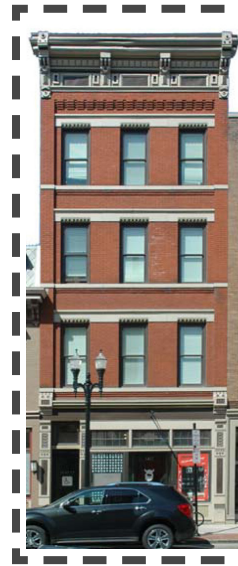
- We have observed that there are numerous large buildings throughout Over-the-Rhine (bigger than might be anticipated).
- The Over-the-Rhine Historic Guidelines describe typical OTR buildings as 3-4 stories tall and 15-20' wide structures. (The white dashed lines on the adjacent images represent this 'typical' proportion).
- We've found this size is typical for many of the mid-block, **residential buildings** in the neighborhood.
- However, **corner buildings** and **commercial buildings** tend to be much larger.
- It is typical in Over-the-Rhine that these corner buildings and commercial buildings exceed the typical residential buildings in both height, width and proportion.



Corner OTR building at Vine and 13th



Corner building with 'typical' building size overlay



Typical mid-block OTR residential building



Typical corner OTR building

LARGE BUILDINGS CORNER BUILDINGS COMMERCIAL BUILDINGS

- In dense urban areas, it is good to have buildings that fully occupy corner lots.
- Empty/underutilized corners make a block feel empty, and "weaken the streetscape and the overall character of the district" (OTR Guidelines). Conversely, big buildings that fill the corners help to 'complete the street' and make neighborhoods feel alive.
- Another historical exception to the typical residential proportions are "commercial and industrial buildings, which may have an overall horizontal emphasis." (OTR Guidelines)
- Historic commercial buildings clearly show their size - they were never broken up to look like smaller buildings to disguise their mass.
- Office buildings, warehouses, breweries and multi-story commercial/mercantile buildings were always built to the size required by their use.



Typical corner OTR building



Typical commercial OTR building



Commercial OTR building



LARGE BUILDINGS CORNER BUILDINGS COMMERCIAL BUILDINGS

- Commercial buildings in Over-the-Rhine tend to be larger and broader buildings compared to the small 'mom-and-pop' storefronts with residential floors above.
- These commercial buildings also tended to have larger and more numerous windows. This was due to the large floor plates that required bigger openings to cast natural light deeper into the building. The different use of the space also required higher light levels than a typical residence.
- This again shows that these buildings were built for very specific purposes - and the facade articulation at the exterior of the building responded to those needs.



Large Commercial building adjacent to typical residential building.

LARGE BUILDINGS CORNER BUILDINGS COMMERCIAL BUILDINGS

- Often you find these large buildings on the main North-South commercial strips, such as Vine Street.
- The three outlined buildings to the right share the corner of 15th and Vine with our proposed project.
- These existing buildings, and the building we are proposing, all hold their respective corners. They are all large structures, that build out to the lot lines.



NW Corner of 15th and Vine



SW Corner of 15th and Vine - proposed development



SE Corner of 15th and Vine - the Rosco building



NE Corner of 15th and Vine - the Meiner Flats building

VARIATION IN SCALE

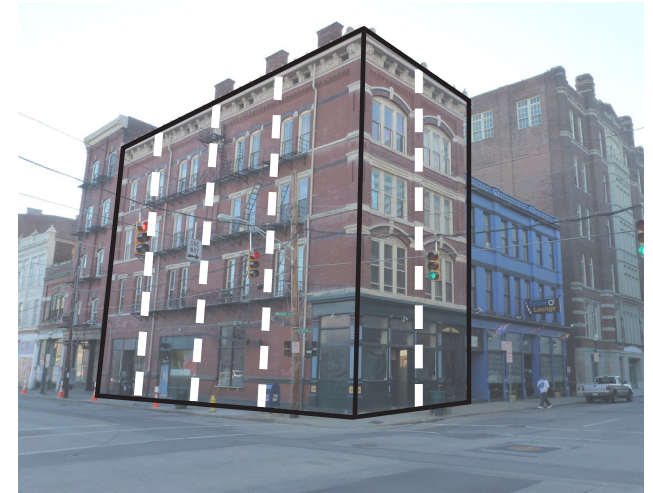


VARIATION IN SCALE

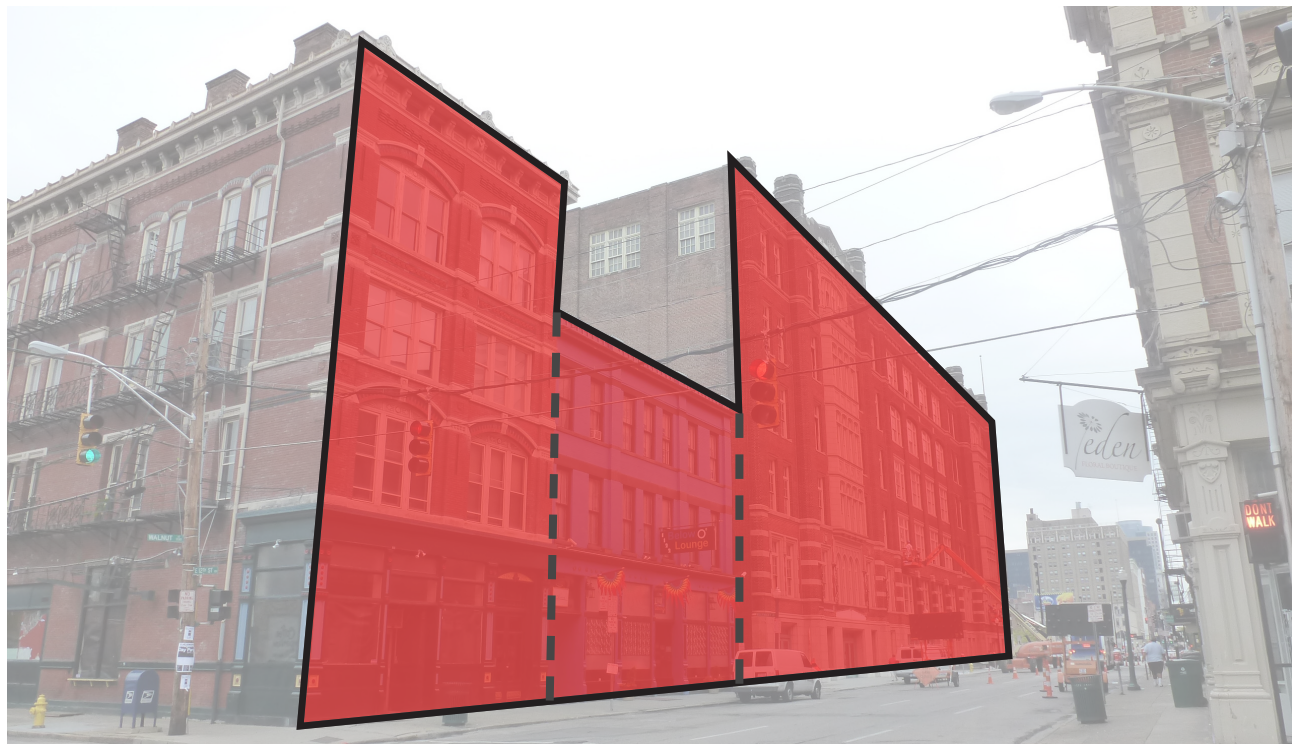
- We've observed that the scale of buildings throughout Over-the-Rhine varies significantly.
- Buildings adjacent to the larger corner structures may or may not be a similar size.
- Buildings in OTR were historically constructed to fit a specific purpose/program, and were built to a height and a size that the owner could afford at the time.
- This means that they were built irrespective of the size of buildings adjacent to them.
- We see that the bigger buildings on the corners are larger both in scale and proportion than the adjacent.



Corner OTR building at Walnut and 12th Street



Corner building with typical residential building size overlay.



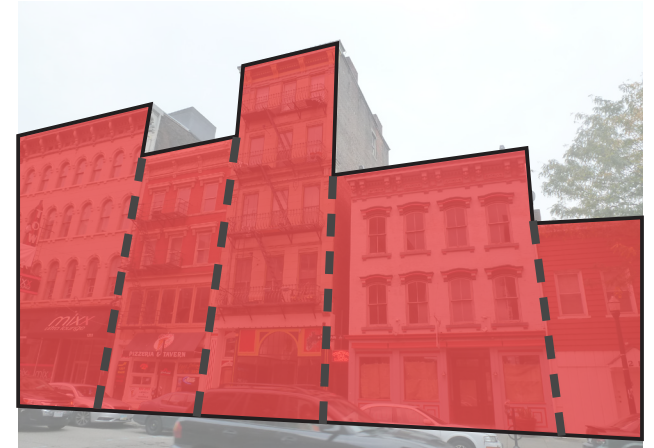
Variation in scale of adjacent buildings.

VARIATION IN SCALE

- Part of the richness of the Over-the-Rhine streetscape is due to the varying scale of buildings as you look down the street.
- Over-the-Rhine buildings often did not take cues from their neighbors when it came to size, scale and alignments.
- Both the number of stories, and the floor-to-floor heights of each individual story vary significantly between adjacent structures.
- This results in numerous examples of two story buildings next to five story buildings...



Variation in height - Main St.



Variation in height and floor heights- Main St.



Variation in height - Vine St.



VARIATION IN SCALE

- ...and even the occasional one story building tucked in between much larger structures
- When these different sized buildings are combined, the street becomes very activated and appealing.
- This variation in building heights creates a richness that gives the neighborhood its character.



Variation in height - Vine St.



Variation in height creates richness of streetscape

VARIATION IN SCALE

- We're continuing this variation of scale and richness into our site as well - the new infill is of a height that responds to our clients needs for marketable (large/open) office spaces.
- The slight contrast in height between our infill and the existing facades continues this shifting, activated feeling of Vine Street.



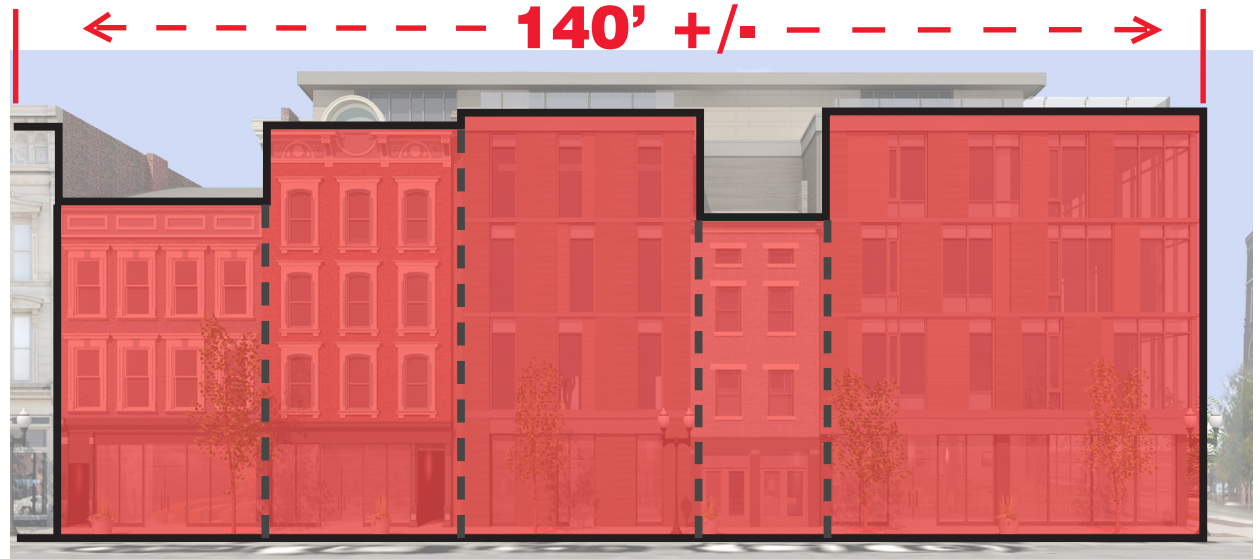
Our project site at 15th and Vine Streets.

ARTICULATION VARIATION AND MOVEMENT



ARTICULATION VARIATION AND MOVEMENT

- In addition to the building heights, there are elements of the existing buildings that, when combined into a streetscape, creates a richness in OTR.
- We analyzed a length of street frontage similar to our proposed project size (approx. 140'), to better understand what creates this richness.



Our project site at 15th and Vine Streets.



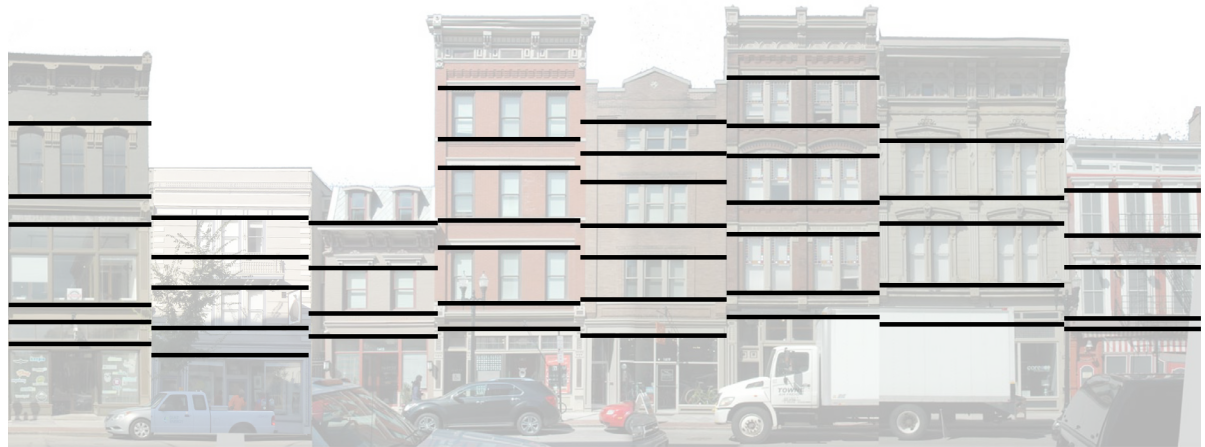
Similar length of OTR street front (Vine street, just south of project site)

ARTICULATION VARIATION AND MOVEMENT

- We found that in addition to building heights, there is a dynamic sense of movement in the Over-the-Rhine streetscape. This *"rhythm that already exists in the district"* (OTR Guidelines) is created by the shifting horizontal and vertical patterns and rhythms.
- Looking at the section of Vine street just south of our building site, we noticed a few different things that occur:
- First, that the horizontal elements of the various facades do not align from building to building. As we mentioned before, the building heights vary due to the historic ownership. We noticed, however, that this is also true for the detailing and horizontal banding.
- Second, this is also true when comparing the 'zones' of windows versus solid material.



Sample area of Vine streetscape



Shifting Horizontal banding



Shifting Horizontal zones of windows vs. solid

ARTICULATION VARIATION AND MOVEMENT

- Similarly, the vertical elements vary from building to building. This includes vertical details and bump-outs.
- There is also variation/movement when it comes to the vertical 'bands' formed by the glazing.
- These shifts and movement, over the course of 140', create a very rich, dynamic, street front. It is a subtle, complex richness that we are trying to capture in our design, "in an effort to maintain [this] rhythm that already exists in the district" (OTR Guidelines). We are trying to capture the same sense of movement, and richness, and continue it to the corner of 15th and Vine.



Shifting vertical details and bump outs.



Shifting vertical zones of windows.



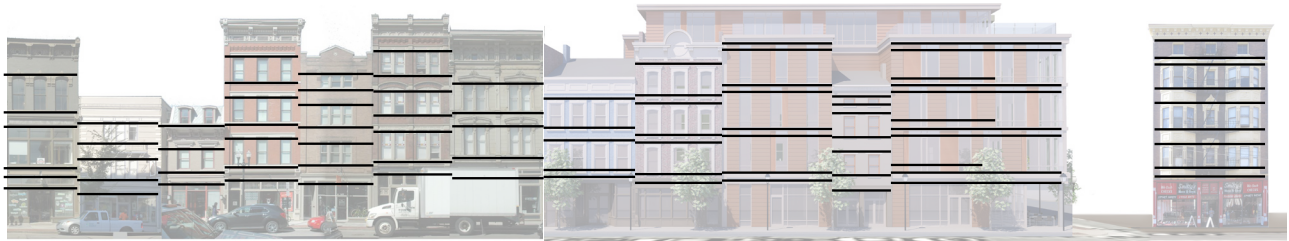
The shifts and movement creates a dynamic patterning

ARTICULATION VARIATION AND MOVEMENT

- If we widen our view and include our project site, one can see that we are trying to pull this richness from the existing buildings through ours.
- We are continuing this dynamic, movement that we see in the existing buildings through the site, in terms of horizontal details, bandings, zones and in terms of the storefront movement and variation.



Vine street facade, including our proposed project



Shifting horizontal banding and details



Shifting Horizontal zones



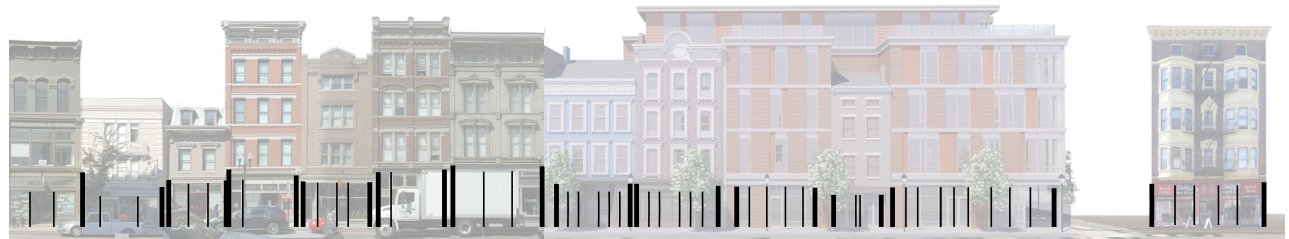
Shifting storefront heights

ARTICULATION VARIATION AND MOVEMENT

- Our design also continues the richness and variation found in vertical elements as we move along Vine street.
- This includes variation in storefront verticals, and the details and bumpouts of the facade details.
- Again, this movement and variation creates a richness we are attempting to include in our building design.
- We feel that this design conforms with the intent of the Conservation guidelines, while providing a usable, contemporary building.



Vine street facade, including our proposed project



Shifting vertical storefront details/mullions



Shifting vertical details/bumpouts.



Variety and richness created by dynamic window openings.

CONSERVATION GUIDELINES

NEW CONSTRUCTION INTENT AND GENERAL GUIDELINES:

1. Infill 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...

- The design holds the corner, infills voids in the street facade (thereby 'completing the block') and provides our client with contextual, contemporary, marketable office rental space.



CONSERVATION GUIDELINES

NEW CONSTRUCTION INTENT AND GENERAL GUIDELINES:

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. ..

- Our goal was not to collage, copy, or in any way recreate buildings from the 1800's. Instead, we are trying to address this very rich context with a contemporary, 'well designed' building.



CONSERVATION GUIDELINES

NEW CONSTRUCTION INTENT AND GENERAL GUIDELINES:

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.

- The design is contemporary and contextual, and restores & revitalizes four existing historic facades while adding new construction that will be of a high quality.
- Our design continues the richness and variety found in the existing streetscape through to the corner.



CONSERVATION GUIDELINES

NEW CONSTRUCTION INTENT AND GENERAL 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.

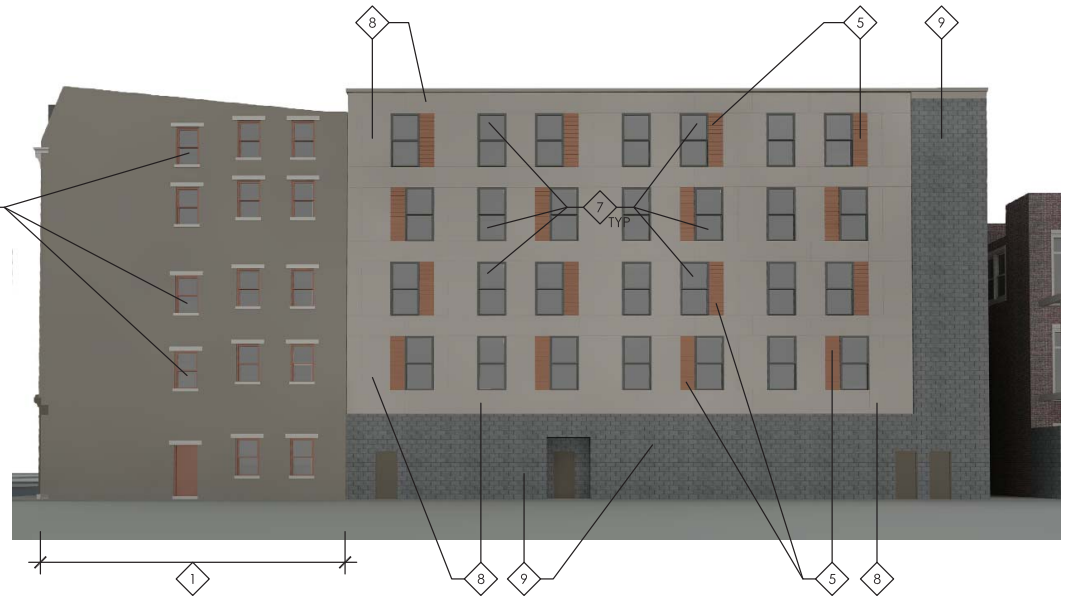
- The proposed project is a site specific contextual solution that stitches together a very important and complicated site on Vine Street and creates marketable square footage in a 21st century building.



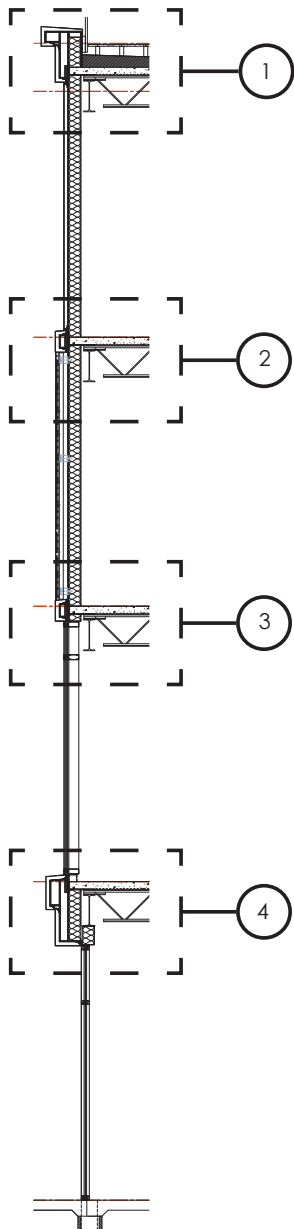
FACADES - MATERIAL DESCRIPTIONS



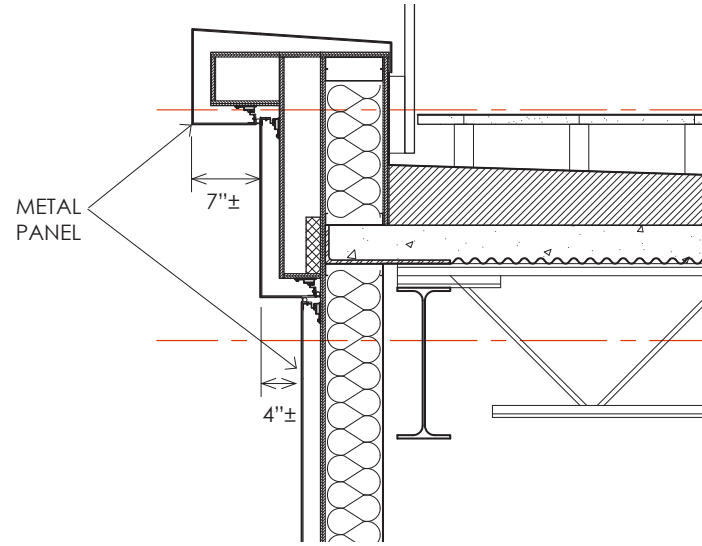
- 1 EXISTING MASONRY BUILDINGS, RESTORED. PAINTED SURFACES WILL BE REPAINTED.
- 2 TERRACOTTA PANEL
- 3 CURTAIN WALL
- 4 METAL PANEL
- 5 CEMENT FIBER SIDING - PAINTED
- 6 ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW
- 7 ALUMINUM DOUBLE HUNG WINDOW
- 8 CEMENT FIBER PANEL - PAINTED
- 9 BURNISHED CMU BLOCK



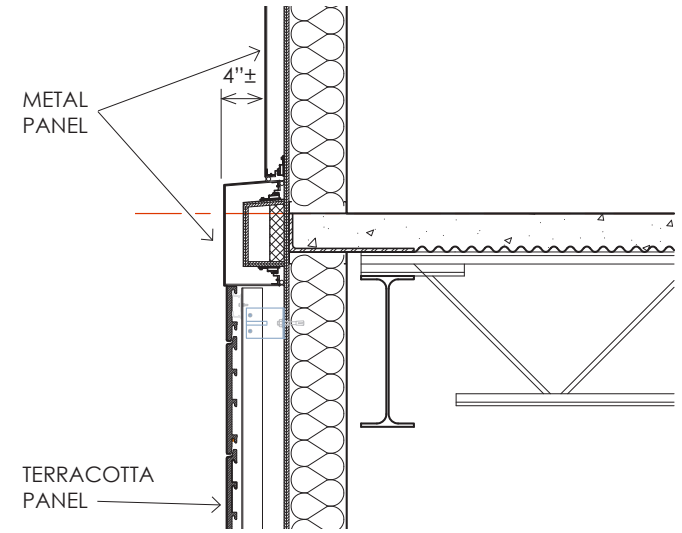
WALL SECTION / DETAILS



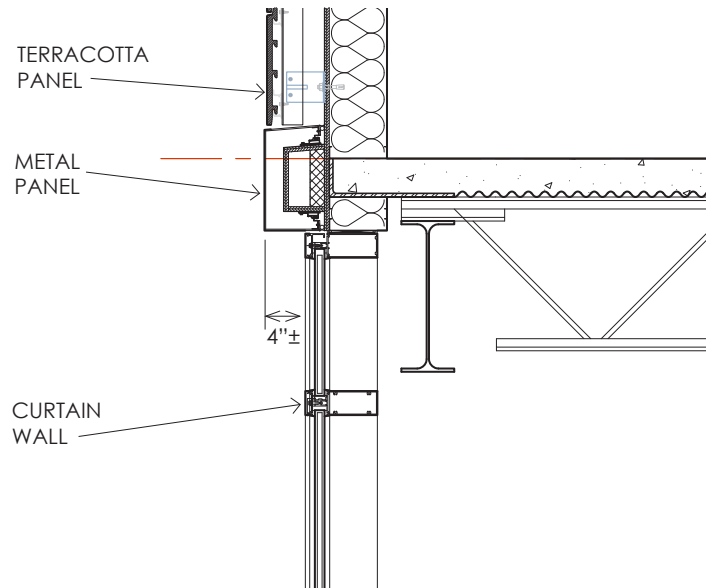
TYPICAL WALL SECTION



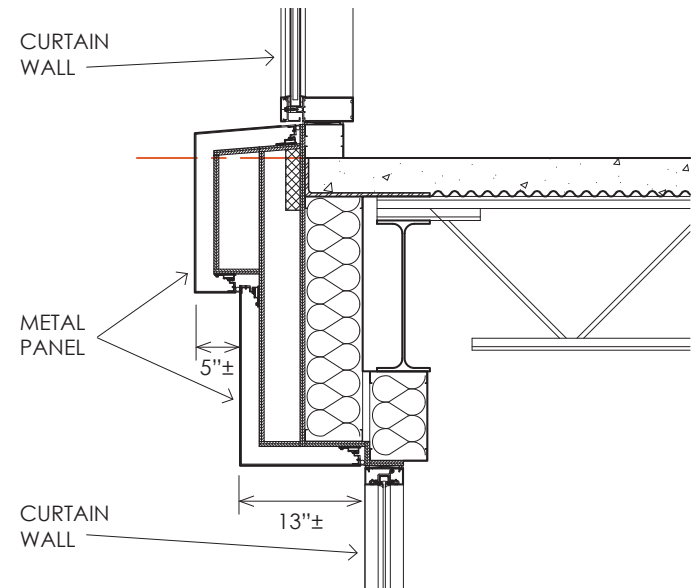
WALL SECTION DETAIL #1



WALL SECTION DETAIL #2

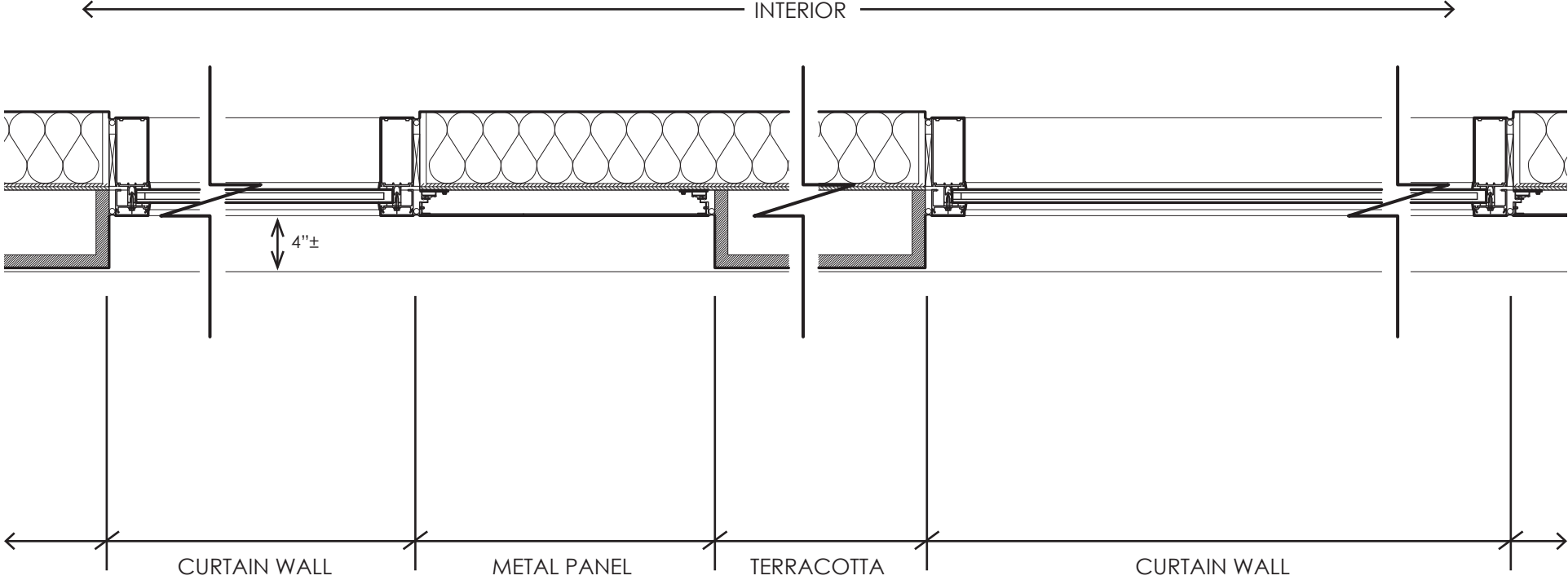


WALL SECTION DETAIL #3

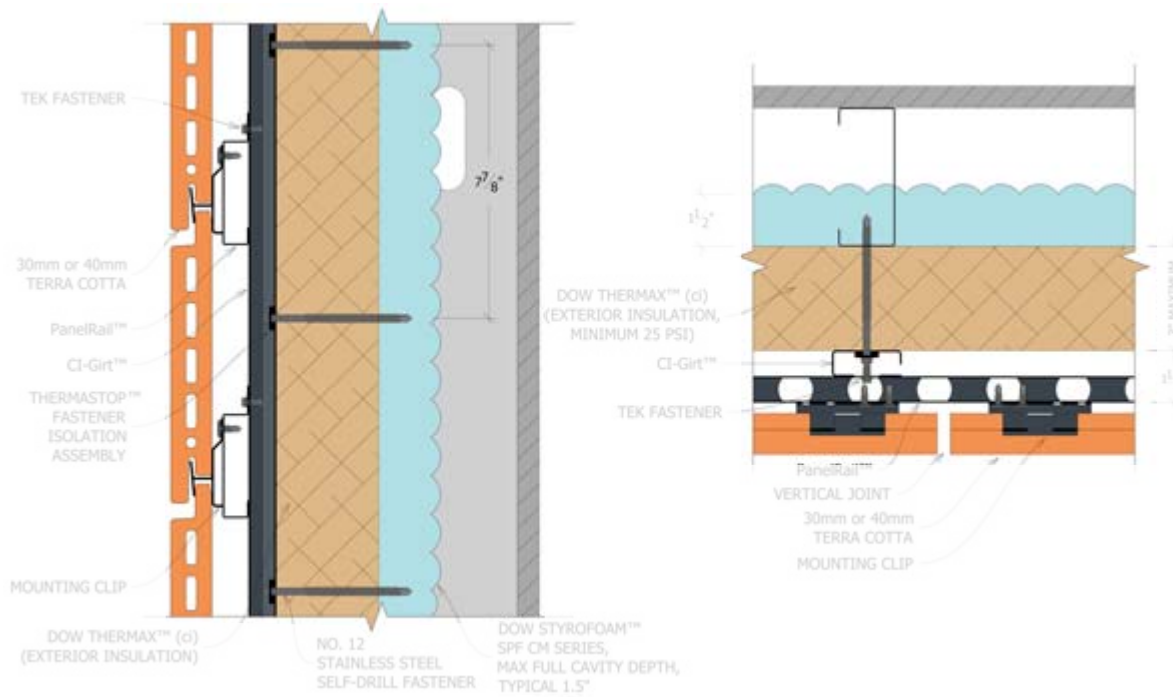


WALL SECTION DETAIL #4

PLAN DETAIL



TERRACOTTA PANEL DETAILS



MANUFACTURER'S SAMPLE DETAIL



INSTALLATION PHOTO



SAMPLE PANEL

TERRACOTTA BUILDING PRECEDENTS



BUILDINGS IN OTR WITH TERRACOTTA



FORMER SCPA BUILDING



FIRST LUTHERAN CHURCH



1416 ELM STREET



PLUMBER'S LOCAL UNION #392
(FORMERLY COLLEGE OF MUSIC
ADMIN. BLDG.)

PROPOSED EXTERIOR PRODUCTS



TERRACOTTA AND METAL PANEL



CEMENT FIBER LAP SIDING



CEMENT FIBER PANEL (PAINTED)
AND ALUMINUM WINDOWS



CURTAIN WALL WITH SPANDREL GLASS

ROOF DECK SIGHT LINES



APPROACHING FROM SOUTH ON VINE STREET



APPROACHING FROM NORTH ON VINE STREET



SIDEWALK OPPOSITE VINE STREET



OPPOSITE 15TH STREET



SIDEWALK OPPOSITE INTERSECTION OF VINE & 15TH



APPROACHING FROM WEST ON 15TH STREET

EXISTING BUILDING PHOTOS - 1425 & 1429 VINE STREET



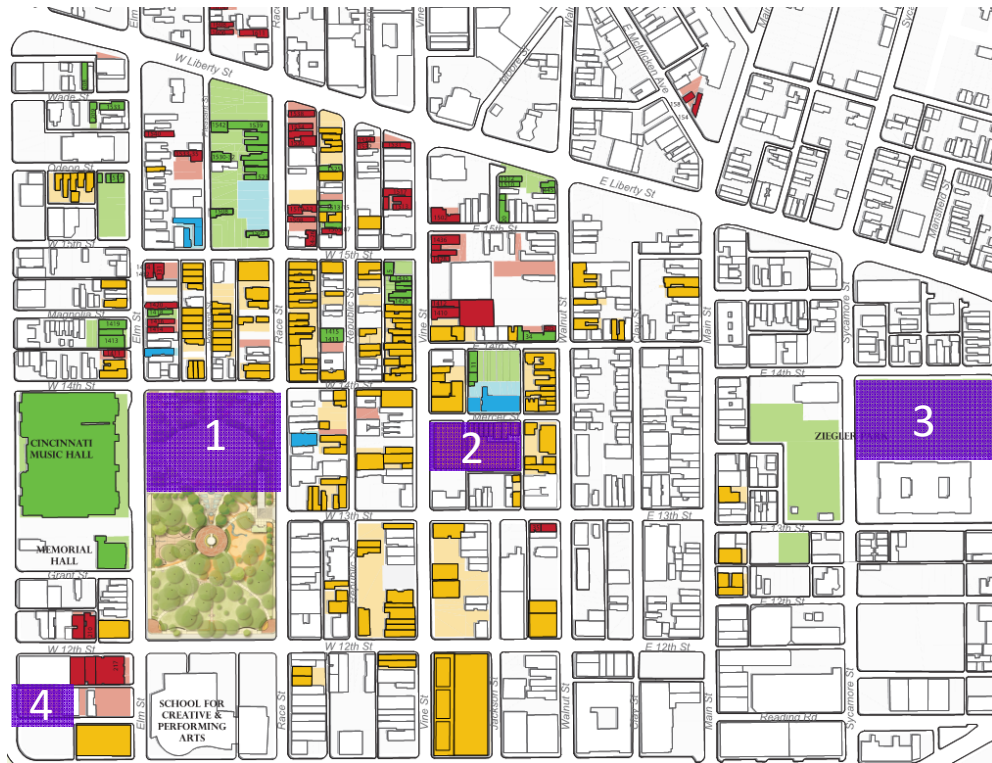
EXISTING BUILDING PHOTOS - 1435 VINE STREET



EXISTING BUILDING PHOTOS - 5 W 15th Street



OTR Parking Availability



3CDC currently owns/manages the 2 main public parking garages which provide parking for a large portion of the activity in Over-the-Rhine, Washington Park Garage (#1 above) and Mercer Commons Garage (#2 above). 3CDC is in the process of providing 2 additional parking resources to the neighborhood. First, an underground parking garage at Ziegler Park (#3 above) which is planned to have 400 parking spaces and open by 2017. Second, 3CDC recently took ownership of a surface lot on Central Parkway (#4 above) which will have 80 parking spaces. The surface lot is currently being used as a construction staging area, but will be available for parking in Q3 2016. 3CDC will be able to move existing parking contracts to these facilities in order to accommodate the parking requirements for the 15th & Vine and Mercer IV Projects. The spaces available at Mercer and Washington Park will suffice both project requirements.

Spaces Available

Washington Park Garage	14	
Mercer Garage	141	
Ziegler	200	Ziegler has 400 total spaces; 200 are committed
YMCA/Drop Inn Center lots	80	Surface lots acquired by 3CDC
12th & Vine lot	50	Currently no monthly passes issued
Total Spaces Available	485	

Spaces Needed

15th & Vine	77
Mercer IV	78
Total Spaces Needed	155

155 parking spaces are readily made available to accommodate both the 15th & Vine and the Mercer IV projects with a 50% variance. 3CDC is also actively working on other parking garage locations to accommodate future growth.

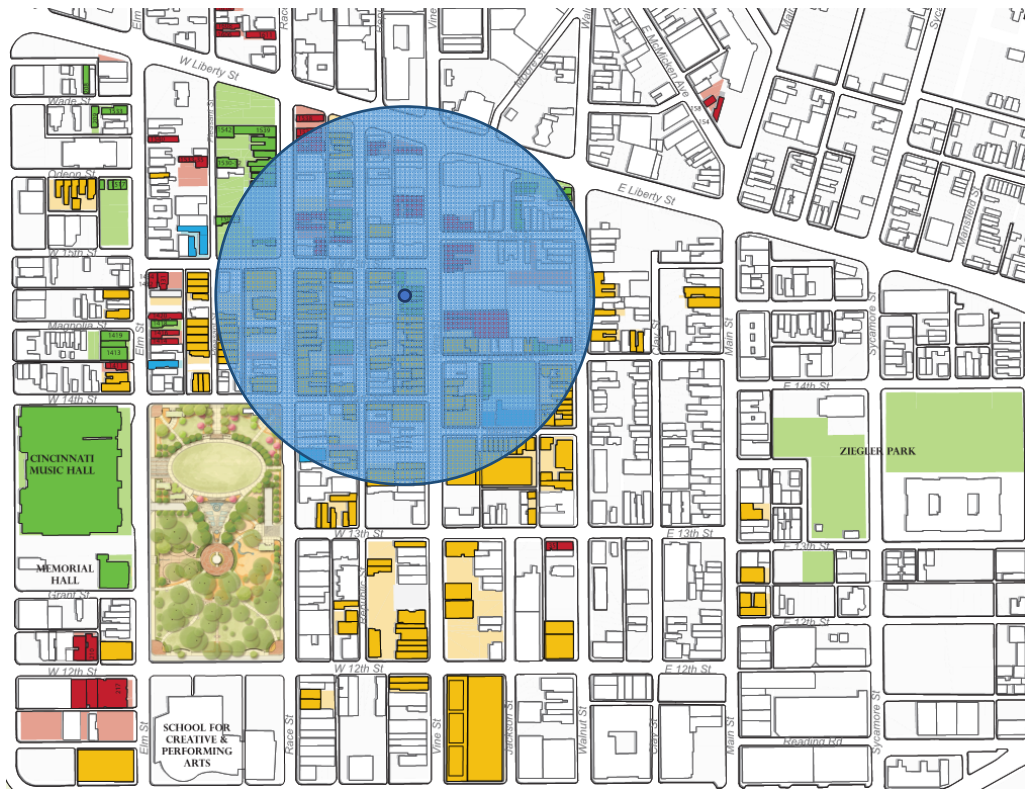
15th & Vine

Requirement: 154 spaces

Request: 50% variance

Revised Requirement: 77 parking spaces

The remaining parking spaces required for this project will be provided through the Washington Park Garage. Washington Park Garage is planning to move 20 parkers from 3CDC office to the Zeigler Park Garage and 60 parkers from the SCPA to the Central Parkway surface lot.



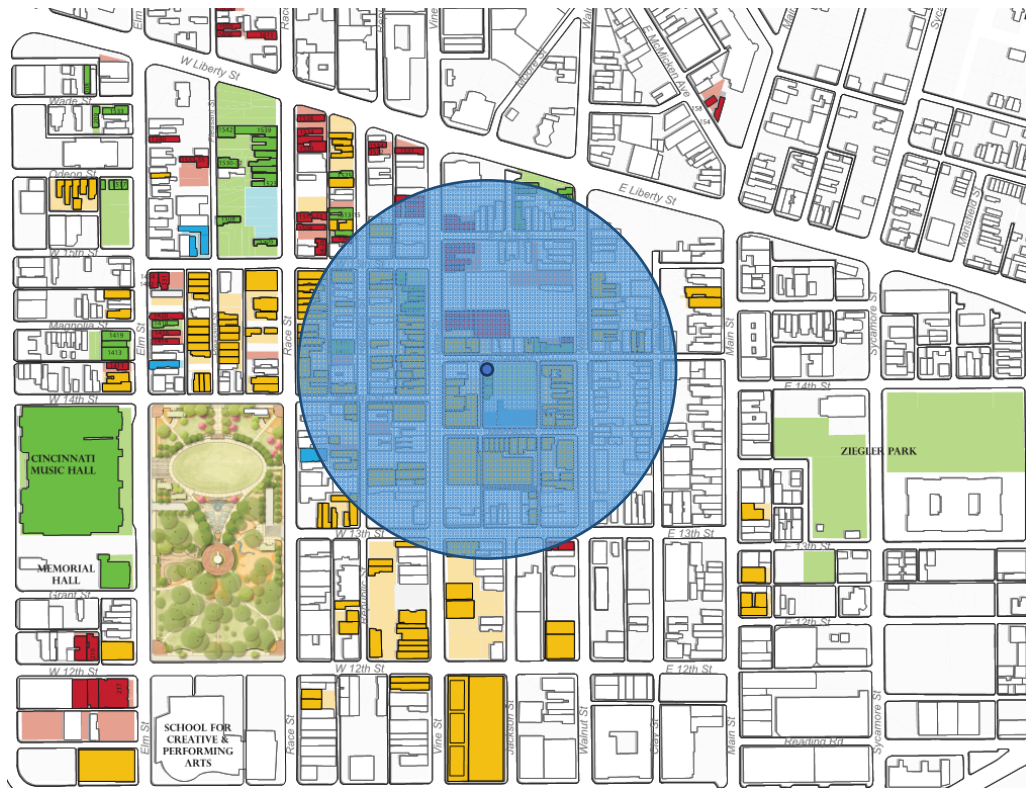
Mercer IV

Requirement: 155 spaces

Request: 50% variance

Revised Requirement: 78 spaces

The remaining parking spaces required for this project will be provided through the Mercer Commons Garage. Parking staff is planning to move 45 parkers from 3CDC office and 40 other parkers to the Zeigler Park Garage.



WASHINGTON PARK

Current Formal Parking Commitments

<u>Company/Project</u>	<u># of Passes Committed</u>	<u># of Passes Used</u>	<u>Agreement</u>	<u>Notes</u>
SCPA	200	80	Thru 2017-2018 school year	6AM-6PM (M-F); # of passes used is daily average
Necco	46	26	Lease - 5 year (started December 2015)	
Sundry & Vice	13	0	Covenant (recorded)	
Yoga Bar	2	2	Lease - 5 yr with 5 yr renewal (started 1/2015)	
	<u>261</u>	<u>108</u>		
Grandin	175		Letter agreement; 5 yrs; (2) 5 yr. renewals	6AM-6PM (M-F); 100 spaces prior to July 2018 and 175 after that; can relocate to another garage
Total Spaces in Garage	450			
Total Passes Committed	436		The commitment for 200 of these passes will expire in May 2018 (SCPA)	
Remaining Spaces	14		This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 62% of passholders	

MERCER COMMONS

Current Formal Parking Commitments

<u>Company/Project</u>	<u># of Passes Committed</u>	<u># of Passes Used</u>	<u>Agreement</u>	<u>Notes</u>
Core Construction	25	24	Lease - 5 yr with 5 yr renewal (started 9/2012)	
The Mercer	2	2	Lease - 5 yr with (3) 5 yr renewals (started 1/2014)	
16-Bit	5	4	Lease - 5 yr with (2) 5 yr renewals (started 10/2014)	
Market 6	30	26	Lease - 5 yr with 5 yr renewal (started 2/2015)	
Union Hall	60	38	Tenant sublease; have ability to provide at other facilities	
One Mercer	24	12	Condo declaration	
Mercer Ph. 2	30	26	Covenant	For affordable units
1201 Walnut	23	23	Covenant	
	<u>199</u>	<u>155</u>		
Total Spaces in Garage	340			
Total Passes Committed	199			
Remaining Spaces	141		This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 56% of passholders	